



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 26, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 26, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [19-0965](#) Approval of the August 22, 2019 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes August 2019 \(2\)](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [19-0950](#) Berry Farms Town Center PUD Subdivision, site plan, section 9, lot 903 (Lee Company HQ Building); release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
3. [19-0951](#) Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)
4. [19-0952](#) Franklin Park Subdivision, site plan, (Open Space/Parkland/Infrastructure); accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0953](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for sidewalks improvements to September 24, 2020; extend the maintenance agreement for sewer improvements to September 24, 2020. (CONSENT AGENDA)
6. [19-0954](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)
7. [19-0955](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

8. [19-0956](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; release the maintenance agreement for landscaping section 5 improvements. (CONSENT AGENDA)
9. [19-0957](#) Lockwood Glen PUD Subdivision, site plan, section 11 (Amenity Center); extend the maintenance agreement for green infrastructure improvements to September 24, 2020. (CONSENT AGENDA)
10. [19-0958](#) Longview Subdivision, site plan, section 4, lot 14 (Taco Bell); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [19-0959](#) Preserve at Echo Estates PUD Subdivision, site plan; accept the landscaping section 1 buffers improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [19-0960](#) Stream Valley PUD Subdivision, site plan, section 13; extend the performance agreement for sidewalks improvements to September 24, 2020. (CONSENT AGENDA)
13. [19-0961](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

14. [19-0948](#) Cardel Village PUD Subdivision, Development Plan, Revision 2, Revising Housing Types On Lots 1 Through 11, On 6.92 Acres, Located Near The Intersection Of Carlisle Lane And Blossom Trail Lane.

Attachments: [MAP 7068 Cardel Village PUD Rev 2 DP](#)
[Cardel Village Development Plan, Rev 2](#)
[Cardel Village elevations](#)

15. [19-0898](#) Consideration Of Ordinance 2019-34, An Ordinance To Rezone 22.07 Acres From Detached Residential District 1 (R-1) To Specific Development Residential (SD-R 2.03) For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road (Carothers Glen PUD). (FMPC 9/26/19, 6-1; WS 10/8/19; BOMA 11/12/19, 7-1, 12/10/19, 7-1) THIRD AND FINAL READING

Sponsors: Emily Hunter and Dianna Tomlin

Attachments: [ORD 2019-34 Carothers Glen PUD Rez_with Map and Survey_Law Approved](#)
[MAP COF 7069 Carothers Glen RZ](#)
[SURVEY--Carothers Glen PUD](#)

16. [19-0920](#) PUBLIC HEARING: Consideration Of Resolution 2019-88, A Resolution Approving A Development Plan For Carothers Glen PUD Subdivision For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road. (FPMC 9/26/19 6-1; WS 10/8/19)

Sponsors: Emily Hunter and Dianna Tomlin

Attachments: [Map COF 7070 Carothers Glen DP](#)
[RES 2019 -88 Carothers Glen PUD_with Exhibits_as amended.Law Approved 2](#)
[7070 Conditions of Approval](#)
[Site Plan 7070 Carothers Glen DP](#)
[Carothers Glen - Development Plan \(9-5-19\)](#)
[Carothers Glen - Architectural Elevations \(9-5-19\)](#)
[citizen letter 01 Carothers Glen](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. [19-0964](#) Cool Springs Market Subdivision, Final Plat, Revision 1, (Resubdivision of Lots 1 & 5), Creating Three New Commercial Lots On 32.33 Acres, Located At 2000 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP 7064 Cool Springs Mkt, FP, Rev 1](#)
[7064 Cool Springs Mkt FP Conditions of Approval 01](#)
[COF7064-Cool Springs Market, Final Plat Revision 1-2019-09-05](#)

18. [19-0943](#) Forrest Crossing Subdivision, Final Plat, Revision 12, Resubdivision Of Lots 1286-1291, Consolidating Existing Lots Into Two Lots, On 8.68 Acres, Located Near The Intersection Of Forrest Crossing Boulevard and South Royal Oaks Boulevard. (CONSENT AGENDA)

Attachments: [MAP COF 7071 Forrest Crossing Sub FP](#)
[7071 Conditions of Approval](#)
[Forrest Crossing Subdivision, Lots 1286-1291 - Unified Site Plan \(9-5-19\)-8](#)

19. [19-0949](#) Huffines Ridge PUD Subdivision, Final Plat, Creating Three Lots To Align With Zoning Districts, On 22.69 Acres, Located At 1343 Huffines Ridge Road. (CONSENT AGENDA)

Attachments: [Map COF 7073 Huffine Ridge PUD Sub FP](#)
[7073 Conditions of Approval](#)
[HUFFINES RIDGE PUD SUBDIVISION PLAT](#)

20. [19-0962](#) Splendor Ridge Subdivision, Final Plat, Creating 12 Single-Family Residential Lots and 4 Open Space Lots On 27.5 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

Attachments: [MAP 7021 Splendor Ridge FP](#)
 [7021 Splendor Ridge FP Conditions of Approval 01](#)
 [7021 Splendor Ridge Plat](#)

21. [19-0963](#) Wards Mill PUD Subdivision, Final Plat, Creating 18 Single-Family Residential Lots and 4 Open Space Lots On 18.68 Acres, Located at 3206 Boyd Mill Avenue (Bishops Gate). (CONSENT AGENDA)

Attachments: [MAP 6771 Wards Mill PUD FP](#)
 [6771 Wards Mill PUD FP Conditions of Approval 01](#)
 [6771 Bishops Gate Plat 09-05-19](#)

22. [19-0944](#) Westhaven PUD Subdivision, Final Plat, Section 49, Revision 1 (Resub lot 1901), Creating Two Single-Family Residential Lots From Lot 1901, On .31 Acre, Located At 531 Rowan Street. (CONSENT AGENDA)

Attachments: [MAP Weshaven](#)
 [7075 Conditions of Approval 01](#)
 [Resub of Lot 1901](#)

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 22, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent 2 - McLemore, and Allen

MINUTES

1. Approval of the July 25, 2019 FMPC Minutes.

Attachments: [Draft FMPC Minutes July 2019](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from July 25, 2019, as presented. The motion carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

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.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that there would be a Special Joint Conceptual Workshop with the Planning Commission and Board of Mayor and Aldermen on September 19, 2019, from 1-4 pm in the City Hall Training Room. The meeting is related to the discussion on the proposed Zoning Ordinance, specifically the new Zoning Map, as well as the Site Plan Triggers and who the review bodies would be.

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 Orr, to approve Items 2-6 and Items 10-12 as presented on the Initial Consent Agenda. The motion carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

SITE PLAN SURETIES

2. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
4. Lockwood Glen PUD Subdivision, site plan, section 10; extend the performance agreement for drainage improvements to August 27, 2020. (CONSENT AGENDA)
This Planning Item was approved.
5. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to August 27, 2020. (CONSENT AGENDA)
This Planning Item was approved.
6. Village at West Main PUD Subdivision, site plan; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

7. PUBLIC HEARING: Consideration Of Ordinance 2019-27: An Ordinance To Rezone 38.66 Acres From Estate Residential (ER) District To Agricultural (AG) District For The Property Located North Of Old Charlotte Pike, East Of Future Mack Hatcher Parkway, And West Of Carlisle Lane. (FMPC 8/22/19 6-0, BOMA 9/10/19 8-0) SECOND OF THREE READINGS

Attachments: [ORD 2019-27 OLD CHARLOTTE COUNTY PROPERTIES with Map and Survey.Law Approved](#)
[MAP RES 2019-27 County Properties RZ](#)
[Boundary Survey ORD 2019-27](#)

Chair Hathaway recused himself from Item 7.

The Chair was turned over to Vice-Chair Lindsey.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Envision Franklin identifies this land in the Conservation Subdivision, which describes these area of the city as "having higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations."

It is staff's understanding that the County wishes to use the site for their Animal Facility, a use permitted under the Agricultural Zoning District. The fact that it is an Institutional Use, and the low-scale use on such a large tract of land, supports the vision of the Conservation Subdivision Design Concept. The applicant is aware that should they wish to expand beyond the Animal Facility use, they will be required to file a rezoning to the Civic Institutional Zoning District and submit a PUD Development Plan.

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

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

The Applicant was represented by Mr. Ryan McMaster, Kimbley-Horn. The Applicant stated he was there to represent the County and happy to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Szilagyi, that Ordinance 2019-27 be recommended to the Board of Mayor and Aldermen for approval.

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

Alderman Petersen asked if this would be part of Animal Control.

Mr. McMaster confirmed that it would, as they were planning a shelter.

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

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Szilagyi, that Ordinance 2019-27 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Harrison, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

Recused: 1 - Hathaway

8. PUBLIC HEARING: Consideration Of Ordinance 2019-29: An Ordinance To Rezone 6.22 Acres From Specific Development-Residential (SD-R) District To Specific Development-Residential 14.31 (SD-R 14.31) District For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (Oakbrook PUD Subdivision, previously noticed as Mallory Station PUD Subdivision). (FMPC 8/22/19 6-0, BOMA 9/10/19 8-0) SECOND OF THREE READINGS.

Attachments: [ORD 2019-29 Oakbrook PUD Rezone with Map and Survey.Law](#)
[Approved 2](#)
[MAP ORD 2019-29 Oakbrook PUD](#)
[2019-08-01 Mallory Station Rezoing](#)

Chair Hathaway recused himself from Item 8.

Mr. Joseph Bryan, Planner, stated that the applicant is requesting to rezone this property for the purpose of a new attached residential development. The Envision Franklin Land Use Plan places this parcel in the Multifamily Residential Design Concept. Envision Franklin states, "the multifamily residential design concept provides for a range of housing types that offer both for sale and for rent options across a range of price points." Staff finds the proposed rezoning to accommodate the planned multifamily development is appropriate. A development plan for the Oak Brook PUD Subdivision has been submitted concurrently with the rezoning.

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

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

The Applicant was represented by Mr. Jose Kroight, Thompson Thrift Development. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-29 be recommended to the Board of Mayor and Aldermen for approval.

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

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

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-29 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Harrison, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

Recused: 1 - Hathaway

9. PUBLIC HEARING: Consideration Of Resolution 2019-77: A Resolution Approving A Development Plan For Oakbrook PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (previously noticed as Mallory Station PUD Subdivision). (8/22/19 FMPC 6-0, 9/10/19 WS)

Attachments: [RES 2019-77 Oakbrook PUD with Map and Survey.Law Approved 2](#)
[MAP ORD 2019-29 Oakbrook PUD](#)
[7037 Mallory Station PUD DP Conditions of Approval 01a](#)
[2019-08-01 Mallory Station Developemnet Plan submittal](#)
[EMAIL CORRESPONDENCE ATTACHMENT 8.21.2019](#)
[EMAIL CORRESPONDENCE ATTACHMENT Response to Adjoiners19-0819](#)

Chair Hathaway recused himself from Item 9.

Mr. Bryan stated that the applicant has submitted a development plan for the property located north of Mallory Station and east of Sunrise Circle. The parcel currently has a single-family use. The Envision Franklin Land Use Plan places this property in the Multifamily Residential Design Concept. Envision Franklin states:

"The Multifamily Residential Design Concept provides for a range of housing types both for sale and for rent options across a range of price points.

Buildings should be sited or designed to create public spaces that are easily accessible from adjacent streets or sidewalks.

Dwellings within new developments should provide an appropriate mix of cohesive architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive."

The applicant has proposed a townhome development consisting of 89 attached residential units and 7 open space lots. The plan largely meets the recommendations of Envision Franklin by creating formal public spaces with a variety of architectural styles. The overall layout maintains alley-loaded residences and establishes a vehicular connection to Avenida of Cool Springs.

Another main objective of the Multifamily Residential Design Concept is to maintain the context and established character of existing neighborhoods and surrounding areas through transitional features. The applicant has responded to this by limiting the height of adjacent structures to the Morningside Subdivision to two stories.

As a Project Consideration, the development plan has outstanding information on how the site will be served by sewer. City staff has had several discussions with the applicant on how best to achieve this, however no sewer plan was submitted with the development plan. The applicant will be required to comply staff's conditions of approval regarding the sewer plan that best serves the site.

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

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

The following citizens spoke concerning the proposed development plan:

1. Mr. Glen Stophel, 8079 Sunrise Circle, President of Board of Managers of the Home Owners Association of the Villages of Morningside. In Favor Of. He stated that there are 136 families at Morningside. Mr. Stophel stated that they supported the proposal as the least objectionable to those presented. He stated that the Developer (as stated in a letter from Mr. Greg Gamble dated August 19, 2019) will agree to additional commitments such as:

A. Unless prohibited by the City, Developer would open a construction entrance directly from Mallory Station Road, not through Sunrise Circle.

B. The Developer will include in it's lease agreements a statement to the Oak Brook tenants that states the Villages of Morningside is private property. It will also encourage the tenants to use the interior sidewalks of Oak Brook, discouraging the use of Morningside's sidewalks.

C. The Developer will provide the Board a copy of the lease agreement, including a copy of the restrictions and regulations.

D. The Developer will make clear to the tenants that the garages are for parking, not storage.

E. The Developer will provide landscaping in common areas.

Mr. Stophel stated that they will ask the City to place "No Parking" signs along Sunrise Circle, as the first building is an assisted care facility, where emergency vehicles are often needed.

He stated they appreciate the Developer working with them.

2. Mr. Arthur Young, 7034 Sunrise Circle, President of the Board of Managers for the Home Owners Association for Morningside II. In Favor Of. He stated that their concerns are the same as raised by Mr. Stophel. This includes traffic concerns, especially between 4-6 pm. He stated that they would like to have the striping (heading east) removed from Mallory Station Road. He stated that he concurs and supports what Mr. Stophel stated.

3. Mr. Art Reese, Morningside II. Mr. Reeves stated that there are 628 garages in Morningside and 270 new garages with Oak Brook. He stated this would cause congestion at access roads. He asked if Oak Brook could have their own access to Mallory Station Road.

The Applicant was represented by Mr. Jose Kroight, Thompson Thrift Development. The Applicant stated he stands behind the commitments stated by Mr. Stophel. He stated an additional commitment was to meet or exceed the requirements in place by Morningside. To Mr. Young's concern, he stated that this development will provide a connection from Sunrise Circle to a traffic light at General George Patton Drive. He stated that a traffic study showed that the proposed development would have a minor effect on traffic during peak hours. He stated that they did not expect to have many children in their development because it was geared toward executives and empty nesters. He stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-77 be recommended to the Board of Mayor and Aldermen for approval.

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

Commissioner Franks asked Mr. Jimmy Wiseman, Assistant Director of Engineering, if there was enough traffic to warrant a light at the entrance of Morningside at Mallory Station Road.

Mr. Wiseman stated they can conduct a traffic study. A concern is the proximity to the light at Franklin Road.

Commissioner Franks asked if the Morningside entrance was a "Right In/Right Out".

Mr. Wiseman stated that it was a full access entrance.

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

The motion carried unanimously.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-77 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Harrison, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

Recused: 1 - Hathaway

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 10.** Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 2, Resubdividing Lot 1001 Into Two Commercial Lots, On 40.41 Acres, Located At The Intersection Of Berry Farms Crossing And Rural Plains Circle. (CONSENT AGENDA)

Attachments: [7033 BFTC FP SEC 10 REV 2](#)
[7030 BFTC Sec 10 Lot 1001 FP](#)
[7030 PLAT Berry Farms - Section 10 Revision 2](#)

This Planning Item was approved.

- 11.** Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Creating Three Mixed-Use Lots, On 38.62 Acres, Located at Rural Plains Circle. (CONSENT AGENDA)

Attachments: [MAP 7033 BFTC FP Sec 11](#)
[7033 BFTC PUD Sec 11 FP Conditions of Approval_01](#)
[554919011_2019-08-01_Berry Farms - Section 11_Final Plat](#)

This Planning Item was approved.

12. Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Revision 1, Lot 1111, Creating Two Commercial Lots, On 7.29 Acres, Located At Rural Plains Circle. (CONSENT AGENDA)

Attachments: [MAP 7032 BFTC FP Sec 11 Rev 1 Lot 1111](#)
[7032 BFTC PUD Sec 11 FP rev 1 Lot 1111 Conditions of Approval 01](#)
[554919011 2019-08-01 Berry Farms - Section 11-Lot 1111 Final Plat](#)

This Planning Item was approved.

PLANS OF SERVICES, ANNEXATIONS, AND ASSOCIATED ZONINGS

13. PUBLIC HEARING: Consideration of Resolution 2019-74: A Resolution Adopting A Plan Of Services For The Annexation Of 4331 Long Lane, By The City Of Franklin, Tennessee. (8/22/19 FMPC 7-0, 9/10/19 WS)

Attachments: [RES 2019-74 4331 Long Lane PLAN OF SERVICES with Map.Law Approved MAP RES 2019 74 AND 75](#)

Ms. Diaz-Barriga stated that Resolution 2019-74 is a City of Franklin drafted plan of services for the property being considered for annexation at 4331 Long Lane. The Plan of Services outlines how infrastructure will need to be provided to serve the property of approximately 58 acres.

Water is located within the Milcrofton Utility District. Water availability, adequate fire flow, and pressure must be approved prior to development. Reclaimed water will be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin. Development will be required to extend sewer mains as part of any development. Access to the property shall be provided from Long Lane. Per the Comprehensive Transportation Plan, Goose Creek Bypass extends through this parcel. During the development process, the City will work with the owner to facilitate the appropriate right-of-way for this extension. No additional manpower or equipment will be necessary for either Fire or Police Protection. Development should comply with the Regional Commerce Design Concept and its transitional elements as outlined in Envision Franklin.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design. He stated that they were asking for annexation now because other properties were considering annexation in the future. He stated that they did not want a "hole" in the big picture, so they were requesting Estate Residential Zoning. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-74 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen asked if this was in an area where the properties located in the County would be surrounded by properties in the City.

Ms. Diaz-Barriga stated there would be four properties, which are still in the County, between the Agricultural Center to the west and this property.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-74 be recommended to the Board of Mayor and Aldermen for approval. The

motion carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

- 14.** PUBLIC HEARING: Consideration of Resolution 2019-75: A Resolution To Annex Property At 4331 Long Lane, Consisting Of 58 Acres, Property Located South Of Long Lane And North Of Peytonsville Road And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB). (8/22/19 FMPC 7-0, 9/10/19 BOMA 8-0) SECOND OF THREE READINGS.

Attachments: [RES 2019-75 4311 Long Lane ANNEXATION_with Map.Law Approved](#)
[MAP RES 2019 74 AND 75](#)
[Annexation Request 19-03-06](#)

Ms. Diaz-Barriga stated that the site proposed to be annexed is approximately 58 acres and adjacent to the City of Franklin's southeastern boundary. The property is South of Long Lane and East of Interstate 65. The property is within the City's Urban Growth Boundary (UGB) and located in Envision Franklin's Regional Commerce Design Concept. A separate Plan of Services and Zoning request accompany this annexation request. As the Applicant stated with the previous parcel, there is no Development Plan associated with this parcel at this time.

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

Chair Hathaway asked if there were any citizen comments.

Jana Truman, representing Keith and Rita Hammick (the owners of 4325 Long Lane) - In Favor Of. Owners intend to apply for annexation, as well.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-75 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-75 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

15. PUBLIC HEARING: Consideration Of Ordinance 2019-28: An Ordinance To Zone 58 Acres Estate Residential (ER) District, Hillside/Hillcrest Overlay (HHO) District, Goose Creek Character Overlay 4d (GCCO 4d) District, "Either" Development Standards, For The Property Located South Of Long Lane And North Of Peytonsville Road, 4331 Long Lane. (8/22/19 FMPC 7-0, 9/10/19 BOMA 8-0) SECOND OF THREE READINGS.

Attachments: [ORD 2019-28 ZONING 4331 Long Lane with Map.Law Approved](#)
[MAP ORD 2019-28 ZONE](#)

Ms. Diaz-Barriga stated that this parcel is identified in Envision Franklin as part of the Regional Commerce Design Concept. Although Regional Commerce proposes a higher intensity of uses than what is permitted in the Estate Residential Zoning District, staff feels that this Zoning request is appropriate given the current use of the property. As there has been no PUD development plan submitted at this time, staff feels it is appropriate to zone annexed parcels as close to their current entitlements of the County zoning as possible. The current zoning within the County is Municipal Growth Area-1 (MGA-1). MGA-1 allows for agricultural, rural, and low-density residential development. In comparison, Estate Residential provides for very low density detached residential development on large lots. Further, zoning this property is consistent with the zoning proposed for the 26 parcels within the vicinity of this property currently proposed for annexation by referendum.

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

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

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

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2019-28 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2019-28 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

16. PUBLIC HEARING: Consideration Of Resolution 2019-78: A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. (8/22/19 FMPC 7-0, 9/10/19 WS)

Attachments: [RES 2019-78 PLAN OF SERVICES SE PROPERTIES with Exhibits.Law Approved 2](#)
[RES 2019-78 PLAN OF SERVICES SE PROPERTIES with Exhibits.Law Approved](#)
[RES 2019-78 MAP PLAN OF SERVICES](#)
[Annexation Request 19-05-23](#)
[24 Signed Affidavits 5-24-19](#)
[owner affidavit 2 parcels](#)
[owner affidavit parcel 133 01802](#)

Ms. Emily Hunter stated that the City has received annexation requests for 26 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held. The referendum was discussed at the June 11, 2019 and August 14, 2019, BOMA Work Session, but no action to hold the referendum was taken. The Board of Mayor and Aldermen (BOMA) will vote on August 27, 2019 at a public hearing on whether to request a referendum for annexation of the 26 properties. Should the referendum occur, the election is proposed to be held on October 22, 2019 in conjunction with the City of Franklin Municipal Elections. In order to have the referendum in this timeline, if BOMA decides to move forward, we do need the Plan of Services (POS) and Zoning moving forward to line up at those Board meetings because they require some additional readings. She stated that they are requesting that the Planning Commission recommend Approval or Disapproval of this item and the next item on tonight's agenda, so these items can get in front of the Board of Mayor and Aldermen.

Resolution 2019-78 is a City of Franklin drafted plan of services for the 26 properties being considered as part of the proposed referendum for annexation. The Plan of Services outlines how infrastructure will need to be provided to serve the 26 properties of approximately 474 acres, should the BOMA decide to hold a referendum and should the referendum pass.

In terms of the Plan of Services, water is located within the Milcrofton Utility District. Water availability, adequate fire flow and pressure must be approved prior to development on any of the parcels. The extension of reclaimed water infrastructure will be required to be extended to serve any property pending jurisdiction of this area for reclaimed water.

The property is within the Goose Creek and Mayes Creek Sewer Basins. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property. These mains and interceptors shall be sized according to the expected demands of development in these basins as determined by a sanitary sewer study.

Access to the property shall be provided from various existing roadways within the region. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be

necessary for either Fire or Police Protection.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation.

Ms. Hunter stated this process was different from the normal process. She was happy to take any questions.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen with a condition. The condition would state that an inter-local agreement with Williamson County regarding the maintenance of roads and bridges in the area be drafted.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 16:

1. Ms. Pat Kemp, 4556 Pratt Lane - Ms. Kemp stated she wants her property (52 acres) and her son's property (16 acres) to remain zoned Agricultural. She stated that both she and her son do not want their property to be annexed into the City of Franklin. She asked how annexation would affect her taxes.

Ms. Hunter stated that the City could only move forward with annexation if there was a property owner request. She confirmed that Ms. Kemp did not submit a request, and therefore her property could not be annexed at the current time.

2. Ms. Beth Lincoln, 4498 Pratt Lane - Ms. Lincoln stated that she did not want her property (38 acres) to be annexed at this time. She stated that her concern was that the bridge could not handle the weight limits for construction access (Ramsey Solutions built an access road instead of using the bridge). Also, she had concerns about traffic on Pratt Lane. She stated the road was narrow and did not have a shoulder.

The Applicant was represented by Mr. Greg Gamble, Gamble Design. The Applicant stated that he had consolidated the Owner Affidavits for the 26 properties. The timing of this annexation is because this is an election year. The properties must have a referendum to be annexed into the City's Urban Growth Boundary (UGB). The election will be held on October 22, 2019. He stated there are no Development Plans for the properties at this time. He stated these properties to the south were in a sewer basin that would gravity flow to two points in Berry Farms. He stated that no pump stations would be needed for the properties to the south. Mr. Gamble stated that the northern properties were in a sewer basin that would flow to the northern area of Berry Farms. He stated that these northern properties would allow for the extension of Carothers Parkway to the south and Goose Creek By-Pass to the east, allowing access to the interstate. He stated that by annexing these properties would allow the City's Engineering and Planning Departments to study these options. He stated that a development plan was not submitted because several layers of Planning would need to take place first. He stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Harrison, that Resolution 2019-78 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi asked Staff how the Urban Growth Boundary was originally put together.

Ms. Hunter stated that it was part of a large County growth planning process. She stated that a Convening Committee has to come together. She stated that the last time the committee met was approximately twenty years ago. The State of Tennessee adopted a law that all counties would have a county growth plan. The Convening Committee was composed of representatives from the municipalities and County representatives and lines were drawn on the map. She stated that, logically, the boundary lines would follow a drainage basin. She stated there are some political areas where the boundaries were drawn because the property owners did not want to be in a municipality's Urban Growth Boundary (UGB). She referred to the map, stating that the curved linear lines refer to the drainage basins. She stated that the straighter parcel lines in the Goose Creek area follow political lines where the decision was made to exclude properties in the drainage basin.

Ms. Hunter stated that there was another option to first change the Urban Growth Boundary. This would mean reconvening the Convening Committee. However, since this would require so many participants, this is not a possibility for the foreseeable future. So, the property owners had decided to request the referendum process for annexation.

Commissioner Szilagyi asked if the County had recourse for the referendum.

Ms. Hunter stated that, by the way the state law is written, the County does not vote on the annexation. The law states that only the city being petitioned for annexation would request the referendum be held to the County Election Commission. When the referendum is held, it is the property owners requesting annexation who would vote in the referendum.

Ms. Hunter stated that if the Planning Commission recommends approval of this item to the Board of Mayor and Aldermen, she would request that they add the condition that an inter-local agreement with Williamson County regarding the maintenance of roads and bridges in the area be drafted.

Commissioner Lindsey moved, seconded by Commissioner Harrison, to amend the main motion to include a condition that an inter-local agreement with Williamson County regarding the maintenance of roads and bridges in the area be drafted.

Chair Hathaway asked for any discussion on the motion to amend the main motion.

Commissioner Franks asked if this could create a stalemate between the County and the City.

Ms. Hunter stated that there was potential for a stalemate if people in the County and their elected body did not agree with the decision. She stated that the decision to hold the referendum had not been made at this point. The decision would be decided on how to move forward with the referendum request at the Board of Mayor and Aldermen meeting on August 27, 2019 at 7 pm.

Commissioner Franks stated that he supported the annexation. He asked if it would be better not to add the amendment at this time.

Ms. Hunter stated that state law requires the inter-local agreement be drafted. She stated they would work with the County on this prior to any referendum being held.

Chair Hathaway asked for a vote on the motion to amend the main motion.

The motion to amend the main motion passed unanimously.

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

The motion carried unanimously.

Commissioner Lindsey moved, seconded by Commissioner Harrison, that Resolution 2019-78 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Lindsey moved, seconded by Commissioner Harrison, to amend the main motion to include a condition that an inter-local agreement with Williamson County regarding the maintenance of roads and bridges in the area be drafted (7-0). The main motion, as amended, carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

17. PUBLIC HEARING: Consideration Of Ordinance 2019-30: An Ordinance To Zone 474 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And East Of Interstate 65. (8/22/19 FMPC 7-0, 9/10/19 BOMA 8-0) SECOND OF THREE READINGS.

Attachments: [ORD 2019-30 Ordinance to Zone Annexed Area with exhibits.Law Approved](#)
[ORD 2019-30 MAP Exhibit A](#)
[Annexation Request 19-05-23](#)
[24 Signed Affidavits 5-24-19](#)
[owner affidavit 2 parcels](#)
[owner affidavit parcel 133 01802](#)

Ms. Hunter stated that this is the zoning associated with the 26 properties requesting annexation.

Ordinance 2019-30 would zone the 26 properties being considered as part of the proposed referendum for annexation, Resolution 2019-72, to Estate Residential (ER), should the BOMA decide to hold a referendum and should the referendum pass.

Ms. Hunter stated, as described with 4331 Long Lane which was discussed earlier, the Estate Residential (ER) zoning is found to be most comparable with the current County zoning. Staff feels this is the most appropriate route considering there is no development proposed at this time.

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

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

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2019-30 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2019-30 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Harrison, Hathaway, Petersen, Orr, Franks, Lindsey, and Szilagyi

Absent: 2 - McLemore, and Allen

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda 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 7:53 p.m.

Chair, Mike Hathaway

CARDEL VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

FRANKLIN MUNICIPAL PLANNING COMMISSION

9/26/2019



Project Information

Existing Zoning: Detached Residential 3 (R-3)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: HHO Buffer
Site Acreage: 6.92 acres
Proposed Number of Dwelling Units: 20
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

- Cardel Village PUD Subdivision Development Plan, Rev 2

Cardel Village PUD Subdivision Development Plan, Revision 2

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

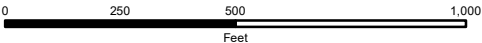
NC Neighborhood Commercial District

GC General Commercial District

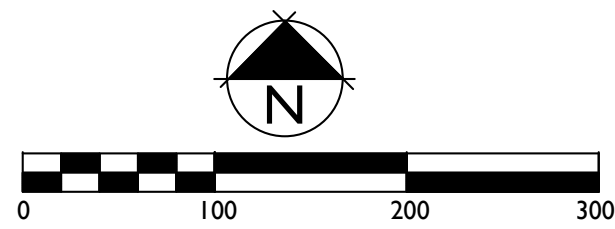
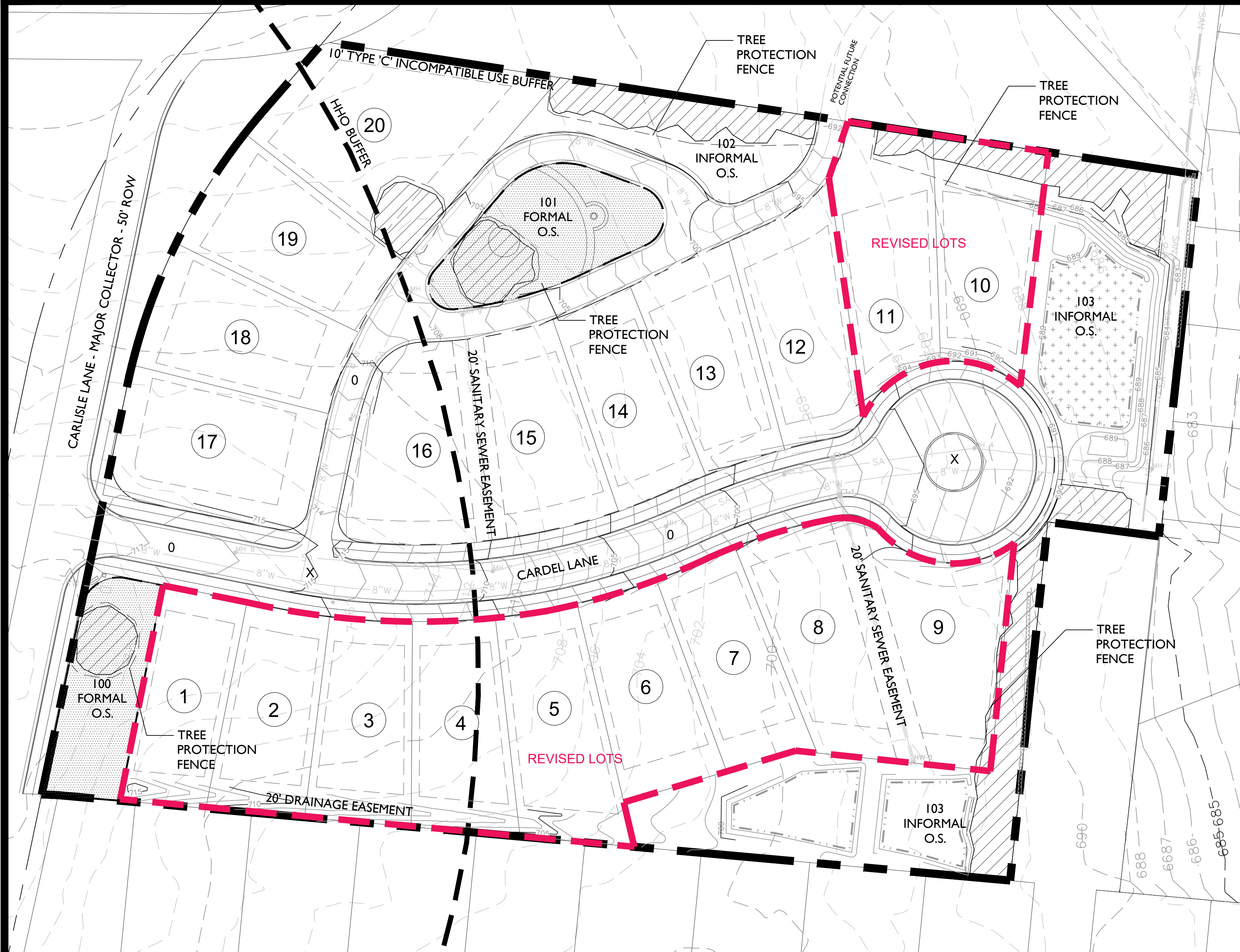
LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



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- NOTES:
- AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S. (AERIAL PHOTO IS THE SAME USED FOR THE ORIGINAL DEVELOPMENT PLAN SUBMITTAL.)
 - SITE BOUNDARY PROVIDED BY CIVIL SITE DESIGN GROUP

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 45,215 SF
34% FORMAL = 15,373 SF
66% INFORMAL = 29,842 SF
PROVIDED: 63,294 SF TOTAL (21%)
FORMAL = 15,552 SF
INFORMAL = 47,742 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	6,982
101	FORMAL	ACTIVE RECREATIONAL AREA	8,570
102	INFORMAL	PRESERVED TREE CANOPY	8,031
103	INFORMAL	STORMWATER / BUFFER	38,711

TREE CANOPY RETENTION

OVERALL SITE AREA = (6.92 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
52,144 SF (1.20 AC)	19,051 SF (0.44 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	52,144 SF; 1.20 AC (17% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (28,158 SF; 0.65 AC)
PROVIDED CANOPY PRESERVATION:	19,051 SF; 0.44 AC (68% OF REQUIRED)

HYDRANT FIRE FLOW
DIETICOAT AND DAVIS, INC
HYDRANT LOCATED AT THE INTERSECTION OF CARLISLE LANE AND OLD CHARLOTTE PIKE.
FLOW: 2,771 PSI AT 20 GPM
STATIC PRESSURE: 59 PSI
RESIDUAL PRESSURE: 55 PSI

CONNECTIVITY INDEX

0 LINKS 3
X NODES 2

INDEX = 1.5

DUE TO EXISTING CONDITIONS OF THIS PROPERTY, AND ADJACENT EXISTING SUBDIVISION, OFF-SITE CONNECTIONS ARE NOT POSSIBLE AND ARE NOT PROVIDED WITH THIS PUD. A SPECIAL EXCEPTION IS REQUESTED FROM THE ENGINEERING DEPARTMENT FOR OFF-SITE CONNECTIONS.

LAND USE PLAN COMPLIANCE

CARDEL VILLAGE IS LOCATED IN THE WEST HARPETH CHARACTER AREA. THE DESIGN STANDARDS PERMIT EITHER TRADITIONAL OF CONVENTIONAL DEVELOPMENT FORMS. SINGLE FAMILY DETACHED HOMES ARE PERMITTED WITHIN THIS CHARACTER AREA AT DENSITIES SIMILAR TO THE THE EXISTING DEVELOPED SUBDIVISIONS.

CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES WITHIN THE WEST HARPETH CHARACTER AREA 2 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.

2. THE PROPOSED DEVELOPMENT PLAN FACES FUTURE HOMES TOWARD CARLISLE LANE, FRONTING THE STREET, WITH ALLEY ACCESS ALONG THE REAR OF THE LOT.

3. THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM CARLISLE LANE.

LOCAL COMPATIBILITY

CARDEL VILLAGE IS LOCATED IN THE WHCO-2 CHARACTER AREA. THE DESIGN STANDARDS PERMIT EITHER TRADITIONAL OF CONVENTIONAL DEVELOPMENT FORMS. SINGLE FAMILY DETACHED HOMES ARE PERMITTED WITHIN THIS CHARACTER AREA AT DENSITIES SIMILAR TO THE THE EXISTING DEVELOPED SUBDIVISIONS.

CARDEL VILLAGE IS A 20 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION ACCESSED FROM CARLISLE LANE. THE PROPOSED RESIDENTIAL LOTS ARE CONSISTENT WITH THE LOTS OF BLOSSOM PARK TO THE EAST, AND CORNERSTONE TO THE SOUTH. OPEN SPACE AND A TRANSITIONAL FEATURES BUFFER HAS BEEN PLACED ON THE NORTHERN BOUNDARY OF THE SUBDIVISION ADJACENT TO THE NEIGHBORING ESTATE RESIDENTIAL PROPERTY.

THE PROPOSED PLAN INCORPORATES THE FUTURE RIGHT-OF-WAY OF CARLISLE LANE PER THE MAJOR THOROUGHFARE PLAN. RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY OF FRANKLIN FOR THESE FUTURE IMPROVEMENTS. AN ALLEY IS PROPOSED BEHIND LOTS 17 TO 20 SO THAT THESE HOMES MAY FRONT ONTO CARLISLE LANE AND SO THAT IN THE FUTURE THE ALLEY MAY BE EXTENDED TO THE NORTH PARALLEL TO CARLISLE LANE.

PHASING

THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

HILLSIDE PROTECTION OVERLAY BUFFER

LOTS 1, 2, 3, 4, 16, 17, 18, 19, AND 20 ARE LOCATED WITHIN THE BUFFER YARD. NO 14 PERCENT SLOPES ARE PRESENT ON THESE LOTS.

KEY

- PRESERVED CANOPY
- FORMAL OPEN SPACE

DEVELOPMENT PLAN REVISION 2

THE LOCATION OF THE GARAGES FOR LOTS 1-11 WILL MOVE FROM THE REAR OF THE LOTS TO A MINIMUM OF 10' BEHIND THE PRIMARY FACADE OF THE HOUSE.

LOTS 12-20 WILL REMAIN UNCHANGED.

SEE SHEET A1.0 FOR REVISED ARCHITECTURE AND LOT DIAGRAMS

SITE DATA CHART

PROJECT NAME: CARDEL VILLAGE

PROJECT #:

ADDRESS: CARLISLE LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING: R-3
EXISTING CHARACTER AREA: WHCO-2
OTHER APPLICABLE OVERLAYS: HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 6.92 AC

MINIMUM SETBACKS: FRONT: 15'
SIDE: 5'
REAR: 5'

OWNERS: DREES HOMES
1651 WESTGATE CIRCLE
BRENTWOOD, TN 37027

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 20 (ALL DETACHED)

BUILDING HEIGHT: 2 STORIES

REQUIRED LSR: 0.4
PROVIDED LSR: 04

*MINIMUM PARKING REQUIREMENT:
2 SPACES / HOME
20 HOMES = 40 SPACES

PROVIDED PARKING: 40

RESIDENTIAL DENSITY: 2.89 D.U.A.

PARKLAND DEDICATION: 2 UNITS WERE EXISTING ON THE PROPERTY. 18 OF THE 20 UNITS ARE REQUIRED FOR PARKLAND FEES. PAID AT THE FINAL PLAT.
(APPLICANT TO PAY FEE IN LIEU PER PREVIOUSLY APPROVED DEVELOPMENT PLAN.)

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
CARLISLE LANE IS A MAJOR COLLECTOR AND REQUIRES A 65 FOOT RIGHT OF WAY. 10,742.8 SF OF LAND HAS BEEN REMOVED FROM THE PUD AS RIGHT OF WAY DEDICATION.

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN IN CARLISLE LANE.
20 x 350 GDP = 7,000 GDP

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH ADJACENT PROPERTIES TO CONNECT TO THE SEWER MAIN WITHIN BLOSSOM PARK.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE EAST TO DETENTION FACILITIES. THE DETENTION PONDS WILL DRAIN TO DEL RIO CREEK TO THE EAST OF THE SITE.

POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION: 20 x 64 = 12.8 STUDENTS
WALNUT GROVE ELEMENTARY SCHOOL 3.4 MILES
GRASSLAND MIDDLE SCHOOL 6.1 MILES
FRANKLIN HIGH SCHOOL 2.5 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

RESTRICTIVE COVENANTS
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

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



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CARDEL VILLAGE PUD
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee



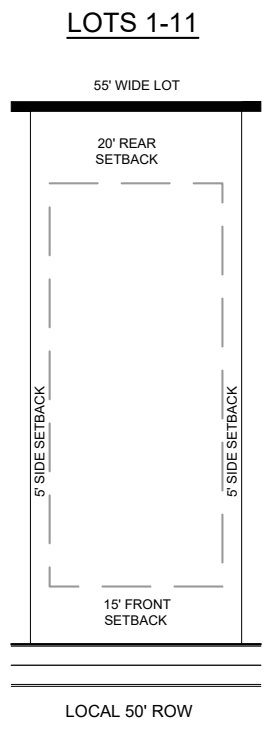
DEVELOPMENT
PLAN

C2.0

COF 7068

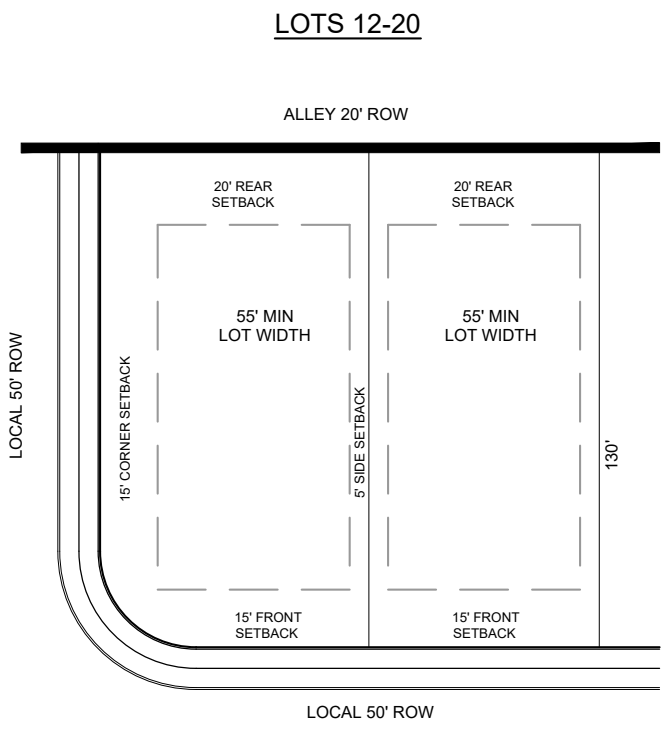
LOTS 1-11

- 1. LOTS 1 TO 11 ARE STREET ACCESSED LOTS WITH GARAGES LOCATED A MINIMUM OF 10 FEET FROM THE PRIMARY FACADE, AND LOTS 12 TO 20 ARE ALLEY ACCESSED LOTS WITH GARAGES LOCATED ALONG THE ALLEY.
- 2. ONE TO TWO STORIES IN HEIGHT.
- 3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
- 4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSIONCITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
- 5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATIONMAXIMUM WIDTHS.
- 6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
- 7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2400 SF TO 4000 SF
- 8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.



1 REVISED GARAGE ORIENTATIONS OF LOTS 1-11

LOTS 12-20



The home elevations shown here are representative of the homes planned for Cardel Village. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

CAROTHERS GLEN PUD SUBDIVISION, REZONING
ORDINANCE 2019-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019

Site

Project Information

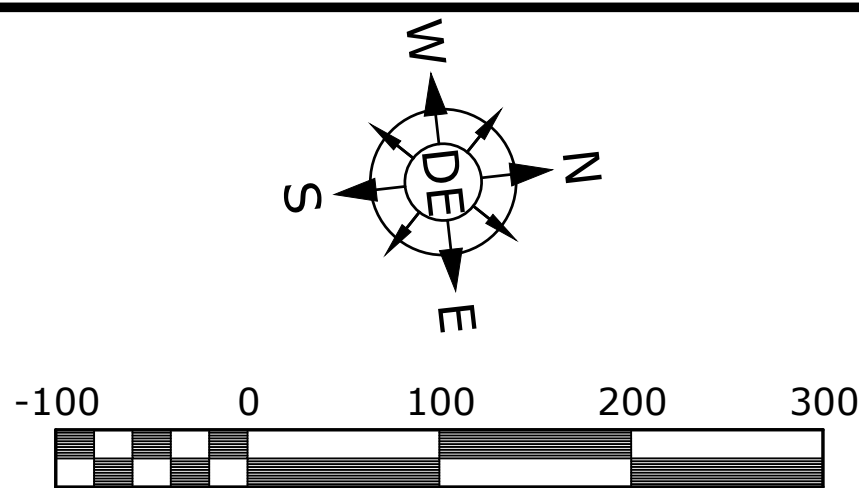
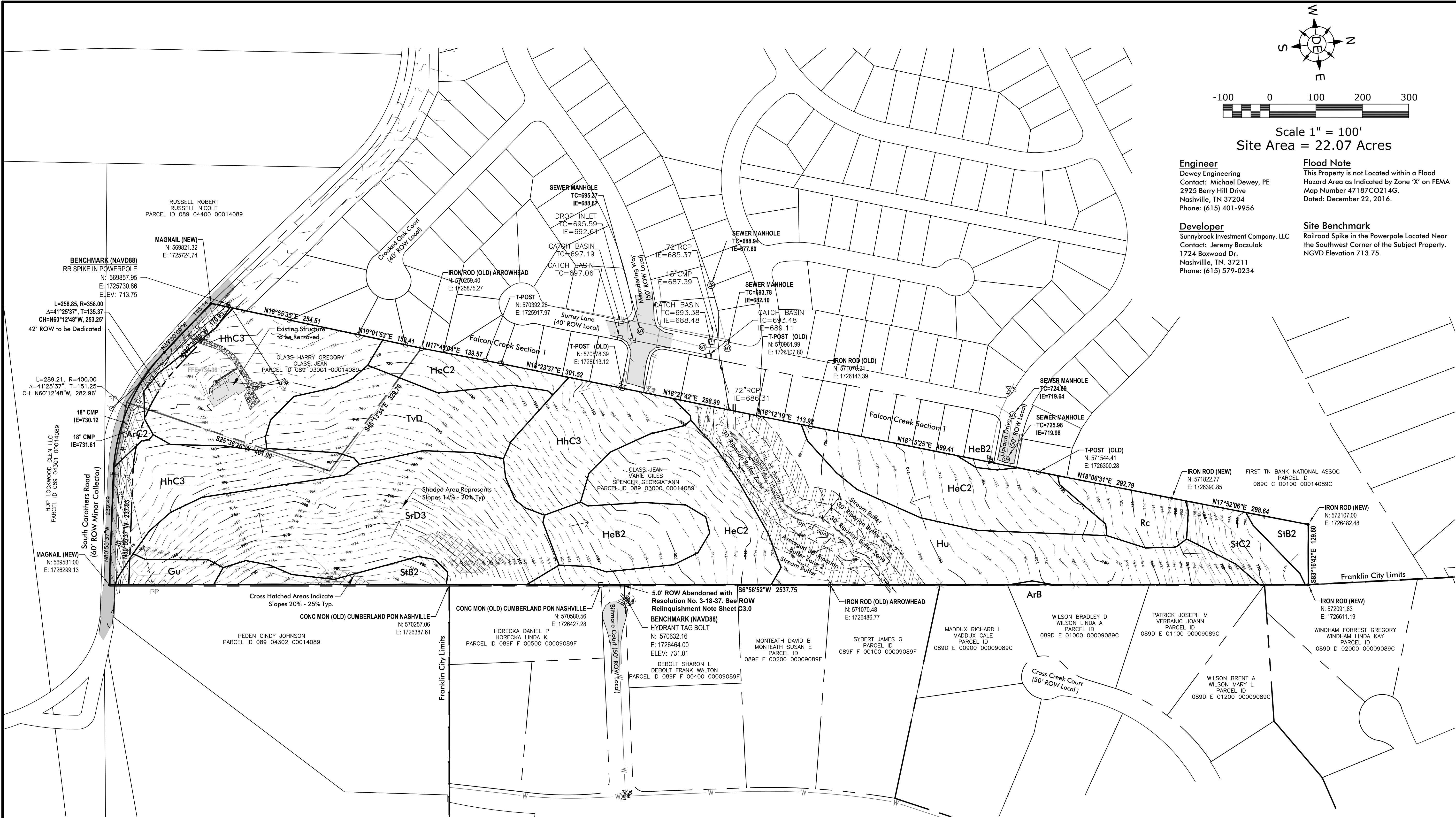
Existing Zoning: Detached Residential District 1(R-1)
Proposed Zoning: SD-R 2.03
Existing Land Use: Vacant, Single Family Home
Proposed Land Use: Detached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 22.07 acres

- | | |
|---|---|
|  7069 Carothers Glen PUD RZ |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Scale 1" = 100'
Site Area = 22.07 Acres

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

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

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

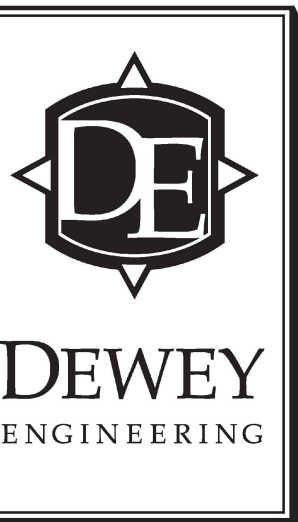
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:

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

Date: August 12, 2019

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



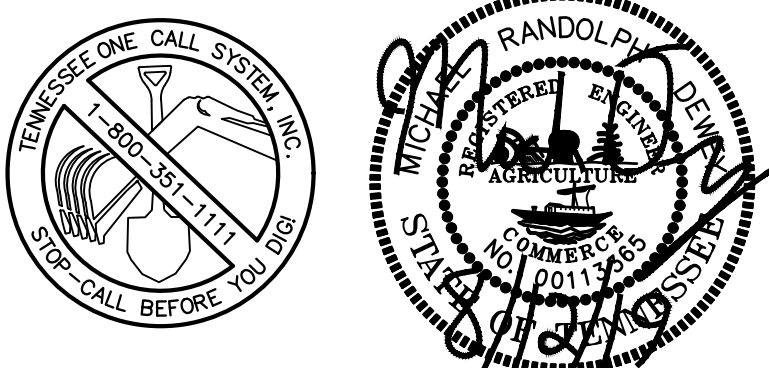
Overall
Existing
Conditions
Plan

C1.0
2 of 10

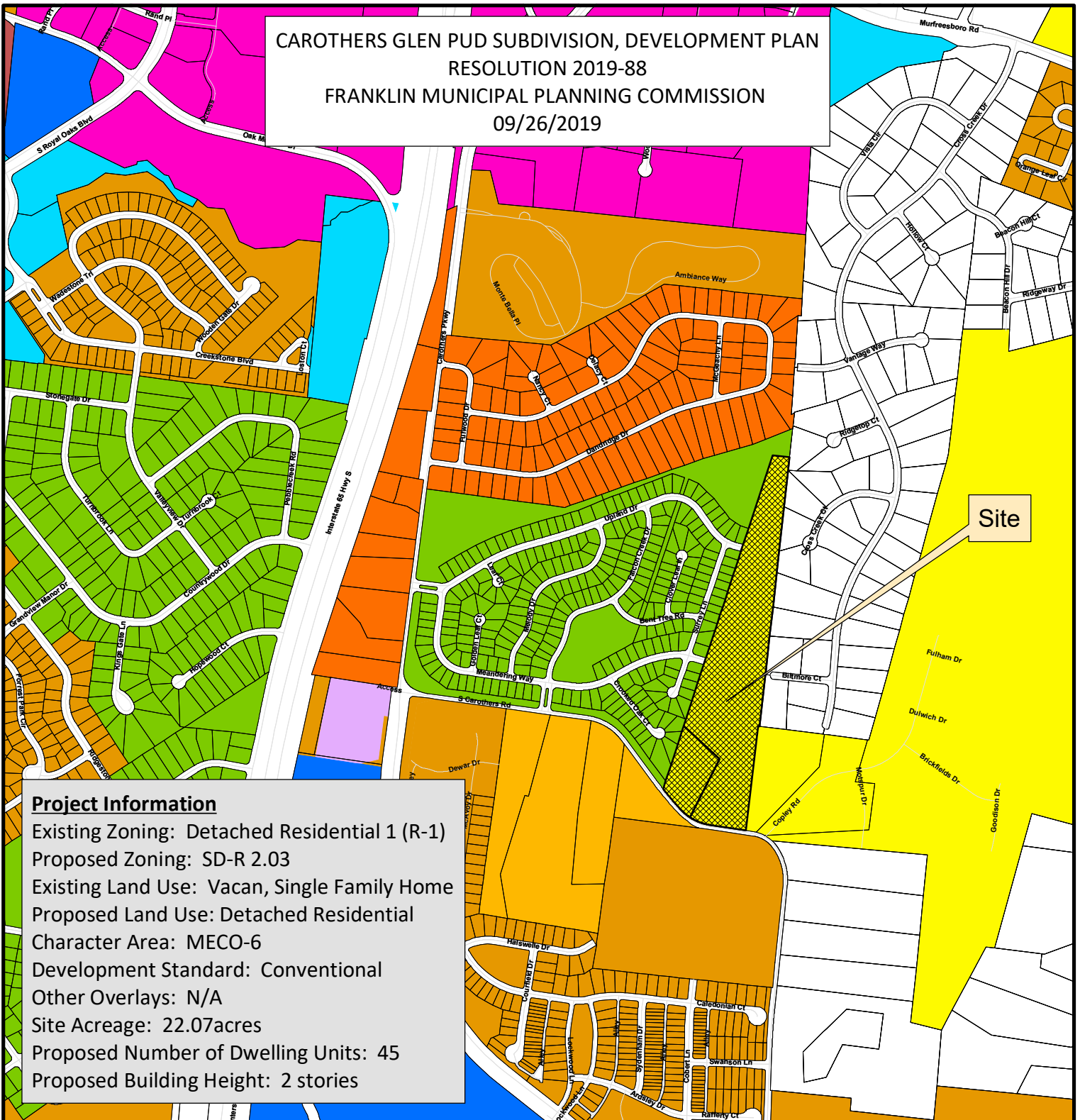
Legal Description of Property to be Rezoned:
Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.
Thence, N 80° 55' 37"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

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

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



CAROTHERS GLEN PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2019-88
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/26/2019



Project Information

Existing Zoning: Detached Residential 1 (R-1)
 Proposed Zoning: SD-R 2.03
 Existing Land Use: Vacan, Single Family Home
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 45
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| MAP COF 7070 Carothers Glen DP | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

43. Address

lori.jarosz@franklintn.gov Please change Giles lane to Giles Court. This change can occur at site plan submittal.
[Edited By Lori Jarosz]

Engineering - PUD Plan Checklist

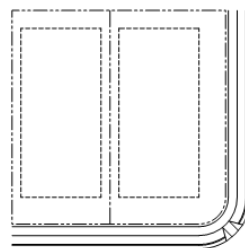
General Issues

26. H. Stormwater Management Plan

lance.fittro@franklintn.gov Applicant shall revise the note added on C2.0 to specifically reference Lots 2, 3, 19, 22, 23, 41 and 42, all of which are shown to have PUDAE's on the residential lot. Additionally, applicant shall identify these lots as Critical Lots for Public Infrastructure on the Development Plan, Site Plan and Final Plat.

At Site Plan stage, the applicant shall provide clear access to all stormwater BMP's. Any access easement provided to these areas which cannot be traversed by maintenance equipment shall not be acceptable.

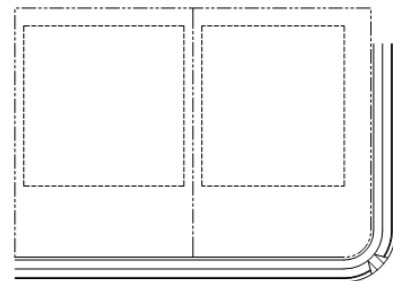
Building permit submittals for these lots shall indicate that there is no encroachment with structures, walls, fences, utility or other appurtenances, or steep slopes which would limit access to the stormwater management features for the development via the access easement across the residential lot. Applicant shall verify that the remaining building envelope is adequate for the proposed home construction on each of these lots.



55' Lot (Nominal) - Single-Family Detached
15' Front Yard
15' Corner Yard
5' Side yard
10' Rear Yard

Lot Standards (Lots 2-39 & 41-45)

Typical House Square Footage - 2,200 - 3,000 sf



100' Lot (Nominal) - Single-Family Detached
40' Front Yard
15' Corner Yard
5' Side yard
10' Rear Yard

Lot Standards (Lots 1 & 40)

Typical House Square Footage - 2,200 - 3,000 sf

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

[Edited By Lance Fittro]

Parks

General Issues

37. fees in lieu

kevinl@franklintn.gov The Parkland invoice has been attached in IDT.

Planning

General Issues

32. lot transition

dianna.tomlin@franklintn.gov Please show on the site plan that the 75% rule is being met. Staff suggest that in any future presentations that applicant mention the 75% requirement is being met and showing the calculations in a clearly understandable format/graphic
[Edited By Dianna Tomlin]

33. Architecture

dianna.tomlin@franklintn.gov Lots less than 65' in width may not have homes with front loaded garages per Envision Franklin. Please provide conceptual elevations that adhere with the guidelines of Envision Franklin .
[Edited By Dianna Tomlin]

34. Mail Kiosks

dianna.tomlin@franklintn.gov Please provide pull out for car in front of mail kiosk or provide smaller kiosks distributed throughout the neighborhood.
[Edited By Dianna Tomlin]

38. Envision Franklin Compliance

dianna.tomlin@franklintn.gov Plan submitted states lots will be 65' wide however, applicant stated at Joint Conceptual meeting that the proposed lot widths would be below the guiding principle established in Envision Franklin. Staff recommends changing lot widths to meet the standards established by Envision Franklin. Staff cannot support front-loaded attached garage homes on lots less than 65', per Envision Franklin. Please provide elevations at resubmittal that show exactly what type of houses are proposed. Without elevations in the resubmittal, the project will be deemed incomplete and removed from the agenda.
[Edited By Dianna Tomlin]

dianna.tomlin@franklintn.gov Staff will continue to support the guidelines established in Envision Franklin

Stormwater

General Issues

40. Riparian Buffer

jeff.willoughby@franklintn.gov Buffer management plan is under review and working with the applicant for approval

Water/Sewer

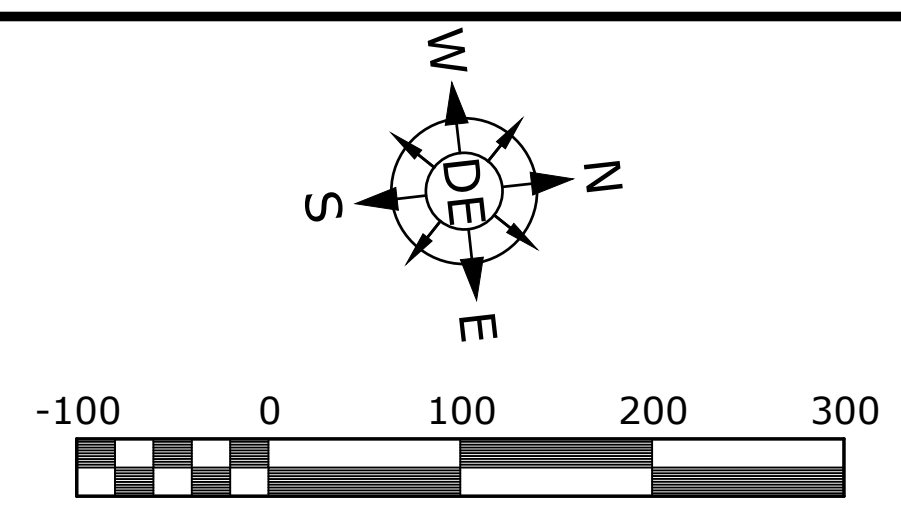
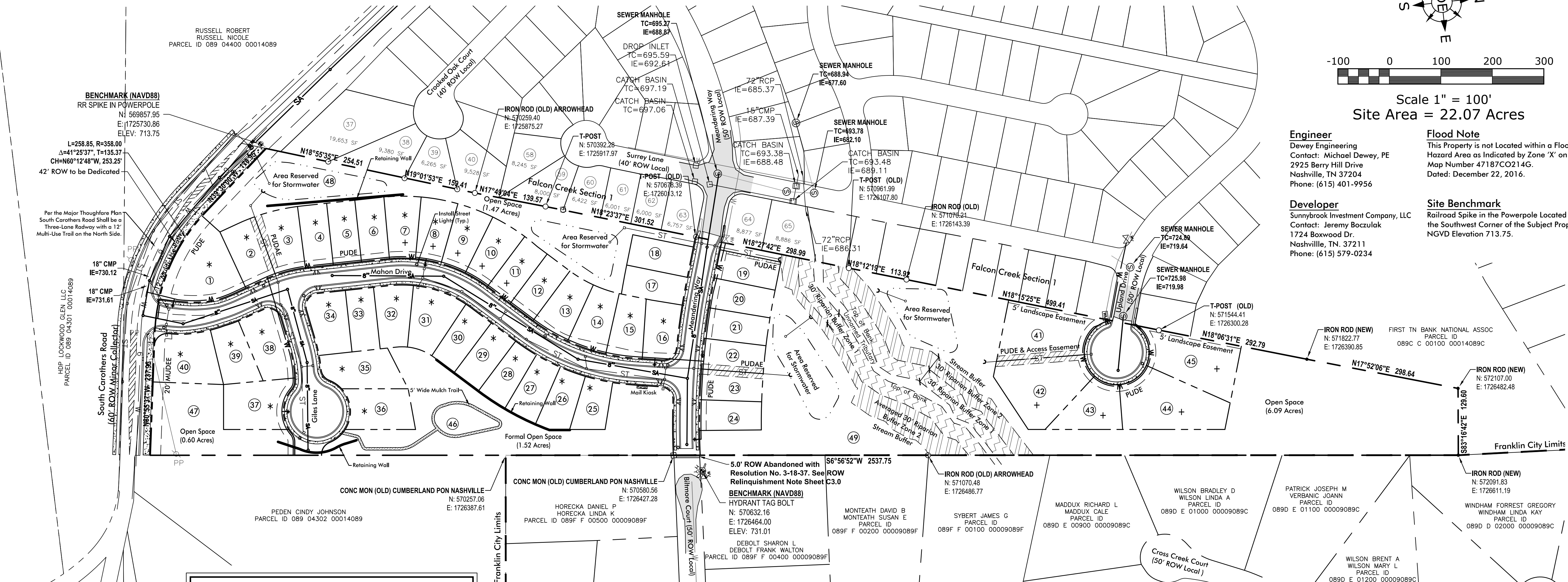
General Issues

16. Sanitary sewer

ben.mcneil@franklintn.gov With the revision of the grading plan, the applicant shall ensure that the finished floor elevation is greater than a 722.00 elevation. This is to ensure that the sanitary sewer service at the proposed lots is gravity.

44. Sanitary sewer

ben.mcneil@franklintn.gov This is a new comment due to the sanitary sewer and grading plan being changed. The lots 41- 44 shall be labeled as critical lots for Water Management to approve building permits. This shall be done and submitted for One Stop.



Scale 1" = 100'
Site Area = 22.07 Acres

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

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

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

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

BENCHMARK (NAVD88)
RR SPIKE IN POWERPOLE
N: 569857.95
E: 1725730.86
ELEV: 713.75

Per the Major Thoroughfare Plan
South Carothers Road Shall be a
Three-Lane Roadway with a 12'
Multi-Use Trail on the North Side.

HDP LOCKWOOD GLEN, LLC
PARCEL ID 089 04301 00014089

Lot Table	
Lot #	Area (sf)
1	16944
2	8181
3	8724
4	6682
5	6600
6	6679
7	7391
8	7413
9	7433
10	7452
11	6646
12	6626
13	7864
14	7864
15	7415
16	7373
17	6791
18	7200
19	6677
20	6807
21	6862
22	6862
23	6862
24	6862
25	6022

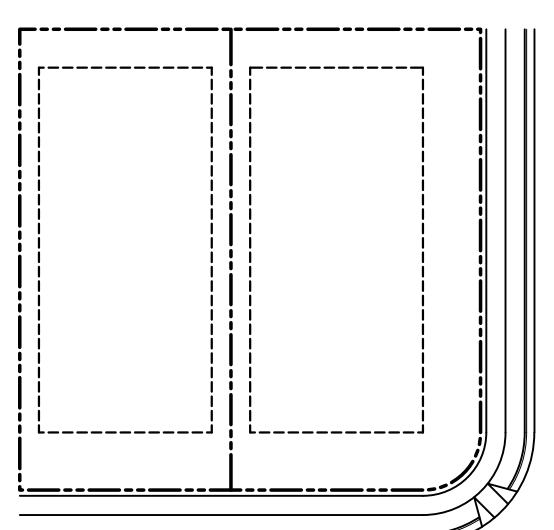
Lot Table	
Lot #	Area (sf)
26	6876
27	7117
28	6585
29	7080
30	6942
31	9589
32	7853
33	6600
34	8623
35	10310
36	9767
37	11519
38	9872
39	7704
40	11798
41	16675
42	18223
43	9636
44	18892
45	16491
46	66285
47	26310
48	64021
49	265326

Site Data	
PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDs:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boc@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)

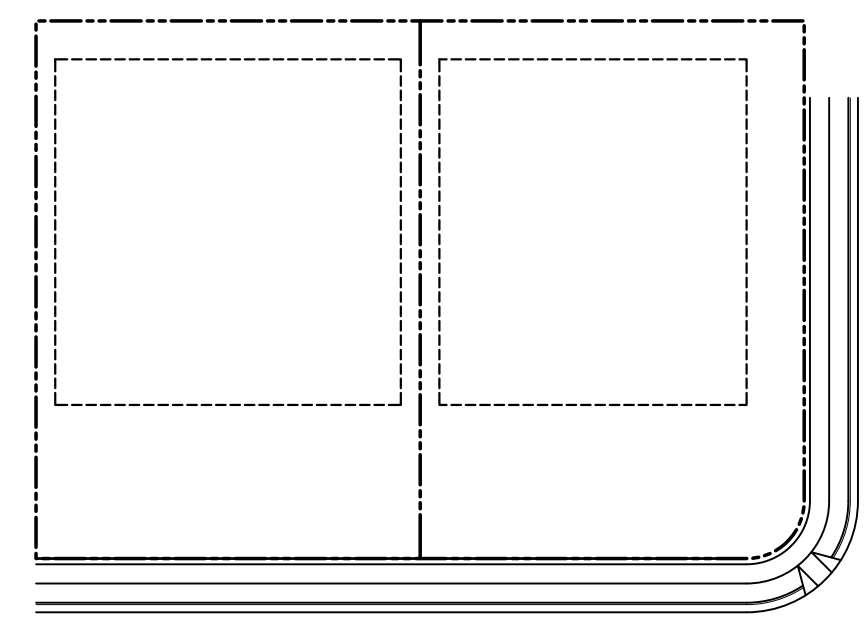
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

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

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



Lot Standards (Lots 2-39 & 41-45)
Typical House Square Footage - 2,200 - 3,000 sf



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

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

STATEMENT OF IMPACTS

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

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

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

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

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

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

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

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

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

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

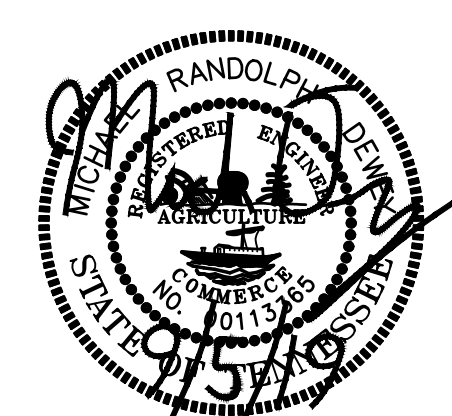
COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

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

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

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

TRIP GENERATION CALCULATIONS	
5 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 61	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 61	DAILY ENTER: 448
DAILY EXIT: 61	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16



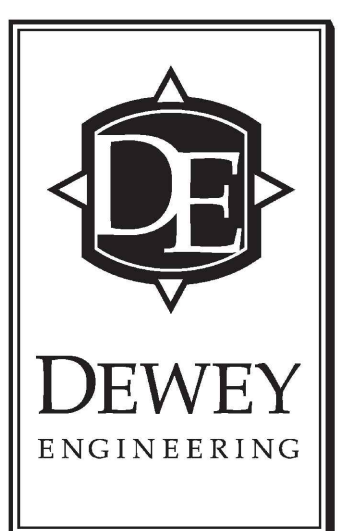
Revisions:

Drawing Notes:
COF Project #7070 (Development Plan)
COF Project #7069 (Rezoning Request)

Date: September 5, 2019

Carothers Glen

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



Overall Development Plan

C2.0

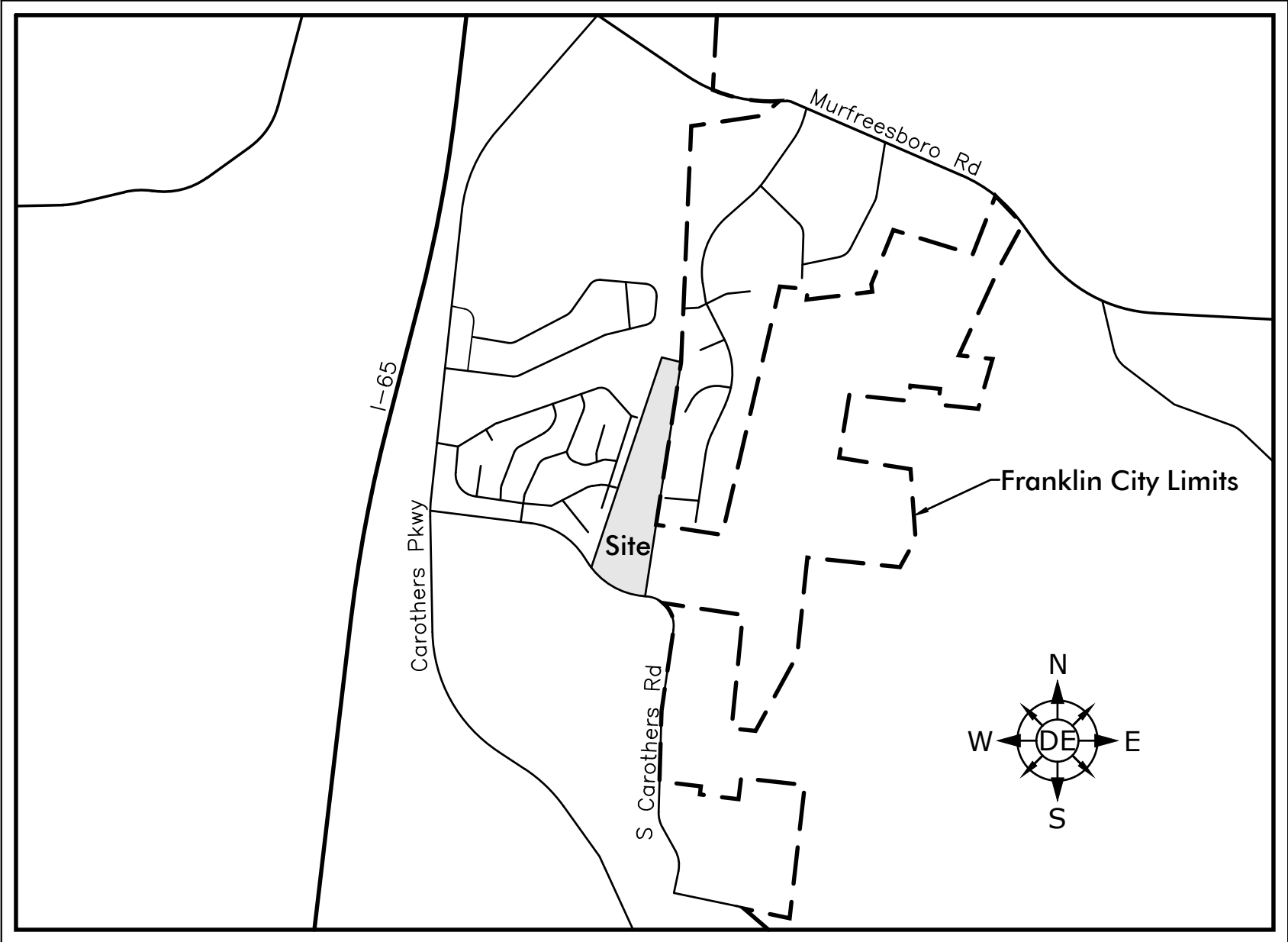
Carothers Glen

A Planned Unit Development Subdivision

Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
4338 & 4340 South Carothers Road
Franklin, Williamson County, Tennessee
COF Project #7070

Site Data	
PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr.
	Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr
	Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
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TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
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FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)



Vicinity Map
NTS

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

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

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

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

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

Sheet Schedule

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

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

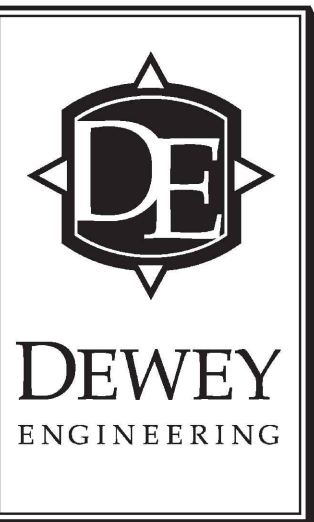


Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

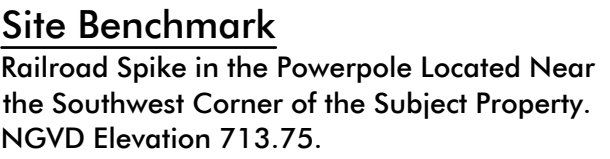
Date: September 5, 2019

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

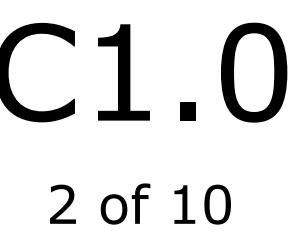


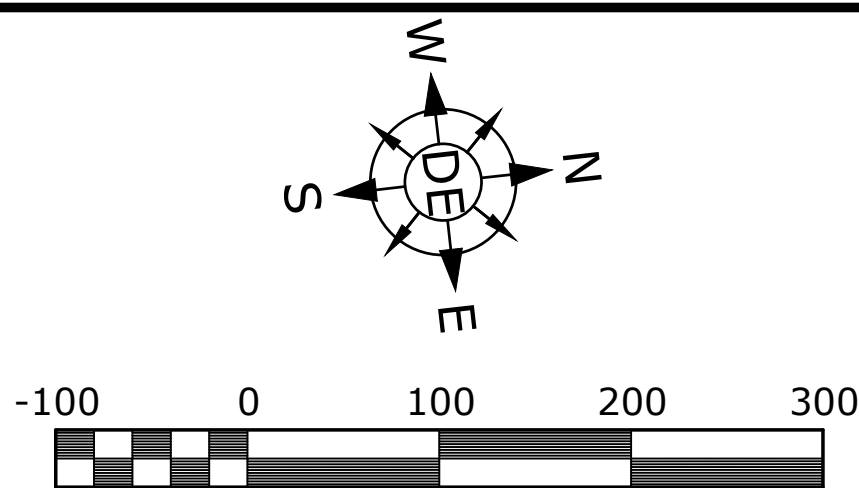
Cover Sheet

C0.0



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





Scale 1" = 100'
Site Area = 22.07 Acres

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

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

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

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

Revisions:

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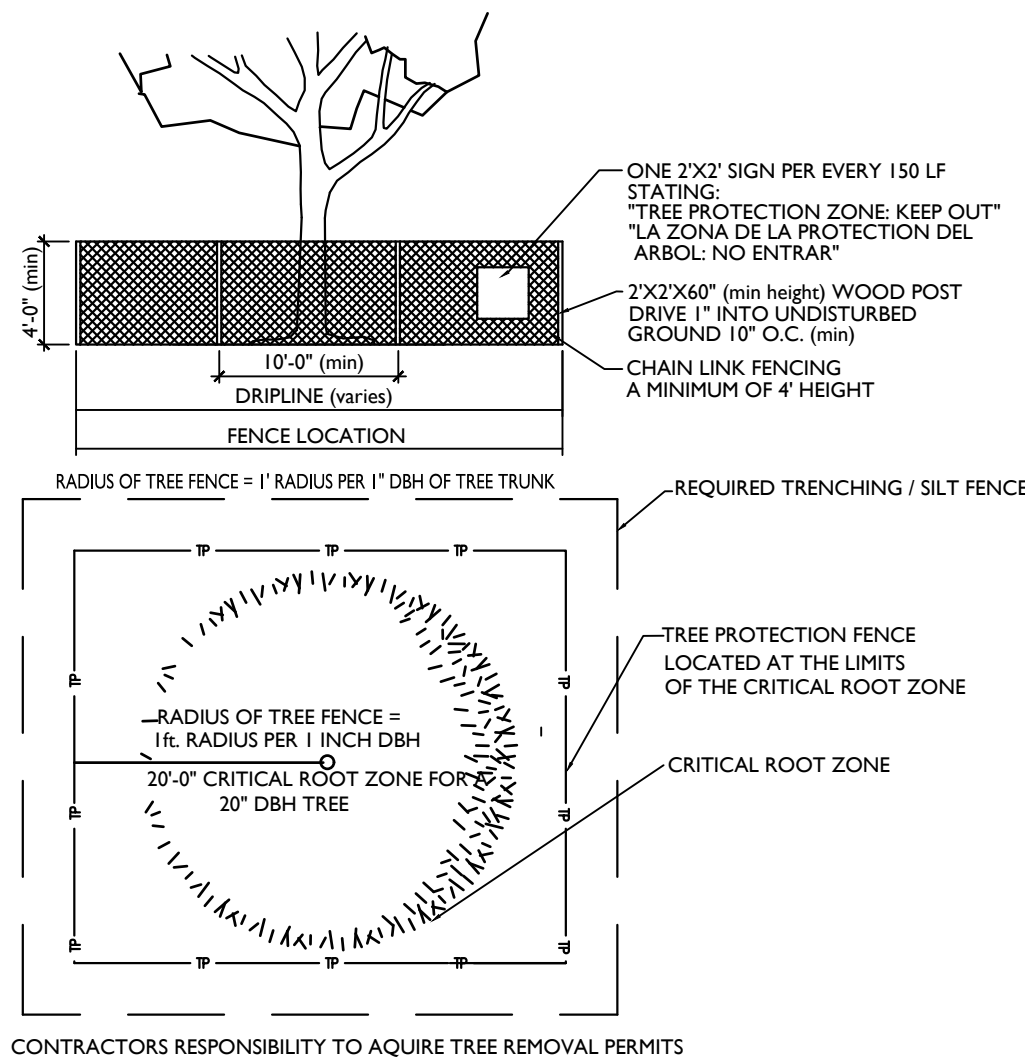
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Carothers Glen
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Franklin, Williamson County, Tennessee

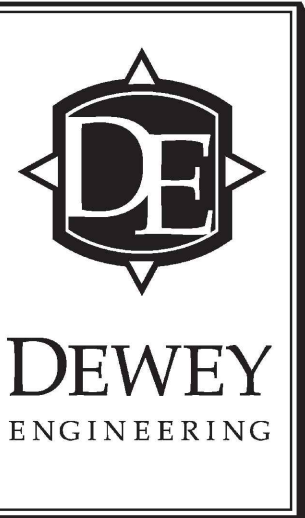
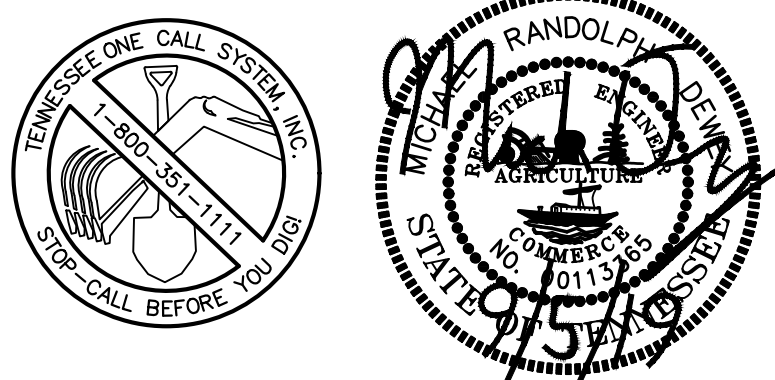


Tree Protection Zone
Existing Tree Canopy - 12.35 Acres (56% of Total Site)
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

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

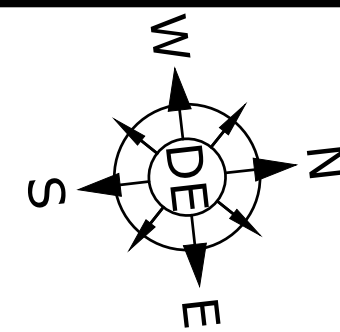


TREE PROTECTION FENCING DETAIL



Overall Tree
Preservation
Plan

C1.1
3 of 10



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

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

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

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

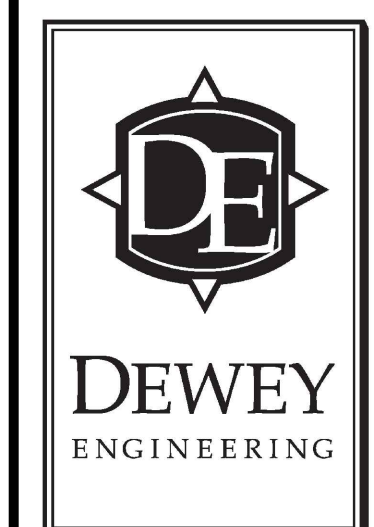
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

Date: September 5, 2019

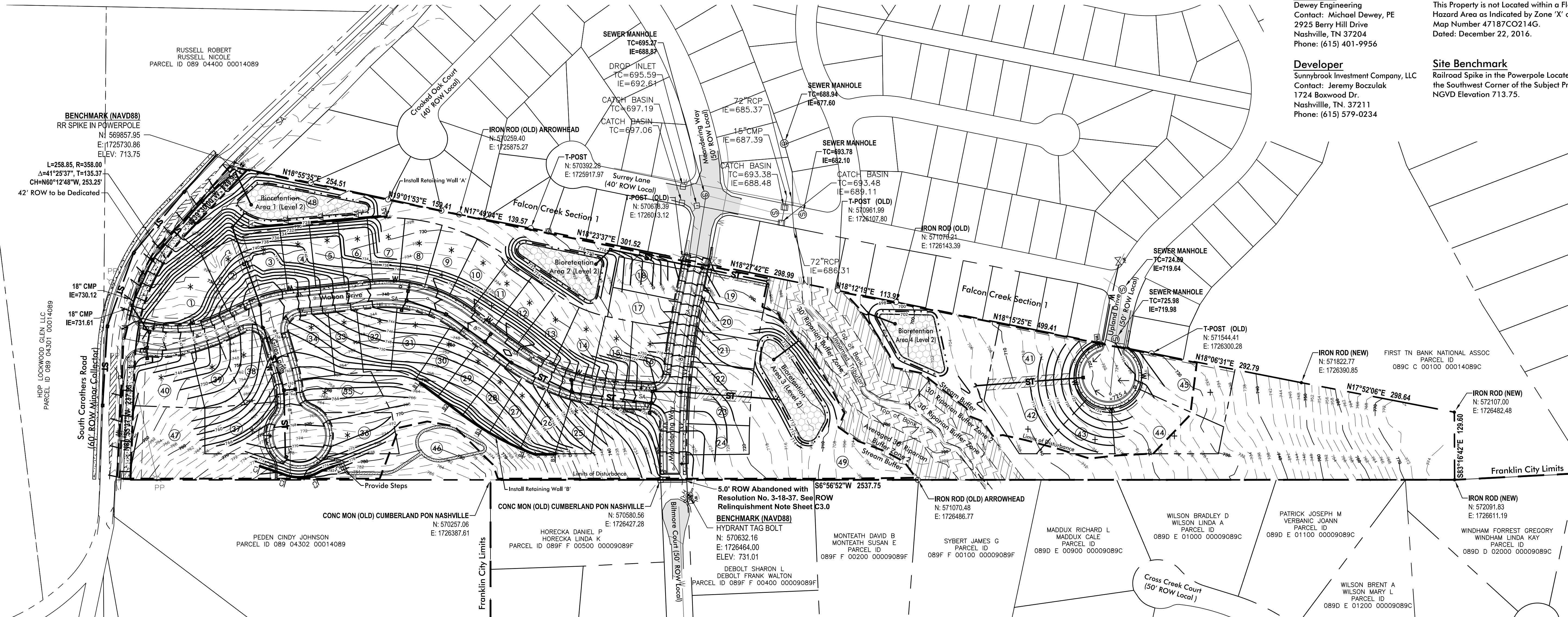
Carothers Glen
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall
Grading and
Drainage Plan

C3.0

5 of 10



Retaining Wall 'A' Table

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

Retaining Wall 'B' Table

Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

Retaining Wall 'C' Table

Section	T.O.W.	B.O.W.	Height
C1	778.0	778.0	0.0
C2	782.5	778.0	4.5
C3	783.2	778.0	5.2
C4	778.0	778.0	0.0

Notes:

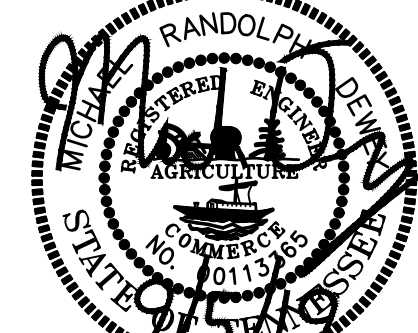
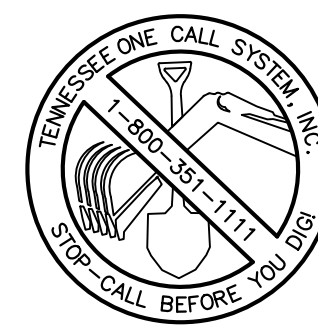
- Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.
- There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
- 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN
- If blasting is necessary, the developer shall obtain all necessary permits and comply with all applicable laws. Developer shall send notices to all property owners within 1,000 feet of the property line where the blasting is to take place at least two weeks prior to the commencement of blasting, notices shall include the anticipated dates and times of blasting. At the request of any property owner within 1,000 feet of the property line where the blasting is to take place, conduct a pre-blasting survey for any buildings located on the requesting owner's property.

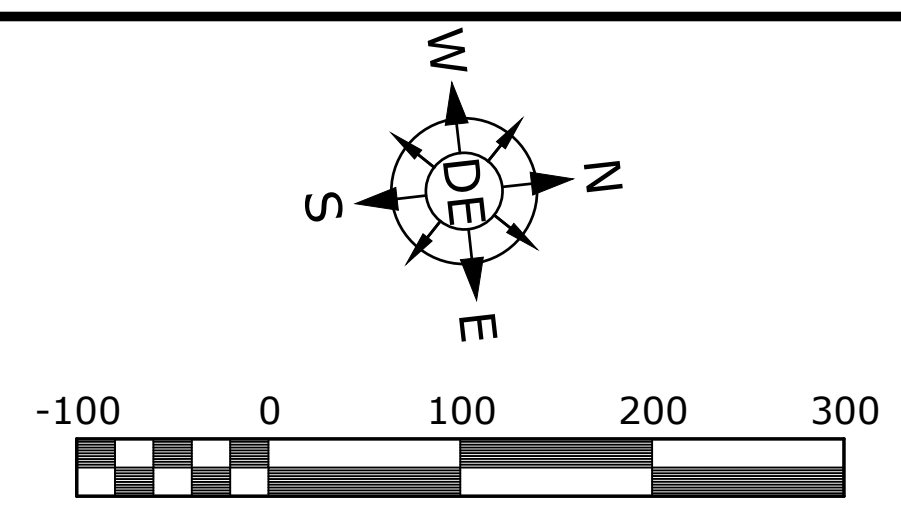
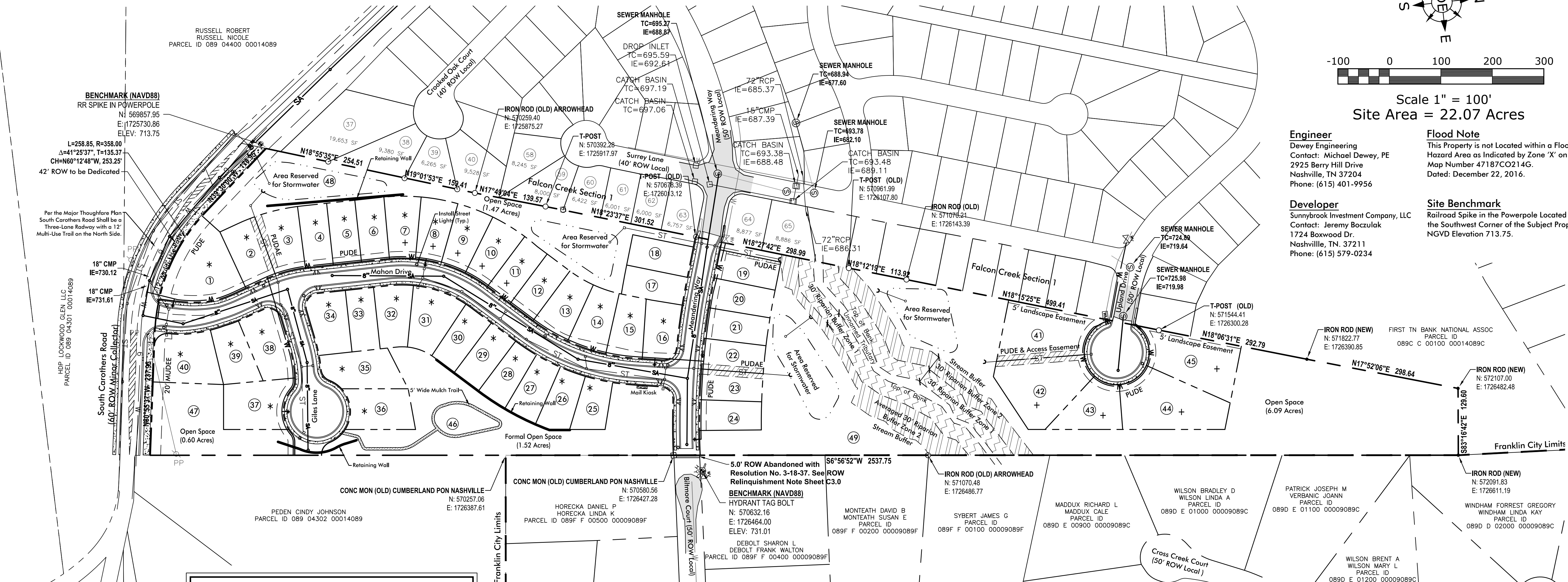
Utility Plan Legend

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

Notes:

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





Scale 1" = 100'
Site Area = 22.07 Acres

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

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

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

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

Per the Major Thoroughfare Plan South Carothers Road Shall be a Three-Lane Roadway with a 12' Multi-Use Trail on the North Side.

HDP LOCKWOOD GLEN, LLC
PARCEL ID 089 04301 00014089

RUSSELL ROBERT
RUSSELL NICOLE
PARCEL ID 089 04400 00014089

PEDEN CINDY JOHNSON
PARCEL ID 089 04302 00014089

HORECKA DANIEL P
HORECKA LINDA K
PARCEL ID 089F F 00500 00009089F

DEBOLT SHARON L
DEBOLT FRANK WALTON
PARCEL ID 089F F 00400 00009089F

SYBERT JAMES G
PARCEL ID 089F F 00100 00009089F

MADDUX RICHARD L
MADDUX CALE
PARCEL ID 089D E 00900 00009089C

PATRICK JOSEPH M
VERBANIC JOANN
PARCEL ID 089D E 01100 00009089C

WINDHAM FORREST GREGORY
WINDHAM LINDA KAY
PARCEL ID 089D D 02000 00009089C

Lot #	Area (sf)
1	16944
2	8181
3	8724
4	6682
5	6600
6	6679
7	7391
8	7413
9	7433
10	7452
11	6646
12	6626
13	7864
14	7864
15	7415
16	7373
17	6791
18	7200
19	6677
20	6807
21	6862
22	6862
23	6862
24	6862
25	6022

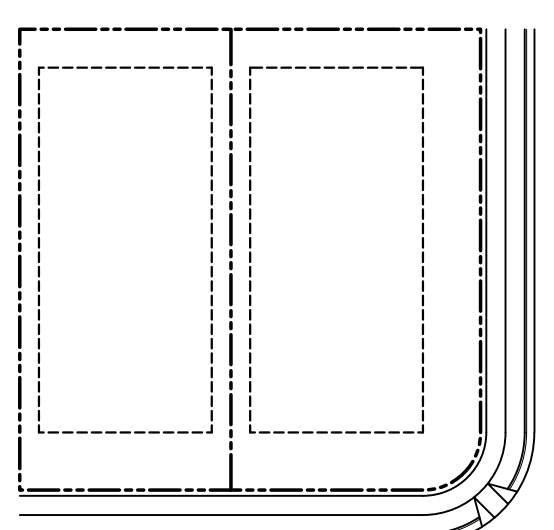
Lot #	Area (sf)
26	6876
27	7117
28	6585
29	7080
30	6942
31	9589
32	7853
33	6600
34	8623
35	10310
36	9767
37	11519
38	9872
39	7704
40	11798
41	16675
42	18223
43	9636
44	18892
45	16491
46	66285
47	26310
48	64021
49	265326

Site Data	
PROJECT NAME:	Carothers Glen
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDs:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr. Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr. Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	44% Proposed (15% Required for SD-R Zoning)
FORMAL OPEN SPACE:	1.52 Acres Proposed (1.16 Acres Required)
INFORMAL OPEN SPACE:	8.16 Acres Proposed (2.18 Acres Required)

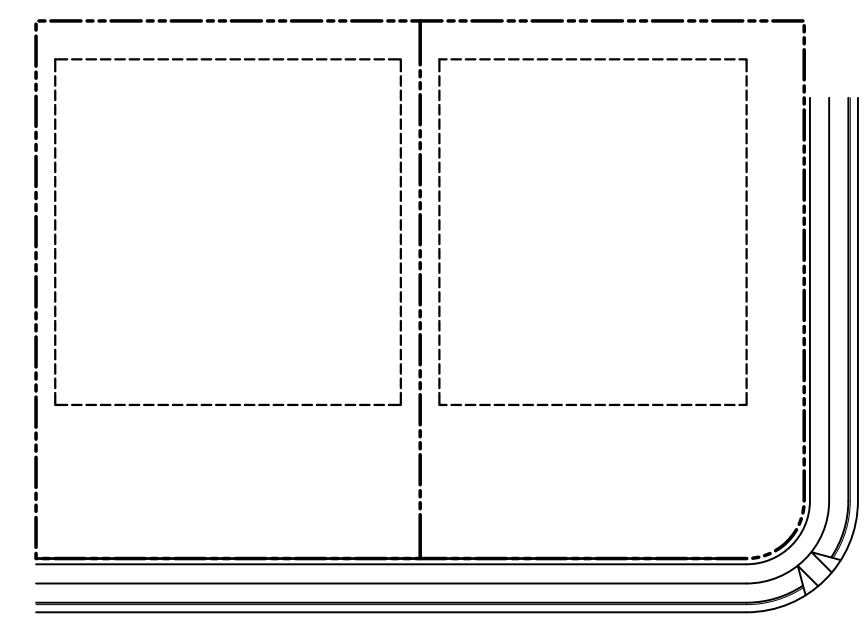
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

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

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



Lot Standards (Lots 2-39 & 41-45)
Typical House Square Footage - 2,200 - 3,000 sf



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

Note: Building Envelopes Shall be Located Outside of any Easements as Shown in the Plan View Above.

STATEMENT OF IMPACTS

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

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

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

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

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

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

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

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

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

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

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

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

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

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

TRIP GENERATION CALCULATIONS	
5 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 61	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 61	DAILY ENTER: 448
DAILY EXIT: 61	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16



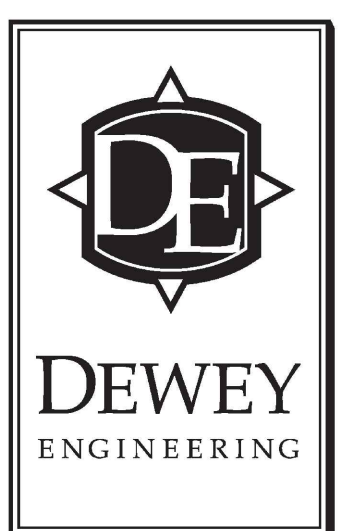
Revisions:

Drawing Notes:
COF Project #7070 (Development Plan)
COF Project #7069 (Rezoning Request)

Date: September 5, 2019

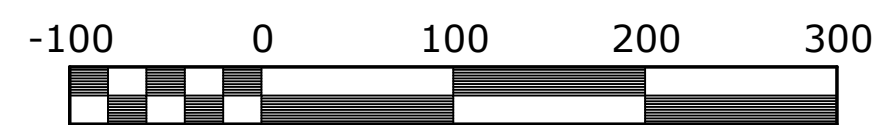
Carothers Glen

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



Overall Development Plan

C2.0



Scale 1" = 100'
Site Area = 22.07 Acres

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

Flood Note
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Dated: December 22, 2016.

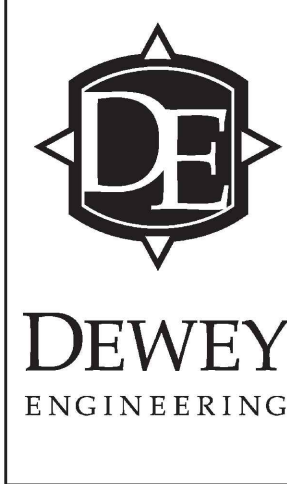
Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
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Site Benchmark
Railroad Spike in the Powerpole Located Near
the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
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Date: September 5, 2019

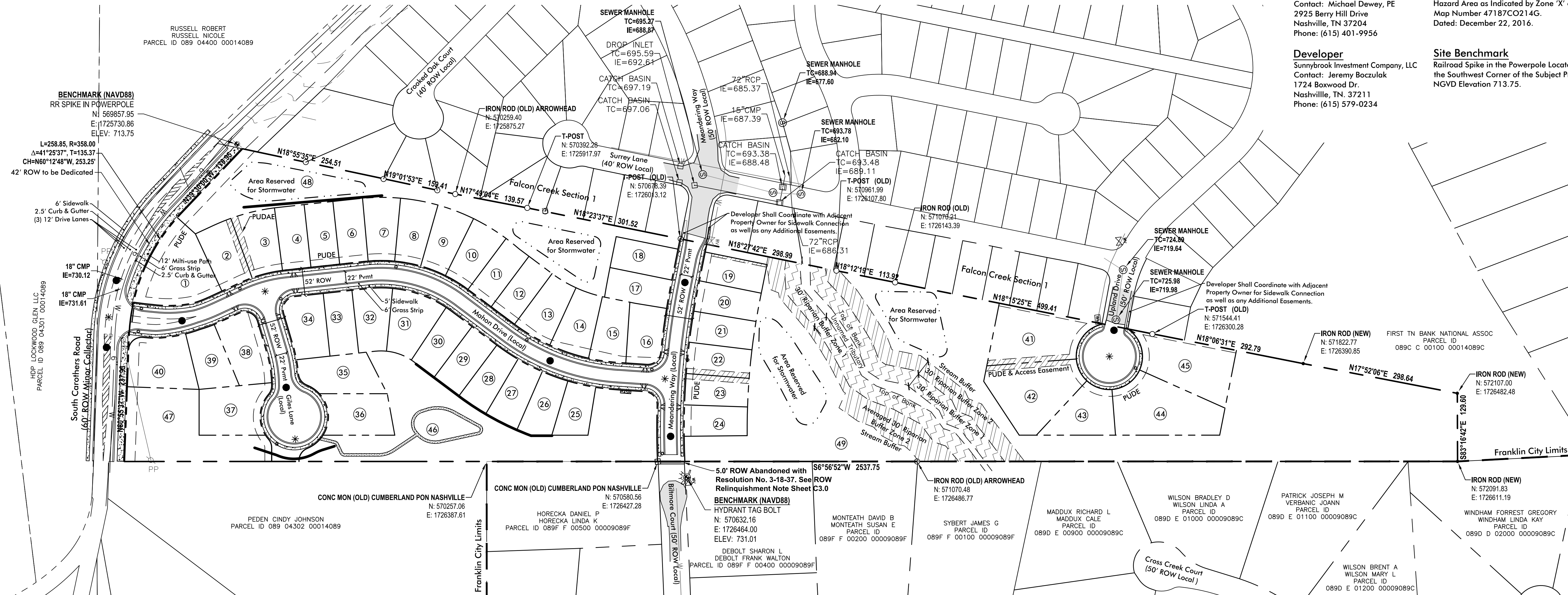
Carothers Glen



Overall ROW & Access Plan

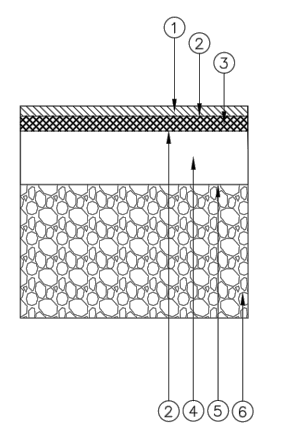
C4.0

6 of 10



ROW & Access General Notes

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



PAVEMENT SCHEDULE

1" - BITUMINOUS SURFACE COURSE

① 411-02.10 ACS MIX(PG-27-22) GRADING D

TACK COAT

43-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) 60.02 GAL/SY

② 307-02.00 BITUMINOUS AGGREGATE BASE

307-02.00 ASPHALT CONCRETE MIX (PG-27-22)(SFBM-HM) GRADING B-M2

③ 4" -

307-02.01 ASPHALT CEMENT MIX BASE (PG-27-22) SFBM-HB GRADING "A" (APPROX 460 LBS/SY)

PRIME COAT

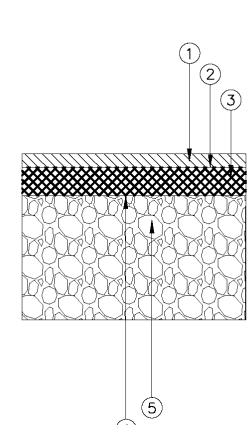
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) 60.30-0.35 GAL/SY

402-02 AGGREGATE FOR COVER MATERIAL (PC) 88-12/85/SY

④ 303-01 MINERAL AGGREGATE BASE 303-01 MINERAL

303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

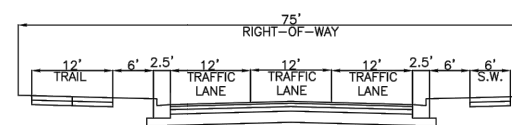
N.T.S	
CITY OF FRANKLIN	<i>Paul G. Harg</i> 7/1/2017 CITY ENGINEER DATE
MAJOR AND MINOR COLLECTOR	
DWG. NO. RD-2	<i>Paul M. Harg</i> 7/1/2017 EFFECTIVE DATE DATE



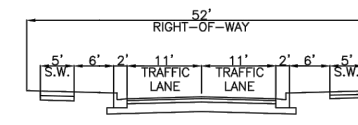
PAVEMENT SCHEDULE

①	1.5" = BITUMINOUS SURFACE COURSE 411-011.1 AC'S MIX (PC64-22) GRADING B-RWY
②	TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) 00.02 GAL/SY
③	3" = BITUMINOUS AGGREGATE BASE 307-01.0 ASPHALT CONCRETE MIX (PC64-22)(BMB-HM) GRADING B-M2
	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) 00.30-0.35 GAL/SY
	402-02 AGGREGATE FOR COVER MATERIAL (PC) 06-12.05/SY
④	6" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D"

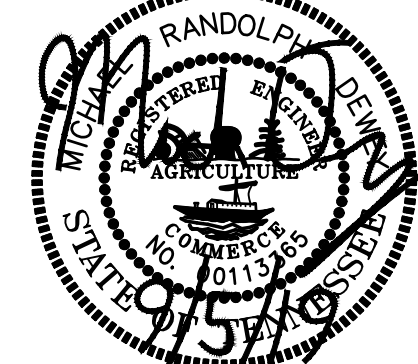
CITY OF FRANKLIN		 CITY ENGINEER		7/1/2017 DATE
LOCAL AND ALLEY PAVEMENT SECTION		 ASST. DIRECTOR OF ENG.		7/1/2017 DATE
DWG. NO. RD-3		EFFECTIVE DATE: 7/1/2017		



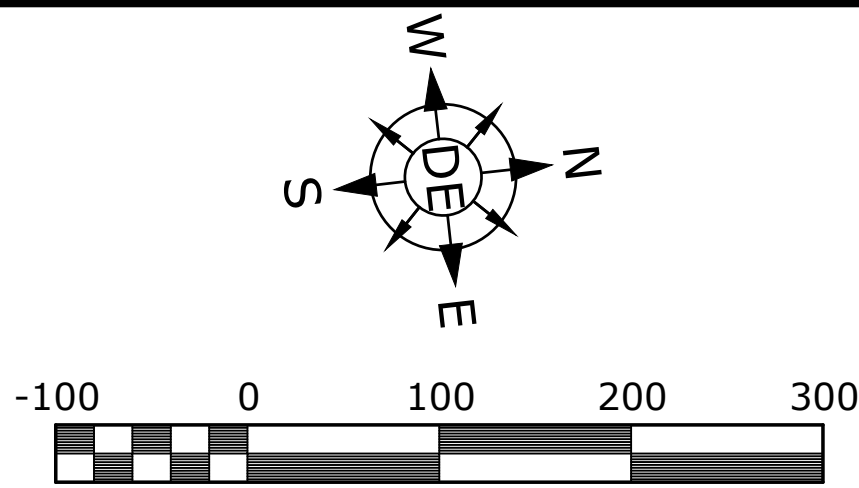
3-LANE MINOR COLLECTOR W/ TRAIL TILE		 CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
COF TS-08 (INCL)	CITY ENGINEER  DATE 7/1/2017		ASSISTANT DIRECTOR OF ENGINEERING  DATE 7/1/2017



2-LANE INTERMEDIATE AND LOW VOLUME STREET		 CITY OF FRANKLIN ENGINEERING 109 THIRD AVE NORTH FRANKLIN, TN 37064	
TITLE			
COF TS-12		CITY ENGINEER <i>[Signature]</i>	7/1/2017
DESIGN			
7/1/2017		ASSISTANT DIRECTOR OF ENGINEERING <i>[Signature]</i>	7/1/2017



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



Scale 1" = 100'
Site Area = 22.07 Acres

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

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

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

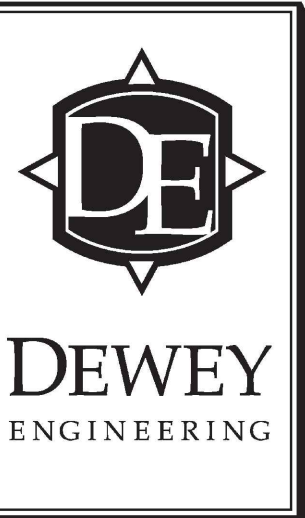
Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property. NGVD Elevation 713.75.

Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

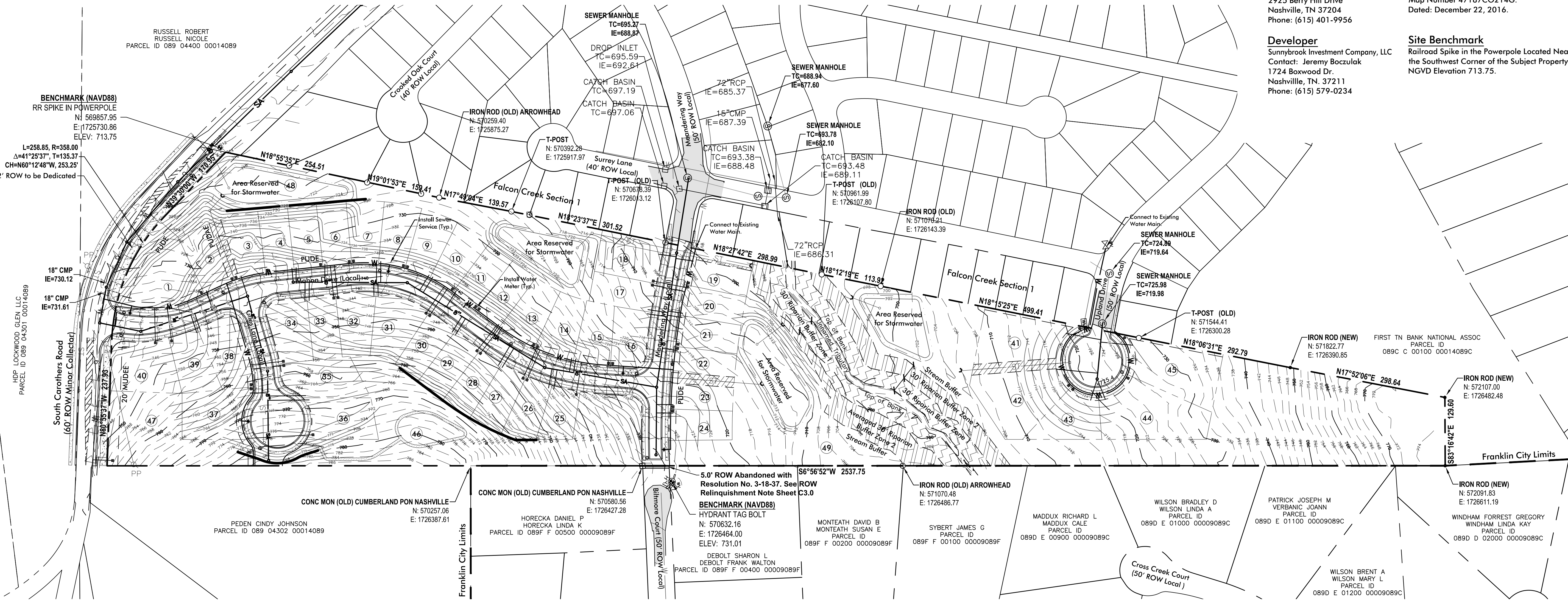
Date: September 5, 2019

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

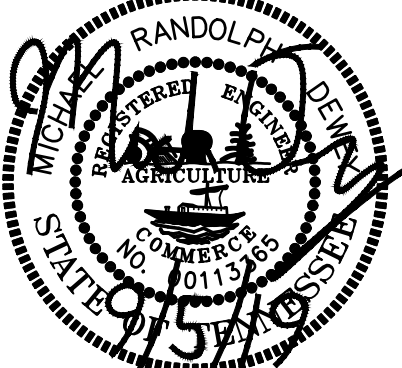


Overall Utility
Plan

C5.0



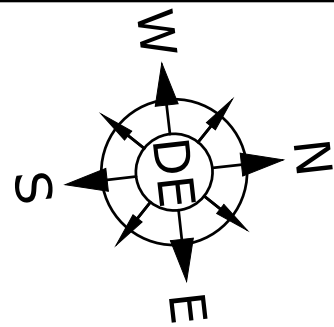
- Utility Plan Legend**
- — — — — PROP. STORM CULVERT
 - W — W — — PROP. WATER MAIN
 - 8" — SA — — — PROP. 8" GRAVITY SEWER MAIN
 - 6" — W — — — EX. 6" WATER MAIN (S CAROTHERS RD)
 - W — W — — EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
 - EX. UTILITY POLE
 - — — — — PROP. HEADWALL
 - PROP. DRAINAGE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



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

Utility Plan Legend

- PROF. STORM CULVERT
- PROF. WATER MAIN
- PROF. 8" GRAVITY SEWER MAIN
- EX. 6" WATER MAIN (S CAROTHERS RD)
- EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
- EX. UTILITY POLE
- PROF. HEADWALL
- PROF. DRAINAGE CATCH BASIN
- PROF. 6" SEWER LATERAL SERVICE
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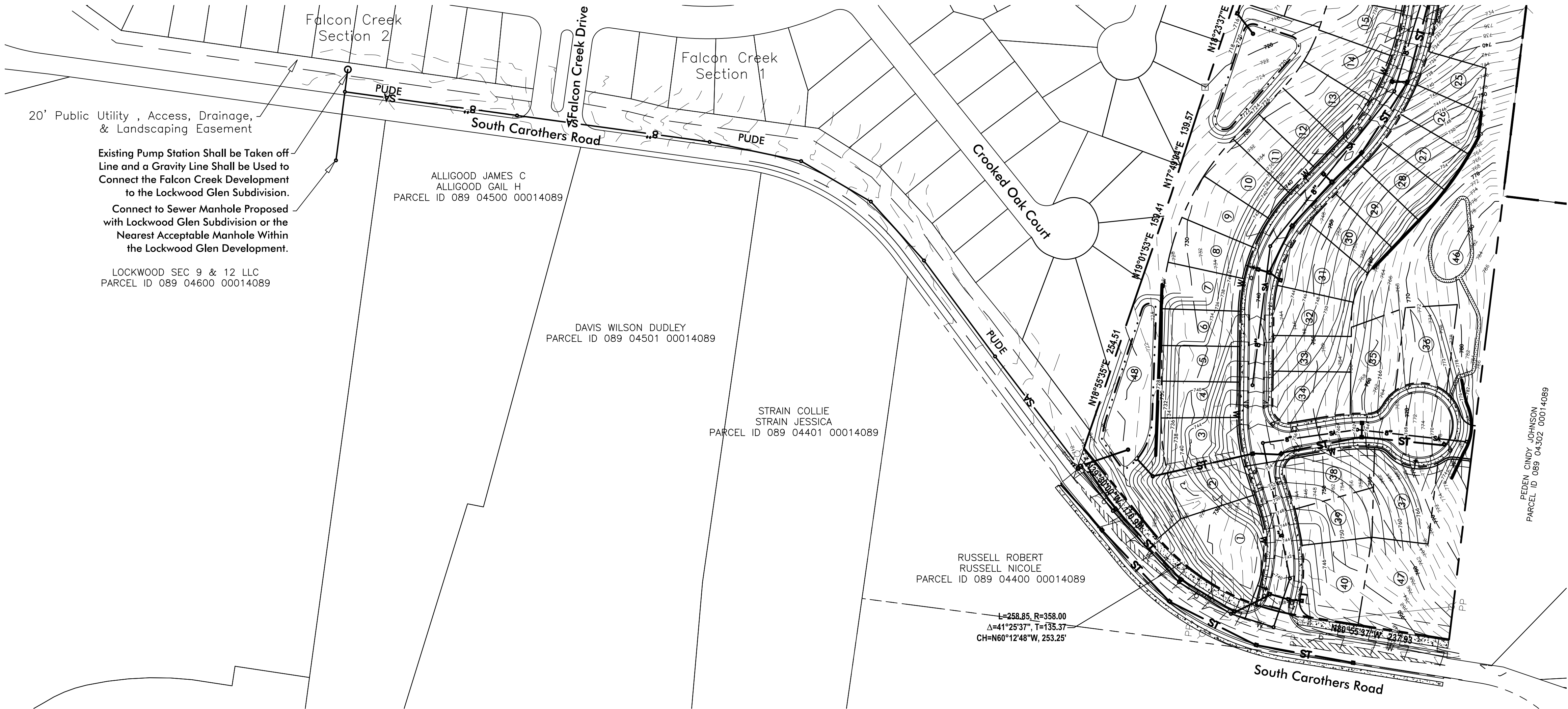
Scale 1" = 100'
Site Area = 22.07 Acres

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

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

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

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



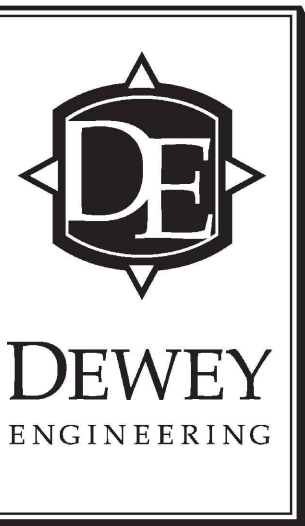
Revisions:

Drawing Notes:
COF Project #7070
(Development Plan)
COF Project #7069
(Rezoning Request)

Date: September 5, 2019

Carothers Glen

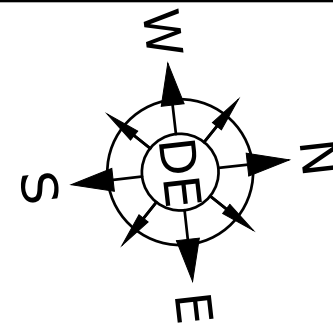
Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Offsite Sewer
Plan

C5.1

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



-100 0 100 200 300

Scale 1" = 100'
Site Area = 22.07 Acres

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

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
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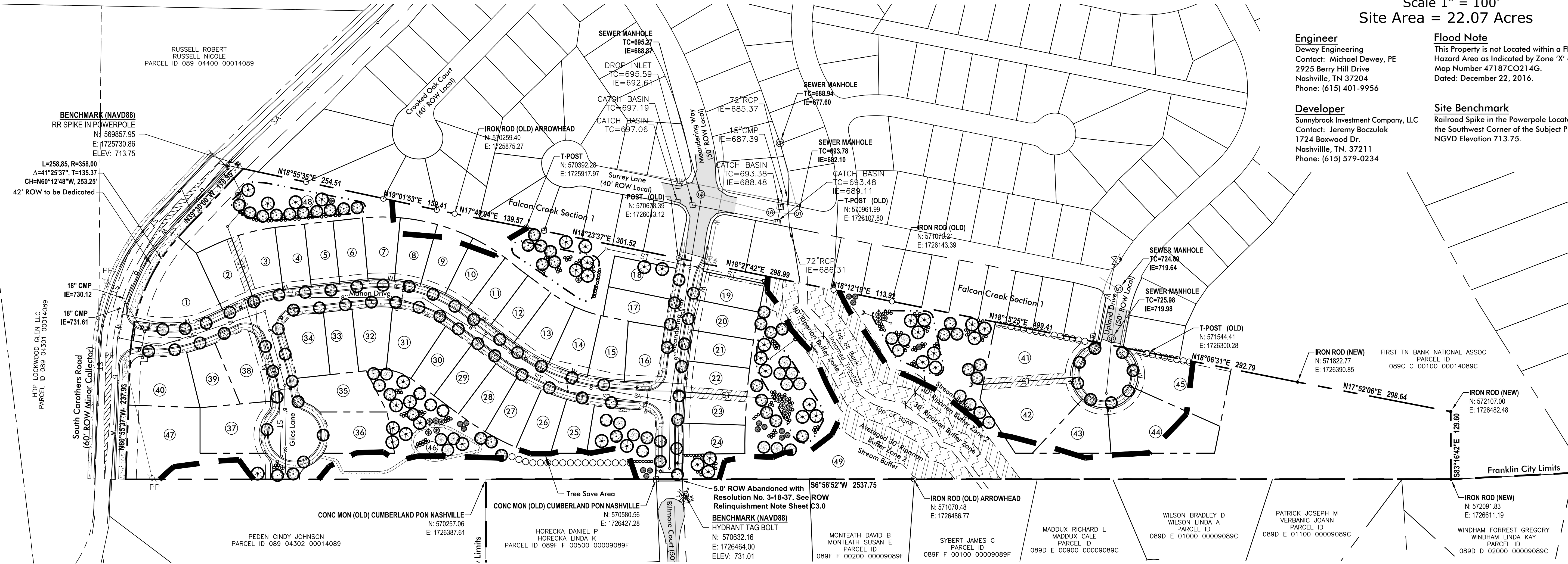
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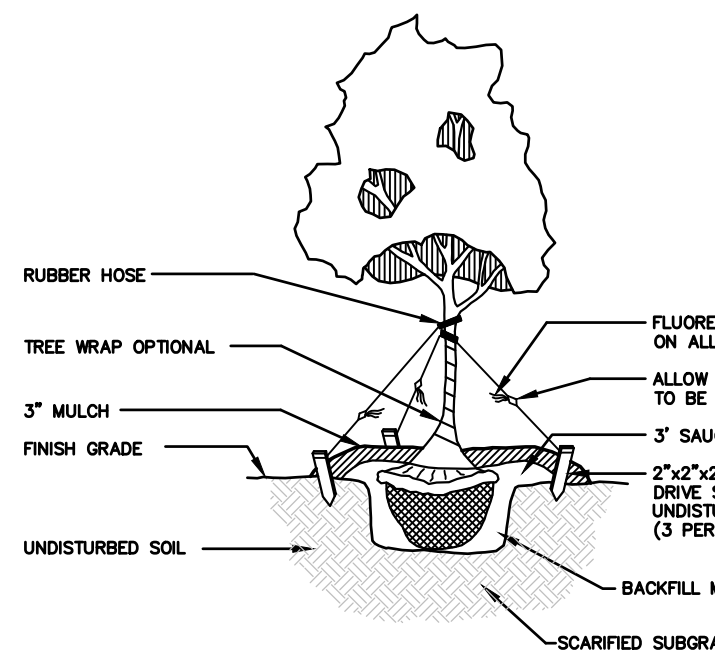
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Franklin, Williamson County, Tennessee

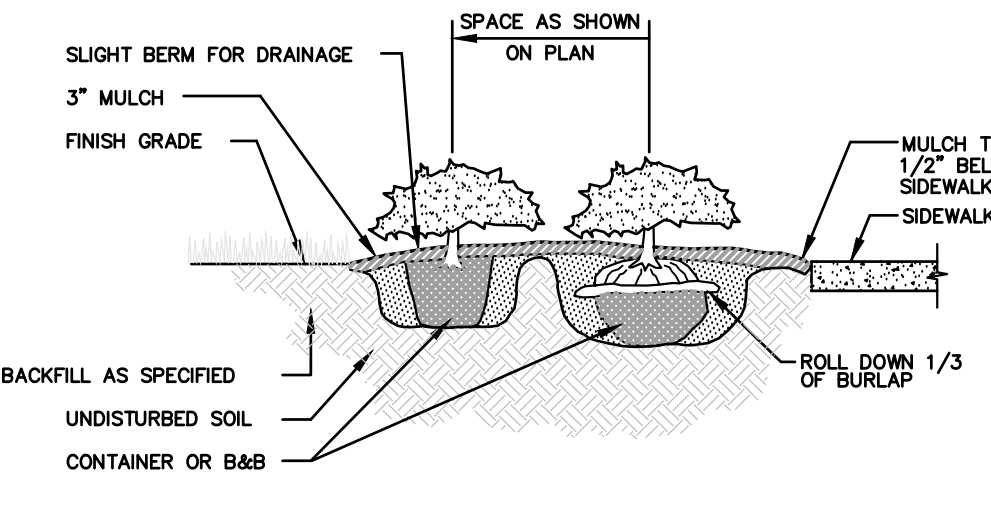


OVERALL LANDSCAPE MATERIALS SCHEDULE

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



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



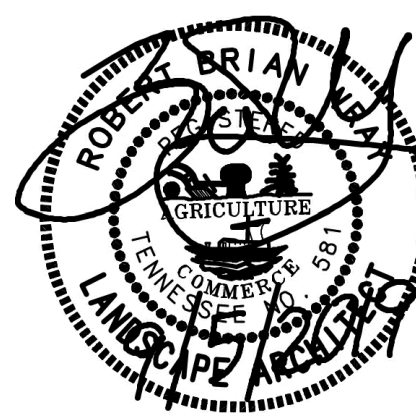
SHRUB / GROUNDCOVER
PLANTING DETAIL

LANDSCAPE NOTES

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

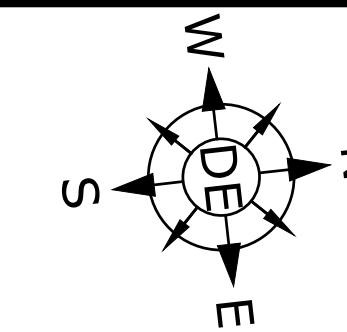
Utility Plan Legend

- PROP. STORM CULVERT
- PROP. WATER MAIN
-
-
-
-
-
-
-
-
-
-
-



Overall
Landscape
Plan

L1.0



-100 0 100 200 300

Scale 1" = 100'
Site Area = 22.07 Acres

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

Flood Note
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Contact: Jeremy Boczulak
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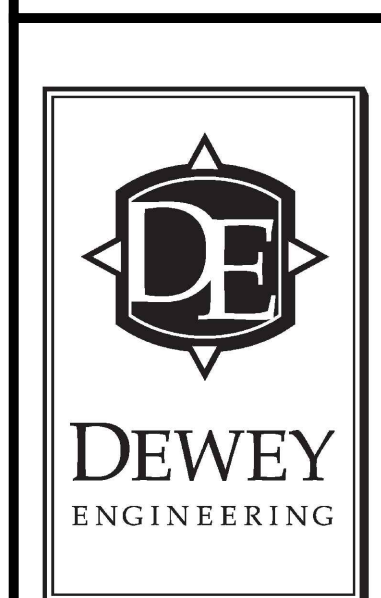
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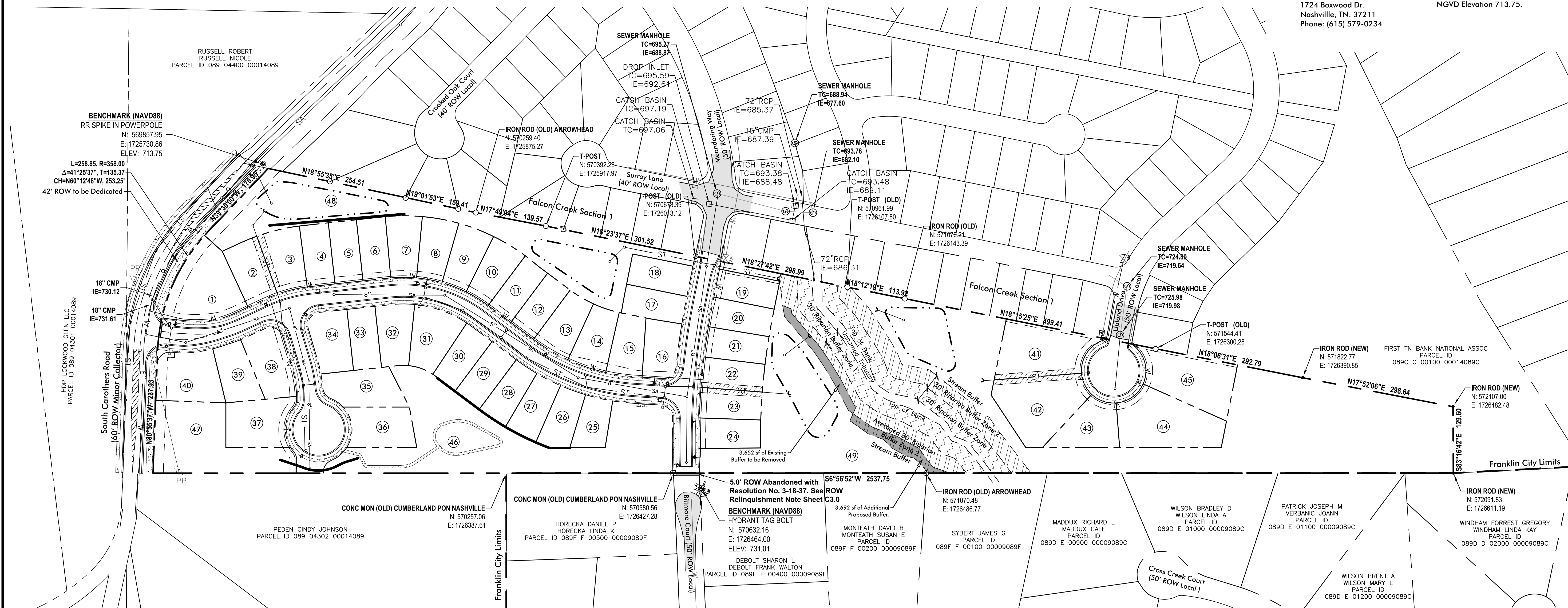
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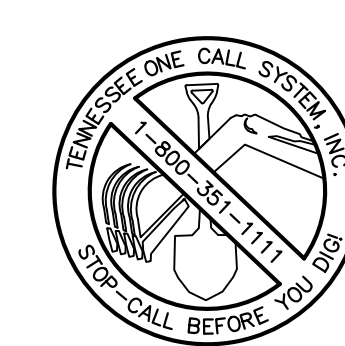


Buffer
Averaging
Plan

L1.1
10 of 10



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





FRONT ELEVATION
 FRENCH COUNTRY ELEVATION
 1/8" = 1'-0"



FRONT ELEVATION - Chelsey
 (Standard Plan)
 $1/8" = 1'-0"$

City of Franklin Planning and Sustainability Dept.
109 3rd Avenue South
Franklin, TN 37064

RECEIVED
SEP 23 2019

BY:

To whom it may concern,

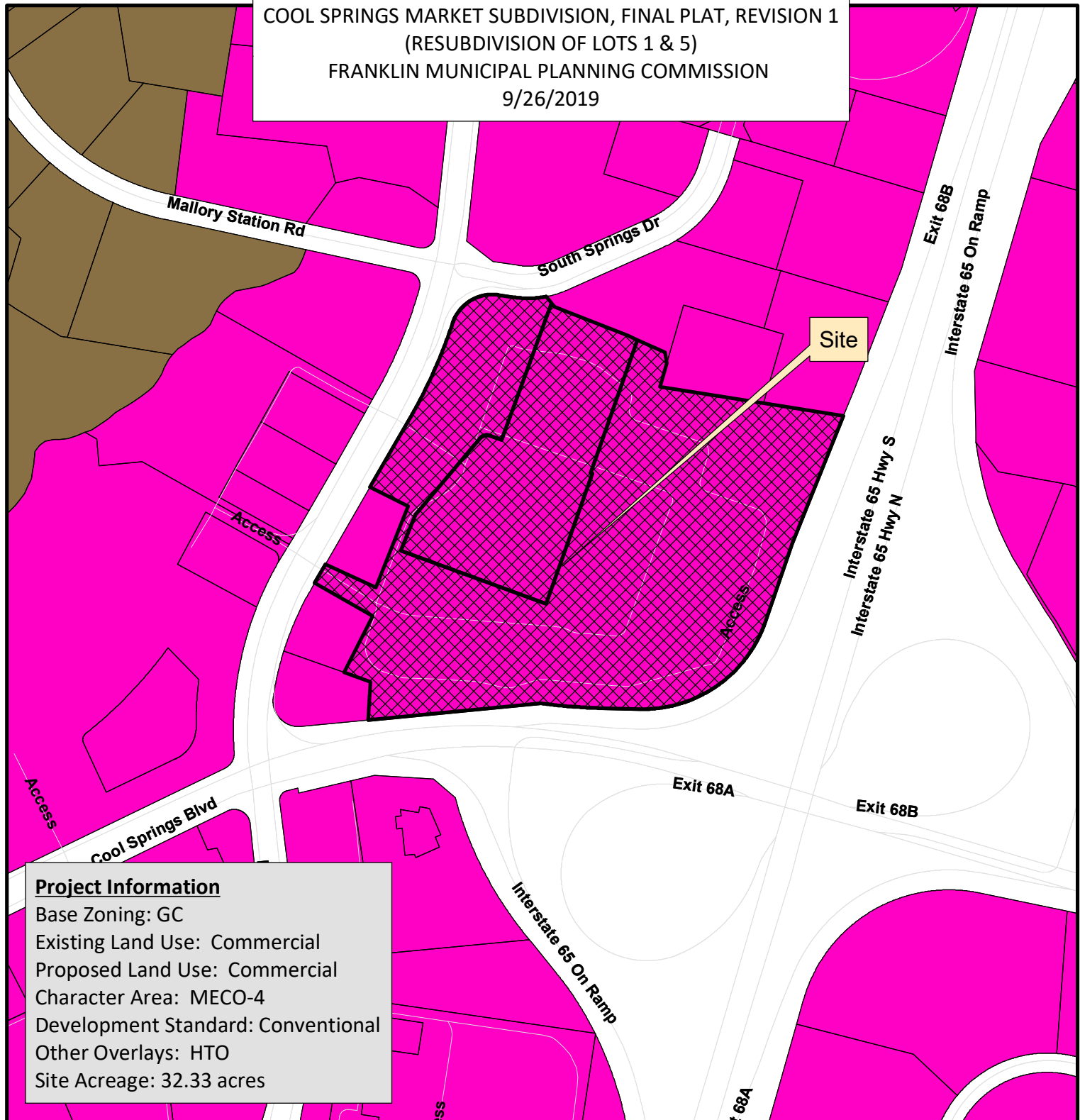
There is a famous quote that states, in essence..doing the same thing over and over and expecting a different result is the definition of insanity. So here we are again, Falcon Creek and Cross Creek vs Dewey Engineering, wasting your time arguing over what one of your own panel members described as a 'narrow slip of property with a creek bed running through the middle that doesn't lend itself to development'. The miniscule changes to the previously submitted plan do not in any way negate any of the arguments already posed regarding the negative impact this project would have on the existing subdivisions. Our sleepy community of Falcon Creek would be completely ruined with large trucks running up and down our streets with construction debris and huge construction vehicles lumbering back and forth. Once construction was finished many months or years later, local traffic would be horrendous. Not even considering the increased over taxing of our water and sewer systems.

As I drive around the area near my home all the beautiful fields and forested areas that caused us to fall in love with and settle down here are gone. All I see are metal fences and construction signs, earth stripped of green, dug up turned over and blasted. There are huge piles of dirt, stones and other construction debris every where I look. But most of those aren't in somebody's back yard. I'm sure someone thought they had made a great investment when they bought the narrow slip of land with a creek running through the middle of it, that they could plop a bunch of homes, with no yards, on and walk away with a fat wallet. Not every square mile of Franklin needs to have pavement, concrete and buildings in it.

Please, could the insanity end.

Patricia D'Alessandro
2317 Surrey Lane
Franklin, TN 37067

COOL SPRINGS MARKET SUBDIVISION, FINAL PLAT, REVISION 1
 (RESUBDIVISION OF LOTS 1 & 5)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/26/2019



Project Information

Base Zoning: GC
 Existing Land Use: Commercial
 Proposed Land Use: Commercial
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HTO
 Site Acreage: 32.33 acres

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



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered**Engineering - Final Plat Checklist**General Issues**11. Final Plat to Match Site Plan**

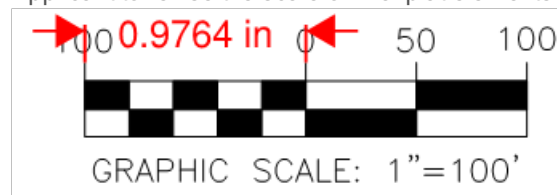
joe.marlo@franklin.tn.gov Comment to remain open while associated Site Plan is still being under review and may potentially be further modified.

Applicant shall ensure that any modifications to the associated Site Plan COF 6873 which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

18. Scale

joe.marlo@franklin.tn.gov Comment not adequately addressed. While the graphic scale states 1" = 100', the plat appears to be drawn to a scale of approximately 0.976" = 100'.

Applicant to revise the scale of final plat elements to be accurately drawn at 1" = 100'

**Performance Agreement and Surety**General Issues**12. Engineering Sureties**

kevin.long@franklintn.gov All sureties with the associated site plan [COF# 6873 \(Cool Springs Market Subdivision, Site Plan, Lot 1, Revision 3 \(Kroger U-526 Fuel Center\)\)](#) shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 6873:

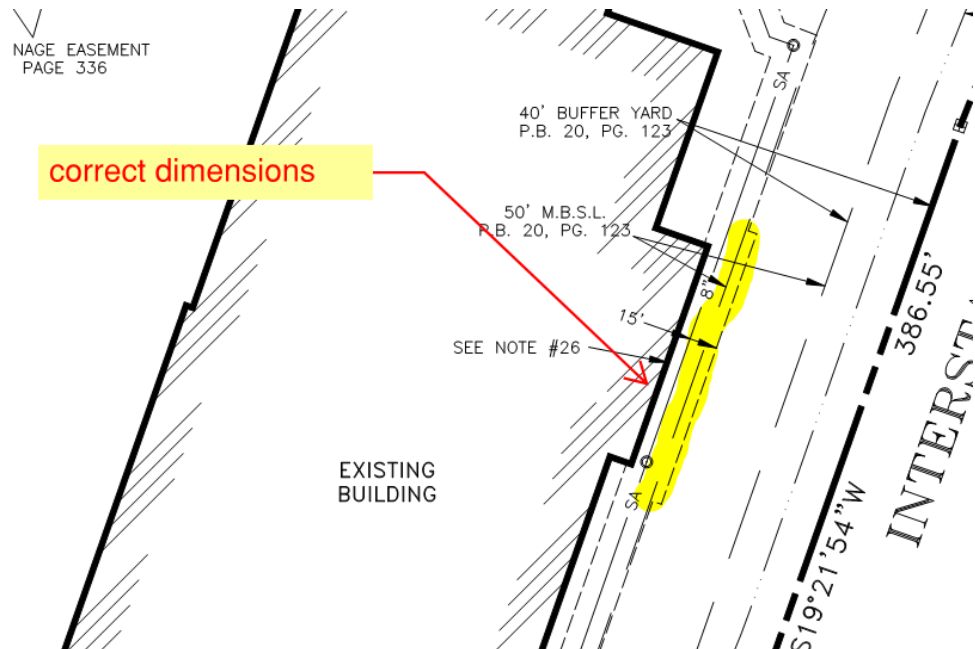
I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ -
IV. City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ -
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX. ITS Elements	\$ -
X: Stormwater Drainage	\$ 25,000
XI: Green Infrastructure	\$ 6,000

Water/Sewer

General Issues

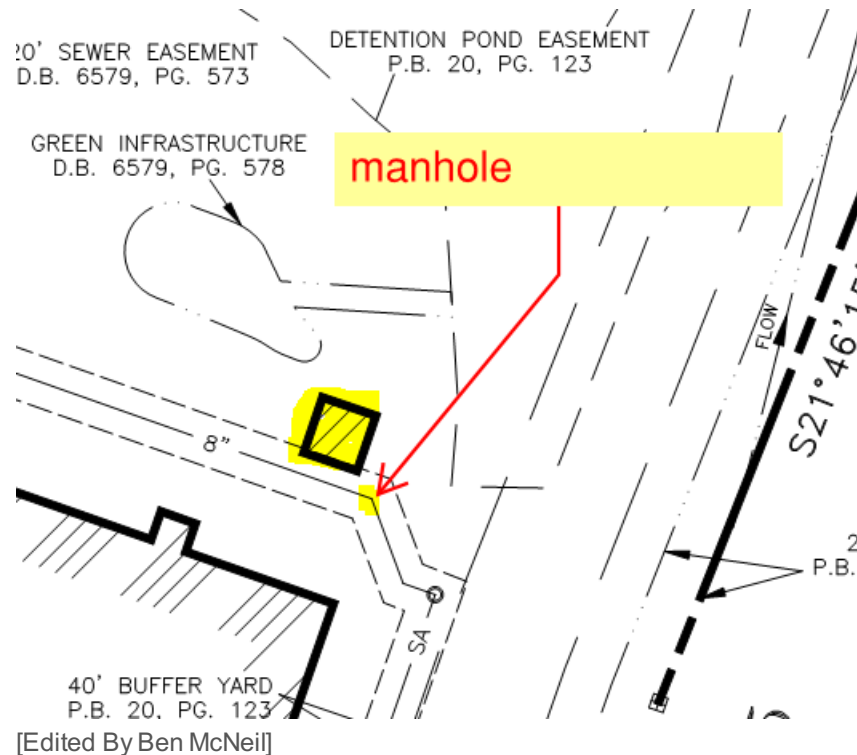
9. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has corrected the majority of the issue. The applicant shall clear up the lines shown below to ensure there is no confusion with the future sewer easements.



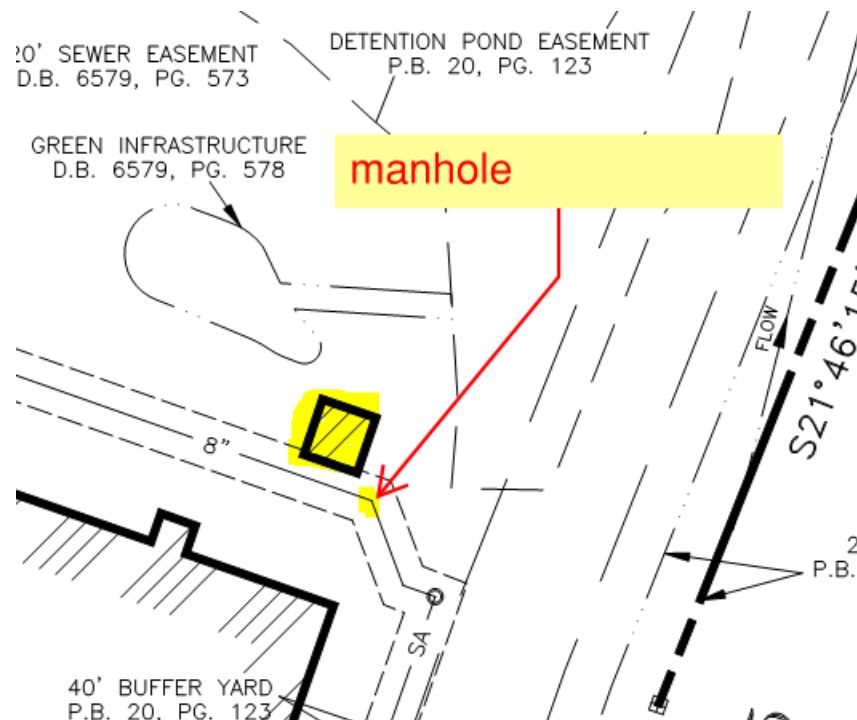
25. Sanitary sewer

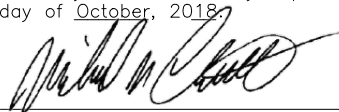
ben.mcneil@franklin.tn.gov With the latest submittal of the plat, the sanitary sewer alignment has changed. The applicant shall clarify the square shown below and ensure the square is not in the easement. If the square is a structure, additional easement shall be granted and noted that the City of Franklin is not responsible for structure during maintenance or replacement of sewer.



26. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall show the manhole on the existing sanitary sewer main below. The new alignment has left the manhole off.



CERTIFICATE OF APPROVAL OF WATER SYSTEMS I hereby certify that the following water system outlined or indicated on the final subdivision plot entitled <u>Cool Springs Market Subdivision, Final Plat, Revision 1</u> has been installed in accordance with current local and/or state Gov't. requirements or a Security Bond in the amount of \$ _____ has been posted with Mallory Valley U.D. to assure completion of all required improvements in case of default. _____ Mallory Valley Utility District Date _____		CERTIFICATE OF APPROVAL OF SURVEY I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been places as indicated. This subdivision plot correctly represents a survey made under my supervision on the <u>28th</u> day of <u>October, 2018</u>.  _____ Surveyor <u>2048</u> <u>09/05/19</u> Tenn. License No. Date	
CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES, STREET NAMES AND ADDRESSING Subdivision name and street names approved by the Williamson County Emergency Management Agency. _____ Williamson County Emergency Management Agency Date _____ _____ City of Franklin Date _____		CERTIFICATE OF APPROVAL OF SEWER SYSTEMS I hereby certify that: (1) the water sand sewer systems designated in the <u>Cool Springs Market Subdivision, Final Plat, Revision 1</u> have been installed in accordance with accordance with City specifications, or City specifications or (2) a performance agreement and surety in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee., to assure completion of such systems. _____ Director Water Management Department Date _____ City of Franklin, Tennessee	
CERTIFICATE OF APPROVAL FOR RECORDING Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., 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 for Williamson County. _____ Secretary: Franklin Municipal Planning Commission Date _____		CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS I hereby certify that: (1) the streets, drainage, and sidewalks designated in the <u>Cool Springs Market Subdivision, Final Plat, Revision 1</u> have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. _____ Director, Streets Department Date _____ City of Franklin, Tennessee	
CERTIFICATE OF OWNERSHIP I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C. _____ KRG Cool Springs, LLC Date _____ Book 5902, Page 124 _____ Prefco XIX Limited Partnership Date _____ Book 1986, Page 330			
REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY Received for record the _____ day of _____, 20____, at _____ o'clock _____ M. Noted in Note Book _____, Page _____ and recorded in _____, Page _____. Fee \$ _____. _____ Register of Deeds Date _____			

Legend		
CONCRETE MONUMENT OLD	➔	□
IRON ROD/PK NAIL OLD	➔	○
PROPERTY LINE	➔	_____
ACCESS EASEMENT	➔	_____
WATERLINE EASEMENT	➔	-----
SEWER EASEMENT	➔	-----
DRAINAGE EASEMENT	➔	-----
PUBLIC UTILITY & DRAINAGE EASEMENT	➔	-----
GAS EASEMENT	➔	-----
EASEMENT MISC.	➔	-----
SETBACK LINE/BUFFER	➔	_____
WATER LINE	➔	_____ W _____ 6"
SEWER LINE	➔	_____ SA _____ 8"
GAS LINE	➔	_____ G _____ 4"

Notes

- EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
- 2) MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 50'
SIDE YARD: 25'
REAR YARD: 40'
- 3) OWNER/SUBDIVIDER: KRG COOL SPRINGS, LLC
ADDRESS: 30 S. MERIDIAN STREET #1100
INDIANAPOLIS, IN 46204
TELEPHONE NUMBER: 317-577-5600
- 4) SURVEYOR: CHERRY LAND SURVEYING, INC.
ADDRESS: 622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
TELEPHONE NUMBER: 615-269-3972
- 5) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO 3 LOTS (1, 6, 7) AND REDEFINE PUBLIC ACCESS EASEMENT ON LOT 5.
- 6) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 7) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 8) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 9) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 10) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 11) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0204F", DATED: SEPTEMBER 29, 2006. FLOOD ZONE "X".
- 12) LOT NUMBERS SHOWN AS THUS (4) REFERS TO COOL SPRINGS MARKET SUBDIVISION, AS OF RECORD IN PLAT BOOK 20, PAGE 123, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 13) LOT NUMBERS SHOWN AS THUS (804) REFERS TO THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION REVISION 32 (RE-SUBDIVISION OF LOT 91), AS OF RECORD IN PLAT BOOK 45, PAGE 117, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 14) LOT NUMBERS SHOWN AS THUS [91] REFERS TO THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 33 (RE-SUBDIVISION OF LOT 91 & 805), AS OF RECORD IN PLAT BOOK 47, PAGE 11, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 15) LOT NUMBERS SHOWN AS THUS (1) REFERS TO THE RESUBDIVISION OF LOTS 4 & 5; COOL SPRINGS MARKET SUBDIVISION, THIS PLAT.
- 16) THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT, AS OF RECORD IN DEED BOOK 1298, PAGE 983, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID EASEMENT IS BLANKET IN NATURE.
- 17) PARCEL NUMBERS SHOWN AS THUS (118.03) REFERS TO WILLIAMSON COUNTY TAX MAP 53.
- 18) PARCEL NUMBERS SHOWN AS THUS {7.02} REFERS TO WILLIAMSON COUNTY TAX MAP 62.
- 19) NORTHING IS BASED UPON ZONE 5301, FIPSIZE 4100; NAD 83 DATUM.
- 20) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 21) PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- 22) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH 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.
- 23) PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE PUBLIC ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE PUBLIC ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- 24) LOT 7 SHALL NOT HAVE DIRECT ACCESS TO MALLORY LANE.
- 25) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEMS 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.
- 26) THE 20' SEWER EASEMENT THAT FALLS WITHIN EXISTING BUILDINGS ARE EXEMPT OF SAID EASEMENT. THE CITY OF FRANKLIN WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE THAT MAY ARISE TO THE EXISTING STRUCTURE OR SURROUNDING APPURTENANCES, DUE TO MAINTENANCE OR REPLACEMENT OF THE EXISTING SANITARY SEWER MAIN. THE OWNER TAKES ALL RESPONSIBILITY OF THE STRUCTURE AT WHICH POINT MAINTENANCE OR REPLACEMENT OF THE LINE IS DEEMED NECESSARY BY THE CITY OF FRANKLIN AND ITS DESIGNEE.
- 27) LOTS 1, 6 & 7 ARE SUBJECT TO AN AGREEMENT, AS OF RECORD IN DEED BOOK 1336, PAGE 238, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID AGREEMENT IS BLANKET IN NATURE.
- 28) THIS PROPERTY IS SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND OWNERS ASSOCIATION, AS OF RECORD IN DEED BOOK 1228, PAGE 344 AND AMENDED IN DEED BOOK 1329, PAGE 575, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	32.75'	936.00'	S28°15'45"W	32.75'	02°00'18"
C2	17.03'	28.00'	S43°18'44"E	16.77'	34°50'45"
C3	34.88'	20.00'	N69°18'08"E	30.63'	99°55'31"
C4	150.63'	1613.32'	N21°08'49"E	150.58'	05°20'58"
C5	207.26'	142.00'	S60°20'28"W	189.34'	83°37'33"
C6	47.04'	346.00'	S81°35'03"E	47.01'	07°47'25"
C7	64.66'	53.00'	S74°23'12"W	60.73'	69°54'19"
C8	96.62'	275.50'	S29°23'12"W	96.13'	20°05'42"
C9	367.07'	427.48'	N57°50'46"E	355.90'	49°11'58"
C10	440.26'	2164.48'	S86°12'34"W	439.50'	11°39'15"
C11	133.93'	80.00'	S77°13'35"W	118.83'	95°55'23"
C12	22.10'	275.50'	S37°08'10"W	22.10'	04°35'47"
C13	74.52'	275.50'	S27°05'19"W	74.30'	15°29'55"

Plat	Reference
1	1
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99	99
100	100

The recording of this plat voids, vacates and supersedes the recording of Lots 1 & 5 of Cool Springs Market Subdivision, as of record in Plat Book 20, Page 123, at the Register's Office for Williamson County, Tennessee.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°37'16"E	128.42'
L2	N71°06'33"W	76.11'
L3	S71°58'44"W	34.41'
L4	N29°15'58"E	77.56'
L5	S60°44'07"E	136.69'
L6	N60°44'07"W	130.57'
L7	N31°05'18"E	19.62'
L8	N58°54'42"W	11.99'
L9	N31°05'18"E	131.96'
L10	S42°33'57"E	19.27'
L11	S67°03'00"E	99.00'
L12	S70°39'38"E	29.73'
L13	N19°20'22"E	48.45'
L14	S70°39'38"E	5.00'
L15	S69°18'56"E	127.96'
L16	S13°41'33"E	32.95'
L17	S12°34'23"W	76.76'
L18	N88°46'25"W	53.99'
L19	N89°37'57"W	135.02'
L20	S74°19'33"W	95.47'
L21	S54°48'44"E	12.72'

Deed Reference

Tax Map 53, Parcel 118.01

Deed reference for this parcel is Deed Book 5902, Page 124, at the Register's Office for Williamson County, Tennessee. Owner of record being: KRG Cool Springs, LLC

Tax Map 53, Parcel 118.02

Deed reference for this parcel is Deed Book 1986, Page 330, at the Register's Office for Williamson County, Tennessee. Owner of record being: Prefco XIX Limited Partnership

Area Table

Lot	Square Feet	Acres
1	921,071	21.145
5	311,484	7.151
6	143,916	3.304
7	31,960	0.734
Total	1,408,431	32.333

Adjoining Owners Table

Tax Map	Parcel	Owner	Book	Page
62	7.02	US Bank National Association	2890	752
62	7.03	B F Nashville, Inc.	6102	308
53	118.03	SouthTrust Corp Realty	1471	758
53	132.03	WB Sports of Nashville, LLC	3687	395
53	132.06	WB Sports MOB of Cool Springs, LLC	4069	923
53	132.07	PHG Franklin, LLC	6779	933

SHEET 2 OF 2 PROJECT #7064

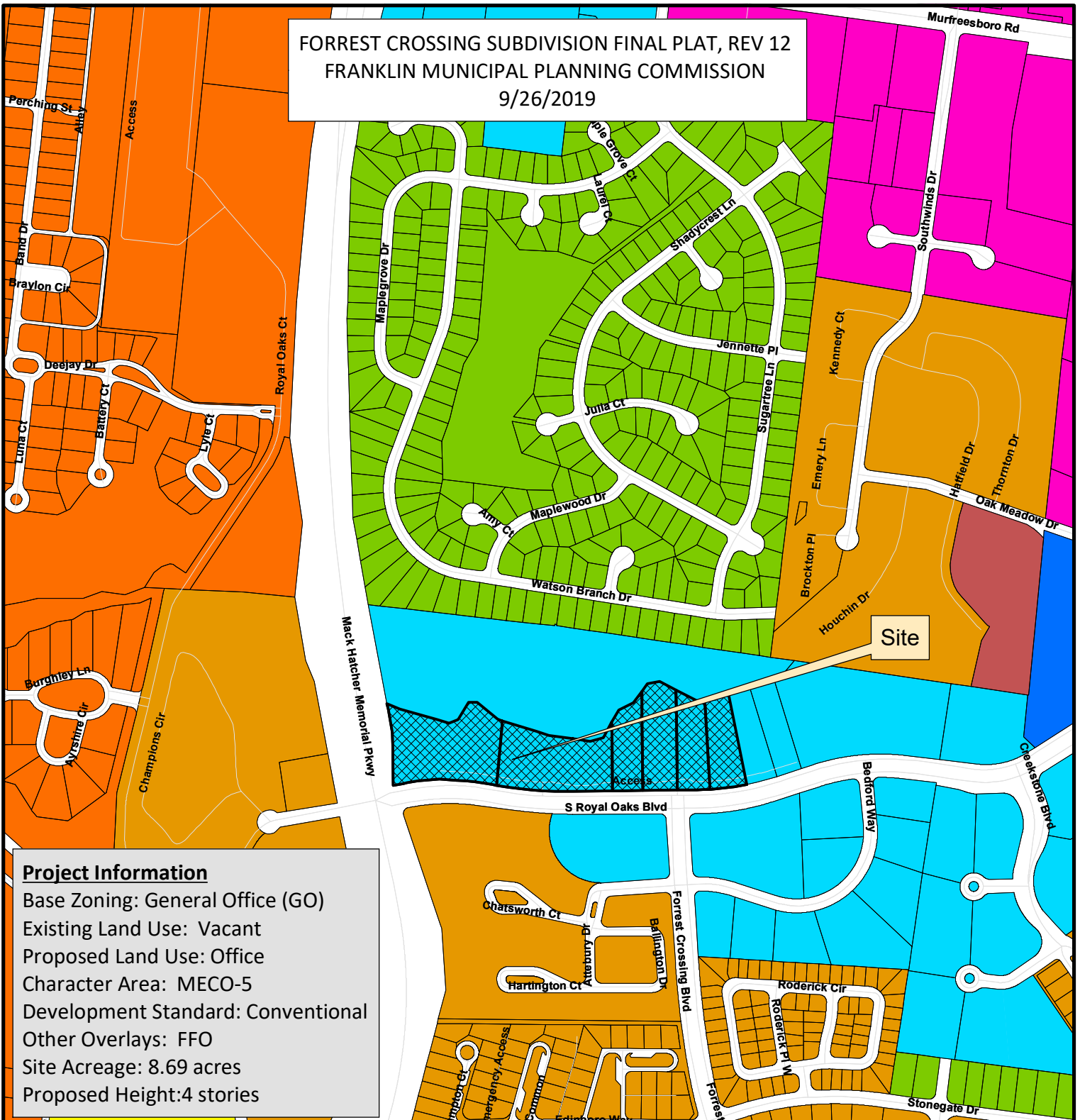
Cool Springs Market Subdivision
Final Plat, Revision 1
(Resubdivision of Lots 1 & 5)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.333 TOTAL LOTS: 4
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 8 CLOSURE ERROR: 1:10000
SCALE: 1" = 100' DATE: September 05, 2019

Notes

- 29) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT, AS OF RECORD IN DEED BOOK 1257, PAGE 8 AND AMENDED IN DEED BOOK 1330, PAGE 361; DEED BOOK 1359, PAGE 471; DEED BOOK 1979, PAGE 417 AND DEED BOOK 1979, PAGE 444, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID EASEMENT IS BLANKET IN NATURE.

FORREST CROSSING SUBDIVISION FINAL PLAT, REV 12
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019



- | | |
|--|---------------------------------------|
| 7071 Forrest Crossing Subdivision Final Plat, Rev 13 | 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 |

0500200
Feet



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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

22. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "*General Note #7 should be revised to reference the modification of the joint access easement across these lots that is taking place with this plat (i.e. the access easement, across these lots, is not as it appeared in Plat Book P45 Page 57).*" has not been addressed. Applicant shall reference the modification of the access easement across the lots included in this plan from that shown on the previous plat. These lots are still subject to the provision and maintenance of the access easement, but the easement boundary has shifted with the lot development.

7. The transfer of lots shall be subject to the provisions of the joint access easement(s), as recorded on the Final Plat of Forrest Crossing Subdivision Section 1, Revision 10, Revision to Lots 112 & 1282-1292 Rachel Springs Business Village, as of record in Plat Book 45, Page 57, in the Register's Office for Williamson County, Tennessee, and shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) an owners of lots adjacent to such easement(s). The owners shall also be required to execute a modification agreement to the joint access easement specifying responsibility for construction perpetual maintenance of the shared access.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov *Sureties replace those previously assigned to site plan COF# 6753 (Forrest Crossing Subdivision, Site Plan, Revision 3, Lots 1286, 1287, 1288, 1289, 1290, and 1291 (Rachel Springs Business Village Subdivision) . and then transferred to COF# 6797 (Forrest Crossing Subdivision, Site Plan, Revision 3, Lots 1286, 1287, 1288, 1289, 1290, and 1291 (Rachel Springs Business Village Subdivision) .*

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 14,000
II. City Sewer	\$ 65,000
III. Public Sidewalk	\$ 5,000
IV: City Streets	\$ 4,000
V. Private Streets (includes shared access drives)	\$ 252,000
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ 154,000
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 242,000
XI: Green Infrastructure	\$ 347,000

*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.*

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

[Rachel-Springs-Village-Plat Set Signed Rev 08122019.pdf](#)

6. Character Area and Overlay note

[dianna.tomlin@franklintn.gov](#) please call out sheet number where information can be found.

Stormwater

General Issues

21. Riparian Buffer

[jeff.willoughby@franklintn.gov](#) Areas where width is greater or lesser than 60' shall be identified

Zoning

General Issues

25. FFO

shanna.mccoy@franklin.tn.gov No new buildable lots may be created within or contain any portion of the Floodway Fringe Overlay or the Floodway Overlay. FFO and FWO must be platted on their own open space lot.
[Edited By Shanna McCoy]

26. FFO

shanna.mccoy@franklin.tn.gov Flood Reference note should reference 47187CO211G dated 12-22-2016.

27. FFO

shanna.mccoy@franklin.tn.gov Zoning and Setback note should include FFO and FWO overlay districts.

GENERAL NOTES

1. USE OF 24" CURB AND GUTTER SECTION SHALL BE USED WITH MIN. R-3007 OR APPROVED EQUAL. THE 1" GUTTER WITH COMPACTING PAVES R-3000 SURFACE MOUNT.

2. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

CITY OF FRANKLIN

LOCAL STREET CURB AND GUTTER (NON-RESIDENTIAL ONLY)

DWG. NO. RP-2B

1/1/2017

1/1/2017

1/1/2017

GENERAL NOTES

1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 703 - CONCRETE CURBS, GUTTERS AND OUTLET.

2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" RUBBERIZED EXPANSION JOINT FILLER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

3. CONSTRUCTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CURVES, BUT NOT LESS THAN 8 FEET.

4. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: AT TANGENT POINTS OF CIRCULAR CURVES, BETWEEN CURVES AND ADJACENT TO CURVES, AT OTHER PLACES WHERE STRESSES MAY DEVELOP, AS IS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE. MINIMUM SPACING IS TO BE 10 FEET.

5. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

CITY OF FRANKLIN

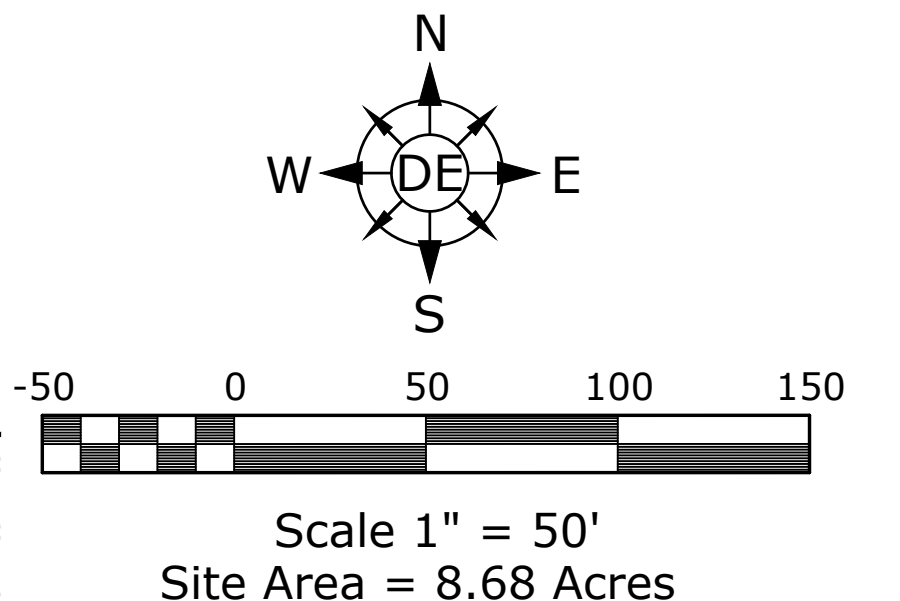
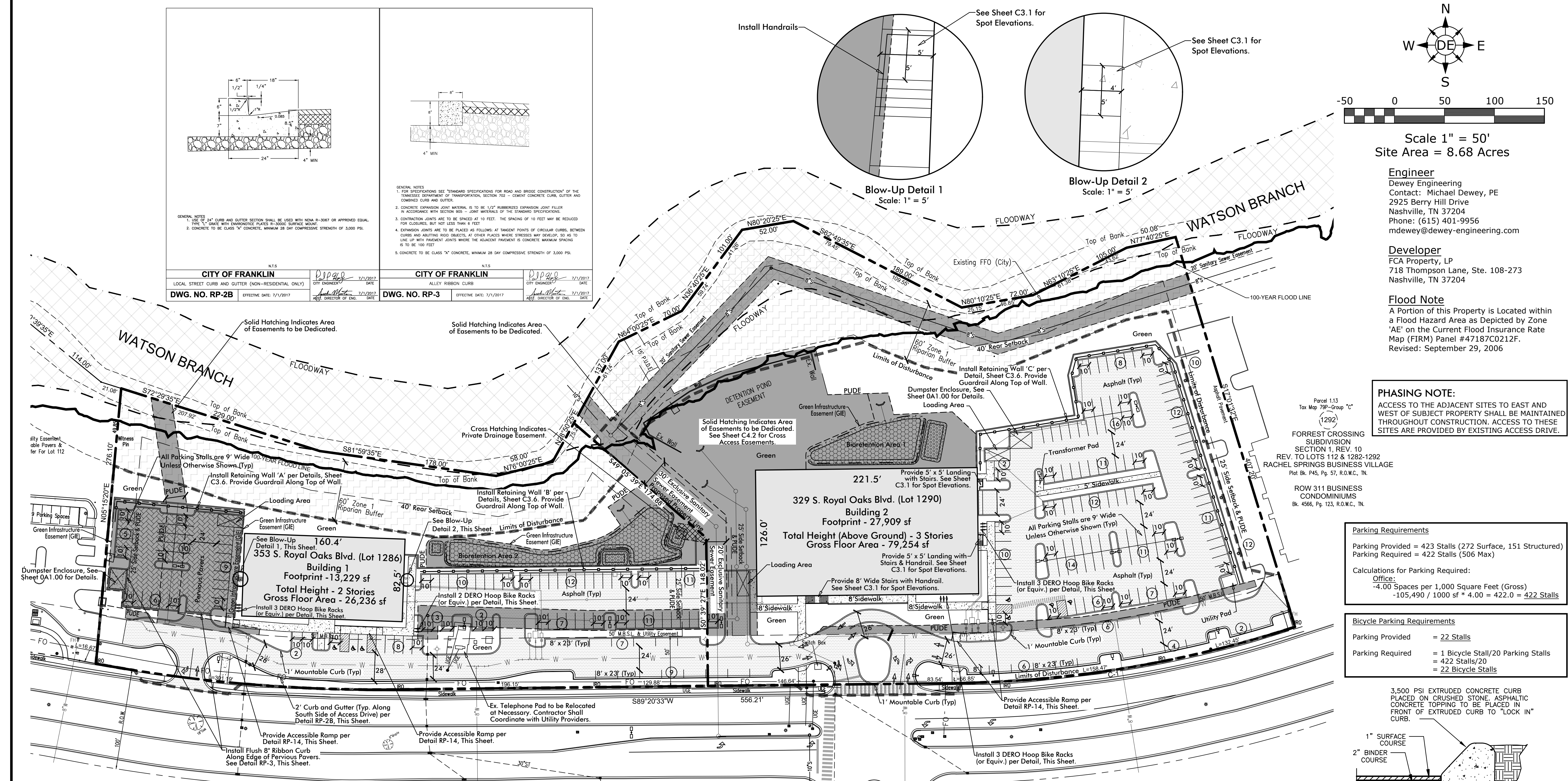
CITY ENGINEER

DWG. NO. RP-3

1/1/2017

1/1/2017

1/1/2017



Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

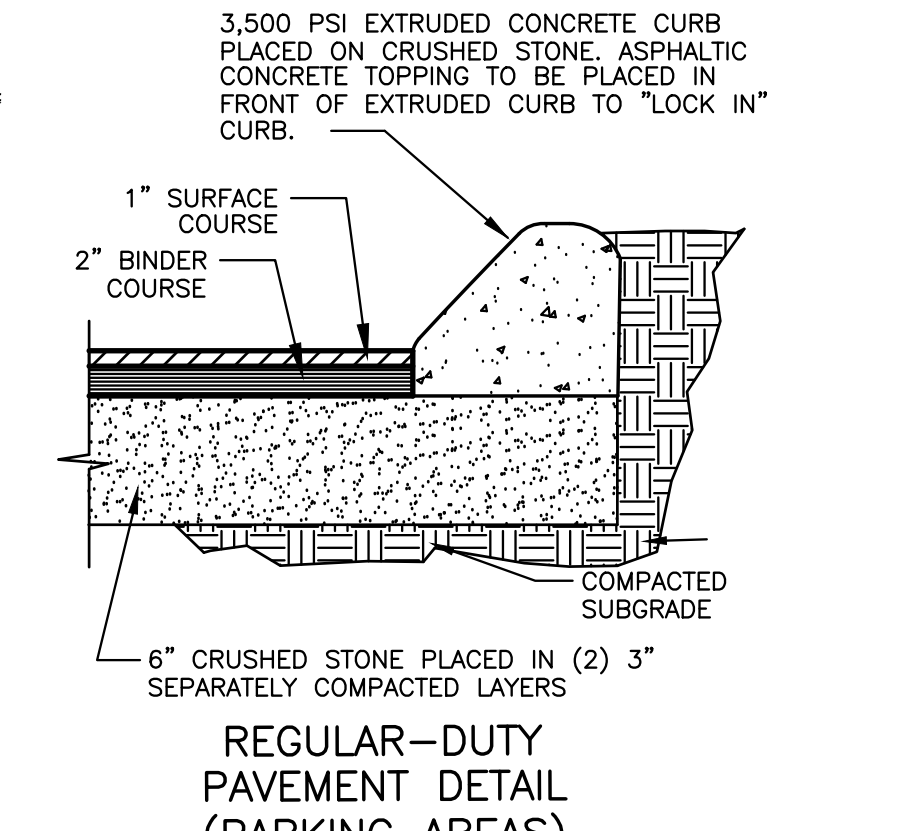
Developer
FCA Property, LP
718 Thompson Lane, Ste. 108-273
Nashville, TN 37204

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0212F.
Revised: September 29, 2006

PHASING NOTE:
ACCESS TO THE ADJACENT SITES TO EAST AND WEST OF SUBJECT PROPERTY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS TO THESE SITES ARE PROVIDED BY EXISTING ACCESS DRIVE.

Parking Requirements
Parking Provided = 423 Stalls (272 Surface, 151 Structured)
Parking Required = 422 Stalls (506 Max)
Calculations for Parking Required:
Office:
-4.00 Spaces per 1,000 Square Feet (Gross)
-105,490 / 1000 sf * 4.00 = 422.0 = 422 Stalls

Bicycle Parking Requirements
Parking Provided = 22 Stalls
Parking Required = 1 Bicycle Stall/20 Parking Stalls = 422 Stalls/20 = 22 Bicycle Stalls



HOOP RACK
Submittal Sheet

CAPACITY: 2 Bikes

MATERIALS: Standard 15" Schedule 40 pipe (R.P. CO.)

FINISHES: Galvalume

DETAILS: 35" x 24" x 6"

OPTIONAL: Add Lean Bar

CITY OF FRANKLIN

PARALLEL CURB RAMP DETAIL

DWG. NO. RP-14

1/1/2017

1/1/2017

1/1/2017

GENERAL NOTES

1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED

2. ACCESSIBILITY: BUILDING FOR PEDESTRIAN FACILITY IN THE PUBLIC RIGHT-OF-WAY

3. DISCRETE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN

4. MINIMUM TURNING SPACE IS 5'0"

5. RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS

6. A MIN. BASE STONE (303-01) MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL

7. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PLACED ON THE TURNING OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH

8. FEET IN THE DIRECTION OF TRAVEL, EXTENDING THE FULL WIDTH OF THE CURB RAMP AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL

9. DETENTION MARKING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL

CITY OF FRANKLIN

TYPICAL SIDEWALK/TRAIL EXPANSION JOINT

DWG. NO. RP-10

1/1/2017

1/1/2017

1/1/2017

GENERAL NOTES

1. ALSO SEE SIDEWALK DETAILS

2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS

3. THE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'

CITY OF FRANKLIN

TYPICAL 5' CONCRETE SIDEWALK

DWG. NO. RP-8

1/1/2017

1/1/2017

1/1/2017

FOREST CROSSING BOULEVARD (MAJOR COLLECTOR) (100' R.O.W.)

GENERAL NOTES

1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT

2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%

3. ALSO SEE EXPANSION JOINT DETAIL

4. 4" MIN. BASE STONE (303-01) MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS

CITY OF FRANKLIN

TYPICAL 5' CONCRETE SIDEWALK

DWG. NO. RP-8

1/1/2017

1/1/2017

1/1/2017

Revisions:

Drawing Notes:
COF Project #7072

Date: September 5, 2019

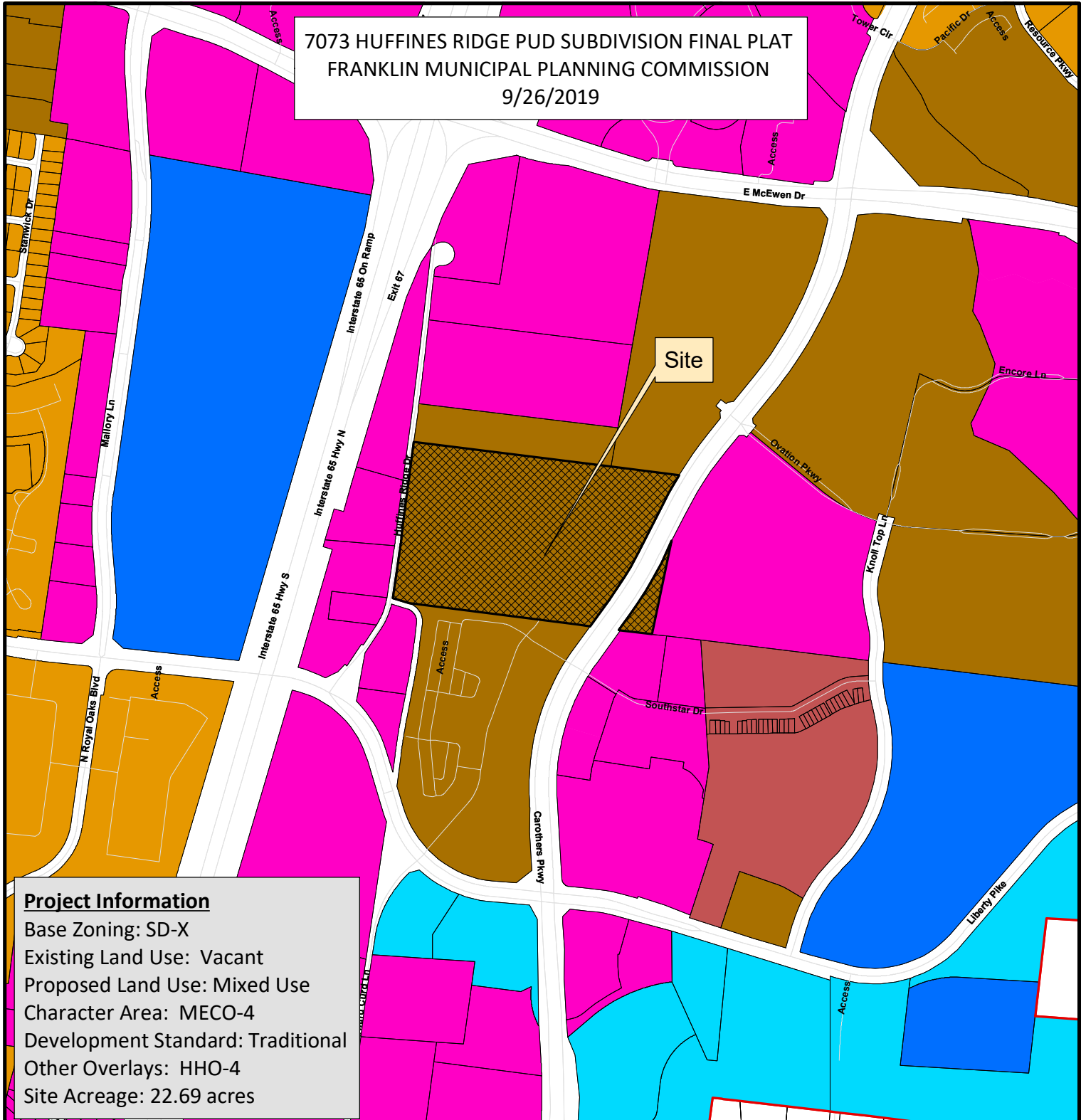
Forrest Crossing Subdivision
Unified Site Plan, Revision 5, Lots 1286-1291
Being Parcels 1.07-1.12 on Tax Map 79P, Group C
Franklin, Williamson County, Tennessee

Enlarged Site Plan

C2.1

5 of 32

7073 HUFFINES RIDGE PUD SUBDIVISION FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019



Project Information
 Base Zoning: SD-X
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Traditional
 Other Overlays: HHO-4
 Site Acreage: 22.69 acres

- | | |
|---|---------------------------------------|
| 7073 Huffines Ridge PUD Sub, Final Plat | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

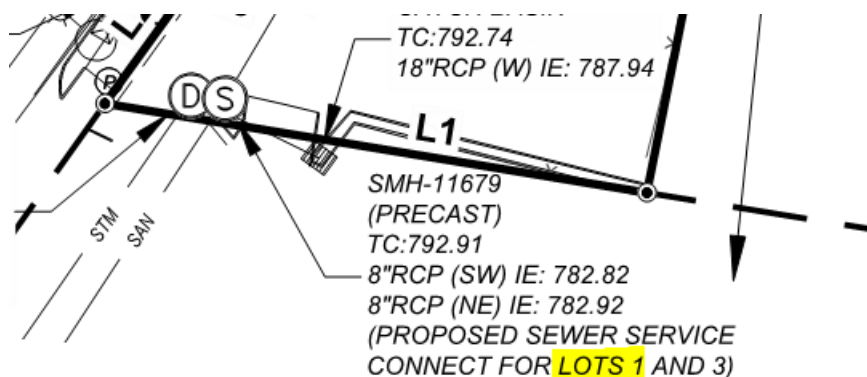
19. C. Final Plat

lance.fittro@franklintn.gov For the buildable lot being created to the east of Carothers Parkway, applicant shall provide a public access easement extending from the Carothers Parkway direct access to the access stub for the property to the south.

No paving or construction of any drive within the easement is required for the property owner at this time, and the easement alignment may be adjusted as necessary to accommodate future development of the lot when the required site plan and revised final plat are submitted for the future development.

21. C. Final Plat

lance.fittro@franklintn.gov Applicant shall remove Lot 1 from the note shown below:



In addition to the understood sewer service connection for Lot 3 into the manhole, the note indicates a sewer service for Lot 1, which is located on the opposite side of Carothers Parkway, is proposed to connect to the manhole shown. However, a private sewer service will not be permitted to extend under Carothers Parkway to make this connection. Serving Lot 1 with sanitary sewer from this manhole would require a public main extension, with manhole set on the west side of Carothers Parkway, to which future services could be connected. Applicant shall remove reference to Lot 1 from this note to avoid future confusion.

General Issue

2019-09-05 755638 HUFFINES RIDGE PUD SUBDIVISION PLAT.pdf

26. MVUD

bnutt@mvud.org

Plat review and Signatures (prior to water line acceptance) the developer must submit a electronic copy of the plat to MVUD along with a \$300 estimated review fee to the District. **No final plat** will be signed until the water system improvements have been constructed and accepted by the District or until the **Performance Bond and Irrevocable Letter of Credit**, presentable to a financial institution in Williamson County, are executed for the improvements to be installed

27. MVUD

bnutt@mvud.org

12" WL located on west side of Huffine's Ridge

18" WL located on west side of Carothers Parkway

Performance Agreement and Surety

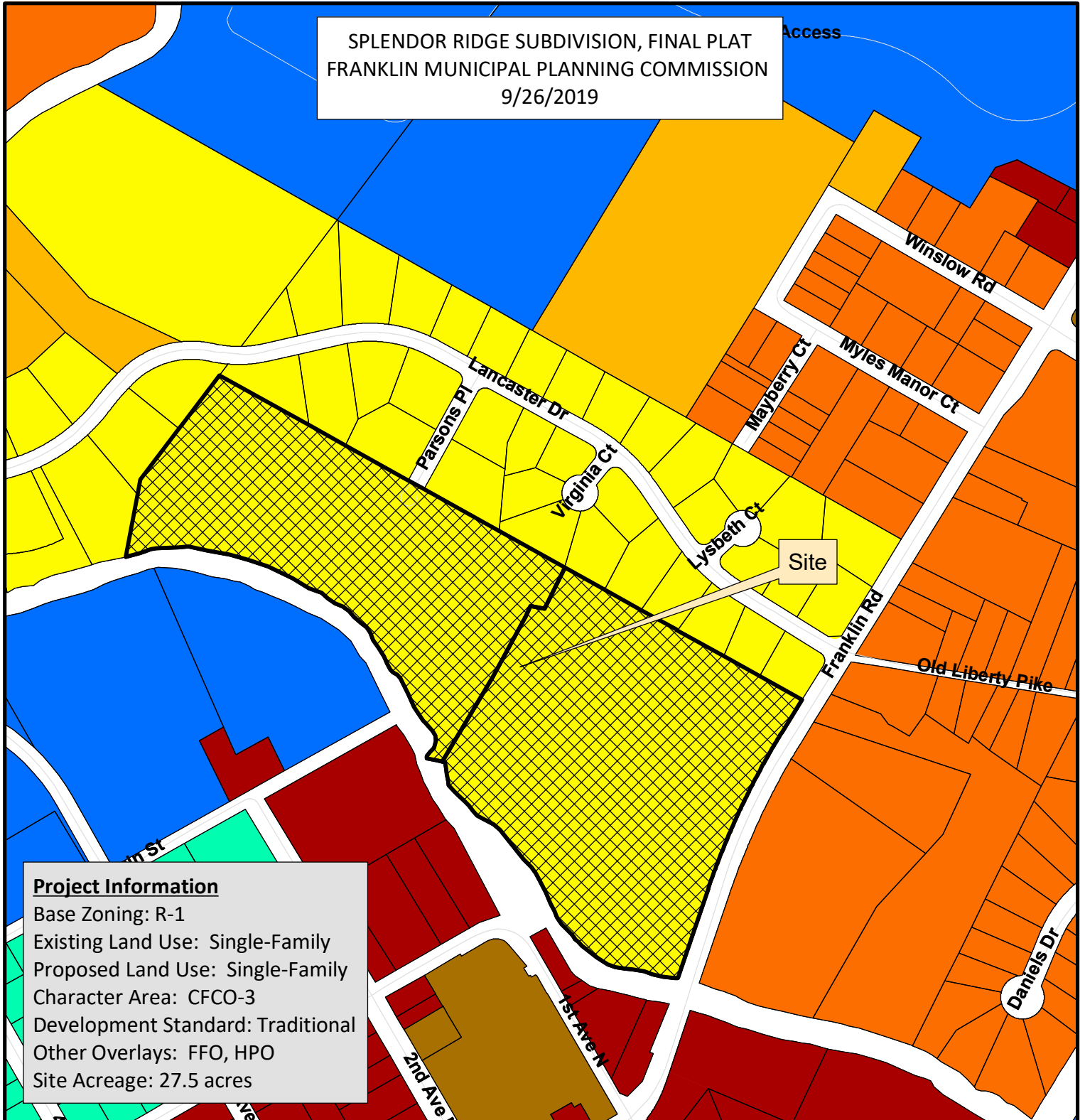
General Issues

14. Engineering Sureties

kevin.long@franklinn.gov

No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan. *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

SPLENDOR RIDGE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019



Project Information

Base Zoning: R-1
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: FFO, HPO
Site Acreage: 27.5 acres

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



0 250 500 1,000
Feet

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

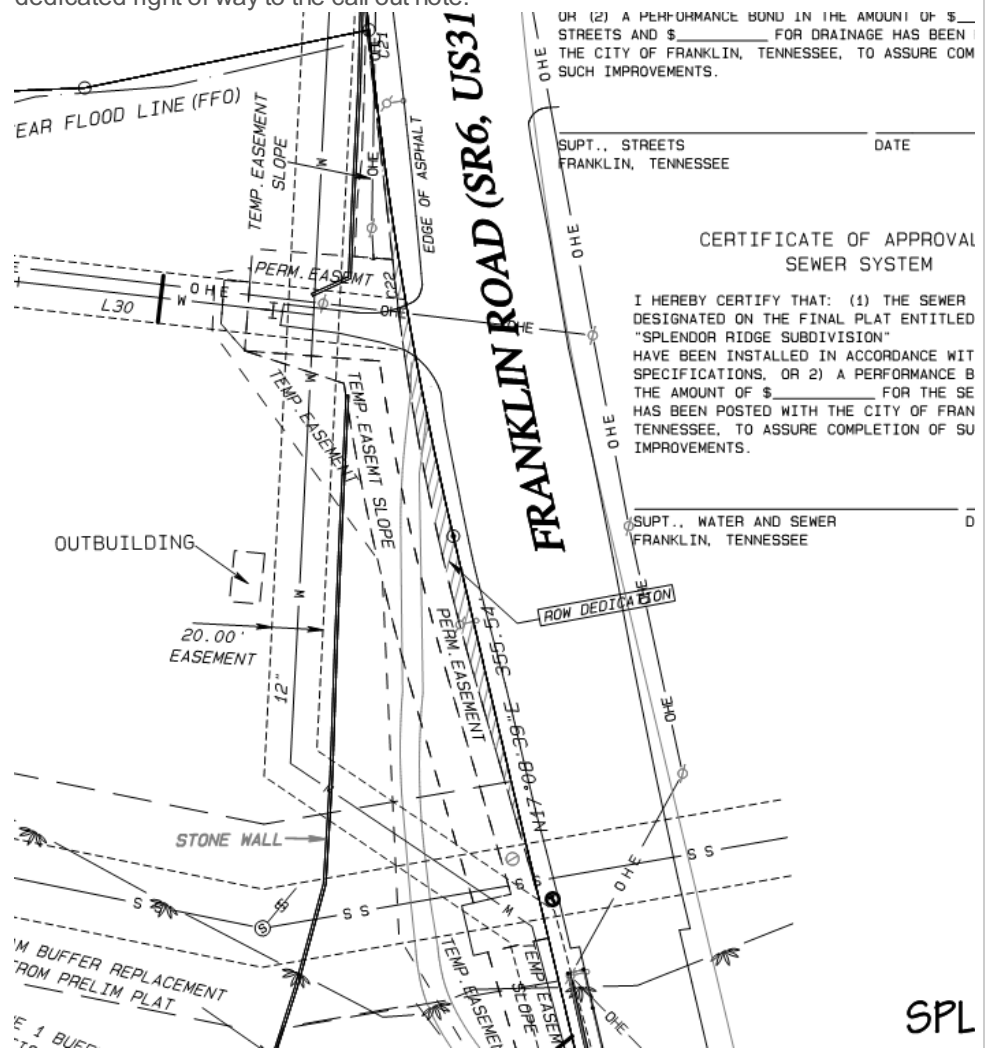
Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

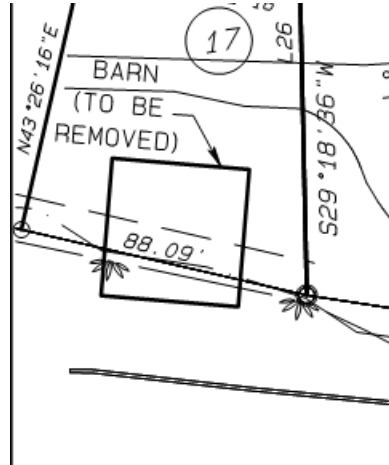
2. Easements and Right of Way

jimmy.wiseman@franklinton.gov Comment not addressed. At the One-Stop please add the square footage of dedicated right of way to the call out note.



63. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall clarify whether the existing barn shown on the previous submittal as "to be removed" has now been removed, or is still existing:

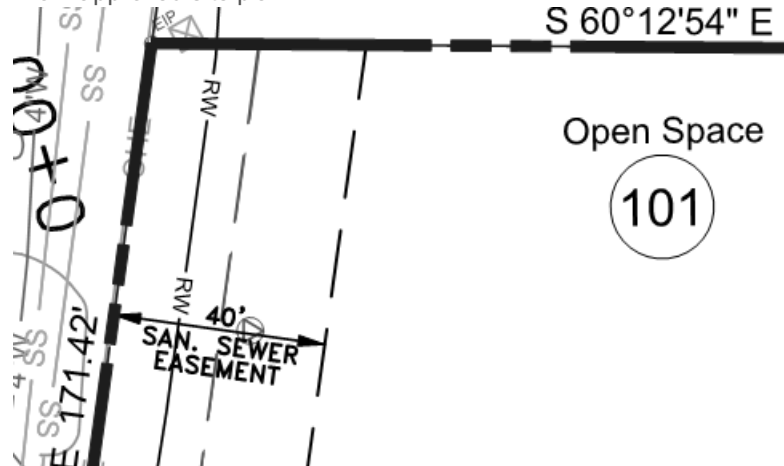


73. C. Final Plat

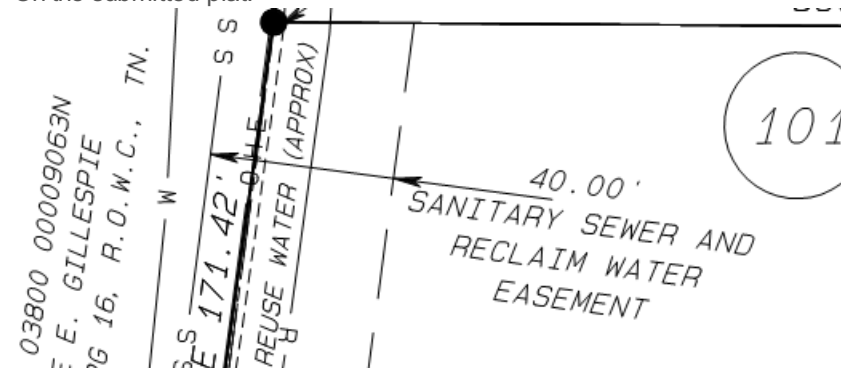
This is a new comment that was overlooked on the previous submittal:

For the 40' Sanitary Sewer and Reclaim Water Easement shown below, applicant shall indicate the easement line as offset 40' from the property line, as it was depicted on the approved Site Plan, rather than 40' from the sewer line as shown on the plat:

From approved site plan:



On the submitted plat:



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6661 \(Splendor Ridge Subdivision, site plan\)](#) shall be transferred to this final plat as a condition of approval.

Sureties previously assigned to COF# 6661:

I. City Water	\$ 217,000
II. City Sewer	\$ 153,000
III. Public Sidewalk	\$ 64,000
IV: City Streets	\$ 494,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 275,000
XI: Green Infrastructure	\$ 28,000

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

15. Sidewalk Fees In Lieu

joe.marlo@franklintn.gov **\$69,825** cash contribution for sidewalk. The City will install the **Franklin Road** sidewalk at the project site at an unknown future date, as part of the City's Franklin Road Streetscape project. Therefore, the applicant shall provide a cash contribution of **\$69,825** in the form of a cashier's check payable to *City of Franklin*, to be utilized by the City to install the aforementioned **Franklin Road** sidewalk onsite by the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning

General Issues

71. Site Plan Amendment

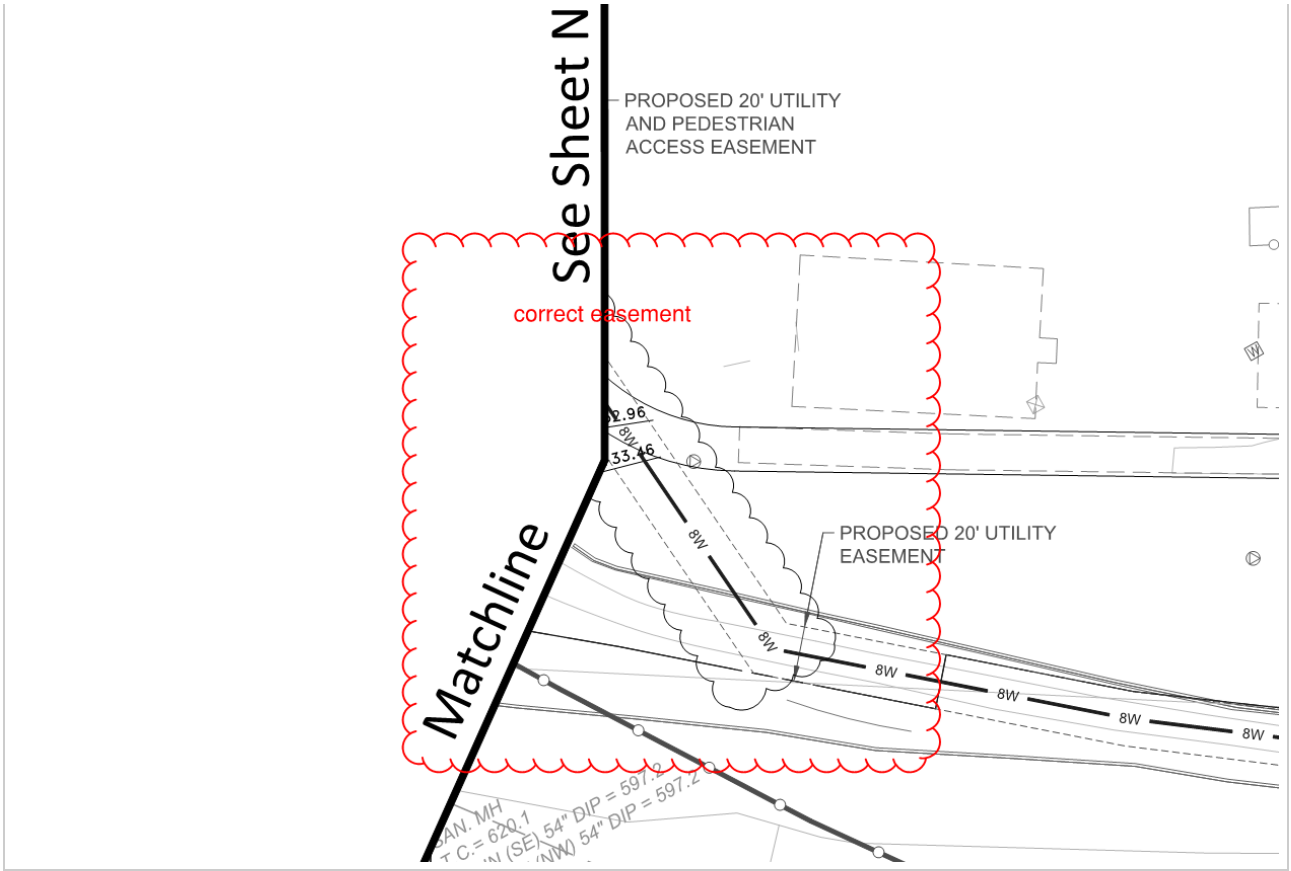
joseph.bryan@franklintn.gov Comment to remain open as a condition of approval. A site plan amendment will be required to match the lots on plat with the site plan. The final plat cannot be approved at one-stop until the site plan amendment has been reviewed and approved.

Water/Sewer

Splendor Ridge Subdivision, Final Plat - submittal 002.pdf

72. Water

ben.mcneil@franklintn.gov The applicant has submitted the site plan amendment and the intention is to approve with the current round of submittals. The applicant shall revise the plat to match the site plan amendment for the proposed water revision. See below



LOT TABLE

LOT #	SQ FT	ACRES
4	7499	0.172
5	7499	0.172
6	7500	0.172
7	7500	0.172

OPEN SPACE TABLE

#	ID	SQ FT	ACRES
	100	51538 SF	1.183
	101	240705 SF	5.526
	102	466069 SF	10.699
TOTAL		758312 SF	17.408

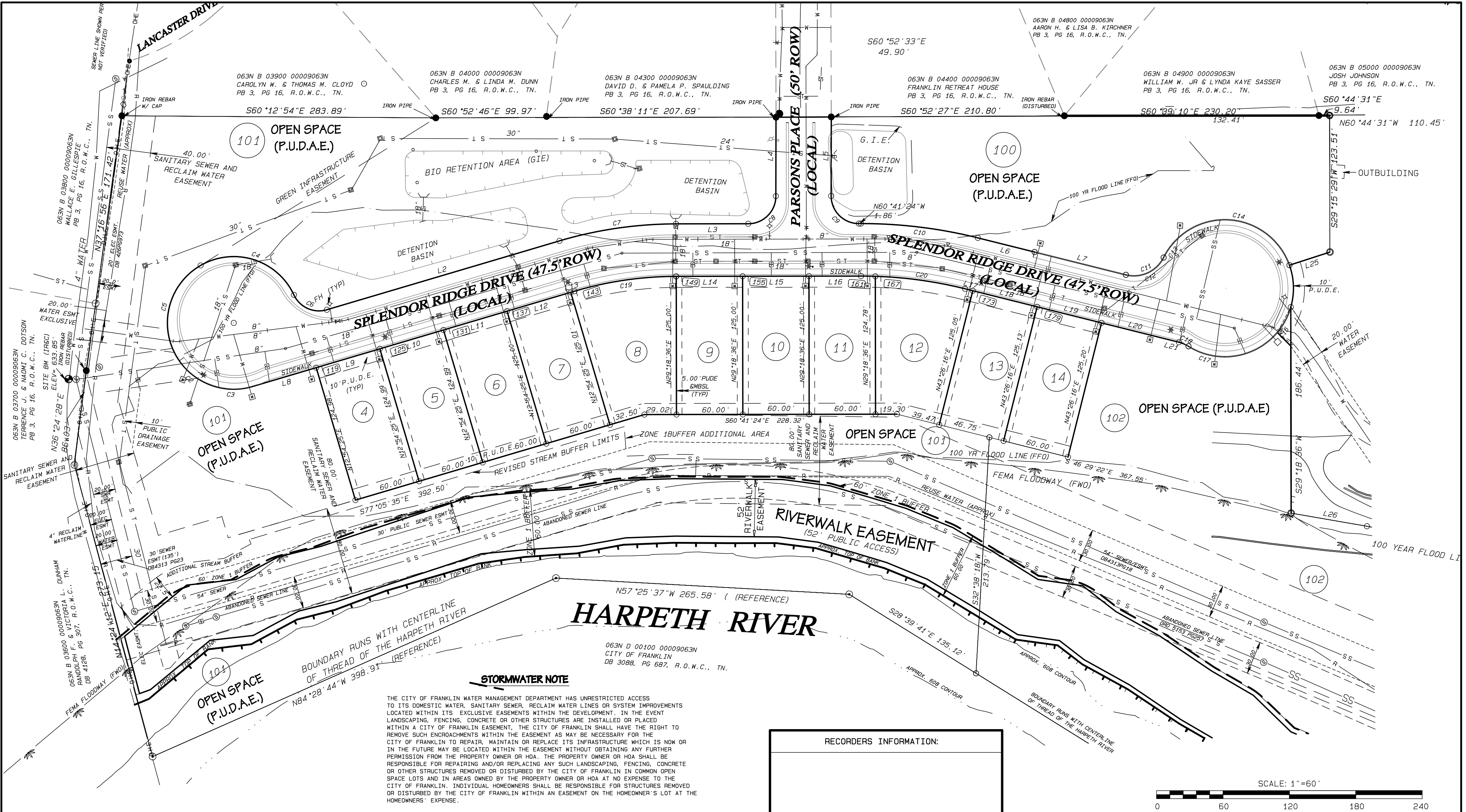
R.O.W. TABLE

#	ID	SQ FT	ACRES
	ROW	67052 SF	1.539

OPEN SPACE TABLE				R.O.W. TABLE			
#	ID	SQ FT	ACRES	#	ID	SQ FT	ACRES
	100	51538 SF	1.183				
	101	240705 SF	5.526				
	102	466069 SF	10.699				
TOTAL		758312 SF	17.408	ROW		67052 SF	1.539

R.O.W. TABLE			
#	ID	SQ FT	ACRES
	ROW	67052 SF	1.539

GENERAL NOTES (CONT)



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 278 PAGE 275, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL 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 278, PAGE 275, 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: _____ DATE: _____

ALVA JEFFERSON BETHURUM

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 7504 PAGE 989, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

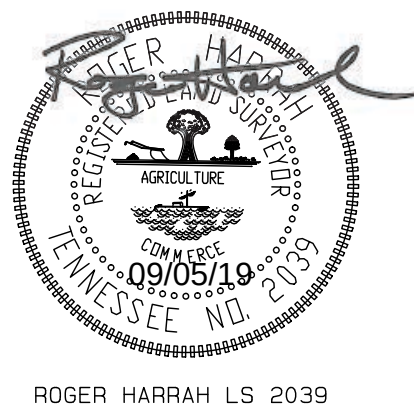
NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED 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: SPLENDORRIDGE DEVELOPMENT LLC DATE: _____

AUTHORIZED MEMBER _____

RECORDERS INFORMATION:



CERTIFICATE OF SURVEY

I 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 3rd DAY OF _____, 2019.

09/05/19

**FINAL PLAT OF
SPLENDOR RIDGE SUBDIVISION**

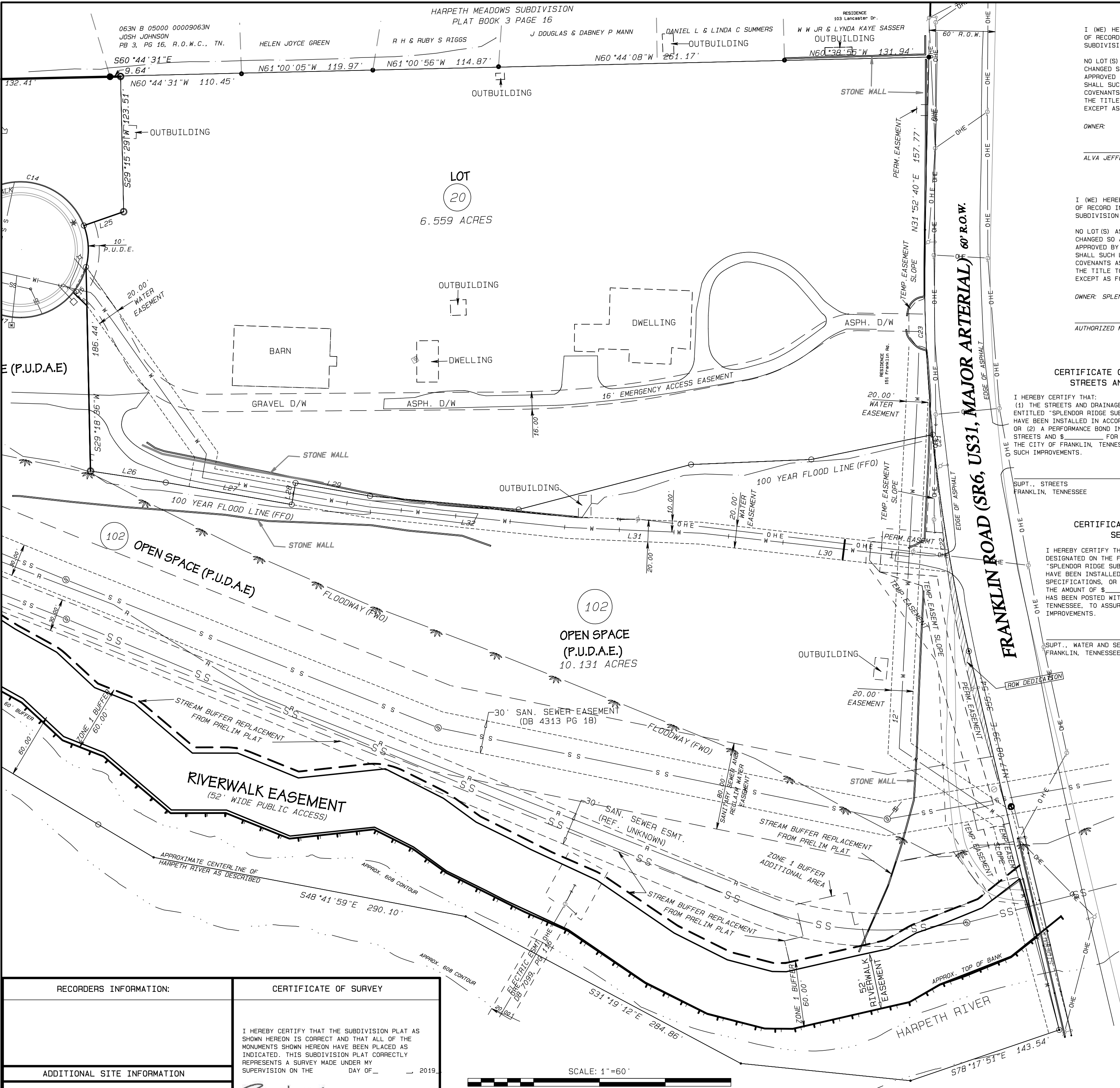
MAP 63N, PARCELS 57.00 & 57.01
CITY OF FRANKLIN PROJECT NO. 7021

JOB NO: T391-001

REVISIONS:

REV 09/05/19	ADDRESSED CITY COMMENTS.
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CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES		CERTIFICATE OF APPROVAL OF WATER SYSTEM		CERTIFICATE OF APPROVAL OF SEWER SYSTEM		CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE		CERTIFICATE OF APPROVAL FOR RECORDING		FINAL SUBDIVISION PLAT	
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.		I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NATURES LANDING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ _____ DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.		I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.		I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.		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.		FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS		DATE		DATE		DATE		DATE		TOTAL ACRES: 27.497 TOTAL LOTS: 12	
CITY OF FRANKLIN		DATE		DATE		DATE		DATE		ACRES NEW STREETS: 1.539 FEET NEW STREETS: 1033	
										CIVIL DISTRICT: 9TH CLOSURE ERROR: >1: 10, 000	
										SCALE: 1" = 60' DATE: JUNE 8TH, 2019	
										SHEET 2 OF 3	



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 278 PAGE 275, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL 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: _____ DATE: _____

ALVA JEFFERSON BETHURM

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 7504 PAGE 989, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL 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 7504 PAGE 989, 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: SPLENDORRIDGE DEVELOPMENT LLC

DATE: _____

AUTHORIZED MEMBER

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR STREETS AND \$ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS
FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NATURES LANDING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER
FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

DATE

CITY OF FRANKLIN

DATE



ROGER HARRAH LS 2039

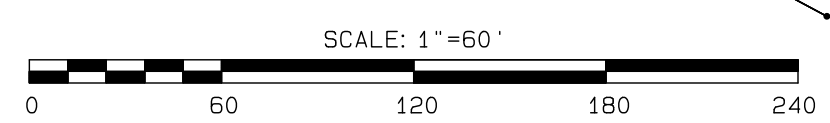
**FINAL PLAT OF
SPLENDOR RIDGE SUBDIVISION**

MAP 63N, PARCELS 57.00 & 57.01
CITY OF FRANKLIN PROJECT NO. 7021
JOB NO: T391-001

REVISIONS:

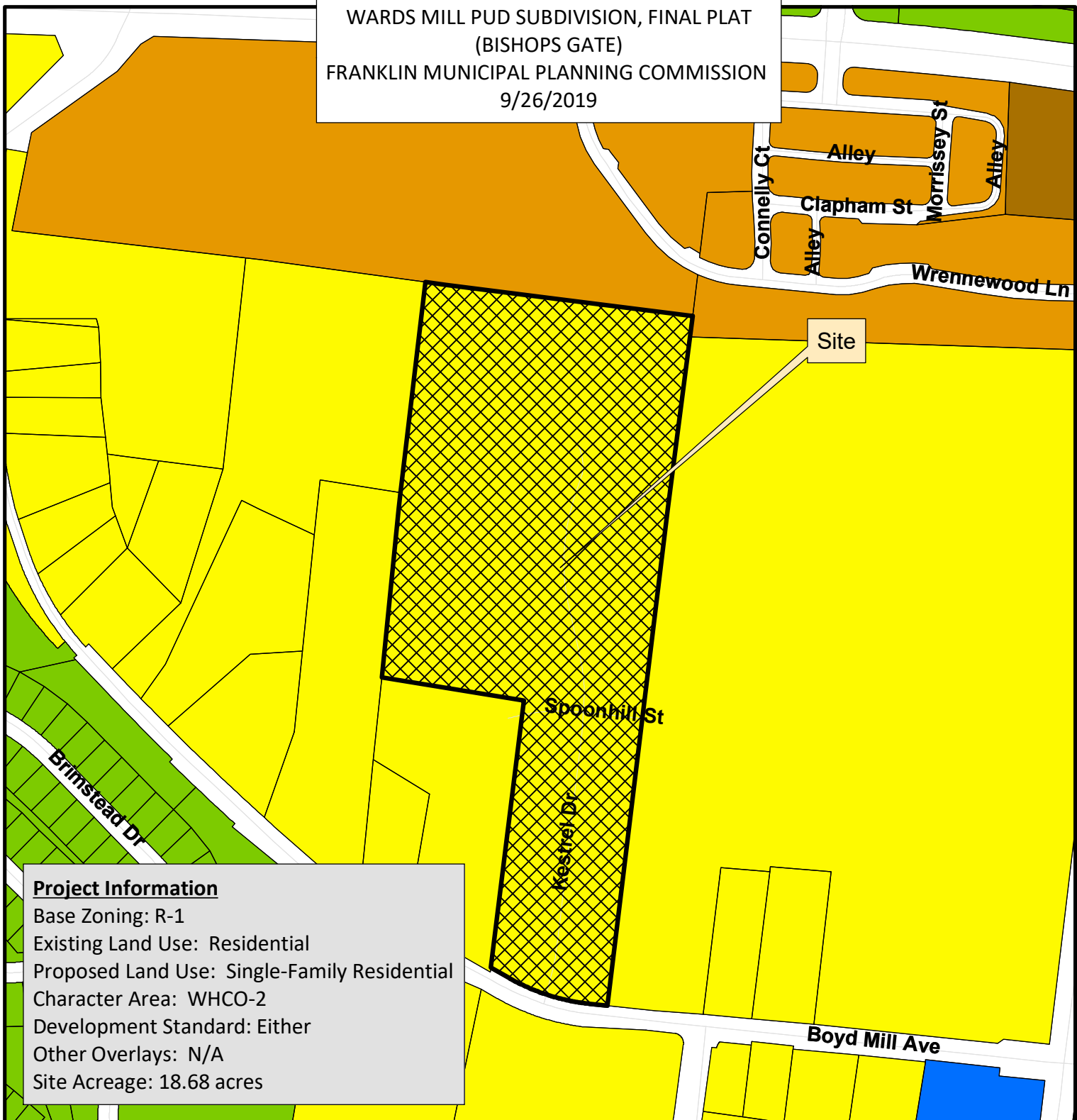
REV 09/05/19 ADDRESSED CITY COMMENTS.

RECORDERS INFORMATION:	CERTIFICATE OF SURVEY
ADDITIONAL SITE INFORMATION	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE DAY OF 09/05/19.



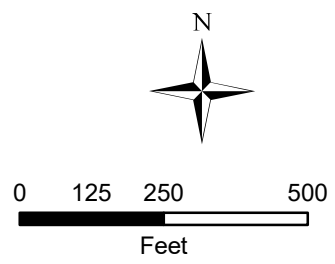
FINAL SUBDIVISION PLAT			
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	27.497	TOTAL LOTS:	12
ACRES NEW STREETS:	1.539	FEET NEW STREETS:	1033
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	>1: 10,000
SCALE: 1" =	60'	DATE:	JUNE 6TH, 2019
SHEET 3 OF 3			

WARDS MILL PUD SUBDIVISION, FINAL PLAT
(BISHOPS GATE)
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019



Project Information
 Base Zoning: R-1
 Existing Land Use: Residential
 Proposed Land Use: Single-Family Residential
 Character Area: WHCO-2
 Development Standard: Either
 Other Overlays: N/A
 Site Acreage: 18.68 acres

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



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 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Parks

General Issues

37. Parkland information

kevinl@franklintn.gov Same comment as above, Fees will have to be paid before the plat can be recorded. "Failed" will be placed in IDT until fees have been paid for tracking purposes. The original invoice is attached in IDT, if it needs to be updated with a new owner please contact Kevin Lindsey at KevinL@franklintn.gov or 615-794-2103.

Performance Agreement and Surety

General Issues

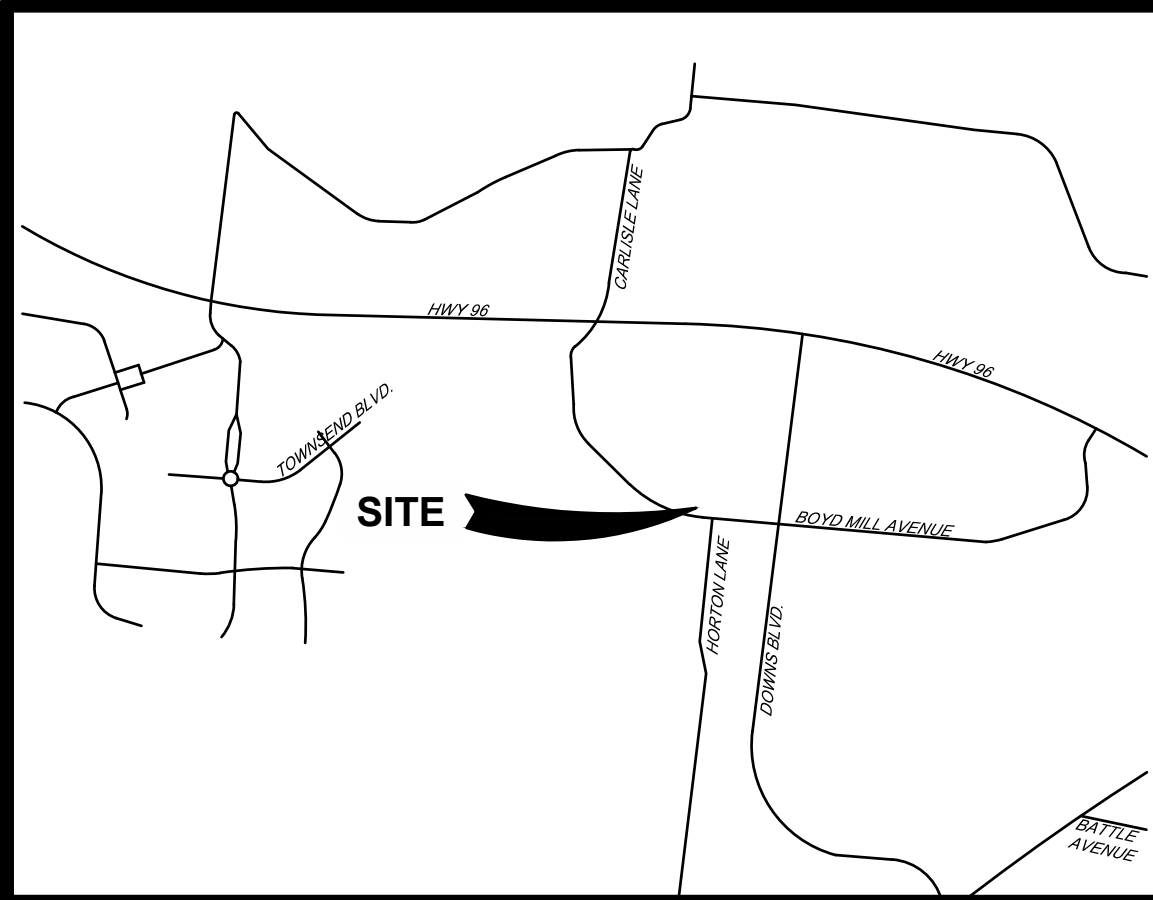
27. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6663 \(Wards Mill PUD Subdivision, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.

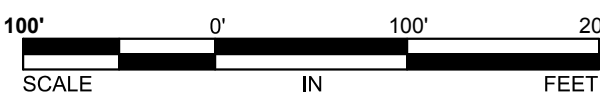
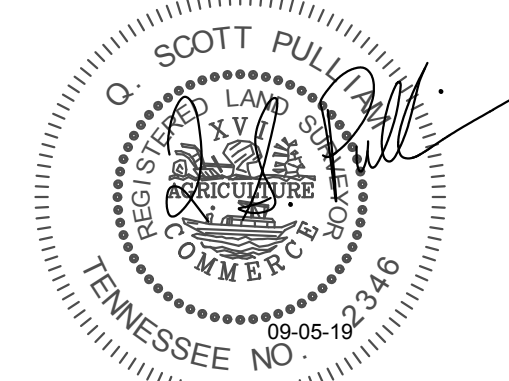
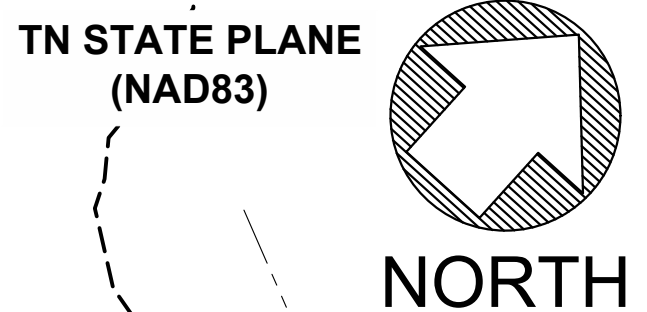
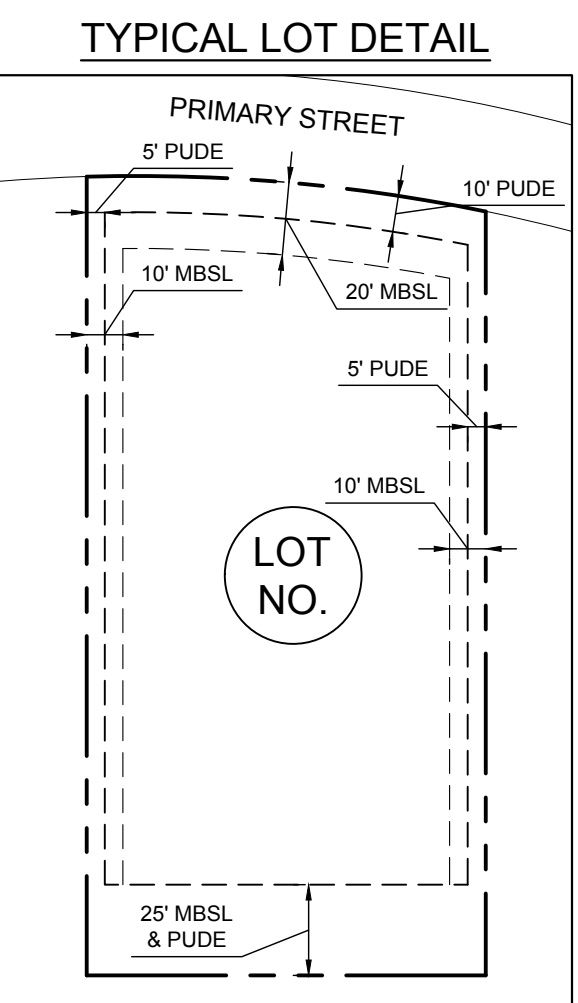
Sureties assigned to COF# 6663:	
I. City Water	\$ 235,000
II. City Sewer	\$ 411,000
III. Public Sidewalk	\$ 173,000
IV: City Streets	\$ 463,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 222,000
XI: Green Infrastructure	\$ 263,000

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

[Edited By Kevin Long]



VICINITY MAP
N.T.S.



COF PROJECT NO. **6771**

TOTAL AREA = 813,782 S.F. OR 18.68 AC.

FINAL PLAT
OF
**WARD'S MILL SUBDIVISION
(BISHOP'S GATE)**

PROPERTY MAP 77, PARCEL 012.00
ALDERMANIC WARD 4
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
TURNBERRY HOMES LLC
210 JAMESTOWN PARK ROAD SUITE #102
BRENTWOOD, TENNESSEE 37027



Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmt.

SHEET NUMBER:

1 of 2

09/05/2019

BISHOPS GATE PLAT 09-05-19.DWG / Tuesday, September 3, 2019 1:26:44 PM

- NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 18 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS.
 - DEED REFERENCE: BEING THE PROPERTY CONVEYED TO TURNBERRY HOMES LLC, AS OF RECORD IN DEED BOOK 7568, PAGE 761, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
 - PROPERTY SHOWN AS PARCEL (012.00) ON WILLIAMSON COUNTY PROPERTY MAP 77.
 - NORTH ARROW BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
 - UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ONSITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON. HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
 - THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0192G, REVISED 12-22-2016.
 - PROPERTY IS ZONED AS R-1 (RESIDENTIAL).
 - NO ENCROACHMENTS ARE VISIBLE AND/OR APPARENT ON GROUND OR IN DEED.
 - ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
 - AT ALL STUB STREETS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
 - 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.
 - SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOMEOWNERS ASSOCIATION (HOA).
 - ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENTS.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - * LOTS 9 AND 10 ARE CRITICAL GRADING. THESE LOTS REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.
 - A HOME FIRE SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED AND MAINTAINED IN ALL HOMES BASED UPON THE MASTER DEVELOPMENT PLAN.
 - MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 - 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.
 - GPS NOTES: FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 06-19-2019 UTILIZING A TOPCON GR-5 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (NO TRANS) (EPOCH 2010.00), GEOID 2012A00. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H:0.05', V:0.10'. COMBINED GRID FACTOR: 1.00000000 CENTERED OF FIXED STATION AS SHOWN HEREON.
 - THE LINEAR ERROR OF CLOSURE IS LESS THAN 1:10,000.

BISHOPS GATE PLAT 09-05-19.DWG / Tuesday, September 3, 2019 1:28:46 PM

SITE DATA

PROJECT NAME: WARD'S MILL SUBDIVISION (BISHOP'S GATE)
PROJECT NUMBER: COF PROJECT #6771

OWNER: TURNBERRY HOMES LLC
210 JAMESTOWN PARK ROAD SUITE #102
BRENTWOOD, TENNESSEE 37027
PHONE: 615-376-7001
EMAIL: TURNBERRYHOMESLLC@TURNBERRYHOMES.COM

SUBDIVISION: N/A
LOT NUMBER: N/A
ADDRESS: 3206 BOYD MILL AVENUE, FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: 077 01200
EXISTING ZONING: R-1

CHARACTER AREA OVERLAY: WHCO-2
OTHER APPLICABLE OVERLAYS: HHO-HILLTOP HILLCREST OVERLAY
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 18.68 AC
TOTAL SQUARE FOOTAGE: 813,782 SF

MINIMUM REQUIRED SETBACKS: ESTABLISHED AS A PART OF THE P.U.D.
FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 10' (CRITICAL LOTS 9 AND 10 SOUTH SETBACK = 25')

BUILDING SQUARE FOOTAGE: N/A
B-BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO: 0.52 (see GDC sheet L2.0 for calculation)
MINIMUM LANDSCAPE SURFACE RATIO: 0.50
MINIMUM PARKING REQUIREMENT: 2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: 0.96 DUA
TREE CANOPY: 10.17 AC, 54% OF EXISTING SITE
PARKLAND DEDICATION: FEES SHALL BE PAID AT FINAL PLAT
18 @ 1200 SF/HOME = 21,600 SF
MINIMUM OPEN SPACE REQUIREMENT: 15%
15% * 18.71 SITE AC = 2.81 AC, 122,403 SF
NOTE: 33% OF OPEN SPACE IS FORMAL (0.93 AC / 40,511 SF)
66% OF OPEN SPACE IS INFORMAL (1.87 AC / 81,457 SF)
PROVIDED OPEN SPACE: 3.32 AC
1.03 AC FORMAL
2.29 AC INFORMAL

OVERALL DENSITY: 0.96 UNITS/AC
NET DENSITY (MINUS ROW): 1.07 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.07 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 18 SINGLE FAMILY HOMES
NONRESIDENTIAL SQUARE FOOTAGE: 3.42 AC

TOTAL ACREAGE BY USE, ENTIRE SITE: 15.29 AC RESIDENTIAL
3.39 AC OPEN SPACE

NEW ROADWAY CALCULATION: 1,675.80 L.F. OR 0.32 MILES
45,119.71 S.F.

LOT AREA TABLE		
LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	19,237	0.44
2	19,213	0.44
3	21,225	0.49
4	27,902	0.64
5	26,747	0.61
6	22,731	0.52
7	20,627	0.47
8	21,102	0.48
9	113,117	2.60
10	108,701	2.50
11	21,897	0.50
12	23,919	0.55
13	23,555	0.54
14	20,424	0.47
15	22,386	0.51
16	20,202	0.46
17	20,460	0.47
18	20,460	0.47
O.S. 100	14,962	0.34
O.S. 101	20,403	0.47
O.S. 200	85,420	1.96
O.S. 201	18,892	0.43
R/W DED.	3,996	0.09

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in Deed Book 7568, Page 761, and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book_____, Page_____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book_____, Page_____, R.O.W.C., Tennessee.

BY: _____ DATE: _____

NAME: _____ TITLE: _____
OWNER OF MAP 77, PARCEL 012.00
DEED BOOK 7568, PAGE 761

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 WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

1. THE SEWER SYSTEMS DESIGNATED IN WARDS MILL SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS.

OR

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

DIRECTOR, WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN

3. A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE ON SITE WATER SYSTEM AND/OR \$ _____ FOR THE OFF SITE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR, WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

1. THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WARDS MILL SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS

OR

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

DIRECTOR, STREETS DEPARTMENT DATE _____
CITY OF FRANKLIN

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY: FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

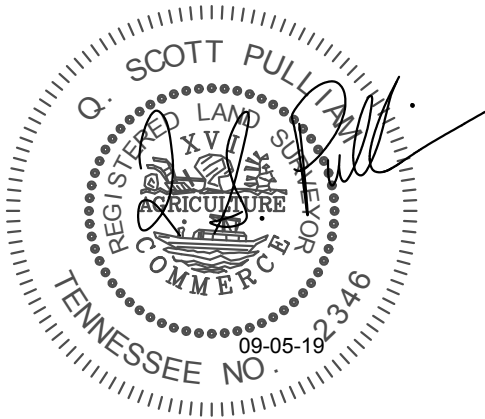
SURVEYOR'S CERTIFICATE

I 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 25th DAY OF OCTOBER, 2017.

BY: Q. Scott Pulliam DATE: 09-05-19
Q. SCOTT PULLIAM TNRLS#2346

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
-x-x-x-x-x-x-x-x-x-	FENCE
---	ROAD CENTERLINE
---	GAS LINE
---OHE---	OVERHEAD ELECTRIC
---	SANITARY SEWER LINE
---OHT---	OVERHEAD TELEPHONE
---	WATER LINE
○	IP(O) - IRON PIN OLD
●	IP(S) - IRON PIN SET
⊗	GAS METER
⌵	GAS VALVE
↓	GUY WIRE
⌒	FIRE HYDRANT
MB	MAILBOX
Ⓢ	SANITARY SEWER MANHOLE
⊘	UTILITY POLE
⊗	WATER METER
⌵	WATER VALVE
☁	TREE
100	ADDRESS
100	LOT NUMBER



COF PROJECT NO. 6771

TOTAL AREA = 813,782 S.F. OR 18.68 AC.

FINAL PLAT
OF
WARD'S MILL SUBDIVISION
(BISHOP'S GATE)

PROPERTY MAP 77, PARCEL 012.00
ALDERMANIC WARD 4
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
TURNBERRY HOMES LLC
210 JAMESTOWN PARK ROAD SUITE #102
BRENTWOOD, TENNESSEE 37027

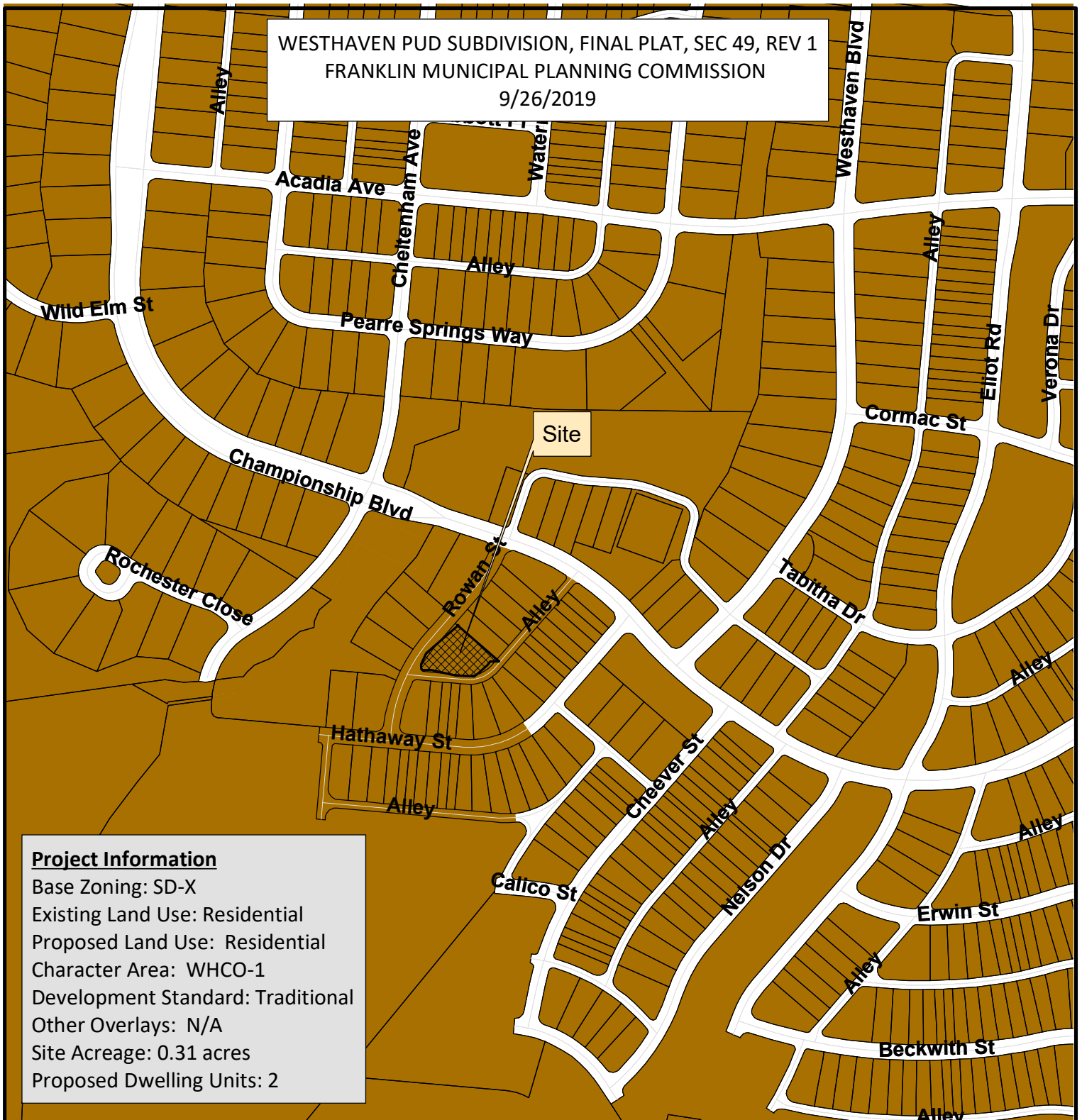
QSP

Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmt.

SHEET NUMBER:

2 of 2

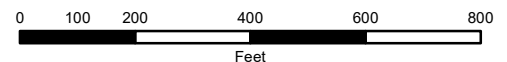
WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SEC 49, REV 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/26/2019



Project Information

Base Zoning: SD-X
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: WHCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.31 acres
Proposed Dwelling Units: 2

westhaven resub lot 1901	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

10. Engineering Sureties

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

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

Planning

Resub of Lot 1901.pdf

1. Plat Note

dianna.tomlin@franklintn.gov please put section 49, Revision 1 prior to resubdivision of lot 1901
[Edited By Dianna Tomlin]

Plat Notes:

- The purpose of this plat is to divide Section 49 Lot 1901 into two lots, Lot 1901 and Lot 2171.
- The recording of this plats voids, vacates, and supersedes the recording of Section 49 Lot 1901 as of record in Book P71, Page 64, R.O.W.C.T.
- Subject property is shown as Section 49 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
- Subject property is identified as a portion of Parcel 1 on Property Map 77.
- Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)
- According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
Minimum setback requirements (Section 49 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

- Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.
- Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)
- All lots in Section 49 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, revised 02/25/17.
 - Section 49 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights.....2 stories

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 889-1890 Championship Blvd., Lots 1960-1985 Rowan Street, and 1918-1934 Hathaway Street.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
- Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⌘
Iron Rod Set	●	Fire Hydrant	FH⌘
Existing Concrete Monument	□	Street Light	*
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	▣	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

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 28th day of February, 2018.

Keith Ryan Brotherton Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com



Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

- 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.

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
WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Resubdivision of Section 49 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

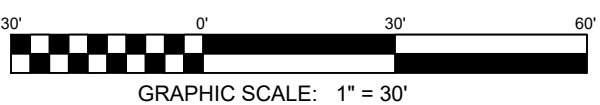
HB&TS Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Resubdivision of Lot 1901 Section 49 have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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



GRAPHIC SCALE: 1" = 30'

Parcel Line Table		
Line #	Length	Direction
L1	22.74'	N40°53'53"E
L2	161.29'	N40°53'53"E
L3	135.00'	S49°06'07"E
L4	18.17'	S40°53'53"W
L5	129.55'	S49°06'07"E
L6	103.12'	N85°01'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.07'	73.75'	31°54'26"	S79°01'20"W	40.54'
C2	28.54'	73.75'	22°10'14"	S51°59'00"W	28.36'
C3	20.31'	10.00'	116°21'54"	N26°50'30"W	16.99'
C4	63.51'	380.75'	9°33'25"	N36°07'10"E	63.44'

