



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 25, 2014

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 25, 2014, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [14-403](#) 8/28/14 FMPC Regular Meeting Minutes
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [08-28-14 FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

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. [14-425](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors: Planning and Sustainability Dept and Paula Kortas
3. [14-433](#) Jamison Station PUD Subdivision, site plan, section 1; accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [14-435](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer and drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [14-427](#) PUBLIC HEARING: Resolution 2014-68, To Be Entitled, "A Resolution Approving A Development Plan Revision For The Ovation PUD Subdivision, Located At Southeast Corner Of East McEwen Drive And Carothers Parkway, By The City Of Franklin, Tennessee." (10/14/14 WS)

Sponsors: Ald. Ann Petersen

Attachments: [4645 Ovation DP, Rev 1 Map](#)
[4645 Conditions of Approval 01](#)
[Res 14-68 4645 Ovation PUD DP Rev 1](#)
[14066 Ovation Final PUD Dev Plan Submittal Doc 14-09-04](#)
[Original Development Plan](#)
[Ovation Pattern Book](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [14-437](#) 7007 Moores Lane PUD Subdivision, final plat, 3 lots on 18.3 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4628 7007 Moores FP Map.pdf](#)
[Conditions of Approval 4628.pdf](#)
[4628 Final Plat.pdf](#)

7. [14-434](#) 7007 Moores Lane PUD Subdivision, site plan, lot 2, a 91 bed assisted living facility and 5 independent living villas on 5.4 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4632 7007 Moores SP, lot 2 Map](#)
[Conditions of Approval 4632.pdf](#)
[Site Plan COF 4632.pdf](#)

8. [14-422](#) Rolling Meadows Subdivision, final plat, 2 lots on 2.16 acres (resub of Lot 5), located at 3186 Horton Court. (CONSENT AGENDA)

Attachments: [4644 Rolling Meadow Subd. FP, resub of lot 5 Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[Horton-Final-Plat-COF-4644-Signed.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION AUGUST 28, 2014

The Franklin Municipal Planning Commission held a regular meeting on Thursday, August 28, at 7:00 p.m. in the city hall boardroom.

Members present:

Jimmy Franks
Scott Harrison
Mike Hathaway, Chair
Roger Lindsey, Vice Chair
Alma McLemore
Michael Orr

Members absent:

Marcia Allen
Lisa Gregory
Ann Petersen, Alderman

Staff present:

Emily Hunter, Planning and Sustainability Department
Catherine Powers, Planning and Sustainability Department
Carl Baughman, Engineering Department
Dustin Scruggs, Engineering Department

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.

1. CALL TO ORDER

2. MINUTES

- 7/24/14 Regular Meeting

3. 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.

4. ANNOUNCEMENTS

5. 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.

6. 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

Consent: Items 7 – 8

7. Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for drainage onsite/offsite improvements.
8. Gateway Village PUD Subdivision, site plan, sections 3 and 6, revision 1; release the maintenance agreement for Mohr Boulevard pavement improvements.

REZONINGS AND DEVELOPMENT PLANS

9. ORDINANCE 2014-18, TO BE ENTITLED “AN ORDINANCE TO REZONE 77.7 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 12.23/480,000/450) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY.”

Project Number: 4542

Applicant: Gary Vogrin, Kiser + Vogrin Design

Staff Recommends: Favorable Recommendation to BOMA

Consent Status: Nonconsent

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. 264 Natchez Street Subdivision, final plat, two lot subdivision on 0.54 acres, located at 264 Natchez Street.
 Project Number: 4629
 Applicant: Greg Hartman, Dewaal & Associates
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

11. Harpeth Community Church Subdivision, final plat, consolidation of three properties totaling 8.74 acres, located at 1101 Gardner Drive.
 Project Number: 4625
 Applicant: Greg Terry, James Terry & Associates
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

12. Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (phase two), 17,584 square foot addition to an existing church, on 8.74 acres, located at 1101 Gardner Drive.
 Project Number: 4631
 Applicant: Gary Batson, Batson and Associates, Inc.
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

13. Highlands at Ladd Park PUD Subdivision, final plat, section 15, revision 2, creating 29 single family lots and three open space lots on 9.73 acres, located at 0 Irvine Lane.
 Project Number: 4626
 Applicant: David Reagan, HFR Design, Inc
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

14. Highlands at Ladd Park PUD Subdivision, final plat, section 24, creating 17 single family lots and two open space lots on 4.87 acres, located at 0 Truman Road West.
 Project Number: 4626
 Applicant: David Reagan, HFR Design, Inc
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

15. Rizer Point PUD Subdivision, final plat, section 3, creating 16 single family lots and one open space on 4.09 acres, located at 0 Del Rio Pike.
 Project Number: 4630
 Applicant: Michael Dewey, Dewey-Estes Engineering
 Staff Recommends: Approval, with conditions
 Consent Status: Consent

16. Westhaven PUD Subdivision, final plat, section 42, creating 9 residential lots and five open space lots on 0.70 acres, located along Keats Street.

Project Number: 4624

Applicant: Judy Gregg, Wilson and Associates

Staff Recommends: Approval, with conditions

Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

1. CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 p.m.

2. MINUTES

Vice Chair Lindsey moved to approve the July 24, 2014, Planning Commission minutes as presented, Ms. McLemore seconded the motion, and it passed unanimously (5-0).

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

4. ANNOUNCEMENTS

Ms. Powers reminded everyone about the retreat coming up on Thursday, September 4, at the Spark Center from 9:00 a.m. to 2:00 p.m. Breakfast and lunch will be served. She stated that Vice Chair Lindsey and Mr. Franks would be brought up to date regarding the retreat at a later time.

5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

No one came forward.

6. CONSENT AGENDA

Chair Hathaway stated that the items under the consent agenda were deemed by the Planning Commission to be non-controversial, routine in nature and would be approved by one motion. He stated that items 7, 8, and 10 through 16 were the items on the consent agenda. Chair Hathaway asked if anyone wanted to pull any other items, and no one came forward.

Mr. Harrison moved to approve Consent items 7, 8, and 10 through 16, Mr. Orr seconded the motion, and it passed unanimously (5-0).

7. FRANKLIN CREST PUD SUBDIVISION, SITE PLAN, (CIRCLE AT COOL SPRINGS APARTMENTS)

Maint agreement: Drainage onsite/offsite \$28,800
 Established: March 28, 2013
 Previous Action: 2/28/09 FMPC granted 6-month extension to 8/28/09.
 7/23/09 FMPC granted 2nd 6-month extension to 2/28/10.
 1/19/10 PA posted
 11/12/10 Approved extension to 11/11/11
 NEW APPLICANT 12/10/10
 11/11/11 Reduce 75%+ from \$288,000, extend to 11/9/12.
 11/9/12 Release denied; extend to 11/8/13; as-builts okay.
 1/18/13 Release denied; extend to 7/19/13
 3/28/13 Release PA, establish MA for \$28,800
 4/5/13 MA posted
 3/27/14 Extend to 9/25/14
 Recommendation: Release the maintenance agreement.

8. GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, SECTIONS 3 AND 6, REVISION 1

Maint agreement: Mohr Boulevard pavement \$6,700
 Established: July 19, 2013
 Previous Action: 2/24/11 PA posted
 1/20/12 Extend to 7/20/12
 7/20/12 Extend to 1/18/13
 1/18/13 Release denied; extend to 1/17/14
 7/19/13 Release PA, establish MA for \$6,700
 7/30/13 MA posted
 7/24/14 Extend to 1/22/15
 Recommendation: Release the maintenance agreement.

10. 264 Natchez Street Subdivision, final plat, two lot subdivision on 0.54 acres, located at 264 Natchez Street.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and

4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Rezoning shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

CONDITIONS OF APPROVAL:**Planning**

1. Site Data Chart
The applicant shall list the property's character area (CFCO-3) and development standard (traditional) in Note 2.
2. Mineral rights
The applicant shall list the owner of the property's mineral rights in the Notes section of the plat.
3. Plat Note
The applicant shall darken the lot lines of the property, and proposed lot line.

Water/Sewer**General Comments**

4. Wastewater
Previous comment not fully addressed, applicant shall label sewer service to lot 1.
11. Harpeth Community Church Subdivision, final plat, consolidation of three properties totaling 8.74 acres, located at 1101 Gardner Drive.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

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

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties
 - VI. Drainage: \$10,000
 - VII. Green Infrastructure: \$108,000

Planning

2. Final plat notes

The applicant shall list the property's development standard (conventional) in note 2 of the general notes section of the plat.
3. Acreage

The applicant shall reference the former lot number, as well as the parcel number, when listing the acreage of each property to be consolidated. The applicant shall also clarify that it is the "total consolidated area" listed below the acreage/sf of each property.

4. Buffers

The applicant shall list the dimension of the Incompatible Land Use Buffer on the plat.

12. Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (phase two), 17,584 square foot addition to an existing church, on 8.74 acres, located at 1101 Gardner Drive.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

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

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

Performance Agreement and Surety

General Comments

1. Sureties

VI. Drainage: \$10,000

VII. Green Infrastructure: \$108,000

2. Landscape

Landscape surety shall be determined at Post PC - TBD \$

Planning

Harpeth Community Church Phase 11 - submittal 001.pdf

3. FWO and FFO

The applicant shall correctly label the FFO overlay limits, as shown on City of Franklin zoning maps, on the existing conditions plan sheet and the site layout plan sheet.

4. Parking

The applicant shall revise the Parking Summary on the Site Layout Plan page. The maximum parking spaces shall not be fewer than the minimum required parking spaces.

Zoning

Harpeth Community Church Phase II - submittal 002.pdf

5. Question

The proposed fence is required to have masonry columns every 50' on center or at a minimum located at the corners of the fences area.

13. Highlands at Ladd Park PUD Subdivision, final plat, section 15, revision 2, creating 29 single family lots and three open space lots on 9.73 acres, located at 0 Irvine Lane.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,

2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

- 1 In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Streets

The previous comment "Provide the location of the street connection to Section 21" was not completely addressed. Provide a line on the plat that indicates the location of the portion of the street that is to be constructed in Section 15 and show a portion of the street that will be constructed in the adjacent section.

2. Drainage

Provide the location of all of the storm drainage structures and pipe that will be constructed in section 15.

Performance Agreement and Surety

General Comments

3. Sureties

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

II. City Sewer:

III. Streets (including private streets):

IV. Street Access (separate surety):

V. Sidewalks:

VI. Drainage:

VII. Green Infrastructure:

Applicant shall upload excel file with quantities with resubmittal and include totals for each surety category, as listed above, in response to this comment.

Water/Sewer

2011132-sec-15 plat-COF 4626-RESUBITTAL 8-7-14.pdf

4. Wastewater

Applicant shall provide the size of the sewer main running behind lots 207- 210. Applicant shall also check the depth of the sewer line and show correct easement width to the depth of sewer line. This comment has been added due to the sewer line being added to the plat.

14. Highlands at Ladd Park PUD Subdivision, final plat, section 24, creating 17 single family lots and two open space lots on 4.87 acres, located at 0 Truman Road West.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

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

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

CONDITIONS OF APPROVAL:**Engineering****General Comments****1. Easements**

The previous comment "Provide an easement for drainage behind lots 540 - 548 outside of the utility easements" was not completely addressed. A drainage easement located behind the building lots must be located outside of the lots.

Performance Agreement and Surety**General Comments****2. Sureties**

Spreadsheet not received as of 8-13-14. Needs to be received by 8-15-14 to be considered for the current review cycle.

Planning (Landscape)**General Comments****3. Lot tree Requirements**

No detached residential lot tree chart is shown. This shall be provided. Show on the mylar.

Zoning**General Comments****4. Affordable Housing**

The applicant shall provide affordable housing fees in lieu in accordance with the Inclusionary Housing Ordinance.

5. Lot Trees

Provide the lot tree chart on the final plat.

15. Rizer Point PUD Subdivision, final plat, section 3, creating 16 single family lots and one open space on 4.09 acres, located at 0 Del Rio Pike.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

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

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

CONDITIONS OF APPROVAL:

Engineering

Rizer-Point-Sec-3-Plat-1st-Submittal-Signed (7-11-14).pdf

1. ROW

Applicant showing inconsistent line work at lot 98 making appear as part of ROW.

Performance Agreement and Surety

I. City Water: \$60,000

II. City Sewer: \$75,000

III. Streets (including private streets): \$154,000

IV. Street Access (separate surety): \$0

V. Sidewalks: \$57,000

VI. Drainage: \$37,000

VII. Green Infrastructure: \$0

VIII. ITS Elements: \$0

Planning

General Comments

3. Base Zoning

This is a new issue. The applicant shall correctly label the base zoning as "SD-R" in the site info chart.

16. Westhaven PUD Subdivision, final plat, section 42, creating 9 residential lots and five open space lots on 0.70 acres, located along Keats Street.

Recommendation

Staff recommends approval, with conditions.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

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

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only

when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Sureties

Applicant shall submit bonds for the following:

Streets - \$TBD

Temp turnarounds - \$TBD

Sidewalks - \$TBD

Sewer - \$ TBD

2. Easements

Applicant shall provide an easement for sidewalk near Curves C8/C9/C10.

3. Open Space

Applicant to call out open space lot adjacent to lot 1651

Planning

General Comments

4. Lot numbers

This is a continuation of an existing issue. Currently, every open space lot on the plat is given the same open space lot number-5067.

Please give each individual non-contiguous open space lot its own lot number. Confirm the total number of open space lots.

This completed the consent agenda.

9. ORDINANCE 2014-18, TO BE ENTITLED "AN ORDINANCE TO REZONE 77.7 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 12.23/480,000/450) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY."

Ms. Powers presented the staff report for Ordinance 2014-18 and stated that this was a request by Mr. Dwight Kiser to take a look at a very small change in the zoning. It did go through the Board of Mayor and Aldermen (BOMA) process. There was a public hearing on this small change. What happens procedurally when this happens is that it has to come back to the Planning Commission for their vote to uphold the BOMA's decision. They basically have changed the zoning line, which does not affect their entitlement and does not affect their land. It is just a line that has been moved slightly to accommodate some loading zones, and staff is recommending approval by the Planning Commission

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Dwight Kiser, of Kiser + Vogrin Design, represented the applicant and requested a favorable recommendation to the BOMA.

Mr. Harrison moved to favorably recommend approval of Ordinance 2014-18, Mr. Orr seconded the motion, and it passed unanimously (5-0).

There being no further business, the meeting adjourned at 7:05 p.m.

Chair, Mike Hathaway

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
 RESOLUTION 2014-68
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/25/14

Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X (12.23/480,000/450)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed-Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: FWO, FFO, HHO
 Site Acreage: 77.7 acres
 Proposed Number of Dwelling Units: 950
 Proposed Nonresidential Square Footage: 480,000
 Proposed Building Height: various

Legend

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



0 250 500 1,000
 Feet

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

CONDITIONS OF APPROVAL:**BNS****Ovation Proposed Plan Update.pdf****1. Address**

- Applicant shall meet with Lori Jarosz to discuss the addressing plan before a site plan can be submitted.

Fire**General Comments****2. Access**

- The autoturn provided indicates numerous points of conflict/collision with street curbs.

All points/areas where the path of the autoturn indicates conflict/collision, curbs shall be mountable.

Planning**14066 Ovation PUD Subdivision Revision 1 Development Plan Submittal 14-08-11.pdf****3. Cover sheet**

- The applicant shall list the approved modification of standards on the cover/title sheet of the drawing set, as well as on the development plan page. the applicant shall remove the MOS concerning parkland dedication, as it is not required (applicant is provided more parkland dedication than is required).

4. Entitlements

- Chart for Group C is still inaccurate; the applicant shall revise the chart labeled "Group C" to identify the building(s) with a hotel component to it, and to identify NO MORE THAN 150 rooms for the entire area of group C.

5. original development plan

- The applicant shall include the original and approved development plan with all electronic submittals, including the Post-PC set.

Planning (Landscape)**General Comments****6. Main Place**

- Since this whole area is designated as a formal open space, The applicant shall work with the COF Land Planner and staff at the site plan stage to provide a space (F4 and F5) at this place on the site that would be more suitable for large gathering for events.

Stormwater**General Comments****7. Stream Buffer**

- Grading was approved in mitigated buffer areas and areas alongside the wet weather conveyance portions. Grading is not approved in the 30' Zone 1 and 30' Zone 2 buffers alongside both streams considered to be jurisdictional waters.

Limited grading is allowed for the structure that appears to be a trail that goes through the Zone 2 buffer alongside the west portion of the unnamed jurisdictional stream is to be constructed of pervious material to be noted on future site plan submittals.

RESOLUTION 2014-68

A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE OVATION PUD SUBDIVISION, LOCATED AT SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE.

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
062---01804 (portion of)	Not provided
062---01805 (portion of)	Not provided
TOTAL	±77.70

PUD Boundary

Being a PUD Boundary in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located in the southeasterly quadrant of the intersection of East McEwen Drive and South Carothers Parkway, also being on a portion of property conveyed to Highwood Realty, LP by deed of record in Deed Book 5770, Page 191, R.O.W.C. and to SS McEwen, LLC by deed of record in Deed Book 5770, Page 198, R.O.W.C. said PUD Boundary being more particularly described as follows:

Beginning in the southerly right-of-way line of East McEwen Drive at its intersection with the easterly right-of-way line of Carothers Boulevard:

THENCE, with said southerly right-of-way line of East McEwen Drive the following calls;

S 87°42'54" E, 85.93 feet to a right-of-way monument (old);

With a curve to the right an arc distance of 192.84 feet to a right-of-way monument (old), said curve having a central angle of 05°40'14", a radius of 1,948.50 feet, a tangent of 96.50 feet, and a chord of S 84°52'47" E, 192.76 feet;

S 82°02'40" E, 237.73 feet;

THENCE, leaving said right of way and crossing said property the following calls;

S 11°15'06" E, 258.40 feet;

S 06°49'01" W, 212.51 feet;

S 27°06'37" E, 77.54 feet;

S 20° 40' 37" E, 217.86 feet;

S 09° 38' 25" W, 32.60 feet;

S 14° 44' 39" W, 61.85 feet;

S 24° 40' 38" W, 163.38 feet;

S 24° 40' 38" W, 71.86 feet;

S 12° 55' 57" E, 62.00 feet;

S 66° 03' 33" E, 216.32 feet;

S 45° 30' 18" E, 292.70 feet;

S 41°14'13" E, 220.77 feet;

S 16°51'44" E, 40.00 feet;

With a curve to the left an arc distance of 468.51 feet, said curve having a central angle of 53°41'14", a radius of 500.00 feet, a tangent of 253.05 feet, and a chord of N 46°17'39" E, 451.56 feet;

S 70°32'58" E, 7.68 feet;

With a curve to the left an arc distance of 27.32 feet, said curve having a central angle of 15°39'10", a radius of 100.00 feet, a tangent of 13.75 feet, and a chord of S 78°22'33" E, 27.23 feet;

S 86°12'08" E, 518.10 feet;

With a curve to the left an arc distance of 89.04 feet, to the westerly line of property conveyed to the City of Franklin by deed of record in Deed Book 1629, Page 71, R.O.W.C., said curve having a central angle of 10°12'12", a radius of 500.00 feet, a tangent of 44.64 feet, and a chord of N 88°41'46" E, 88.92 feet;

THENCE, with said City of Franklin property the following calls;

S 15°04'13" E, 89.00 feet;

S 05°30'24" W, 65.92 feet;

S 32°24'21" E, 33.93 feet;

S 83°07'25" E, 128.11 feet to the westerly line of Open Space and P.U.D.E. as shown on McKay's Mill P.U.D. Subdivision, Section 34, of record in Plat Book 46, Page 49A,

R.O.W.C.;

THENCE, with the westerly line of said McKay's Mill and with the westerly line of property conveyed to Ernest C. & Patricia O. Kuhlo by deed of record in Deed Book 996, Page 89, R.O.W.C., S 07°56'16" W, 794.17 feet to an iron rod (old) in the northerly line of property conveyed to the City of Franklin by deed of record in Deed Book 993, Page 493, R.O.W.C.;

THENCE, with said City of Franklin Property the following calls:

N 84°30'12" W, 152.36 feet to an iron rod (old);

S 05°30'48" W, 196.54 feet to an iron rod (old) in the northerly line of property conveyed to the City of Franklin by deed of record in Deed Book 580, Page 648, R.O.W.C.;

THENCE, with the northerly line of said City of Franklin property and with the northerly line of Waterford Subdivision, of record in Plat Book 55, Page 28, R.O.W.C. N 83°03' 22" W, 1,889.69;

THENCE, leaving said northerly line and crossing said property of Highwood Realty, LP and SS McEwen, LLC, the following calls:

N 03°47'52" E, 65.90 feet;

With a curve to the left an arc distance of 125.64 feet, said curve having a central angle of 14°46'00", a radius of 487.50 feet, a tangent of 63.17 feet, and a chord of N 03°35'08" W, 125.29 feet;

N 10°58'09" W, 103.44 feet;

With a curve to the right an arc distance of 115.10 feet, said curve having a central angle of 15°59'16", a radius of 412.50 feet, a tangent of 57.93 feet, and a chord of N 02°58'30" W, 114.73 feet;

With a curve to the right an arc distance of 21.72 feet, said curve having a central angle of 10°06'55", a radius of 123.00 feet, a tangent of 10.89 feet, and a chord of N 10°04'35" E, 21.69 feet;

N 15°08'03" E, 322.36 feet;

N 77°43'08" W, 62.25 feet;

N 71°21'23" W, 21.87 feet;

S 15°08'03" W, 37.16 feet;

With a curve to the right an arc distance of 308.29 feet, said curve having a central angle of 21°59'49", a radius of 803.00 feet, a tangent of 156.06 feet, and a chord of N 61°34'18" W, 306.40 feet;

N 50°54'14" W, 484.48 feet to the easterly right-of-way line of Carothers Parkway;

THENCE, with the easterly right-of-way of Carothers Parkway the following calls;

N 39°00'00" E, 44.55 feet;

N 51°00'00" W, 20.00 feet;

N 06°00'00" W, 24.04 feet;

N 39°00'00" E, 173.64 feet;

With a curve to the left an arc distance of 439.48 feet, said curve having a central angle of 12°46'11", a radius of 1,971.86 feet, a tangent of 220.65 feet, and a chord of N 32°58'05" E, 438.57 feet;

With a curve to the left an arc distance of 249.58 feet, said curve having a central angle of 07°12'30", a radius of 1,983.86 feet, a tangent of 124.96 feet, and a chord of N 25°25'17" E, 249.42 feet;

With a curve to the left an arc distance of 296.43 feet, said curve having a central angle of 08°32'08", a radius of 1,989.86 feet, a tangent of 148.49 feet, and a chord of N 14°48'06" E, 296.16 feet;

N 10°32'02" E, 24.26 feet;

N 57°46'54" E, 60.98 feet to the Point of Beginning;

Containing: 3,383,266 square feet, or 77.67 acres, more or less.

2. That the overall entitlements for the Ovation Subdivision (SD-X zoned portion) are as follows:

Entitlements	Ovation Subdivision (SD-X area)
Base Zone	Specific Development-Variety (SD-X 12.23/480,000/450)
Character Area Overlay	McEwen Character Area Overlay District #4
Other Zoning Overlays	HHO/HHO Buffer, HTO, FFO/FWO
Number of Dwelling Units	950
Number of Nonresidential Square Footage	480,000 plus 450 hotel rooms
Connectivity Index	1.91 (For SD-X and GC zoned portions, previously approved with the Ovation Subdivision Preliminary Plat)
Development Standard	Conventional
Open Space Requirements	Formal: 2.8 acres Informal: N/A Total: 2.8 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA PASSED/PUBLIC HEARING HELD: _____

OVATION

SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN

East McEwen and South Carothers Parkway, Franklin, Williamson County, Tennessee

(REVISION 1)

SHEET INDEX

- L-0** Cover Sheet
- L-1** Existing Conditions
- L-2** Overall Site (Entire Ovation Subdivision)
- L-3** Development Plan Enlargement
- L-4** Parkland Dedication
- C-1** Grading and Drainage Plan
- C-2** Site Utilities Plan
- C-3** Fire Truck Circulation Exhibit



SITE VICINITY MAP
(NTS)

APPLICANT / LANDSCAPE ARCHITECT:
KISERVOGRINDESIGN

KISER + VOGGIN DESIGN
5005 MERIDIAN BLVD. STE. 100
FRANKLIN TN 37067
615.547.2336
CONTACT: GARY VOGGIN
GARY@KISERVOGRIN.COM

OWNER/DEVELOPER:



SS McEWEN, LLC
501 CORPORATE CENTER DRIVE, #315
FRANKLIN, TN 37067
615.472.8916
CONTACTS: GLEN WILSON AND
GLEN MCGEHEE
GMCGEHEE@SOUTHSTAR.COM



HIGHWOODS REALTY, LP
3322 WEST END AVE, #600
NASHVILLE, TN 37203
615.320.5566
CONTACT: W. BRIAN REAMES
BRIAN.REAMES@HIGHWOODS.COM

ENGINEER:



BARGE CAUTHEN ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
615.356.9911
CONTACT: SETH SPARKMAN
SSPARKMAN@BARGECAUTHEN.COM

ARCHITECTS:



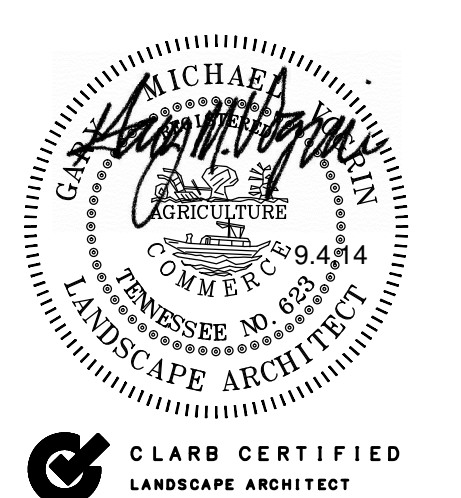
SMITH GEE STUDIO
209 TENTH AVE S. STE. 425
NASHVILLE, TN 37203
615.739.5555
CONTACT: FLEMING SMITH III
FSMITH@SMITHGEESTUDIO.COM

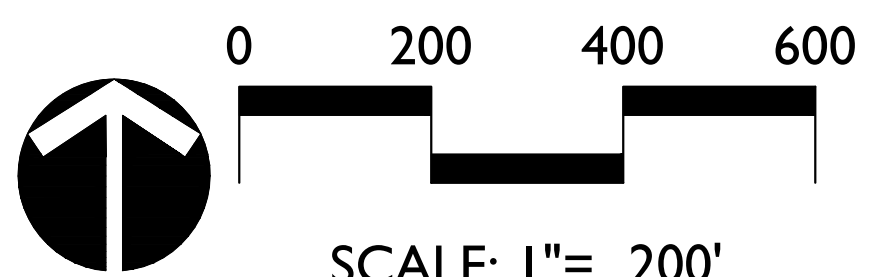
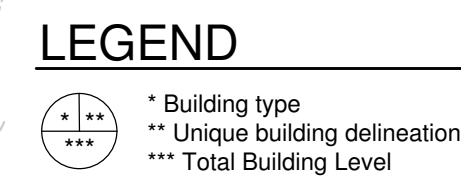
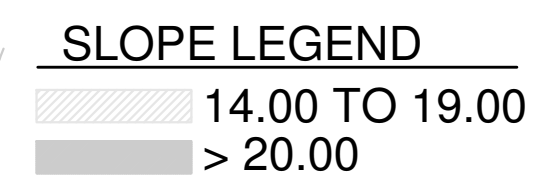
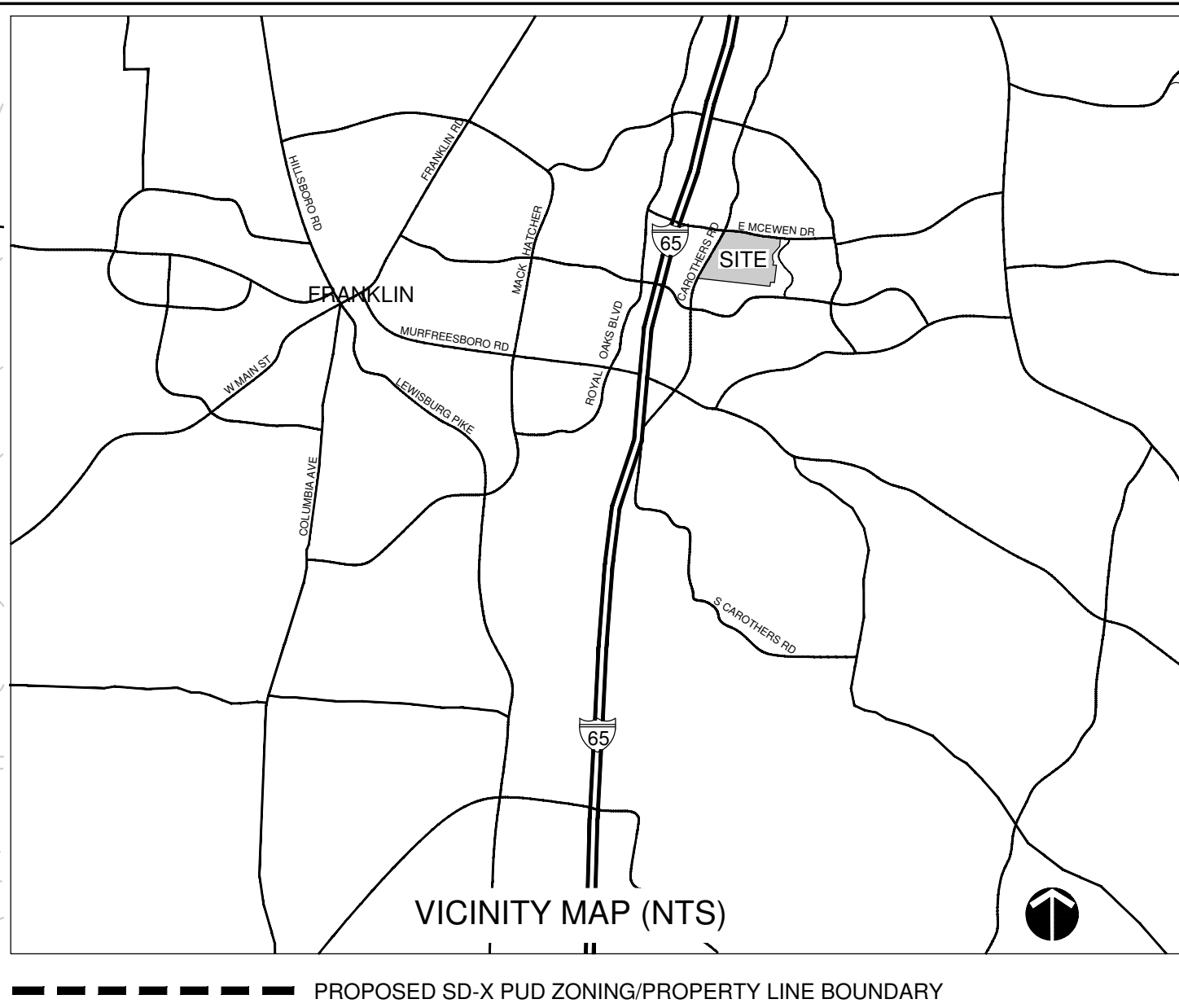


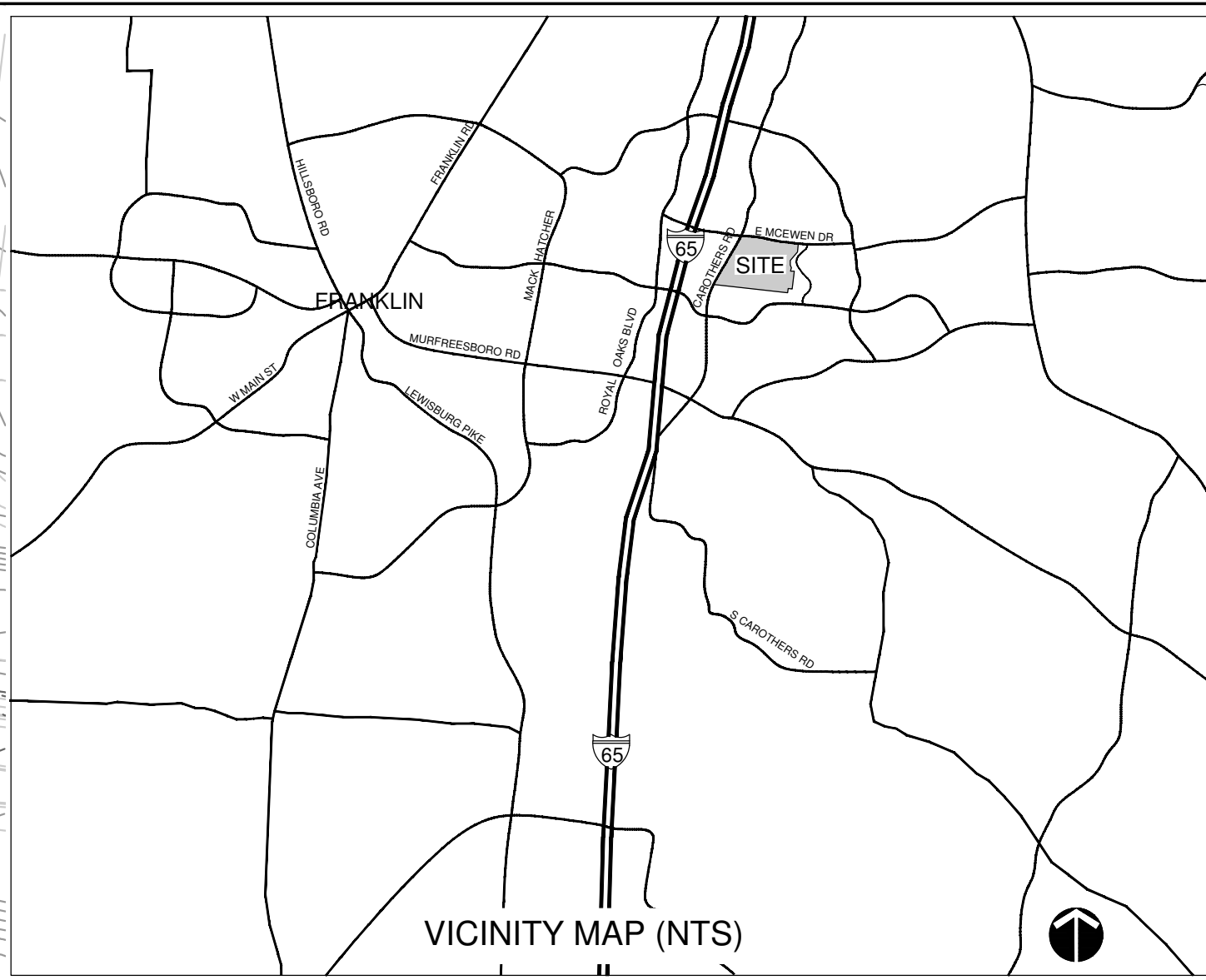
WAKEFIELD BEASLEY & ASSOCIATES
5155 PEACHTREE PARKWAY
BUILDING 300 SUITE 3220
NORCROSS, GA 30092
770.209.9393
CONTACT: MIKE LENTZ
MLENTZ@WBASSOCIATES.COM

LIST OF REVISIONS

09-04-2014: PER C.O.F. STAFF COMMENTS







----- PROPOSED SD-X PUD ZONING/PROPERTY LINE BOUNDARY

Parkland Dedication Calculations*
*Note: Land Value established at \$3.95/sf per purchase price

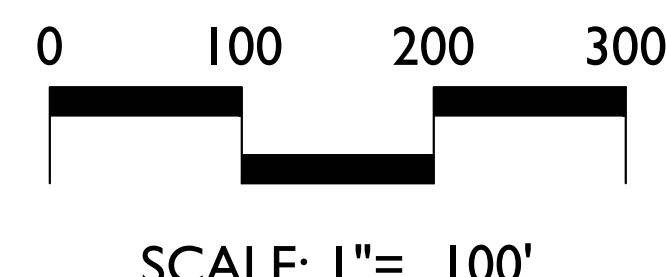
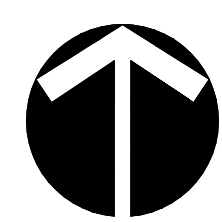
Calculation of Requirement				
Total Dedication Required for 950 Residential Units				
description	qty	dedication	units	land total (\$)
First 95 Units	35	1,200	sf	42,000
Remaining 915 Units	915	600	sf	549,000
Total Required Parkland Dedication				591,000

Contribution by Product				
description	units	land total (\$)	land total (\$)	%
Residential over Retail Units	105	65,325	1,350	256,712
Single Residential Units	275	172,875	1,818	672,340
Updown Residential Units	395	245,732	5,644	965,725
Three Residential Units	175	108,850	2,360	427,853
Total				591,000

Proposed Land and Construction Dedication				
description	qty	cost	units	land total (\$)
Multi-Modal Trail	17,497	sf	17,497	0.46
Hiking Trails (Southern Portion of Property)	819,989	sf	819,989	18.82
Total Proposed Land Dedication				837,486

Construction Dedication				
description	qty	cost	units	land total (\$)
Multi-Modal Trail (12' Wide Concrete Trail)	17,497	\$ 4,25	sf	18,922
Off-site Multi-Modal Trail	25,649	\$ 4,25	sf	27,737
Multi-Modal Trail Grading, Clearing and Grubbing	43,346	\$ 1.38	sf	15,151
Multi-Modal Trail Furnishings	1	\$ 254,500	ls	65,267
Multi-Modal Trail Crosswalks	1	\$ 70,000	ls	17,812
Hiking Trails (12' wide Playsoft Mulch Trail)	5,400	\$ 12.00	sf	16,480
Off-site Hiking Trails (12' wide Playsoft Mulch Trail)	5	\$ 12,000	sf	60,000
Hiking Trail Grading, Clearing and Grubbing	27,000	\$ 1.38	sf	9,481
Hiking Trail Furnishings	1	\$ 15,000	ls	3,817
Trailhead at Hiking Trail	1	\$ 50,000	ls	12,723
Hiking Trail Wayfinding	1	\$ 12,000	ls	3,053
Trail Pegaia	1	\$ 20,000	ls	5,089
Hiking Trail Maintenance (15 years)	15	\$ 18,000	sf	73,137
Total Proposed Construction Dedication				267,677

Calculation of Additional Dedication Required				
description	qty	cost	units	land total (\$)
land dedication				837,486
construction dedication				267,677
Total Proposed Dedication				1,105,163
Required Dedication				591,000
Dedication Beyond Requirement				514,163



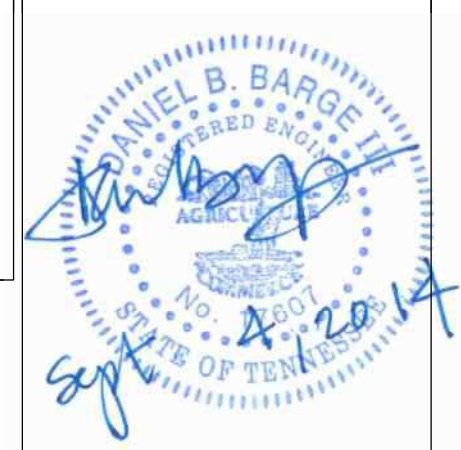
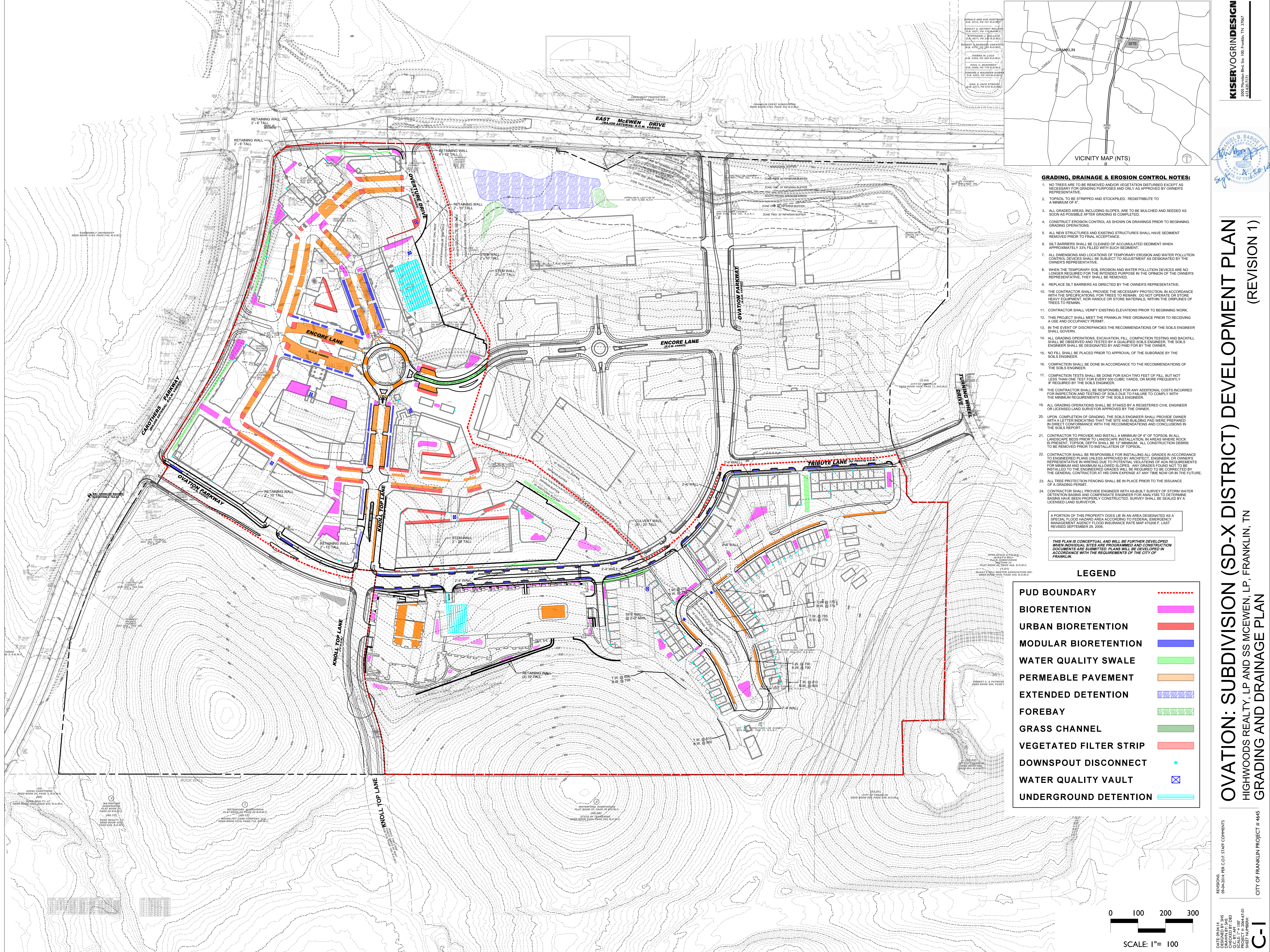
SCALE: 1"= 100'

REVISIONS:
09/04/2014 PER C.O.F. STAFF COMMENTS

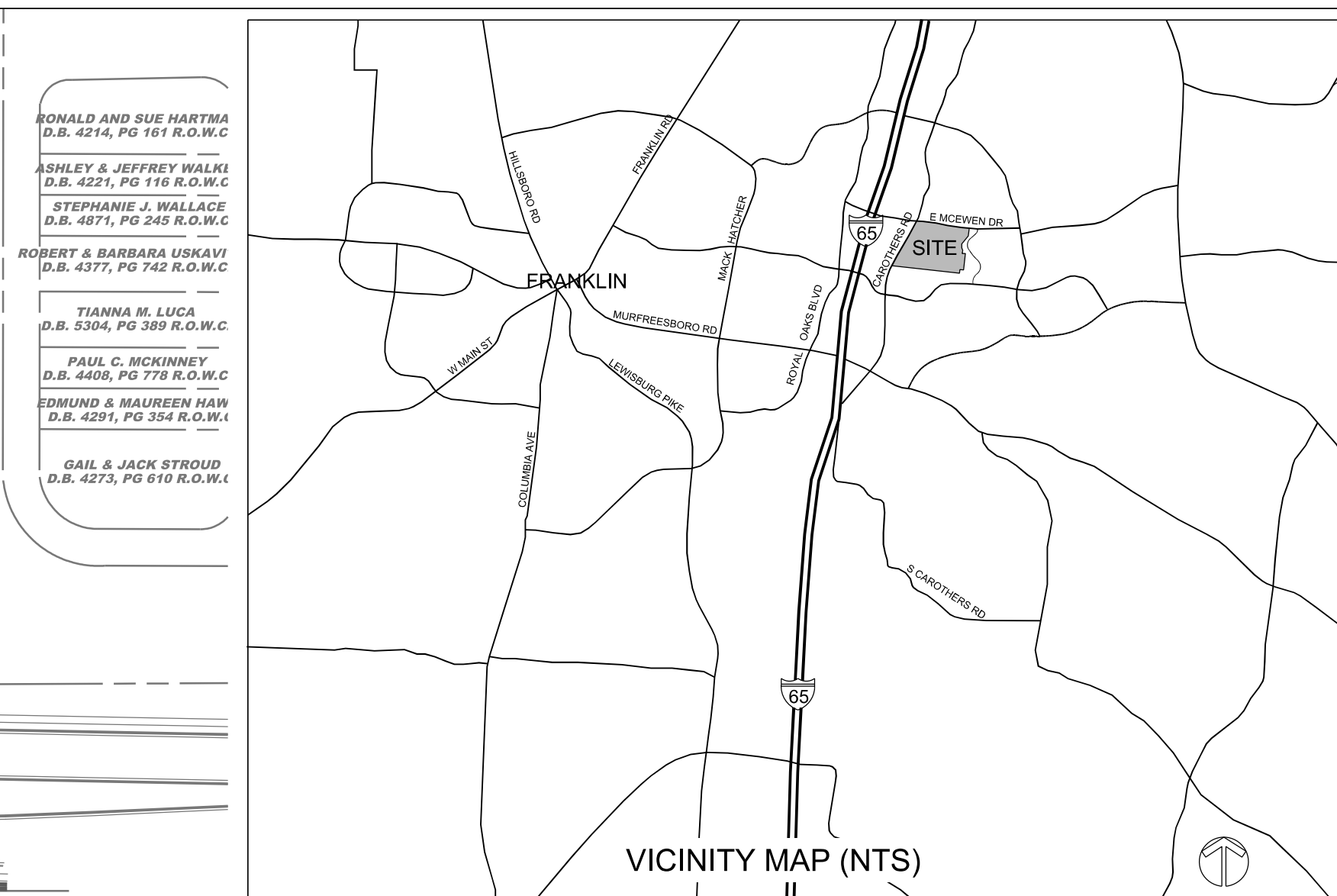
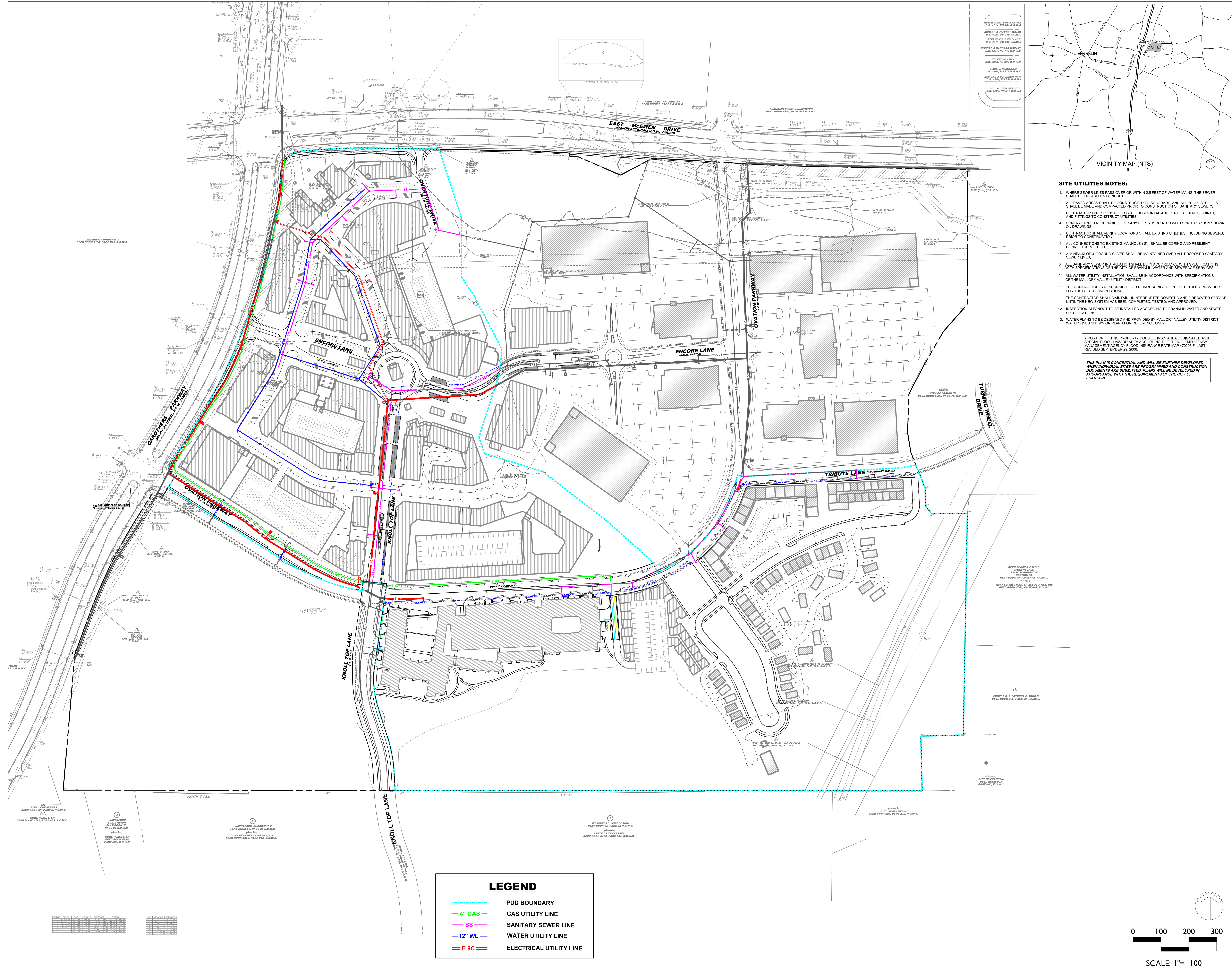
DATE: 09/04/2014
DRAWN BY: BJB
CHECKED BY: GHV
SCALE: 1"= 100'
SHEET NUMBER:

CITY OF FRANKLIN PROJECT # 465

OVATION: SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN
HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN
PARKLAND DEDICATION
(REVISION 1)



OVATION: SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN
HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN
GRADING AND DRAINAGE PLAN
(REVISION 1)



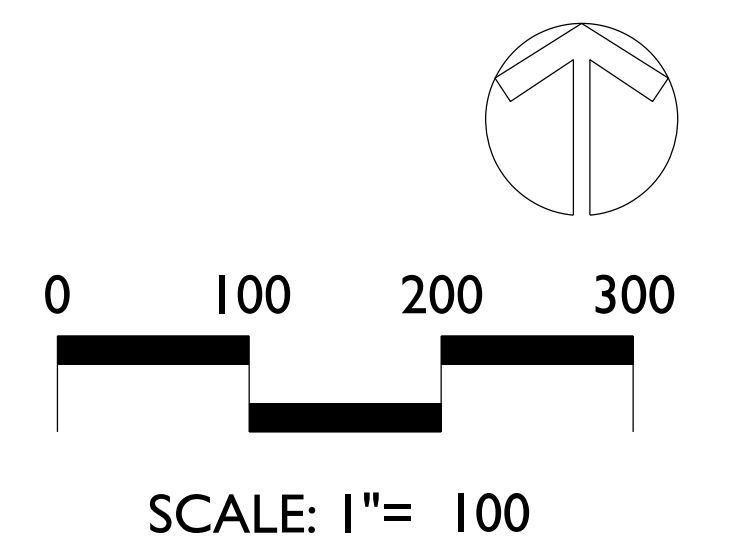
- SITE UTILITIES NOTES:**
- WHERE SEWER LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
 - ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
 - ALL CONNECTIONS TO EXISTING MANHOLE (S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
 - A MINIMUM OF 3' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES.
 - ALL SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS WITH SPECIFICATIONS OF THE CITY OF FRANKLIN WATER AND SEWERS SERVICE.
 - ALL WATER UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE MALLORY VALLEY UTILITY DISTRICT.
 - THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE PROPER UTILITY PROVIDER FOR THE COST OF INSPECTIONS.
 - THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED, AND APPROVED.
 - INSPECTION CLEANOUT TO BE INSTALLED ACCORDING TO FRANKLIN WATER AND SEWER SPECIFICATIONS.
 - WATER PLANS TO BE DESIGNED AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT. WATER LINES SHOWN ON PLANS FOR REFERENCE ONLY.

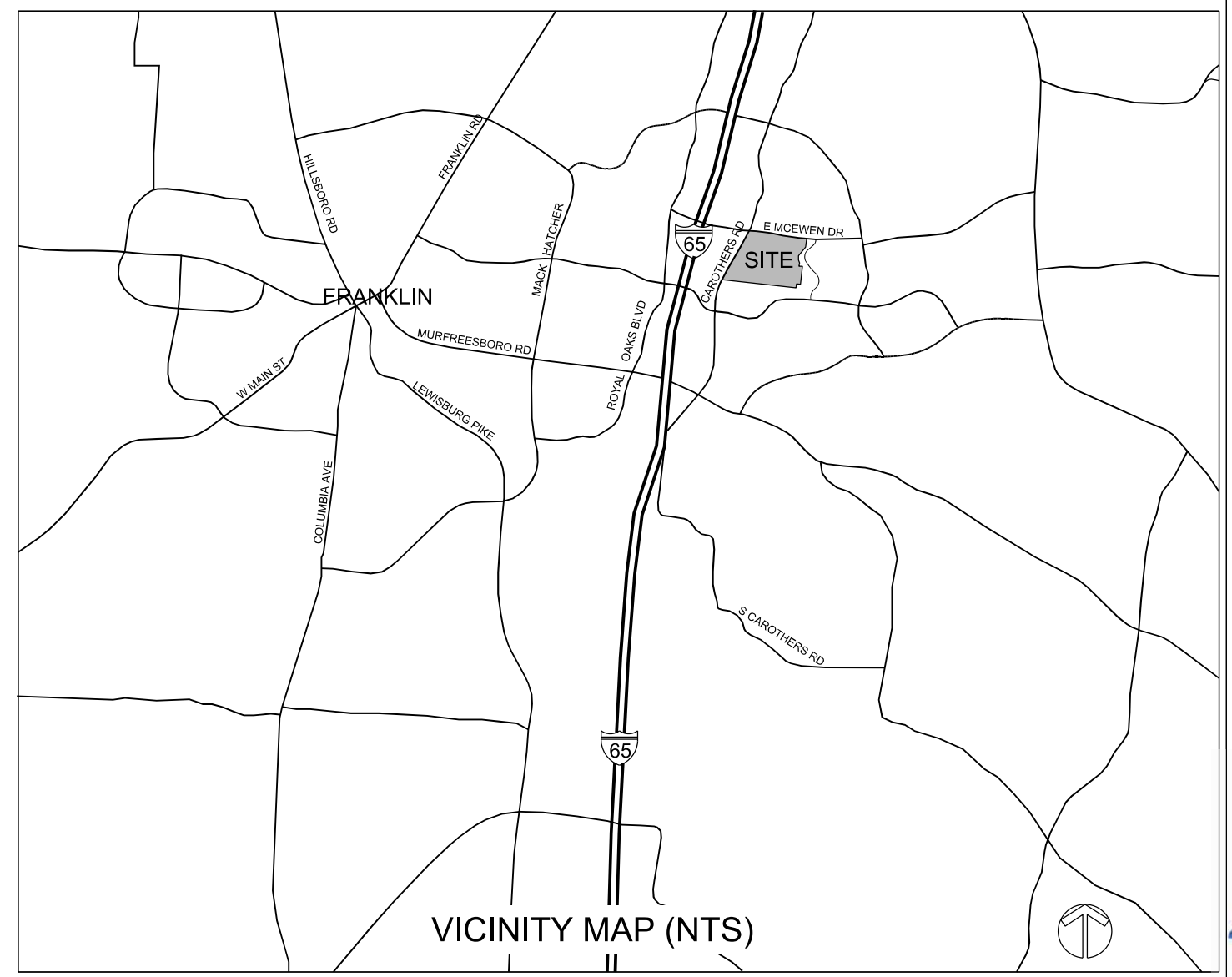
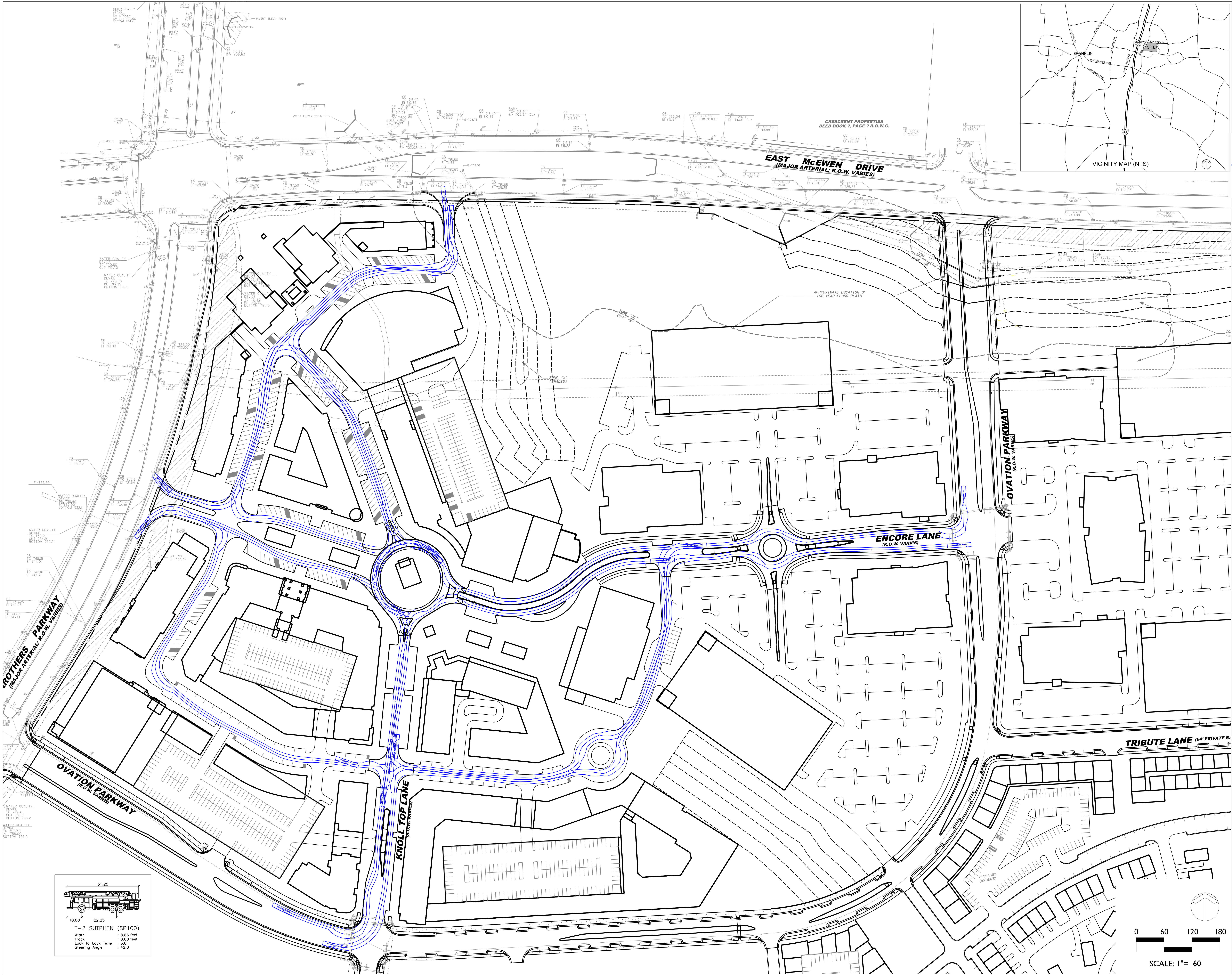
A PORTION OF THIS PROPERTY DOES LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 470206 F, LAST REVISED SEPTEMBER 25, 2006.

THIS PLAN IS CONCEPTUAL AND WILL BE FURTHER DEVELOPED WHEN INDIVIDUAL SITES ARE PROGRAMMED AND CONSTRUCTION DOCUMENTS ARE SUBMITTED. PLANS WILL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN.

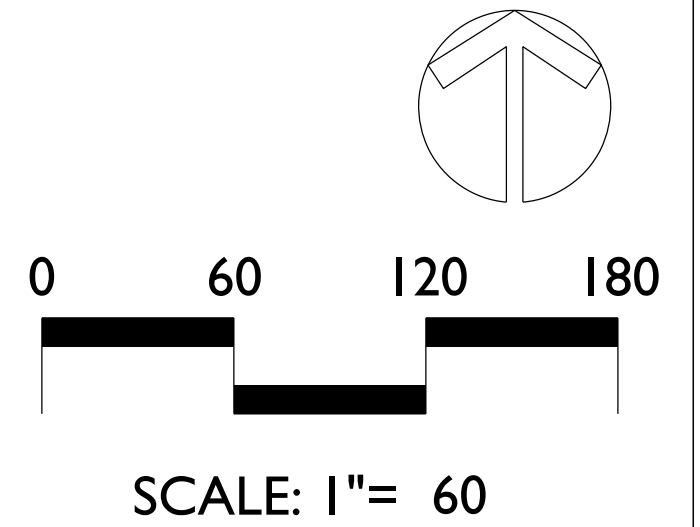
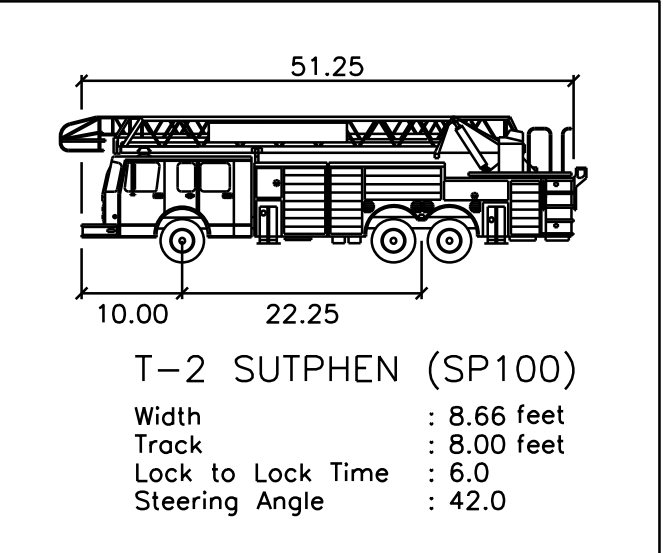
LEGEND

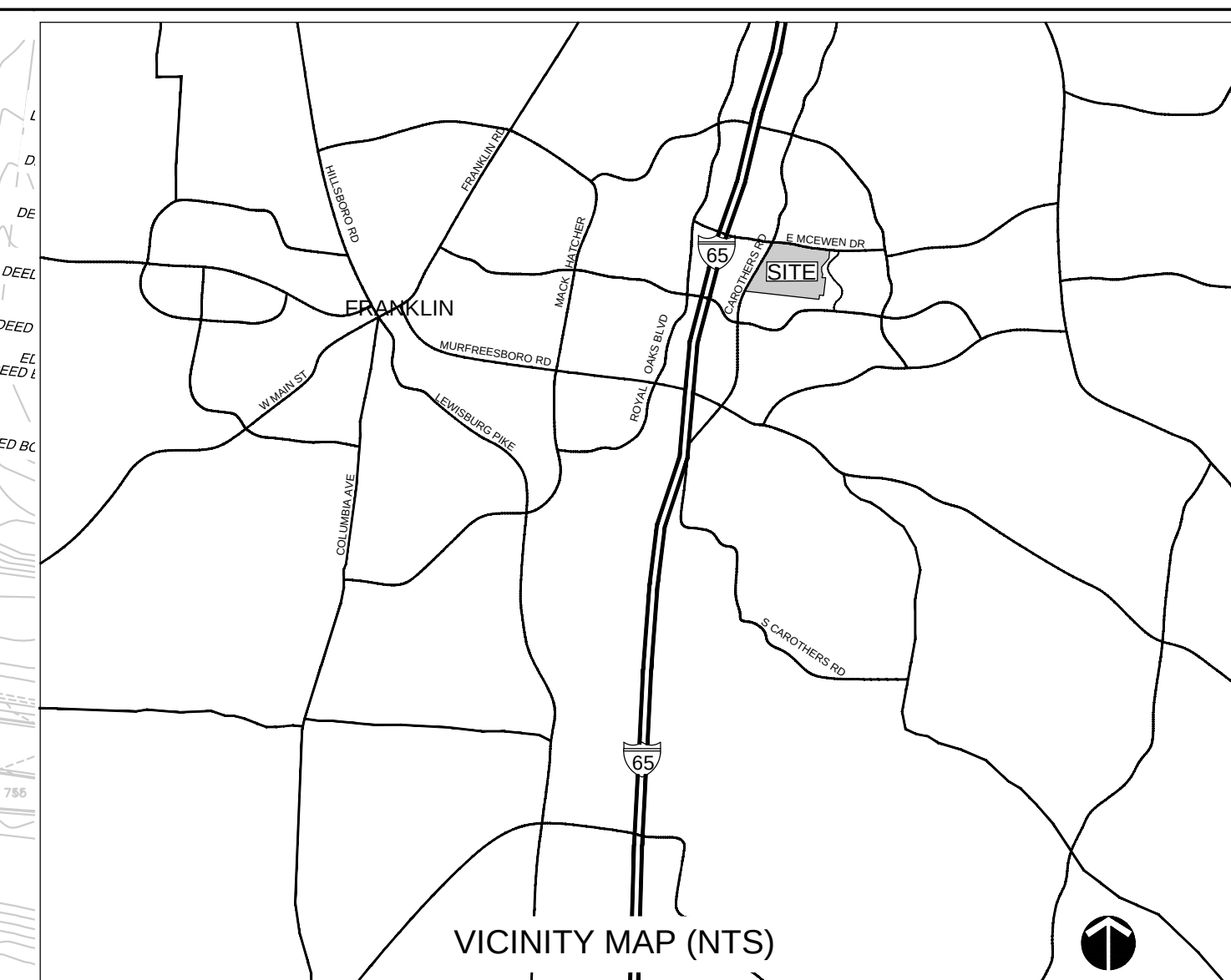
- PUD BOUNDARY
- 4" GAS
- SS
- 12" WL
- E 9C
- GAS UTILITY LINE
- SANITARY SEWER LINE
- WATER UTILITY LINE
- ELECTRICAL UTILITY LINE





OVATION: SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN
HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN
(REVISION 1)





SITE DATA

PROJECT NAME: OVATION
PROJECT NUMBER: 6543
SUBDIVISION: OVATION
MAP: PARCEL NUMBERS: 18.04 AND 18.05
ADDRESS: SOUTHEAST INTERSECTION OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY IN THE COOL SPRINGS AREA
COUNTY: WILLIAMSON
STATE: TENNESSEE
CITY: FRANKLIN
CIVIL DISTRICT: 3

EXISTING ZONING & CHARACTER AREA OVERLAY: GC - GENERAL COMMERCIAL, & MECD-4
PROPOSED ZONING: SD-X
OVERLAYS: TWO (2) P.U.D. PORTIONS OF SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACRES: 11.48 AC
SITE SQUARE FOOTAGE: 6,237,109 SF
PUD SITE ACRES: 11.77 AC
PUD SITE SQUARE FOOTAGE: 3,380,351 SF
MINIMUM PERIMETER REQUIRED: SETBACK LINES
YARD FRONTING ON ANY STREET: 30 FEET (EXISTING R.O.W. & 20' OFF PROPOSED R.O.W.)

SIDE YARD: 15 FEET
REAR YARD: 25 FEET

SITE DEVELOPMENT / INTERNAL SETBACKS

	Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front yard and side street setback	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet	0-20 feet
Side yard setback	5 feet	5 feet	0 feet	0 feet	0 feet	0 feet
Rear yard setback	5 feet	5 feet	0 feet	0 feet	0 feet	0 feet

BUILDING SQUARE FOOTAGE: 11,238,150 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.46
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1981 SPACES
(433-1 BR. UNITS, 427-2 BR. UNITS, & 25-3 BR. UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3270 SPACES
MAX. PARKING LIMIT: 4636 SPACES
PARKING PROVIDED: WALKERS SHOWN: PARKING ANALYSIS RECOMMENDS PROVIDING A TOTAL OF 3,605 SPACES TO MEET THE OVERALL SHARED PARKING DEMAND FOR DEVELOPMENT. PLANNED PROVIDED PARKING IS 3,923 SPACES.
RESIDENTIAL DEDICATION: GROSS = 12.24, NET = 16.48 (SEE CHART BELOW FOR BREAKDOWN)
PROPOSED LAND USE: MIXED-USE
TREE CANOPY: 41.3%
PARKLAND DEDICATION REQUIREMENT: 13.57 AC
PARKLAND DEDICATION: REQUIREMENT SATISFIED WITH 13.57 AC OF MODIFIED PARKLAND DEDICATION**
OPEN SPACE: 2.1 AC REQUIRED / 2.1 AC PROVIDED
INCOMPATIBLE USE BUFFER: N/A

MODIFICATION OF STANDARDS

* 1. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR A REDUCTION OF RESIDENTIAL PARKING REQUIREMENTS. SEE PARKING REPORT PREPARED BY WALKER PARKING CONSULTANTS DATED MAY 1, 2014.

* 2. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS SO THAT A COMBINATION OF DEDICATION OF LAND AND CONSTRUCTION OF TRAILS CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF PURE LAND DEDICATION OR FEES IN LIEU OF (SEE SHEET L-4).

3. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RETAINING WALLS TO COMPLY WITH NON-RESIDENTIAL MIXED USE STANDARDS FOR IS A MAXIMUM HEIGHT OF 10 FEET.

4. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR SIGNAGE.

A. To allow an increase of free standing and development signs to a maximum height of 20 feet measured from the centerline of the adjacent street.

B. To allow an increase of free standing and development sign face heights to a maximum height of 12 feet.

C. To allow 2 signs per entrance on internal development streets to individual development sectors.

D. To allow a free standing development sign at the open space park at the intersection of McEwen and Carothers Parkway. Height determination of this sign relative to adjacent streets shall be coordinated at site plan submittal.

E. Hanging sign requirements shall also include the use of Blade Signs perpendicular to the building storefront.

F. Attached Storefront Signs shall be a maximum sign area of two square feet per linear foot of building sign.

* To allow the above modification of standards to sign monuments located at the intersection of Ovation Parkway and McEwen Drive within the General Commercial District.

5. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RESIDENTIAL BUILDINGS WITH A MAXIMUM BUILDING LENGTH OF 200'. PROPOSED MAX BUILDING LENGTH IS TO BE 766 FEET.

GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.

2. Based on RPM Transportation Consultants LLC's traffic impact study completed in October 2013, the total trip generation for all land uses will be 29,735 trips per day.

3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet P 3.0).

4. This development will result in an increase of 950 household units. Based on an average of 0.23 school age students per multifamily household, this will increase the current student school population by a total of ~153 students within the following schools:

- Kenneth Elementary School = 4.8 miles away
- Woodland Middle School = 5.1 miles away
- Centennial High School = 1.4 miles away

5. All public improvements to be located in an easement.

6. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.

7. This site will require the use of on-site water quality practices to treat stormwater from the site.

8. (ML) = LOCAL MIXED-USE ADJACENT LAND USE DISTRICT
(RX) = RESIDENTIAL VARIETY ADJACENT LAND USE DISTRICT
(GO) = GENERAL OFFICE ADJACENT LAND USE DISTRICT
(RS) = RESIDENTIAL ADJACENT LAND USE DISTRICT

9. Redeemed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.

10. Refuse collection from residential units will be private.

11. Existing Franklin Transit Authority TMA Eastbound route stops at Malloy Lane and McEwen Drive.

12. Project to be completed in 2 Phases (1A, 1B and 2). See map for illustrated phase delineations. Electric commencement is August of 2014.

13. Site lighting to be S-Relux model 054-1403976-R5-430-28, or similar, in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.

14. Nearest Facilities:

- FIRE = Franklin Fire Department Station 2, 2.9 miles away
- POLICE = Franklin Police Department, 4.6 miles away
- RECREATIONAL = Liberty Park, 100 feet away

15. Per the Land Use Plan Area MECD-4, Attached residential dwellings uses are appropriate in the southeast corner of MECD-4. High quality design and people friendly environments will be encouraged through heightened standards and site design to reinforce the small town appeal of Franklin.

16. This proposed mixed-use development is compatible with the surrounding area, given the adjacent uses to the west across I-46, and to the north.

17. This site has direct access to McEwen Drive, which is a major arterial, and Carothers Parkway, which is also a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by RMP Transportation Group.

18. Connectivity Index Score was approved on Preliminary Plan.

19. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for connectivity connections and a reduction or minimal impact on major arterials. The proposed multi-modal trail and on-street bicycle path will provide alternative means of transportation.

20. Malloy Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.

21. All streets to be private except for Knoll Top Lane.

22. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.

23. All commercial, multi-family and single family residential shall have fire sprinkler systems.

24. City of Franklin is the sanitary sewer provider. Maximum capacity is approximately 1.3 million GPD.

25. Stormwater Quality and Quantity practices will be implemented on site.

26. The nearest hydrant is located west of Carothers at the intersection of Ovation Parkway. The hydrant has a static pressure of 144 PSI and residual pressure of 132 PSI.

SITE TABULATION MATRIX
SECTION A (521.44.71 SF = 11.2 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant (3,700)	5,100	0	0	0
2	1 Level Restaurant	7,000	0	0	0
3	1 Level Restaurant	7,000	0	0	0
4	1 Level Retail	10,000	0	0	0
5	1 Level Restaurant	7,000	0	0	0
6	1 Level Retail (2,000) / 3 Levels Fitness & Wellness Above (11,500)	59,000	0	0	0
7	1 Level Retail	10,000	0	0	0
8	1 Level Retail (28,600) / 1-2 Level Theater Above (40,000) (including the height of 4 story building)	71,600	0	0	0
9	1 Level Retail (17,000) / 1 Level Office Above (12,500) / 1 Level Office Below	29,500	30,000	0	0
10	1 Level Bank	5,000	0	0	0
Sub-Total		217,600	30,000	0	0

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION B (51,799.71 SF = 1.2 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant	1,400	0	0	0
2	1 Level Restaurant	1,400	0	0	0
3	1 Level Restaurant	1,400	0	0	0
Sub-Total		4,200	0	0	0

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION C (326,553.48 SF = 12.1 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Grocery	48,000	0	0	0
2	1 Level Retail (3,300) / Restaurant (6,000)	14,300	0	0	0
3	1 Level Retail / 3 Level Residential Above	56,000	0	105	0
4	4 Level Hotel	0	0	0	150
5	1 Level Retail	13,000	0	0	0
Sub-Total		131,300	0	105	150

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION D (107,964.46 SF = 2.5 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 4 Level Multi-Family Above	11,700	0	0	200
Sub-Total		11,700	0	0	200

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION E (321,148.32 SF = 7.4 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 4 Level Multi-Family Above	84,800	0	275	0
Sub-Total		84,800	0	275	0

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION F (632,521.51 SF = 14.3 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	5 Level Multi-Family	0	0	395	0
Sub-Total		0	0	395	0

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION G (415,148.18 SF = 9.5 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Multi-Family Plus	0	0	21	0
2	3 Level Multi-Family (2 Level Towns over Plaza)	0	0	4	0
3	3 Level Multi-Family (2 Level Towns over Plaza)	0	0	4	0
4	3 Level Multi-Family (2 Level Towns over Plaza)	0	0	12	0
5	3 Level Multi-Family (2 Level Towns over Plaza)	0	0	12	0
Sub-Total		0	0	51	0

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

SECTION H (41,189.34 SF = 1.47 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Plaza over Podium Parking	0	0	60	0
Sub-Total		0	0	60	0

*Individual building square footage is approximate (N/A) but will not exceed the overall square footage entitled by the PUD.

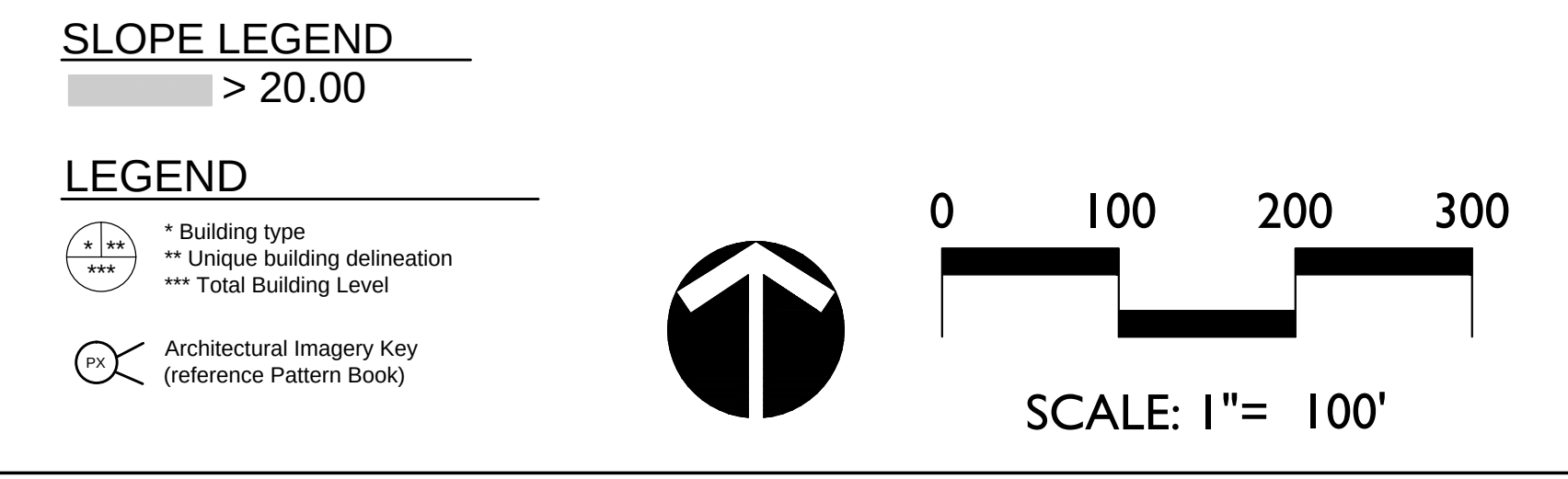
MINIMUM OPEN SPACE REQUIREMENTS FOR MIXED USE

Developable Acreage = Total P.U.D. Site Area - Village Overlay - 20% Slopes - Stream Buffers = 54.7 AC
15 of Developable Acreage Required for Retail Open Space = 1.8 AC
Minimum Open Space Required: 9.0 AC / Informal Open Space Provided = N/A

KEY	CLASS	TYPE	AREA OF OPEN SPACE (1:1)	MAX. PAVED AREA (80%)
Area F-1	Formal	Entrance Park	3372.80	28798.24
Area F-2	Formal	Blvd. Median	10454.61	8363.69
Area F-3	Formal	Blvd. Median	12905.65	10324.52
Area F-4	Formal	Plaza	32779.58	26223.67
Area F-5	Formal	Village Green	17623.33	14096.58
Area F-6	Formal	Village Park	15122.08	10009.67
Total Formal O/S Provided			121647.95	(2.8 acres or 5%)

RESIDENTIAL PROJECT DENSITY

SECTION	SQ. FT.	AC	DU	DENSITY
A	521464.8	11.9	Retail Only	0.0
B	51799.7	1.2	Retail Only	0.0
C	536553.5	12.1	105	8.7
D	107964.5	2.5	Retail Only	0.0
E	321148.3	7.4	275	37.2
F	625521.6	14.46	395	27.3
G	210323.1	4.87	57	11.7
H	41189.34	1.47	60	40.8
I	534232.61	12.26	13	1.1
J	415748.18	9.54	45	4.7
Project Gross Density		77.7	950	1233
Project Net Density		57.6	950	1649



OVATION

Subdivision SD-X District Pattern Book

September 04, 2014
City of Franklin, Tennessee

tree cover map



CAROTHERS PARKWAY

MCEWEN DRIVE

TVA OVERHEAD UTILITY EASEMENT

TURNING WHEEL LANE

 = EXISTING TREE COVER: 33.28 AC (43.4%)
 REQUIRED TREE CANOPY PRESERVATION: 7.3 AC (22%)
 PROVIDED TREE CANOPY PRESERVATION: 17.6 AC (52.8%)

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

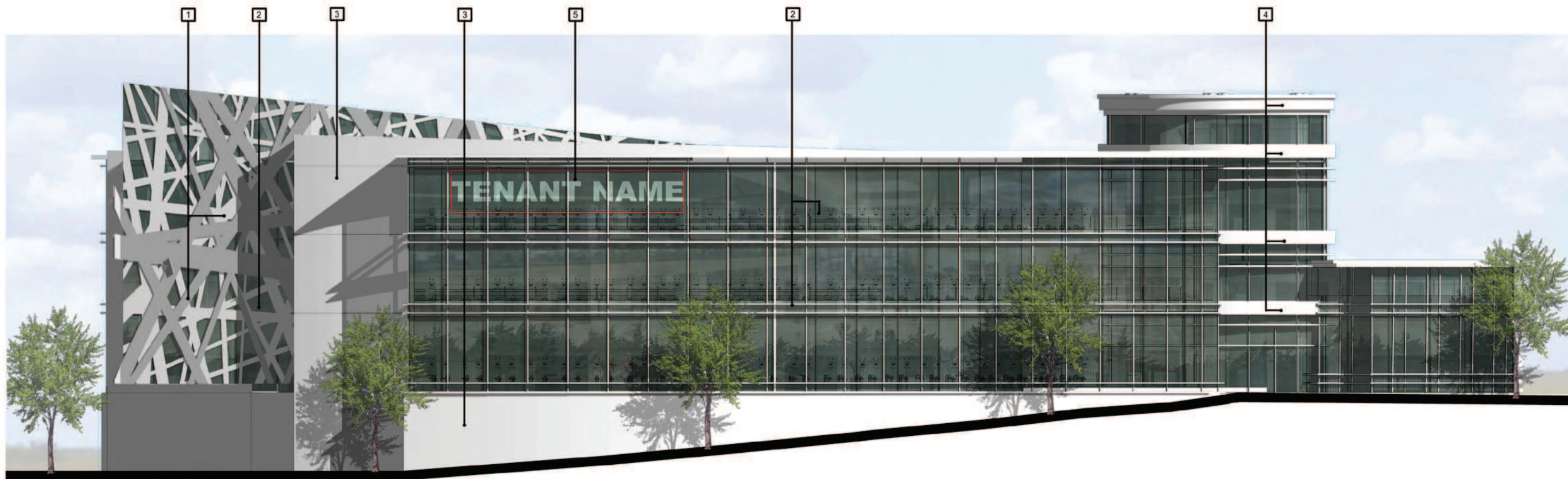
PROPOSED MX/SD-X DISTRICT WITH PUD OVERLAY

OVATION

Franklin, Williamson County, Tennessee

MARCH 6, 2014

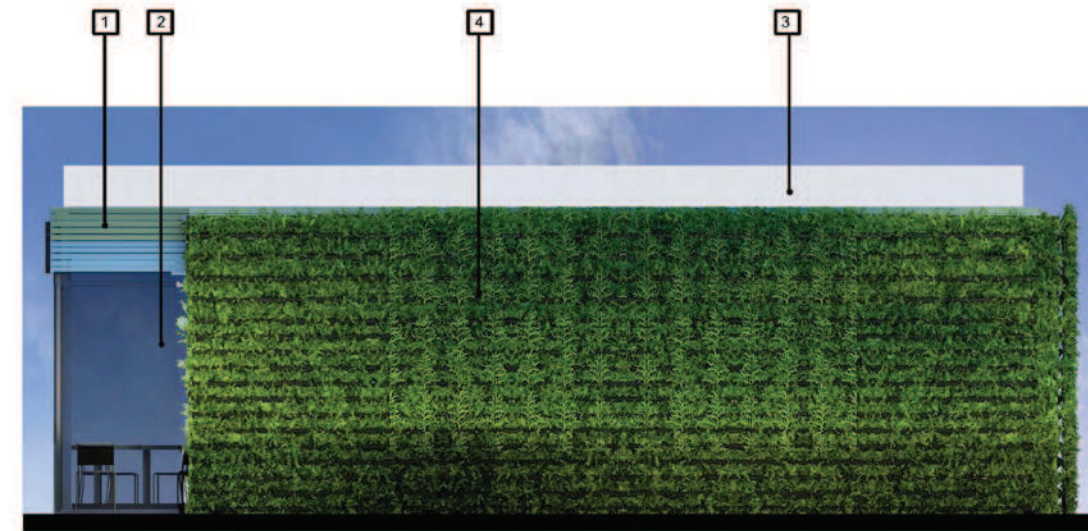




TYPICAL MIXED-USE BUILDING

FINISH SCHEDULE	
1.	ALUMINUM CLAD STOREFRONT
2.	ALUMINUM STOREFRONT SYSTEM
3.	STONE/BRICK VENEER
4.	ALUMINUM PANEL SYSTEM
5.	BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.

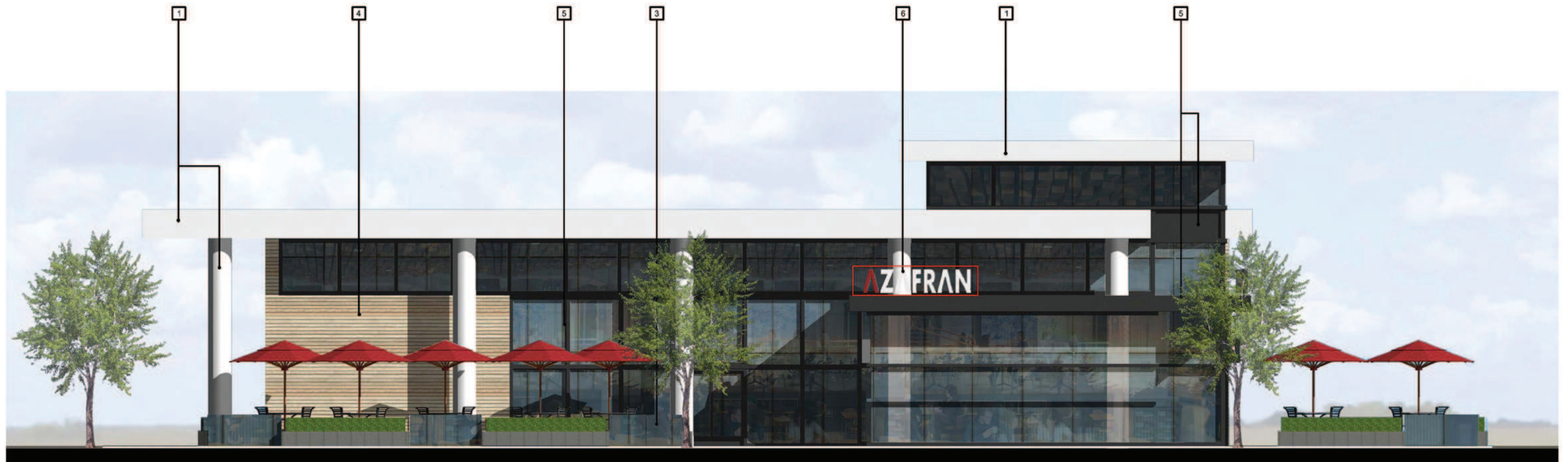


TYPICAL JEWEL BOX BUILDING

FINISH SCHEDULE

1. METAL CLADDING
2. ALUMINUM STOREFRONT SYSTEM
3. EIFS/STUCCO
4. GREEN HANGING WALL SYSTEM
5. BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.



TYPICAL OUTPARCEL BUILDING

FINISH SCHEDULE

1. ALUMINUM PANEL SYSTEM
2. STUCCO/EIFS
3. STONE/BRICK VENEER
4. WOOD VENEER
5. ALUMINUM STOREFRONT SYSTEM
6. BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.

TLD

Thomas Land & Development

SOUTHSTAR 

OVATION
FRANKLIN, TENNESSEE



WAKEFIELD
BEASLEY &
ASSOCIATES



TYPICAL PARKING DECK

FINISH SCHEDULE

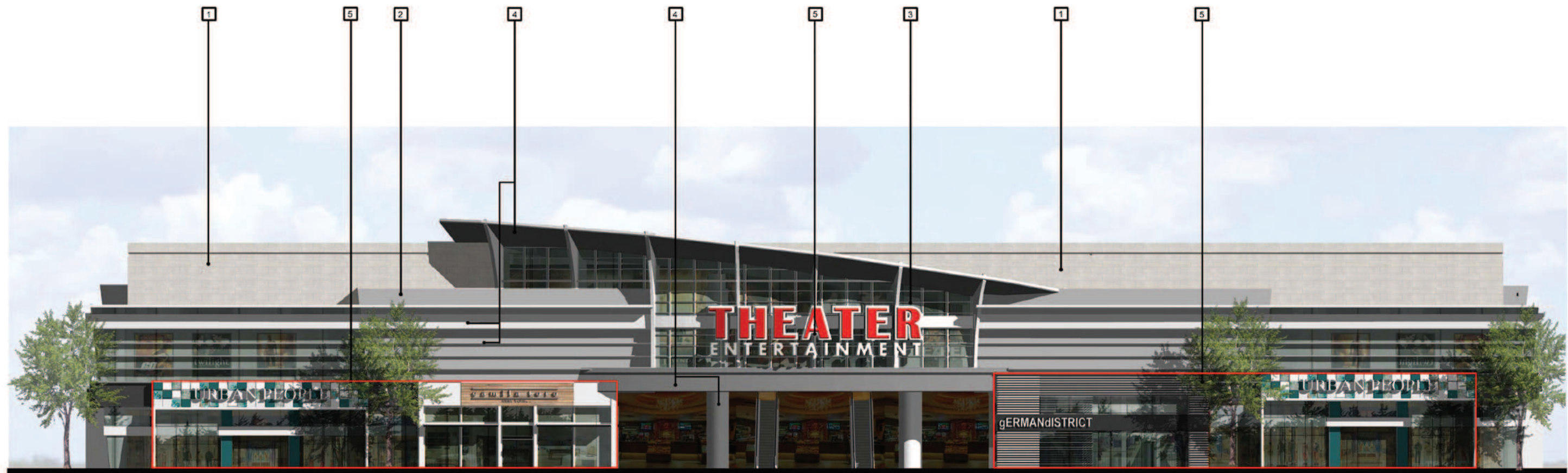
1. PRECAST CONCRETE
2. ALUMINUM CLAD
STRUCTURE



TYPICAL RESIDENTIAL BUILDING

FINISH SCHEDULE	
1.	STONE VENEER
2.	BRICK VENEER
3.	EIFS/STUCCO
4.	GLASS/ALUMINUM RAILING
5.	ALUMINUM PANEL SYSTEM
6.	ALUMINUM STOREFRONT SYSTEM
7.	BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.



TYPICAL CINEMA/RETAIL BUILDING

FINISH SCHEDULE

1. STONE/BRICK VENEER
2. STUCCO/EIFS
3. ALUMINUM STOREFRONT SYSTEM
4. ALUMINUM PANEL SYSTEM
5. BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.



OUTPARCEL BUILDING A3

FINISH SCHEDULE

1. METAL CLADDING
2. ALUMINUM STOREFRONT SYSTEM
3. CAST STONE
4. EFIS
5. METAL CANOPY
6. BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.

TLD

Thomas Land & Development

SOUTHSTAR 

OVATION
FRANKLIN, TENNESSEE



WAKEFIELD
BEASLEY &
ASSOCIATES



OUTPARCEL BUILDING C2

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.

FINISH SCHEDULE

1. METAL CANOPY
2. ALUMINUM STOREFRONT SYSTEM
3. STONE VENEER
4. ALUMINUM PANEL SYSTEM
5. BY TENANT

TLD

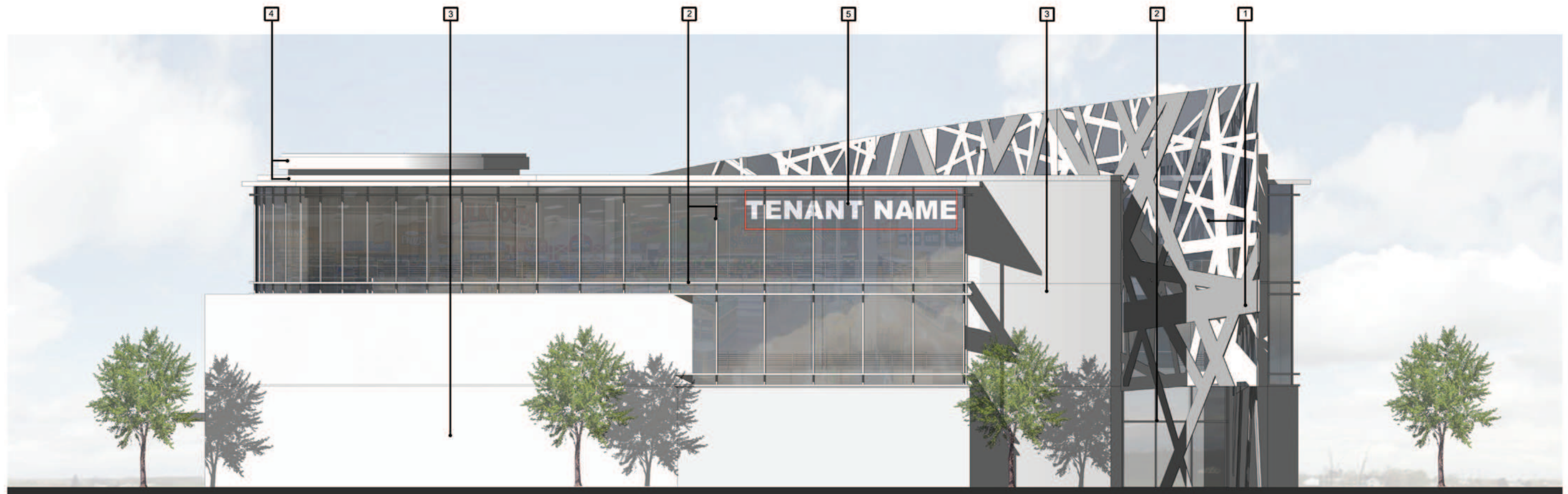
Thomas Land & Development

SOUTHSTAR

OVATION
FRANKLIN, TENNESSEE

S8

WAKEFIELD
BEASLEY &
ASSOCIATES



ORGANIC GROCERY BUILDING

FINISH SCHEDULE

1. ALUMINUM CLAD STOREFRONT
2. ALUMINUM STOREFRONT SYSTEM
3. STONE/BRICK VENEER
4. ALUMINUM PANEL SYSTEM
5. BY TENANT

*Materials and colors indicated on these elevations are intended to be preliminary at this time and shall serve as an indication as to the level of quality the developer strives for, as the project advances. Exact materials and colors are anticipated to be as indicated herein, or very close, but will be further determined as the design process progresses and the exact tenant mix is determined.

TLD

Thomas Land & Development

SOUTHSTAR 

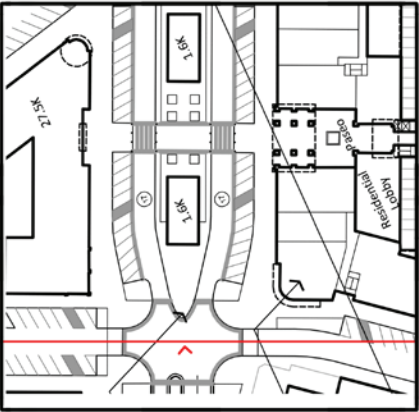
OVATION
FRANKLIN, TENNESSEE



WAKEFIELD
BEASLEY &
ASSOCIATES



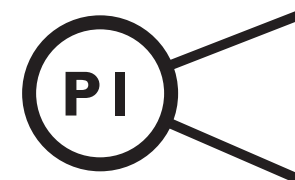
STREET CROSS SECTION





SOUTHSTAR 

OVATION



WAKEFIELD
BEASLEY &
ASSOCIATES





bristol
development group

P3

February 17, 2014

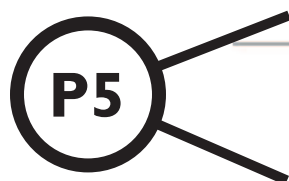
OVATION
Franklin, TN

SGS #: 13042.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555 • f: 615.739.5582
www.smithgeestudio.com





January 24, 2014

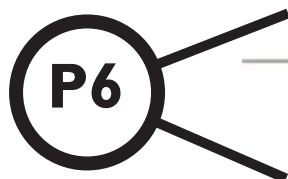
OVATION

Franklin, TN

SGS #: 14010.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555 • f: 615.739.5582
www.smithgeestudio.com



January 24, 2014

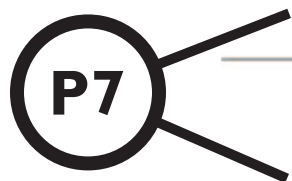
OVATION

Franklin, TN

SGS #: 14010.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555 • f: 615.739.5582
www.smithgeestudio.com



January 24, 2014

OVATION

Franklin, TN

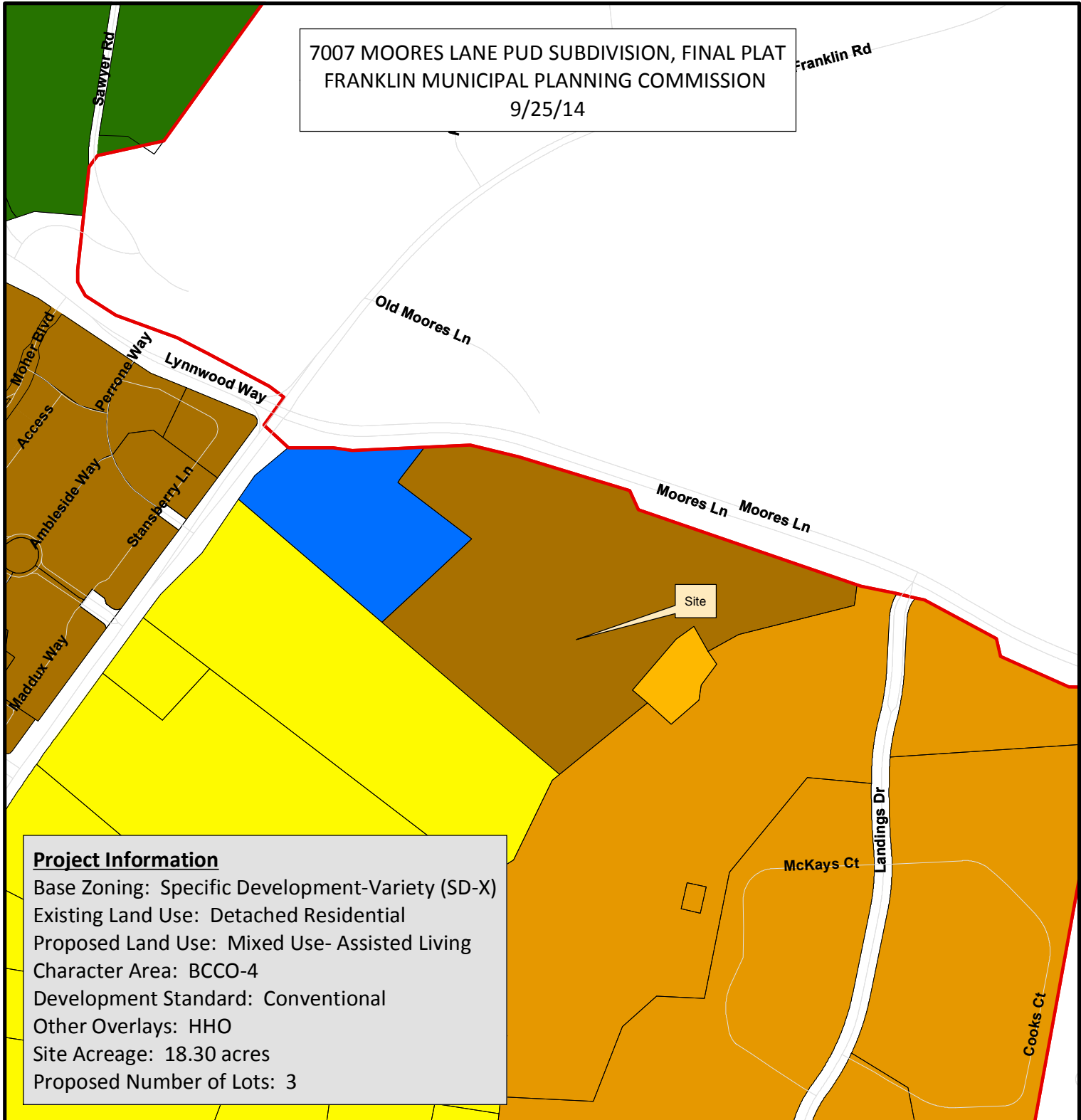
SGS #: 14010.00



SMITH GEE STUDIO, LLC
209 10th Avenue South • Suite 425
Nashville, Tennessee 37203
p: 615.739.5555 • f: 615.739.5582
www.smithgeestudio.com

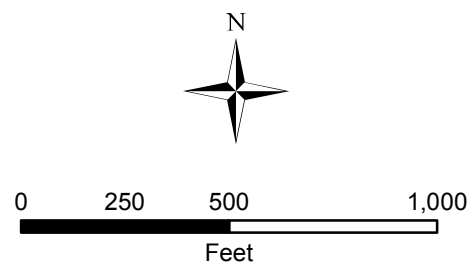


7007 MOORES LANE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/25/14



Project Information
 Base Zoning: Specific Development-Variety (SD-X)
 Existing Land Use: Detached Residential
 Proposed Land Use: Mixed Use- Assisted Living
 Character Area: BCCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 18.30 acres
 Proposed Number of Lots: 3

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



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

CONDITIONS OF APPROVAL:

Planning

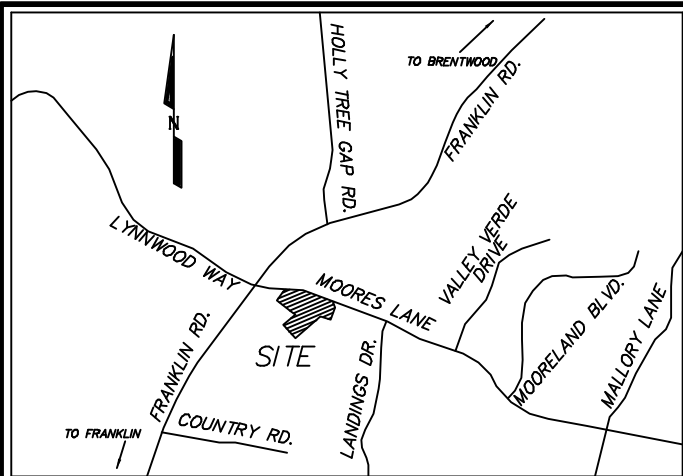
General Comments

1. Lot 3

- Applicant shall include Lot 3 on the Lot Area Table instead of labeling it "Open Space".

2. Notes

- Applicant shall update Note 1 to create the appropriate number of lots. (3)



VICINITY MAP
(N.T.S.)

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN
SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE
WITH CITY SPECIFICATIONS, OR

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, STREET DEPARTMENT
CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

NOTES:

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 2 LOTS.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000 AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3 (OFFICIAL RULES) ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
4. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83 (1995).
5. THIS PROPERTY IS CURRENTLY ZONED SD-X 5.25/11,000.
SETBACKS: OBTAINED FROM APPROVED DEVELOPMENT PLAN.
FRONT YARD AND STREET: 50-FEET, SIDE: 25-FEET, REAR: 40-FEET.
6. MAP AND PARCEL NUMBERS REFER TO WILLIAMSON COUNTY TAX ASSESSOR'S MAPS.
7. BY GRAPHIC PLOTTING ONLY, PART OF THE SUBJECT SITE IS WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0205F, REVISED SEPTEMBER 29, 2006.
8. 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.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
10. CHARACTER OVERLAY IS BERRY'S CHAPEL (BCCO-4).

CRAWFORD & CUMMINGS, P.C.
1929 21ST. AVENUE SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: alan@ccsurveyors.net

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

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

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE
PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 4368, PAGE 300, 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., TN.

OWNER(S)
PARCEL 46

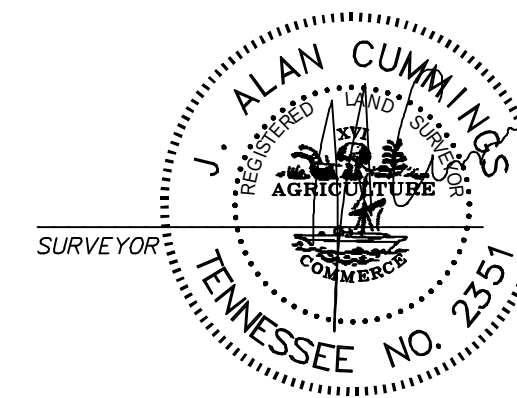
DATE

OWNER(S)
PARCEL 47

DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS
CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN
PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A
SURVEY MADE UNDER MY SUPERVISION ON THE 14TH DAY OF APRIL, 2014.



SURVEYOR

DATE

9-4-2014

CERTIFICATE OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE SEWER SYSTEMS DESIGNATED IN 7007 MOORES LANE PUD SUBDIVISION
HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF
\$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY
OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

I HEREBY CERTIFY THAT:

- (1) THE WATER SYSTEMS DESIGNATED IN 7007 MOORES LANE PUD SUBDIVISION
HAVE BEEN INSTALLED IN ACCORDANCE WITH MALLORY VALLEY UTILITY DISTRICT
SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF
\$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY
OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR MALLORY VALLEY UTILITY DISTRICT

DATE

TAX MAP 36, PARCEL 52
CSP ASSOCIATES, L.P.
RECORD BOOK 1992 PG. 739
R.O.W.C., TN

TAX MAP 53, PARCEL 76
GREGORY ALAN &
TRESSIA MYRA GRANT
DEED BOOK 2740, PAGE
43,
R.O.W.C., TN

MALLORY VALLEY UTILITY DISTRICT ESMT
DEED BOOK 1180, PAGE 916,
R.O.W.C., TN

TAX MAP 53, PARCEL
77.07
REVISION 1,
THE LANDINGS
PLAT BOOK 10, PAGE 68,
R.O.W.C., TN

WATER
TANK

WATER
TANK

TAX MAP 53, PARCEL 77.02
MALLORY VALLEY UTILITY
DISTRICT
DEED BOOK 2460, PAGE 404,
R.O.W.C., TN

TAX MAP 53, PARCEL 77.07
REVISION 1,
THE LANDINGS
PLAT BOOK 10, PAGE 68,
R.O.W.C., TN

AREA TABLE:

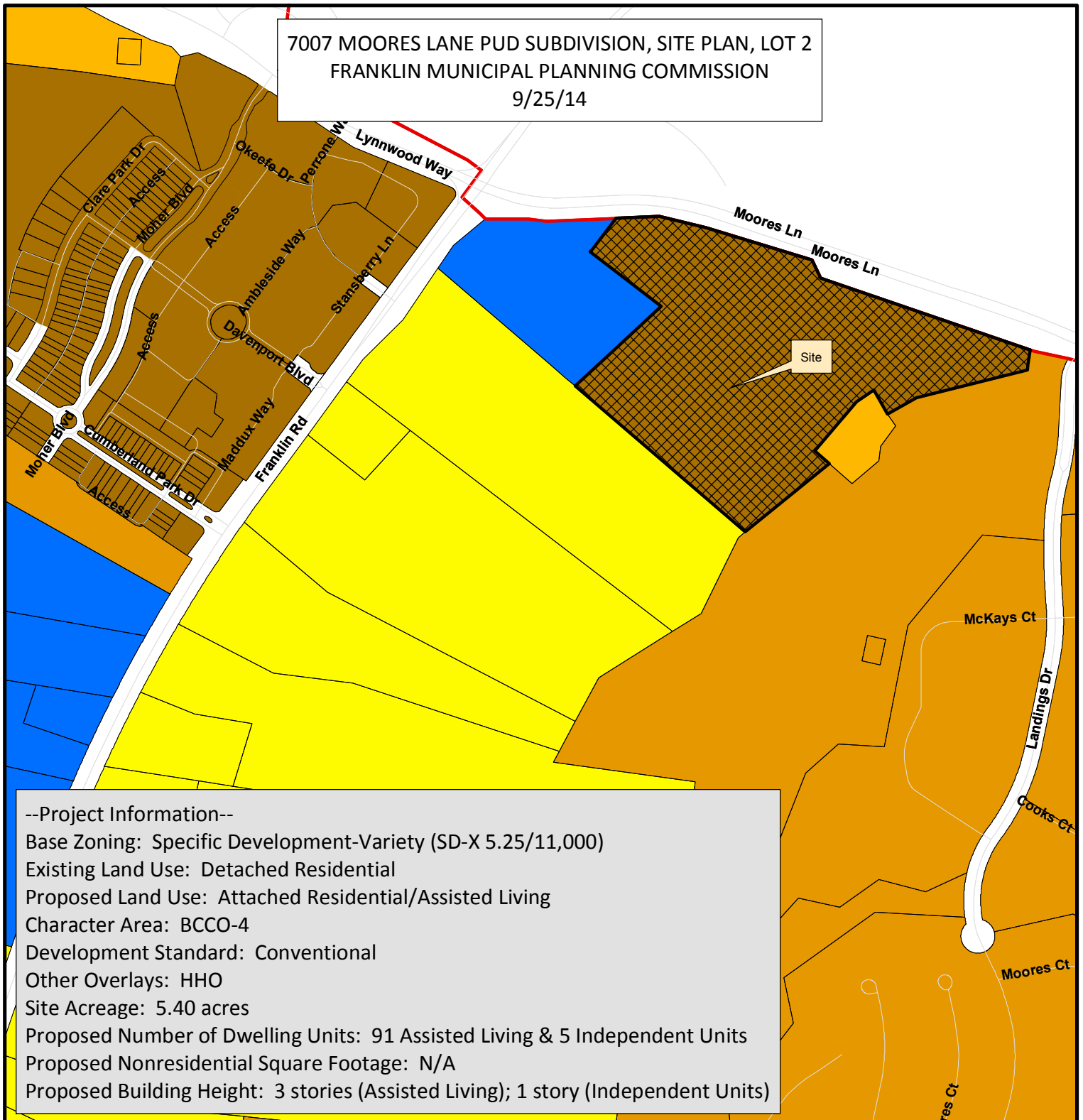
LOT 1 = 48,957 ± S.F. OR 1.12 ± AC.
LOT 2 = 235,332 ± S.F. OR 5.40 ± AC.
OPEN SPACE = 513,063 ± S.F. OR 11.78 ± AC.
TOTAL = 797,352 ± S.F. OR 18.30 ± AC.

PROPERTY MAP REFERENCE
PARCEL 55 ON WILLIAMSON COUNTY
PROPERTY TAX MAP 36.

DEED REFERENCE
TO: WILLIAM F. MADDUX, ET UX
FROM: WILLIAM F. MADDUX, ET UX
RECORD: BOOK 4368, PAGE 300,
R.O.W.C., TENNESSEE.

LEGEND			
(00) PARCEL NUMBER	IRON ROD (OLD)	—W—	WATER LINE
(0) LOT NUMBER	IRON ROD (NEW)	—SS—	SEWER LINE
☐ CATCH BASIN	IRON PIPE (OLD)	—G—	GAS LINE
☉ STORM MANHOLE	CONCRETE MONUMENT (OLD)	—OHE—	UTILITY LINE
☉ SANITARY MANHOLE	PROPERTY LINE	✱	LIGHT POLE
☒ FIRE HYDRANT	FENCE LINE		
⊙ WATER VALVE	911 ADDRESS		
R.O.W.C. - REGISTER'S OFFICE OF WILLIAMSON COUNTY			

7007 MOORES LANE PUD SUBDIVISION, SITE PLAN, LOT 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/25/14



--Project Information--

Base Zoning: Specific Development-Variety (SD-X 5.25/11,000)

Existing Land Use: Detached Residential

Proposed Land Use: Attached Residential/Assisted Living

Character Area: BCCO-4

Development Standard: Conventional

Other Overlays: HHO

Site Acreage: 5.40 acres

Proposed Number of Dwelling Units: 91 Assisted Living & 5 Independent Units

Proposed Nonresidential Square Footage: N/A

Proposed Building Height: 3 stories (Assisted Living); 1 story (Independent Units)

7007_Moores_Ln	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Historic Core Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional District



0 250 500 1,000
Feet

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

CONDITIONS OF APPROVAL:**BNS****[2014-09-04_13-134-01 Site Plan COF 4632.pdf](#)****1. Address**

- Applicant shall contact Lori Jarosz at (615) 550-6728 to discuss the addressing for the duplex and triplex units.

Performance Agreement and Surety**General Comments****2. Landscape**

- Landscape surety shall be determined at Post PC - TBD \$

Planning**General Comments****3. Architecture**

- Applicant shall update elevations. Certain elevations show wings of the building that are not shown on the site layout.

[7007 Moores Lane PUD Subdivision - submittal 002.pdf](#)**4. Architecture**

- Applicant shall include color elevations of the duplex building at Post-PC.

Planning (Landscape)**General Comments****5. Tree Replacement Lot 1**

- The Trees in the off site bioretetnion shall be shown at Post Pc and shall be calculated to be replaced at 2:1 caliper inches.

6. Tree Preservation sheets

- The Tree Canopy Preservation sheets shall be included at Post PC.

7. Tree Protection Details

- Tree Protection details and notes shall be sown on all Grading and Drainage sheets.

8. Walls parrell to parking spaces

- Walls in two locations are next to curbs where parking spaces are. These wall shall be a minimun of 3' from the back of the curb to the wall face.

Not abutting the curb.

Stormwater**General Comments****9. Long Term Maintenance Plan**

- Complete long term maintenance plan form for stormwater features located in this site/section with submittal. This has been uploaded with this submittal titled as LTMP

10. Impervious Area

- Provide total site impervious area on the stormwater management plans sheet.

Streets**[2014-09-04_13-134-01 Site Plan COF 4632.pdf](#)****11. ADA detectable warnings.**

- Applicant shell install ADA detectable warnings in the driveway island at the right in right out driveway.

Zoning**[2014-07-14_13-134-01_Site Plan Submittal.pdf](#)****12. Elevation**

- Material charts are required for each façade of each building. Revise the plans to provide this documentation.

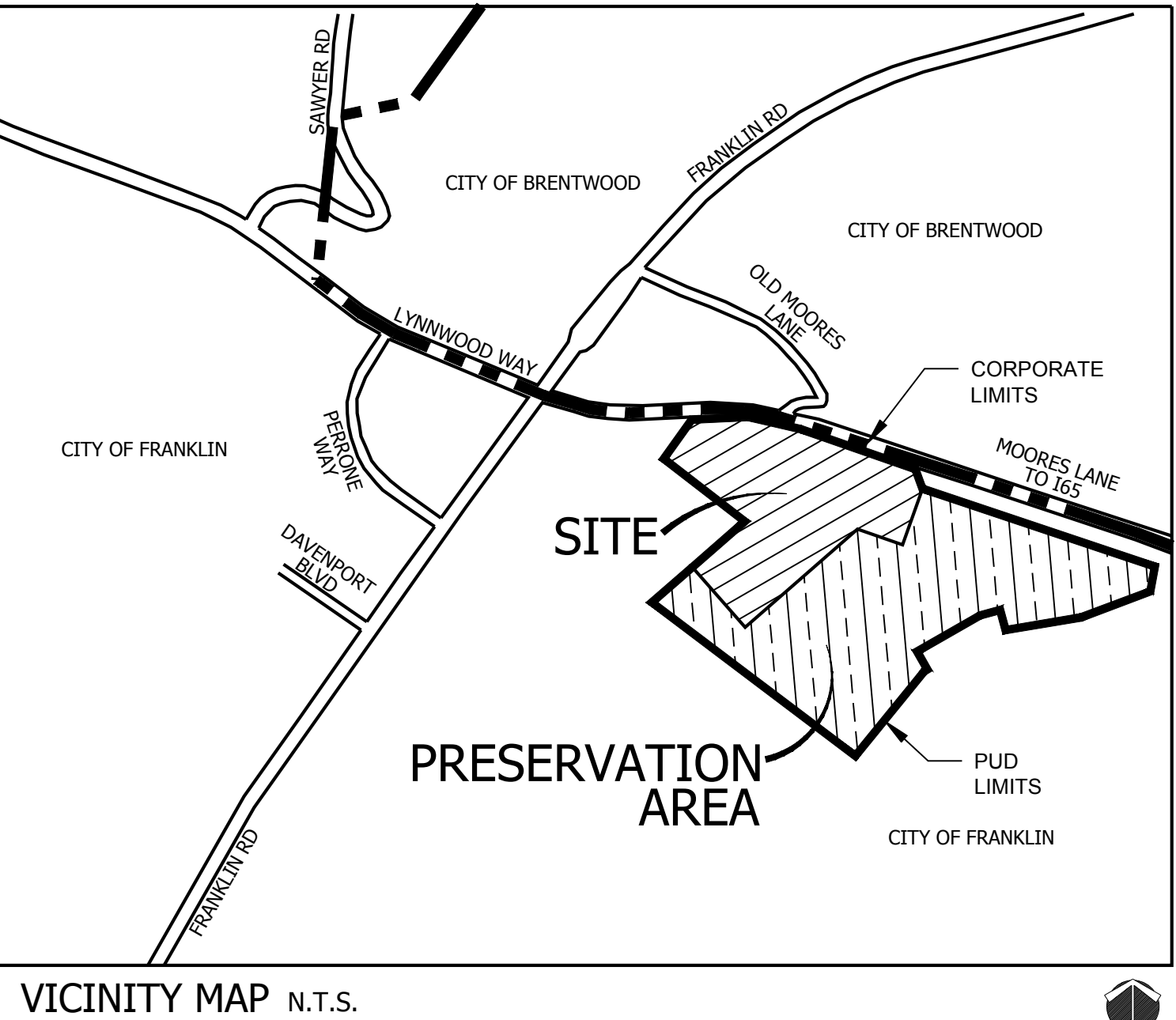
[7007 Moores Lane PUD Subdivision - submittal 002.pdf](#)**13. Site Plan**

- Are there walls located at the Northeast of the main building? Is that a wall located to the West of this property? They appear to be walls but have not been labeled as such and elevations have not been provided.

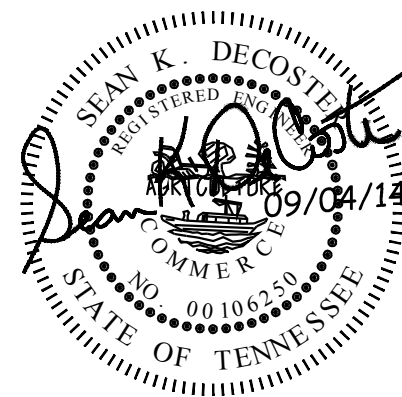
7007 MOORES LANE PUD
SITE PLAN
REVISION I
COF #4632
MAP 036, PARCEL 055.00
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C0.00	COVER SHEET
C0.01	APPROVED DEVELOPMENT PLAN
C1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00	OVERALL SITE LAYOUT
C2.01	SITE LAYOUT PLAN
C2.02	RIGHT TURN LANE PLAN
C3.00	SITE UTILITY PLAN
C3.01	SANITARY PLAN AND PROFILE
C3.02	STORM SEWER PLAN
C3.03	STORM SEWER PLAN
C3.04	STORM SEWER TABLES
C3.05	STORM SEWER PLAN AND PROFILE
C4.00	GRADING AND DRAINAGE PLAN
C4.01	GRADING AND DRAINAGE PLAN
C4.02	EROSION CONTROL PLAN - STAGE 1
C4.03	EROSION CONTROL PLAN - STAGE 2
C4.04	EROSION CONTROL PLAN - STAGE 3
C4.05	STORMWATER MANAGEMENT PLAN
C5.00	CIVIL NOTES
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
L1.0	TREE PRESERVATION
L1.1	SPECIMEN TREE REPLACEMENT
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN AND DETAILS
SP1.00	SITE PHOTOMETRIC PLAN
SP2.00	SITE PHOTOMETRIC NOTES AND DETAILS
A-1	ASSISTED LIVING ELEVATIONS
A-2	COMPACTOR AND SERVICE BUILDING ELEVATIONS
A-3	TRI-PLEX VILLA ELEVATIONS
A-4	DUPLEX EXTERIOR ELEVATIONS



CANTERFIELD AT FRANKLIN



OWNER

WILLIAM F. & JO ANNE MADDUX
7007 MOORES LANE
BRENTWOOD, TN 37027
FAX: (615) 373-8850

DEVELOPER

MEDICAL DEVELOPMENT CORP
1530 DUNWOODY VILLAGE PKWY
SUITE 115
ATLANTA, GA 30338
PH: (770) 399-9988
CONTACT: ALLEN PORTER

E-MAIL: ALLEN@MEDICALDEVCORP.COM

ENGINEER

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

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: GREG GAMBLE, RLA
E-MAIL: greggambledesign@gmail.com
PHONE: (615) 224-8378

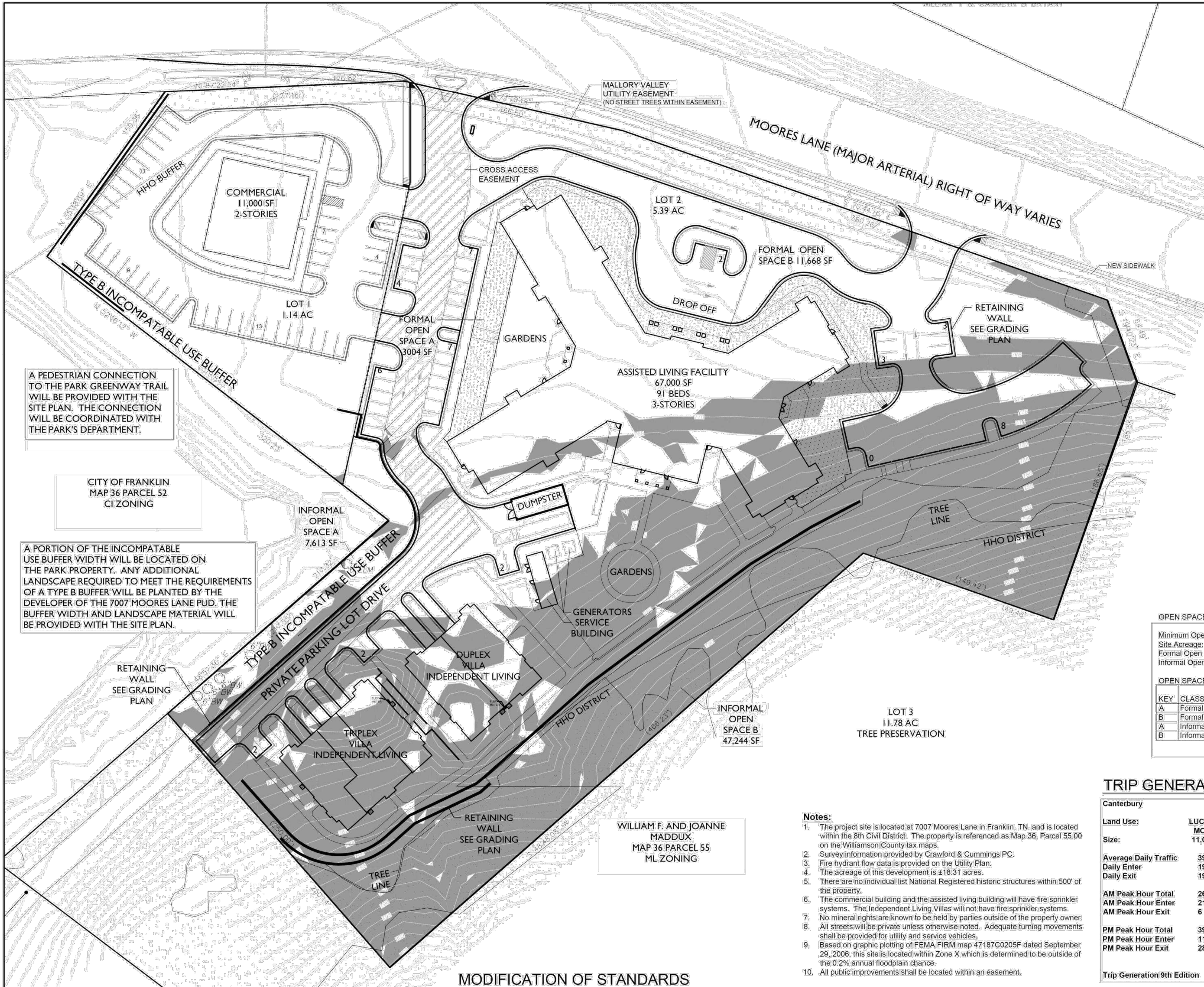
SURVEYOR

CRAWFORD AND CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
CONTACT: ALAN CUMMINGS, RLS
E-MAIL: alan@ccsurveyors.net
PHONE: (615) 292-2661

Site Data:

Project Name:	Canterfield at Franklin
Address:	7007 Moores Lane Franklin, TN 8th
Civil District:	36, 55.00
Map, Parcels:	William F. and Joanne Maddux 7007 Moores Lane Brentwood, Tennessee 37027
Owner:	Fax: (615) 373-8850 Medical Development Corp. 1530 Dunwoody Village Pkwy Atlanta, GA 30338 (770) 399-9988 contact: Allen Porter email: allen@medicaldevcorp.com
Developer:	Lot 1 ±48,957 sf / ±1.12 ac Lot 2 ±235,332 sf / ±5.40 ac Parcel 55 (Preservation) ±513,184 sf / ±11.78 ac
Site Area:	±4.62 ac onsite ±0.34 ac offsite ±4.96 ac total
Disturbed Area:	SD-X 5.25/11,000 Berry's Chapel (BCCO-4) HHO & 500ft Buffer of HHO Conventional Dry Branch Creek 2-Story House and Barn Type 'B' Buffer adjacent to City of Franklin park, Dry Branch Wetland 50' Front 25' Side 40' Rear
Zoning:	Medical Office Bank Restaurant Retail Office
Character Area Overlay:	ASL = 91 Beds IDL = 5 Units (Use Beds + Units) / AC = Density (91 + 5) / 5.38 = 17.8 DV/AC
Other Overlays:	Residential 3,665 sf Garage 1,210 sf Barn 2,095 sf Assisted Living 73,546 sf Independent Living 11,389 sf
Development Standard:	84,935 sf
Drainage Basin:	Assisted Living 3-stories Independent Living 1-story
Existing Structures:	0.20 0.49
Incompatible Use Buffer:	Assisted Living 0.5/room per parking study Independent Living *46 spaces required 2.5/unit for a 2 bedroom 1.5/unit for a 1 bedroom Duplex units are 2 bedroom and the Triplex units are 1 bedroom *10 spaces required. Total: 56 total spaces required Assisted Living 50 spaces Independent Living 16 spaces 5 garage 5 tandem 6 parking lot
Building setbacks:	Total Provided 66 6 spaces (1/20 Parking Spaces)
Permitted Commercial Uses:	Required: 0.98 AC (15% of Parcel 55) Provided: 1.60 AC
Residential Uses:	Formal: Required: 0.33 AC (33%) Provided: 0.34 AC
Density of Lot 2:	Informal: Required: 0.65 AC (66%) Provided: 1.26 AC
Ex. Building Area:	
Prop. Building Area:	
Total Building Area:	
Proposed Building Height:	
Min. Landscape Surface Ratio:	
Proposed LSR:	
Minimum Parking Required:	
Provided Parking:	
Bike Parking	
Open Space	
Required:	
Provided:	
Formal:	
Informal:	

CITY COMMENTS: September 4, 2014
RESUBMITTAL: August 7, 2014
SUBMITTAL: July 14, 2014
JOB NO.: 13-134-01



Slopes:

14.00% - 19.99%

20.00% - 35.00%

TREE CANOPY TO BE PRESERVED

FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15% Required
Site Acreage: 6.53 AC Open Space Acreage Required: 0.98 AC
Formal Open Space Required: 14,222.34 (0.33 AC)
Informal Open Space Required: 28,444.68 (0.65 AC)

OPEN SPACE PROVIDED

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
A	Formal	Linear Park	3,004 SF
B	Formal	Linear Park	11,668 SF
A	Informal	Buffer	7,613 SF
B	Informal	Tree Preservation Area	47,244 SF
Total Provided:			69,529 SF

TRIP GENERATION DATA

Canterbury				
Land Use:	LUC 720 MOB 11,000	LUC 254 Assisted Living 91	LUC 251 Sr Adult (Detached) 5	TOTAL
Size:				
Average Daily Traffic	397	249	18	665
Daily Enter	199	125	9	333
Daily Exit	199	125	9	333
AM Peak Hour Total	26	16	1	44
AM Peak Hour Enter	21	11	0	32
AM Peak Hour Exit	6	5	1	11
PM Peak Hour Total	39	26	1	67
PM Peak Hour Enter	11	13	1	25
PM Peak Hour Exit	28	13	0	42

Trip Generation 9th Edition

Notes:

- The project site is located at 7007 Moores Lane in Franklin, TN, and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
- Survey information provided by Crawford & Cummings PC.
- Fire hydrant flow data is provided on the Utility Plan.
- The acreage of this development is ±18.31 acres.
- There are no individual list National Registered historic structures within 500' of the property.
- The commercial building and the assisted living building will have fire sprinkler systems. The Independent Living Villas will not have fire sprinkler systems.
- No mineral rights are known to be held by parties outside of the property owner.
- All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
- Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
- All public improvements shall be located within an easement.

Statement of Impacts:

- Water - The property is within the Mallory Valley Utility District for domestic water. This project will have a domestic water demand of approximately 7,210 gallons per day.
11,000 SF Commercial @ 20 gpd = 2,200 gpd
5 - Single Family Units @ 350 gpd = 1,750 gpd
91 - Bed Assisted Living @ 60 gpd = 5,460 gpd
Total = 7,210 gpd

- Sewer - The property is within the City of Franklin service district for sanitary sewer service. Proposed sewer main will connect to the proposed gravity sewer line at the south east corner of the site.
- Reclaimed Water - Re-purified water from the City of Franklin is not available to this project.
- Street Network - The Major Thoroughfare Plan indicates the future improvement of Franklin Road from Mack Hatcher Parkway to Moores Lane. The identified improvements would widen the road from 2 lanes to 4 lanes. There are no other improvements near the Site.
- Drainage Facilities - A wet weather conveyance runs from north to southwest across the Site. This conveyance will be piped through the size to the Dry Branch Wetland Facility. The storm water runoff for this project flows southwest to Dry Branch Creek.

- Police and Fire
Franklin Police Department:
Police Headquarters
900 Columbia Avenue
4.3 miles from site
Franklin Fire Department:
Fire Station #3
298 Mallory Station Road
1.8 miles from site
- Recreation Facilities
Dry Branch Wetlands:
7001 Moores Lane
0.15 miles from site
Aspen Grove Park:
3200 Aspen Grove Drive
3.4 miles from site
- Projected Student Population
Since the project is an assisted living facility, no student population is projected.
- Refuse Collection - Refuse storage and sanitation collection will be provided by a private service.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: BCCO 4
APPLICABLE DEVELOPMENT STANDARD CONVENTIONAL/TRADITIONAL

7007 MOORES LANE PUD WAS APPROVED IN AUGUST 2007. A PORTION OF THE PROPERTY IS WITHIN THE HHO AND THE ENTIRE PROPERTY IS WITHIN THE HHO BUFFER.

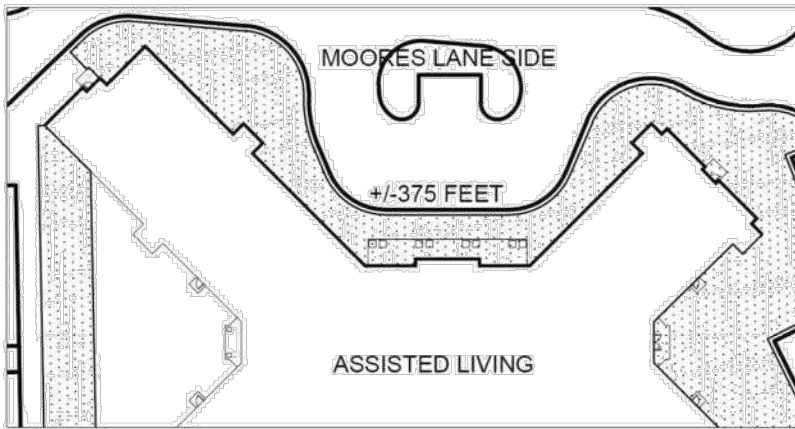
- THIS SPECIAL AREA IS DESIGNATED AS MIXED USE CENTER INCLUDING COMMERCIAL, ATTACHED RESIDENTIAL, AND INSTITUTIONAL USES. THE PROPOSED USES WITHIN THE PUD ARE CONSISTENT WITH CHARACTER OF THIS SPECIAL AREA.
- ENVIRONMENTAL FEATURES WITHIN THIS SPECIAL AREA ARE TO BE PROTECTED. THIS PROPERTY HAS A PRESERVATION AREA DESIGNATED FOR THE HILLSIDE OF APPROXIMATELY 12 ACRES TO BE PLACED IN CONSERVATION.

LOCAL COMPATIBILITY

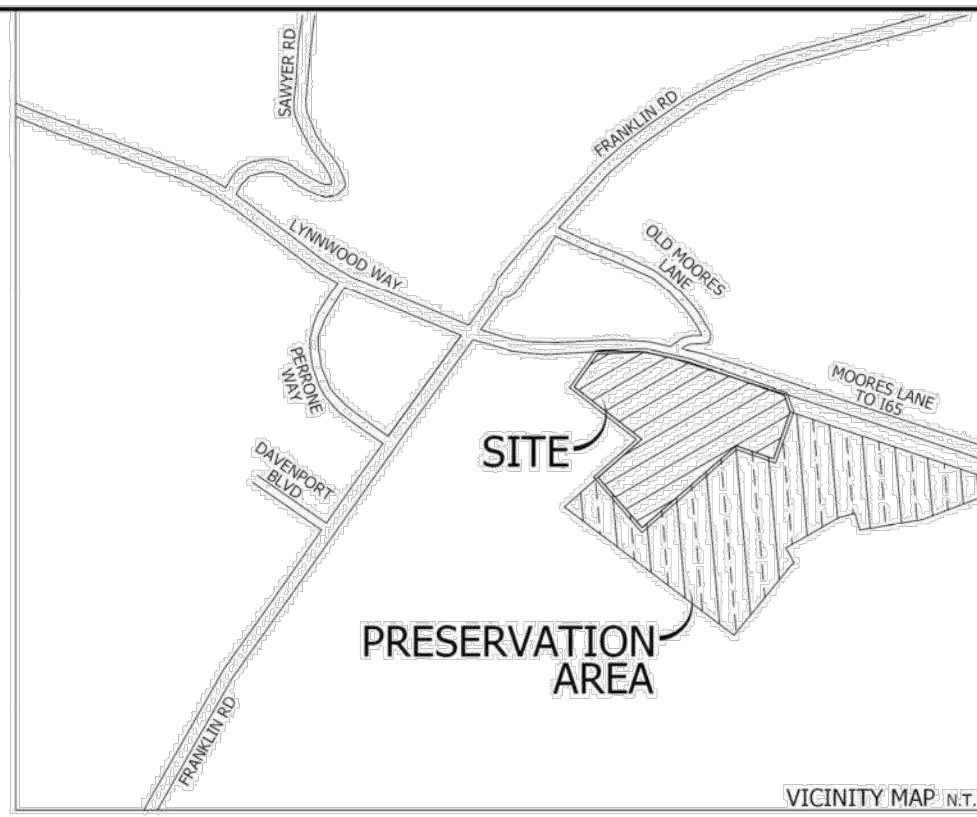
THE DESIGN CHARACTER OF THIS PUD FOLLOWS THE STANDARDS FOR THE MIXED USE DESIGN CONCEPT AS REQUIRED IN THE CITY OF FRANKLIN LAND USE PLAN. THE COMMERCIAL AND INSTITUTIONAL USES PROPOSED COMPLEMENT THE OTHER THREE CORNERS OF MOORES LANE AND FRANKLIN ROAD WHERE COMMERCIAL USES ARE ALREADY ESTABLISHED.

MODIFICATION OF STANDARDS

- MOS1: (APPROVED IN ORIGINAL PUD 2007) ESTABLISH MINIMUM PARKING STANDARD FOR ASSISTED LIVING FACILITY AT 0.5 SPACES PER BEDROOM.
- MOS2: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF ANY ATTACHED RESIDENTIAL BUILDING FROM 200 FEET TO A LENGTH OF 375 FEET. IS DISTANCE IS THE PERIMETER OF THE BUILDING VISIBLE FROM MOORES LANE AS MEASURED BELOW:



- MOS 3. SECTION 5.3.5 (1) (e) (i) REQUEST TO REDUCE THE MINIMUM FINISHED FLOOR ELEVATION OF THE FRONT FACADE ABOVE THE GRADE FROM 18' TO 6' FOR THE INDEPENDENT LIVING VILLAS TO ACCOMMODATE ADA ACCESSIBILITY TO EACH UNIT.



Site Data:

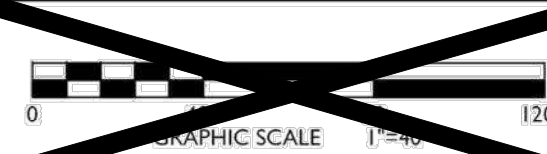
Project Name: Canterbury at Franklin
Address: 7007 Moores Lane, Franklin, TN 37604
Civil District: 8th
Map, Parcels: M 36, P 55.00
Owner: William F. and Joanne Maddux, 7007 Moores Lane, Brentwood, Tennessee 37027, Fax: (615) 373-8850
Developer: Medical Development Corp., 1530 Dunwoody Village Pkwy, Atlanta, GA 30338, (770) 399-9988, contact: Allen Porter, email: allen@medicaldevcorp.com
Site Area: Lot 1 ± 45,269 sf / ± 1.14 ac, Lot 2 ± 239,019 sf / ± 5.39 ac, Lot 3 (Preservation) ± 513,184 sf / ± 11.78 ac, ± 5.51 ac onsite, ± 0 ac offsite, ± 5.51 ac total
Disturbed Area: ± 5.51 ac total
Existing Zoning: Local Mixed Use District (ML)
Proposed Zoning: Local Mixed Use District (ML)
Character Area Overlay: Berry's Chapel (BCCO-4)
Other Overlays: HHO & 500ft Buffer of HHO
Development Standard: Conventional
Drainage Basin: Dry Branch Creek
Existing Structures: 2-Story House and Barn
Incompatible Use Buffer: Type 'B' Buffer adjacent to City of Franklin park, Dry Branch Wetland
Building setbacks: 50' Front, 25' Side, 40' Rear
Permitted Commercial Uses: Medical Office, Bank, Restaurant, Retail, Office
Ex. Building Area: Residential 3,665 sf, Garage 1,210 sf, Barn 2,095 sf
Prop. Building Area: Commercial 11,000 sf, Assisted Living 67,000 sf, Independent Living 11,500 sf
Total Building Area: 89,500 sf
Proposed Building Height: Commercial 2-stories, Assisted Living 3-stories, Independent Living 1-story
Min. Landscape Surface Ratio: 0.20
Proposed LSR: 0.49
Minimum Parking Required: Commercial 4/1000, Assisted Living *44 spaces required, Independent Living 0.5/room (MOS 1), 46 spaces required, 2.5/unit for a 2 bedroom, 1.5/unit for a 1 bedroom, Duplex units are 2 bedroom and the Triplex units are 1 bedroom, *10 spaces required, 100 total spaces required
Provided Parking: Commercial 44 spaces, Assisted Living 50 spaces, Independent Living 16 spaces, 5 garage, 5 tandem, 6 parking lot, Total Provided 110
Bike Parking: 6 spaces (1/20 Parking Spaces)
Open Space: Total Required: 0.98 AC (15% of Parcel 55), Total Provided: 1.59 AC
Formal: 0.33 AC (33%), Required: 0.34 AC
Informal: 0.65 AC (66%), Required: 1.25 AC

Site Data:

Project Name: Canterbury at Franklin
Address: 7007 Moores Lane, Franklin, TN 37604
Civil District: 8th
Map, Parcels: M 36, P 55.00
Owner: William F. and Joanne Maddux, 7007 Moores Lane, Brentwood, Tennessee 37027, Fax: (615) 373-8850
Developer: Medical Development Corp., 1530 Dunwoody Village Pkwy, Atlanta, GA 30338, (770) 399-9988, contact: Allen Porter, email: allen@medicaldevcorp.com
Site Area: Lot 1 ± 45,269 sf / ± 1.14 ac, Lot 2 ± 239,019 sf / ± 5.39 ac, Lot 3 (Preservation) ± 513,184 sf / ± 11.78 ac, ± 5.51 ac onsite, ± 0 ac offsite, ± 5.51 ac total
Disturbed Area: ± 5.51 ac total
Existing Zoning: Local Mixed Use District (ML)
Proposed Zoning: Local Mixed Use District (ML)
Character Area Overlay: Berry's Chapel (BCCO-4)
Other Overlays: HHO & 500ft Buffer of HHO
Development Standard: Conventional
Drainage Basin: Dry Branch Creek
Existing Structures: 2-Story House and Barn
Incompatible Use Buffer: Type 'B' Buffer adjacent to City of Franklin park, Dry Branch Wetland
Building setbacks: 50' Front, 25' Side, 40' Rear
Permitted Commercial Uses: Medical Office, Bank, Restaurant, Retail, Office
Ex. Building Area: Residential 3,665 sf, Garage 1,210 sf, Barn 2,095 sf
Prop. Building Area: Commercial 11,000 sf, Assisted Living 67,000 sf, Independent Living 11,500 sf
Total Building Area: 89,500 sf
Proposed Building Height: Commercial 2-stories, Assisted Living 3-stories, Independent Living 1-story
Min. Landscape Surface Ratio: 0.20
Proposed LSR: 0.49
Minimum Parking Required: Commercial 4/1000, Assisted Living *44 spaces required, Independent Living 0.5/room (MOS 1), 46 spaces required, 2.5/unit for a 2 bedroom, 1.5/unit for a 1 bedroom, Duplex units are 2 bedroom and the Triplex units are 1 bedroom, *10 spaces required, 100 total spaces required
Provided Parking: Commercial 44 spaces, Assisted Living 50 spaces, Independent Living 16 spaces, 5 garage, 5 tandem, 6 parking lot, Total Provided 110
Bike Parking: 6 spaces (1/20 Parking Spaces)
Open Space: Total Required: 0.98 AC (15% of Parcel 55), Total Provided: 1.59 AC
Formal: 0.33 AC (33%), Required: 0.34 AC
Informal: 0.65 AC (66%), Required: 1.25 AC

MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER - CONCRETE MONUMENT
ELEVATION: 837.93'



CIVIL SITE DESIGN GROUP



DEVELOPMENT PLAN
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

REV.	COMMENTS	DATE	BY	CHKD
01	ORIGINAL SUBMITTAL	03/10/2014		
02	REVISED PER COF COMMENTS	04/03/2014		
03	REVISED PER COF COMMENTS	07/09/2014		
04				
05				
06				
07				
08				
09				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

C2.00

JOB NO.: 13-134-01
COF Proj. #4518

APPROVED DEVELOPMENT PLAN

7007 MOORES LANE

CANTERFIELD AT FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

COMMENTS

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

DATE

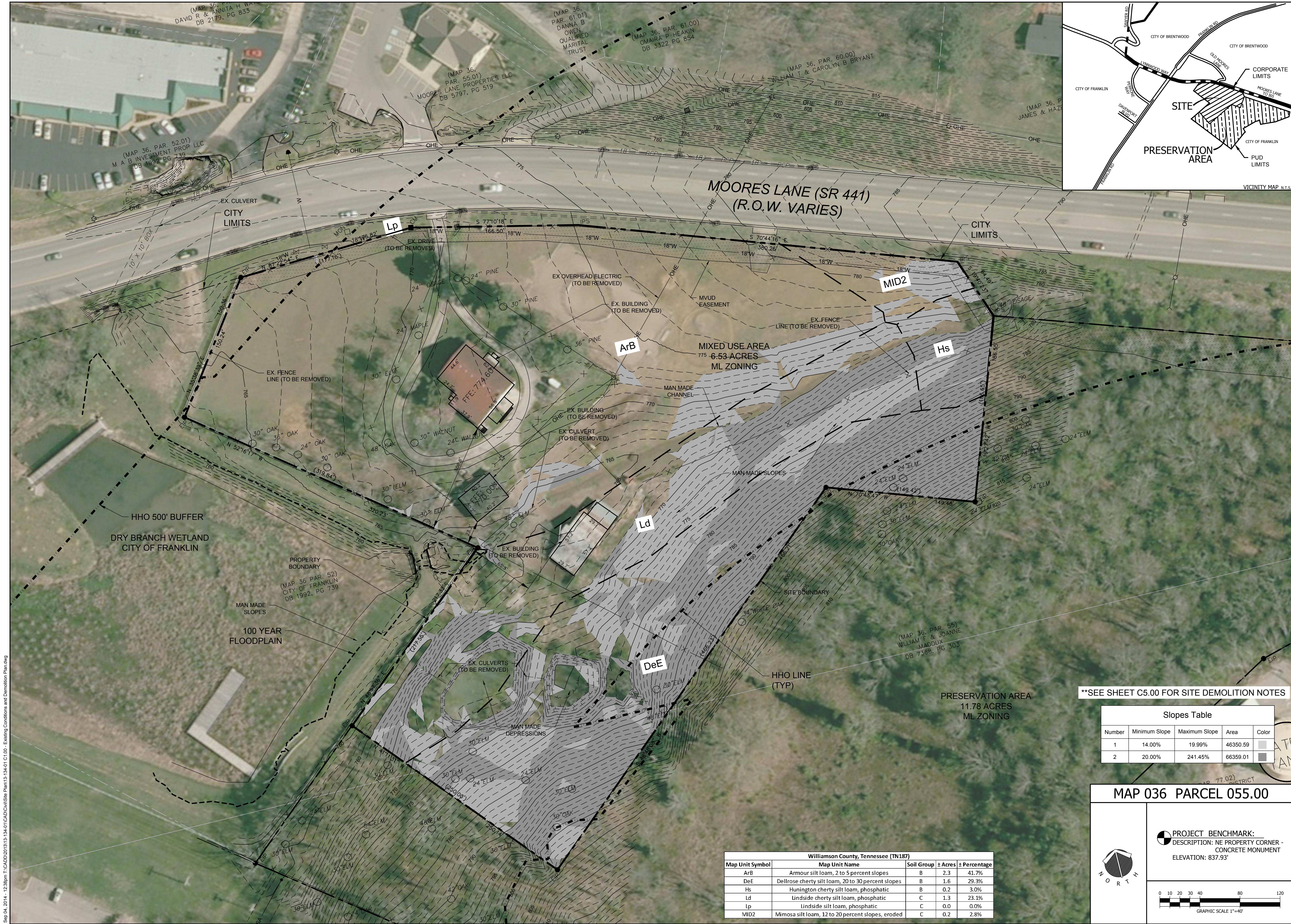
BY

C0.01

JOB NO.: 13-134-01
COF Proj. #4632

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE 100, FRANKLIN, TN 37067
(615) 791-1111

Sep 04, 2014 - 12:38pm T:\CADD\2013\13-134-01\CADD\Site Plan\13-134-01 C1.00 - Existing Conditions and Demolition Plan.dwg



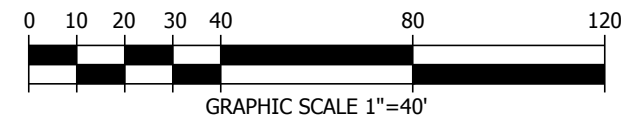
**SEE SHEET C5.00 FOR SITE DEMOLITION NOTES

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	19.99%	46350.59	
2	20.00%	241.45%	66359.01	

MAP 036 PARCEL 055.00



PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER -
CONCRETE MONUMENT
ELEVATION: 837.93'



Williamson County, Tennessee (TN187)				
Map Unit Symbol	Map Unit Name	Soil Group	± Acres	± Percentage
ArB	Armour silt loam, 2 to 5 percent slopes	B	2.3	41.7%
DeE	Dellrose cherty silt loam, 20 to 30 percent slopes	B	1.6	29.3%
Hs	Hunington cherty silt loam, phosphatic	B	0.2	3.0%
Ld	Undside cherty silt loam, phosphatic	C	1.3	23.1%
Lp	Undside silt loam, phosphatic	C	0.0	0.0%
MID2	Mimosa silt loam, 12 to 20 percent slopes, eroded	C	0.2	2.8%

EXISTING CONDITIONS AND DEMOLITION PLAN

7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

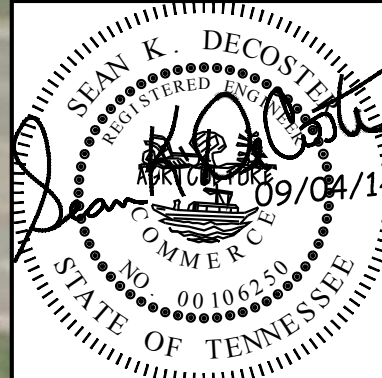
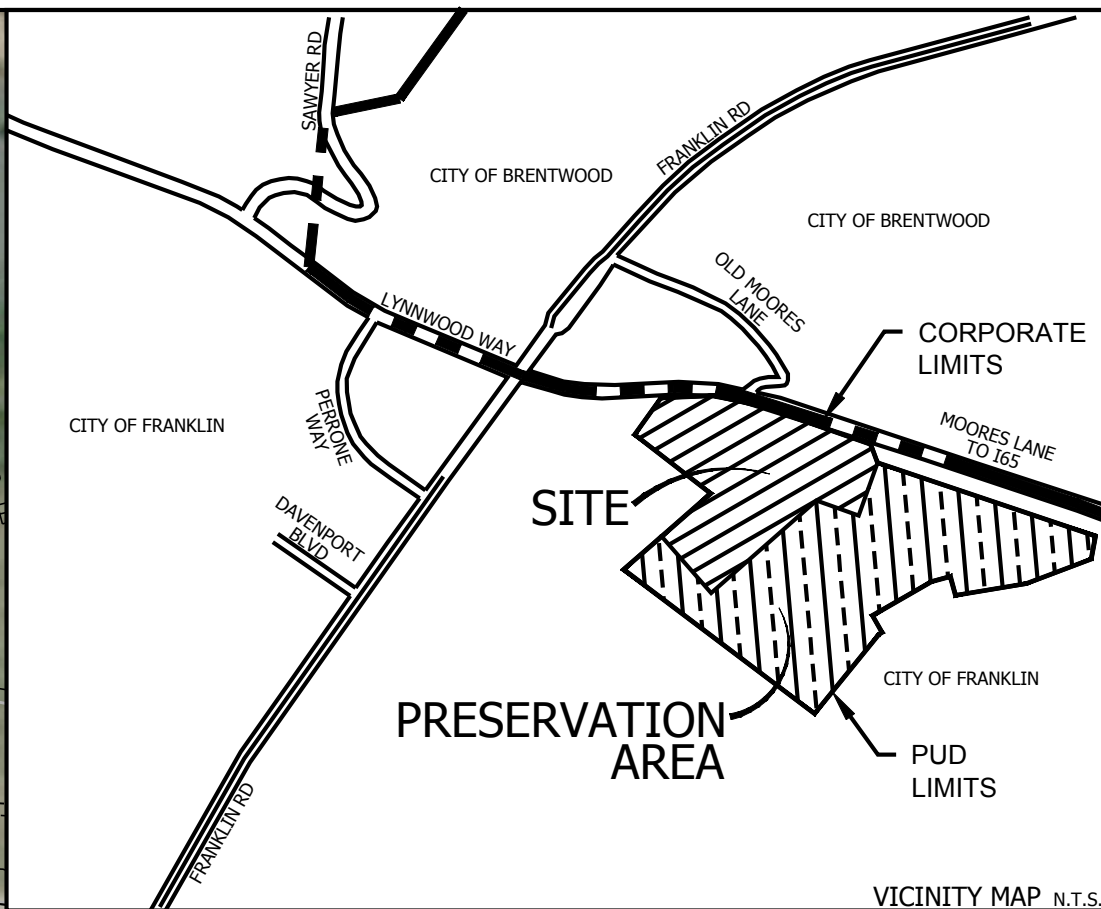
REV.	COMMENTS	DATE
1	SITE PLAN SUBMITTAL	07/14/2014
2	CITY COMMENTS	08/07/2014
3	CITY COMMENTS	09/04/2014

OWNED BY:	DATE
SKD	07/14/2014
SKD	08/07/2014
SKD	09/04/2014

DRAWN BY:	DATE
LEB	07/14/2014
LEB	08/07/2014
LEB	09/04/2014

C1.00

JOB NO.: 13-134-01
COF Proj. #4632



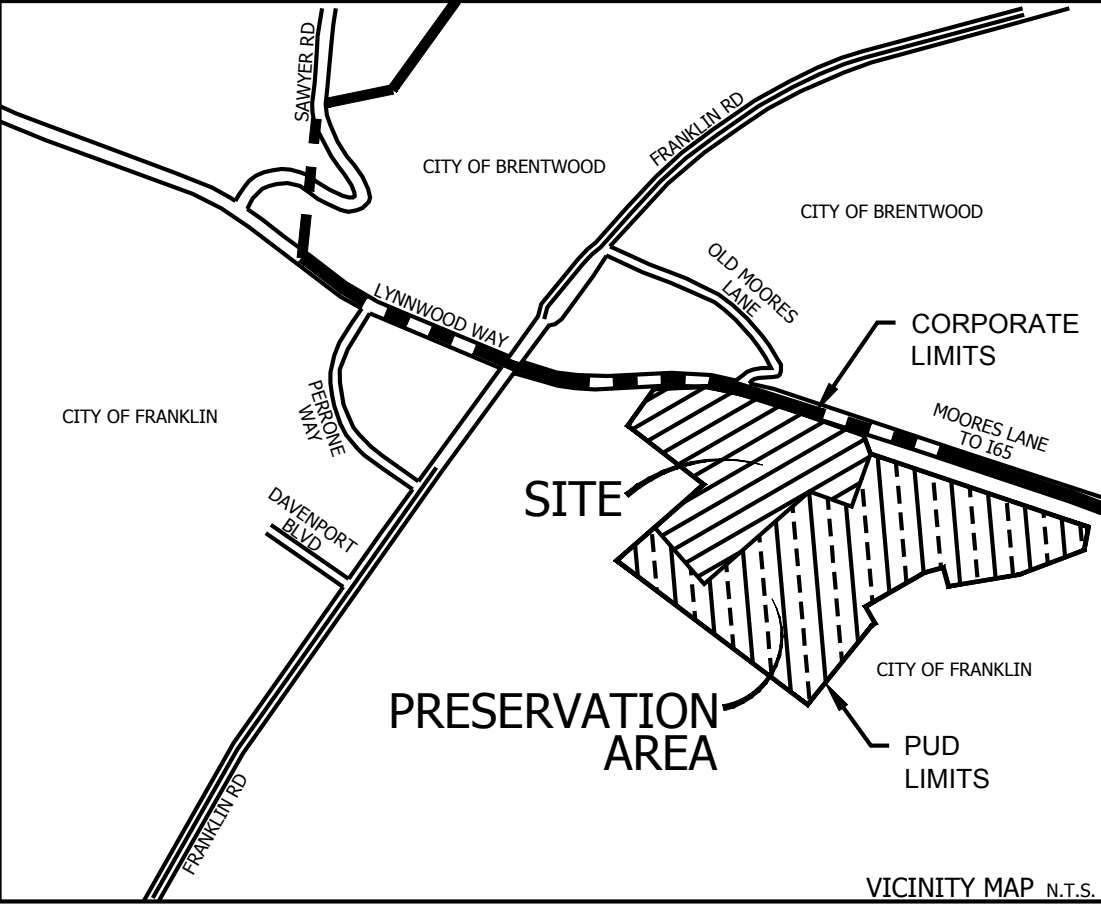
CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
830 SOUTHWEST AVENUE, SUITE 200, NASHVILLE, TN 37203
615.242.9999 WWW.CIVILSITEGROUP.COM

Site Data:

Project Name: Canterfield at Franklin
Address: 7007 Moores Lane
Franklin, TN 37203
Civil District: 8th
Map, Parcels: 36, 55.00
Owner: William F. and Joanne Maddux
7007 Moores Lane
Brentwood, Tennessee 37027
Fax: (615) 373-8850
Medical Development Corp.
1530 Dunwoody Village Pkwy
Atlanta, GA 30338
(770) 399-9988
contact: Allen Porter
email: allen@medicaldevcorp.com
Site Area: Lot 1 ±48,957 sf / ±1.12 ac
Lot 2 ±235,332 sf / ±5.40 ac
Parcel 55 (Preservation) ±513,184 sf / ±11.78 ac
Disturbed Area: ±4.62 ac on-site
±0.34 ac off-site
±4.96 ac total
SD-X 5.25/11,000
Zoning: Character Area Overlay:
Berry's Chapel (BCCO-4)
Other Overlays:
Development Standard:
HHO & 500ft Buffer of HHO
Drainage Basin:
Conventional
Dry Branch Creek
Existing Structures:
2-Story House and Barn
Incompatible Use Buffer:
Type 'B' Buffer adjacent to City of Franklin park, Dry Branch Wetland
Building setbacks:
50' Front
25' Side
40' Rear
Permitted Commercial Uses:
Medical Office
Bank
Restaurant
Retail
Office
Residential Uses:
ASL = 91 Beds
IDL = 5 Units
Density of Lot 2:
(Use Beds + Units) / AC = Density
(91 + 5) / 5.39 = 17.8 DV/AC
Ex. Building Area:
Residential 3,665 sf
Garage 1,210 sf
Barn 2,095 sf
Prop. Building Area:
Assisted Living 73,546 sf
Independent Living 11,389 sf
Total Building Area:
84,935 sf
Proposed Building Height:
Assisted Living 3-stories
Independent Living 1-story
Min. Landscape Surface Ratio:
Proposed LSR: 0.20
Minimum Parking Required:
Assisted Living 0.5/room per parking study
Independent Living *46 spaces required
2.5/unit for a 2 bedroom
1.5/unit for a 1 bedroom
Duplex units are 2 bedroom and the Triplex units are 1 bedroom.
*10 spaces required.
Total: 56 total spaces required
Assisted Living 50 spaces
Independent Living 16 spaces
5 garage
5 tandem
6 parking lot
Total Provided 66
6 spaces (1/20 Parking Spaces)
Bike Parking
Open Space
Required: 0.98 AC (15% of Parcel 55)
Provided: 1.60 AC
Formal: 0.33 AC (33%)
Informal: 0.34 AC
Required: 0.65 AC (66%)
Provided: 1.26 AC

PLANNED ROAD NETWORK NOTE:
THE MAJOR THOROUGHFARE PLAN INDICATES THE FUTURE IMPROVEMENT OF FRANKLIN ROAD FROM MACK HATCHER PARKWAY TO MOORES LANE. THE IDENTIFIED IMPROVEMENTS WOULD WIDEN THE ROAD FROM 2 LANES TO 4 LANES. THERE ARE NO OTHER IMPROVEMENTS NEAR THE SITE.

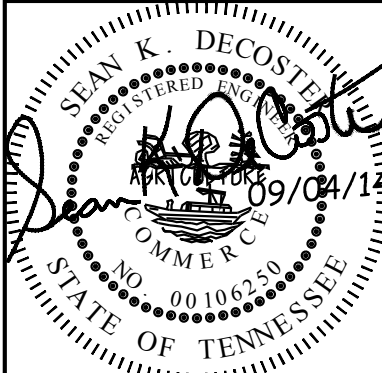
- Notes:**
- The project site is located at 7007 Moores Lane in Franklin, TN. and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
 - Survey information provided by Crawford & Cummings PC.
 - The acreage of this development is ±11.78 acres.
 - There are no individual list National Registered historic structures within 500' of the property.
 - The assisted living building and independent living villas will have fire sprinkler systems.
 - No mineral rights are known to be held by parties outside of the property owner.
 - All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
 - Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
 - All public improvements shall be located within an easement.



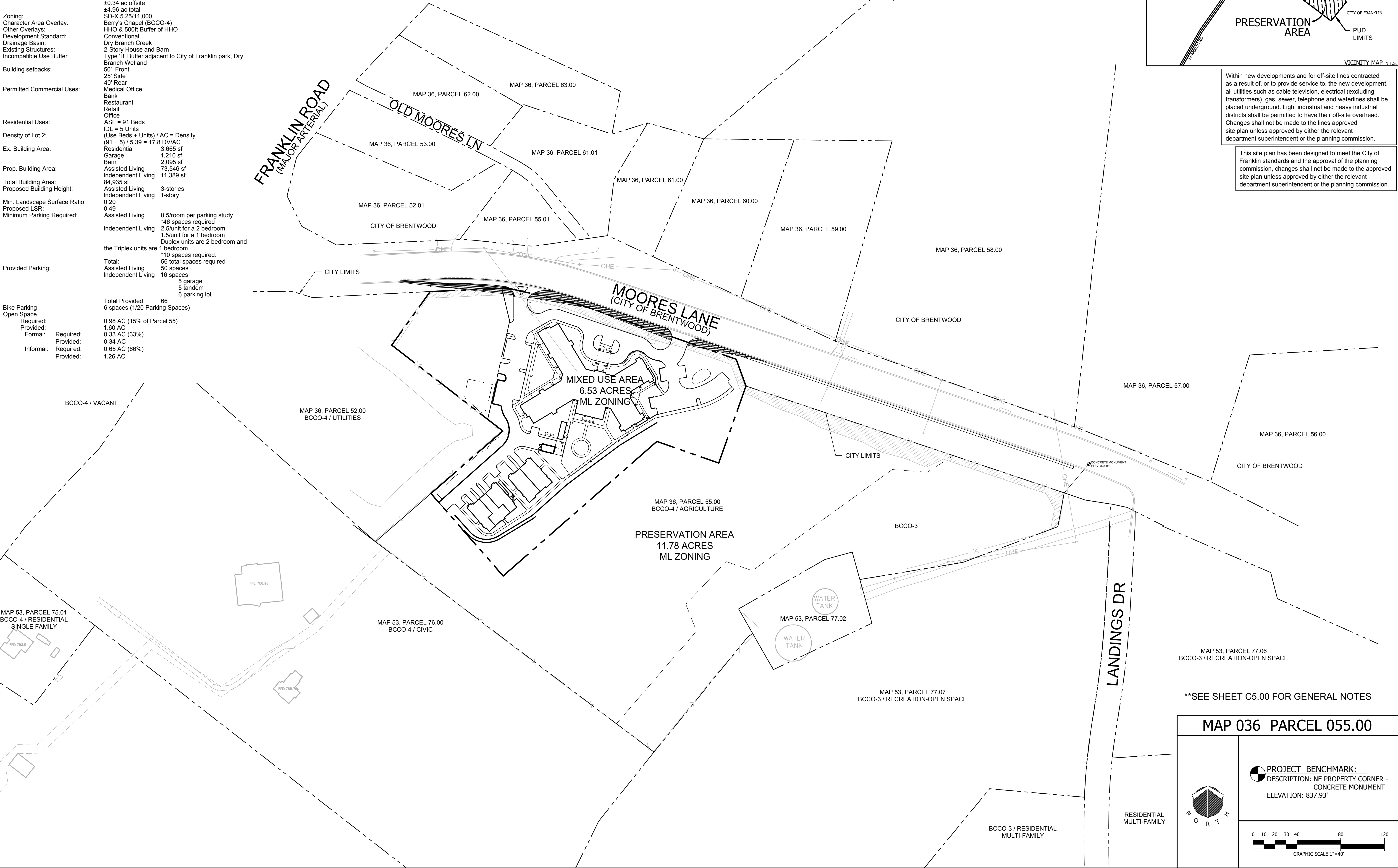
Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

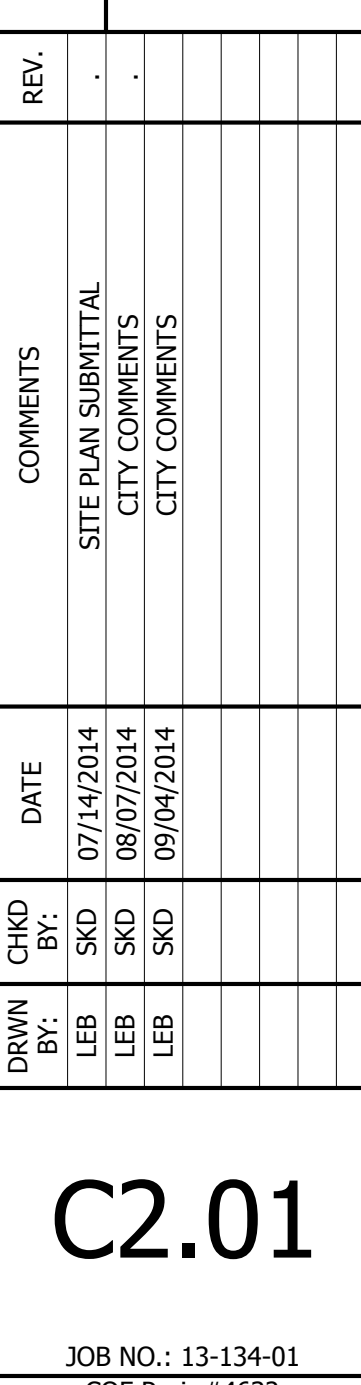
This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE 200
NASHVILLE, TN 37203
615.242.9988



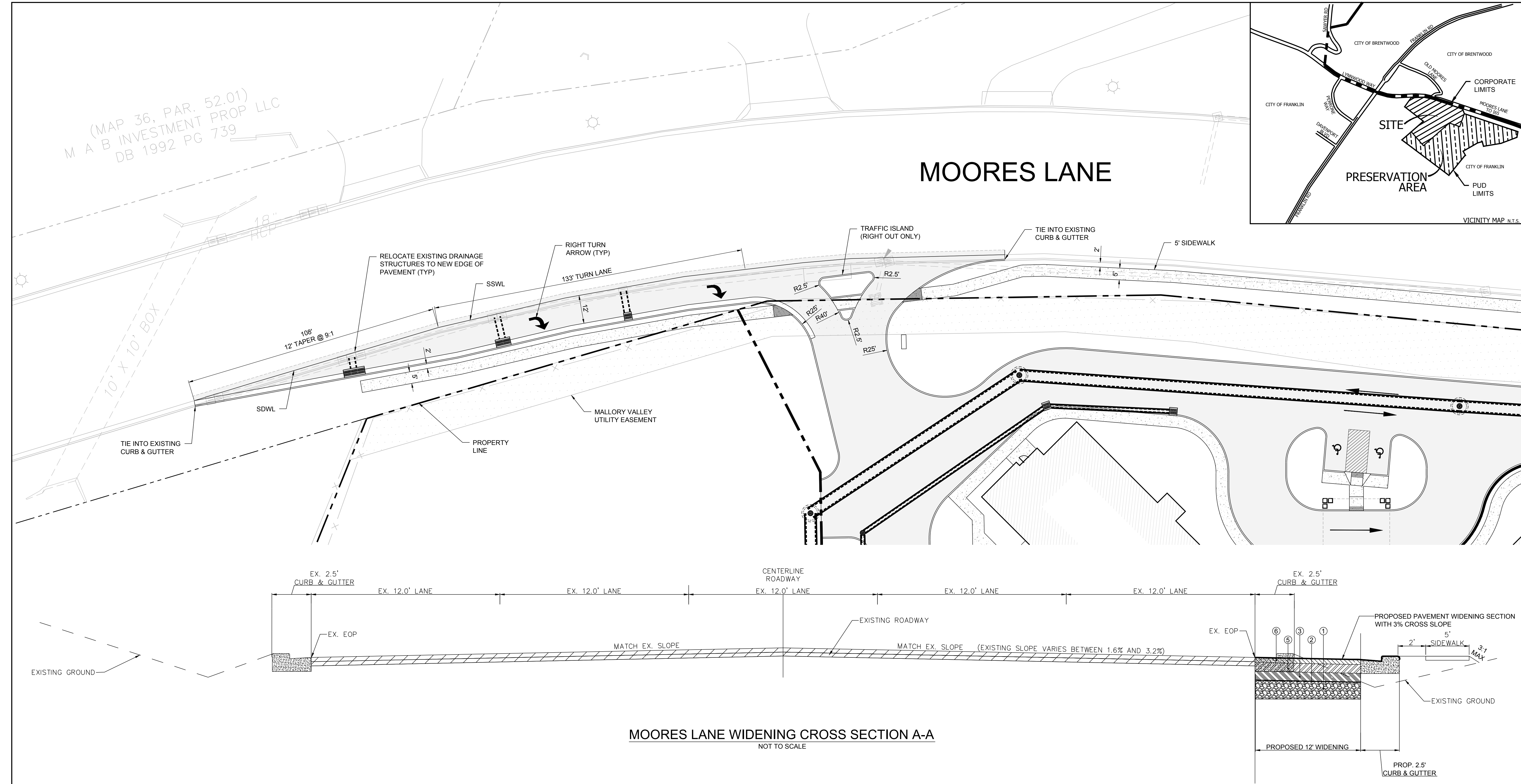
OVERALL SITE LAYOUT
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00





Sep 04, 2014 - 12:39pm T:\CADD\2013\13-01\CAD\Site Plan\13-134-01 C2.02 - Turn Lane Plan.dwg

(MAP 36, PAR. 52.01)
M A B INVESTMENT PROP LLC
DB 1992 PG 739



MOORES LANE WIDENING CROSS SECTION A-A
NOT TO SCALE

- NOTES**
- SEE SHEET C5.03 FOR TDOT DETAILS ON PAVEMENT MARKINGS
 - CONTRACTOR TO SAW CUT THE EXISTING PAVEMENT AT A LOCATION (MIN. 1 FOOT FROM EXISTING EDGE) TO ENSURE THE THE INTEGRITY OF THE EXISTING PAVEMENT SECTION IS MAINTAINED.
- CONSTRUCTION SEQUENCE**
- CONTRACTOR SHALL BE FAMILIAR WITH THE TEMPORARY TRAFFIC CONTROL SECTION (SECTION 712) OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 - ALL ROAD IMPROVEMENTS AT MOORES LANE SHALL BE COORDINATED WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION. COORDINATE ANY EROSION CONTROL MEASURES WITH INSPECTOR FOR THE PROJECT.
 - CONTRACTOR SHALL PROVIDE ALL APPLICABLE SIGNAGE, WORKING DEVICES, AND OTHER MEASURES TO ENSURE THE SAFETY OF TRAFFIC, VEHICLES, AND PEDESTRIANS.
 - PRIOR TO THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL CALL TENNESSEE ONE CALL AND COORDINATE THE RELOCATION OF ANY UTILITIES.
 - CONTRACTOR SHALL PLACE "ROAD CONSTRUCTION AHEAD" SIGNS AND PLACE NON METAL DRUMS ON MOORES LANE PRIOR TO CLEARING AND GRUBBING.

PAVEMENT MARKING ABBREVIATIONS/NOTES

DSYL - DOUBLE SOLID YELLOW LINE
SSWL - SINGLE SOLID WHITE LINE
SSYL - SINGLE SOLID YELLOW LINE
SDWL - SINGLE DASHED WHITE LINE
SDYL - SINGLE DASHED YELLOW LINE

ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.

ALL MARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), USING APPLIED THERMOPLASTIC MATERIAL.

TURN LANE CONSTRUCTION INFORMATION:

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO TDOT. THE TRAFFIC CONTROL PLAN MUST BE APPROVED BY TDOT PRIOR TO START OF CONSTRUCTION.

2. TURN LANE CONSTRUCTION WORK ON STATE PROPERTY SHALL ONLY BE PERFORMED MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 9 AM AND 3 PM.

SITE DRAINAGE INFORMATION:

THE ADDITIONAL FLOW DUE TO DEVELOPMENT SHALL BE DIRECTED TOWARDS AND DETAINED IN A REGIONAL DETENTION BASIN SOUTHWEST OF THE PROPERTY.

HIGHWAY DRAINAGE INFORMATION:

ADDITIONAL FLOW DUE TO WIDENING (Q50) = 0.76 cfs
Q50=CIA
WHERE C = 0.95
I = 8.90 in/hr
A = 0.09 ac

IN ORDER TO IMPROVE THE DRAINAGE IN THE AREA OF WIDENING, A CONSTANT CROSS SLOPE OF 3% SHALL BE CONSTRUCTED FOR THE RIGHT TURN LANE TO INCREASE GUTTER SPREAD CAPACITY.

PAVEMENT SECTION DETAILS (TO BE VERIFIED BY CONTRACTOR IN FIELD)

- BASE**
303-01 10" + MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"
- PRIME**
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) AT 0.30-0.35 GAL. PER SQ. YD.
402-02 AGGREGATE FOR COVER MATERIAL (PC) AT 8-12 LBS. PER SQ. YD.
- BLACK BASE**
307-07.01 PERF. GRADE (PG76-22): (BPMB-HM) GRADING A (4" + THICKNESS, 480 LBS. PER SQ. YD.)
- TACK COAT**
403-01 BITUMINOUS MATERIAL AGGREGATE FOR TACK COAT (TC) AT 0.02 GAL. PER SQ. YD.
- BINDER**
307-07.07 PERF. GRADE (PG76-22): (BPMB-HM) GRADING B-M2 2.50" + THICKNESS, 311 LBS. PER SQ. YD.
- SURFACE**
411-01.01 MINERAL AGGREGATE FOR ASPHALTIC CONCRETE SURFACE (ACS) GRADING "D"
411-07.11 PERF. GRADE (PG76-22): ASPHALTIC CONCRETE SURFACE (ACS) GRADING "D"
1.50" + THICKNESS, 133 LBS. PER SQ. YD.

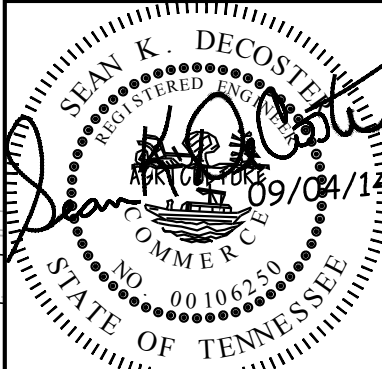
THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER - CONCRETE MONUMENT
ELEVATION: 837.93'

GRAPHIC SCALE 1"=30'

0 10 20 30 60 90



TURN LANE PLAN

7007 MOORES LANE

CANTERFIELD AT FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MAP 036, PARCEL 055.00

REV.	COMMENTS	DATE
1	SITE PLAN SUBMITTAL	07/14/2014
2	CITY COMMENTS	08/07/2014
3	CITY COMMENTS	09/04/2014
4		
5		
6		
7		
8		
9		
10		

DRWN

BY:	SKD
CHK:	SKD
LEB:	SKD
LEB:	SKD
LEB:	SKD
LEB:	SKD
LEB:	SKD
LEB:	SKD
LEB:	SKD
LEB:	SKD

C2.02

JOB NO.: 13-134-01
COF Proj. #4632

CIVIL SITE

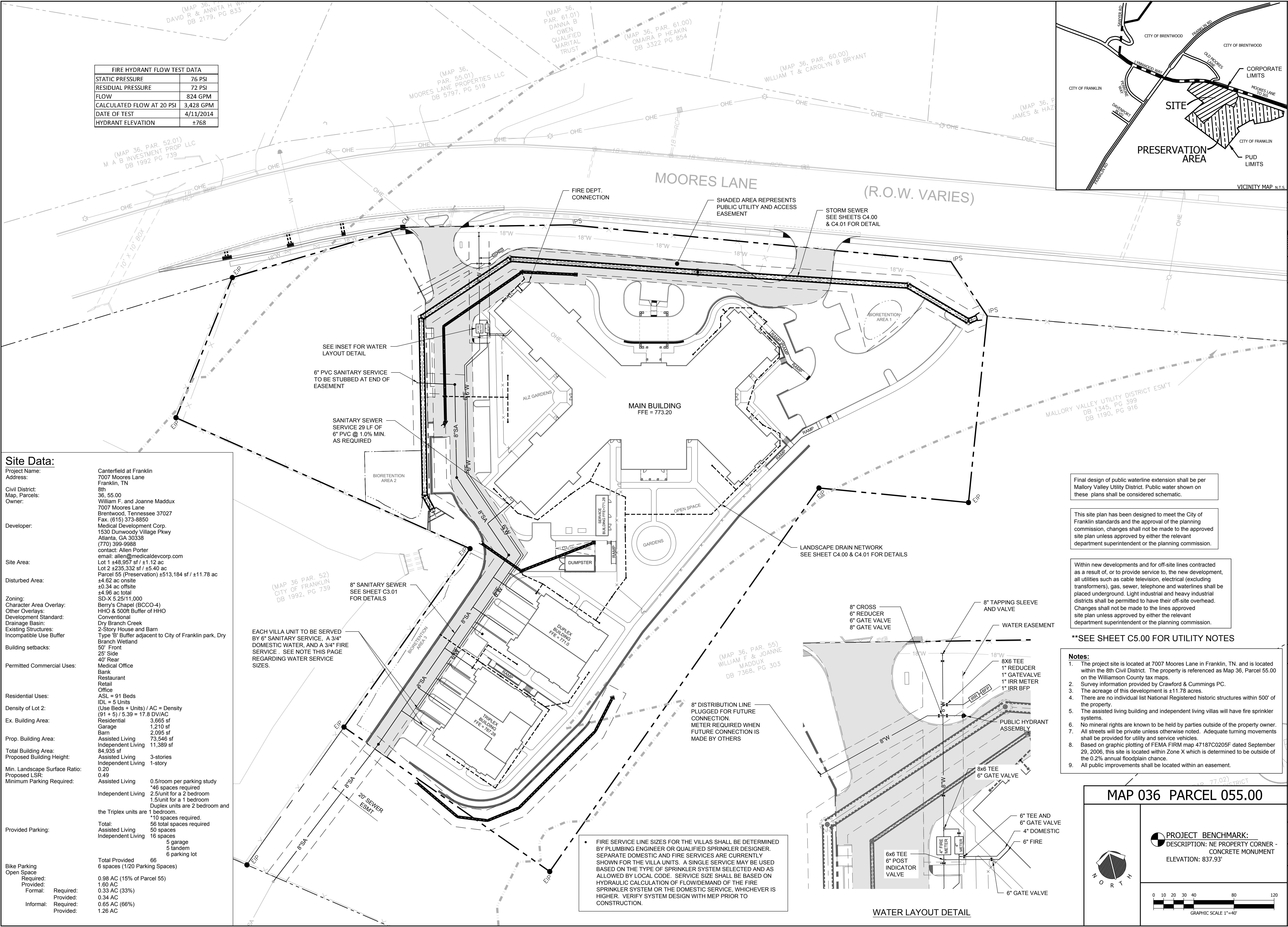
DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

830 SOUTHWEST AVENUE, SUITE 200, FRANKLIN, TN 37069

615.241.9988

FIRE HYDRANT FLOW TEST DATA	
STATIC PRESSURE	76 PSI
RESIDUAL PRESSURE	72 PSI
FLOW	824 GPM
CALCULATED FLOW AT 20 PSI	3,428 GPM
DATE OF TEST	4/11/2014
HYDRANT ELEVATION	±768



Site Data:

Project Name:	Canterfield at Franklin
Address:	7007 Moores Lane Franklin, TN
Civil District:	8th
Map, Parcels:	36, 55.00
Owner:	William F. and Joanne Maddux 7007 Moores Lane Brentwood, Tennessee 37027 Fax: (615) 373-8850
Developer:	Medical Development Corp. 1530 Dunwoody Village Pkwy Atlanta, GA 30338 (770) 399-9988 contact: Allen Porter email: allen@medicaldevcorp.com
Site Area:	Lot 1 ±48,957 sf / ±1.12 ac Lot 2 ±235,332 sf / ±5.40 ac Parcel 55 (Preservation) ±513,184 sf / ±11.78 ac
Disturbed Area:	±4.62 ac onsite ±0.34 ac offsite ±4.96 ac total
Zoning:	SD-X 5.25/11,000
Character Area Overlay:	Berry's Chapel (BCCO-4)
Other Overlays:	HHO & 500ft Buffer of HHO
Development Standard:	Conventional
Drainage Basin:	Dry Branch Creek
Existing Structures:	2-Story House and Barn
Incompatible Use Buffer:	Type 'B' Buffer adjacent to City of Franklin park, Dry Branch Wetland
Building setbacks:	50' Front 25' Side 40' Rear
Permitted Commercial Uses:	Medical Office Bank Restaurant Retail Office
Residential Uses:	ASL = 91 Beds IDL = 5 Units (Use Beds + Units) / AC = Density (91 + 5) / 5.39 = 17.8 DV/AC
Density of Lot 2:	Residential 3,865 sf
Ex. Building Area:	Garage 1,210 sf Barn 2,095 sf Assisted Living 73,546 sf Independent Living 11,389 sf 84,935 sf
Prop. Building Area:	Assisted Living 3-stories Independent Living 1-story
Total Building Area:	0.20
Proposed Building Height:	0.49
Min. Landscape Surface Ratio:	0.20
Proposed LSR:	0.49
Minimum Parking Required:	Assisted Living 0.5/room per parking study *46 spaces required Independent Living 2.5/unit for a 2 bedroom 1.5/unit for a 1 bedroom Duplex units are 2 bedroom and the Triplex units are 1 bedroom. Total: *10 spaces required. Assisted Living 56 total spaces required 50 spaces Independent Living 16 spaces
Provided Parking:	5 garage 5 tandem 6 parking lot Total Provided 66 6 spaces (1/20 Parking Spaces)
Bike Parking	0.98 AC (15% of Parcel 55)
Open Space	1.60 AC
Required:	0.33 AC (33%)
Formal:	0.34 AC
Informal:	0.65 AC (66%) 1.26 AC

Final design of public waterline extension shall be per Mallory Valley Utility District. Public water shown on these plans shall be considered schematic.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

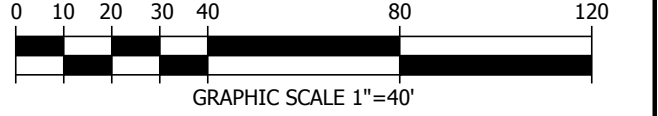
Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

****SEE SHEET C5.00 FOR UTILITY NOTES**

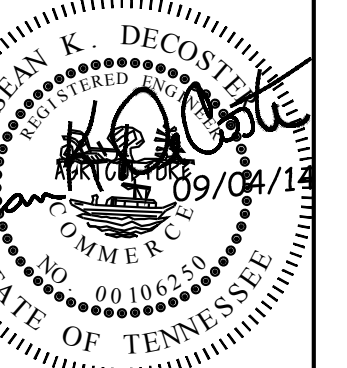
- Notes:**
- The project site is located at 7007 Moores Lane in Franklin, TN, and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
 - Survey information provided by Crawford & Cummings PC.
 - The acreage of this development is ±11.78 acres. There are no individual list National Registered historic structures within 500' of the property.
 - The assisted living building and independent living villas will have fire sprinkler systems.
 - No mineral rights are known to be held by parties outside of the property owner.
 - All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
 - Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2008, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
 - All public improvements shall be located within an easement.

MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER - CONCRETE MONUMENT
ELEVATION: 837.93'



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
830 SOUTH GATEWAY SUITE 200
FRANKLIN, TN 37068
615-242-9988



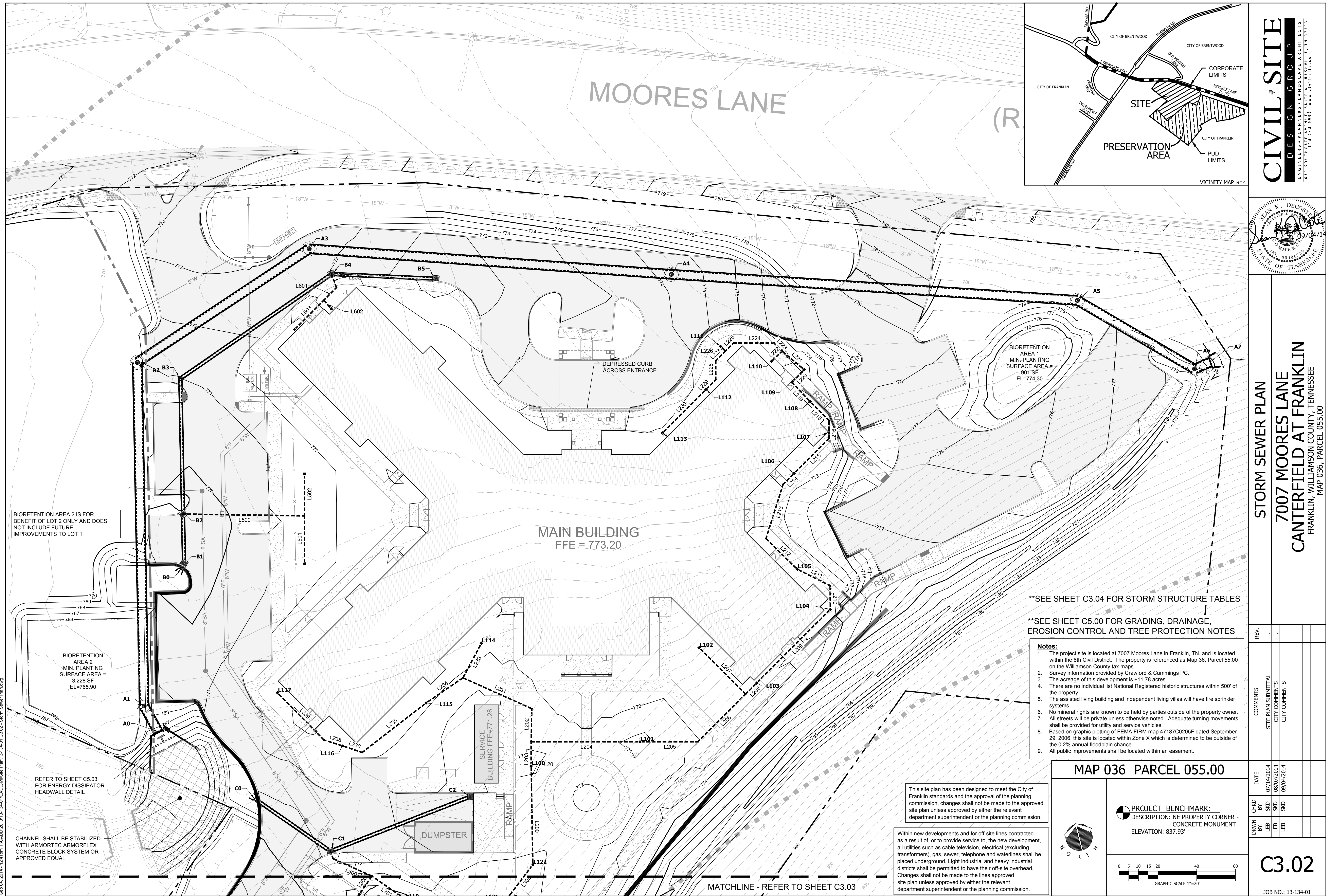
SITE UTILITY PLAN
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

REV.	COMMENTS	DATE
1	SITE PLAN SUBMITTAL	07/14/2014
2	CITY COMMENTS	08/07/2014
3	CITY COMMENTS	09/04/2014

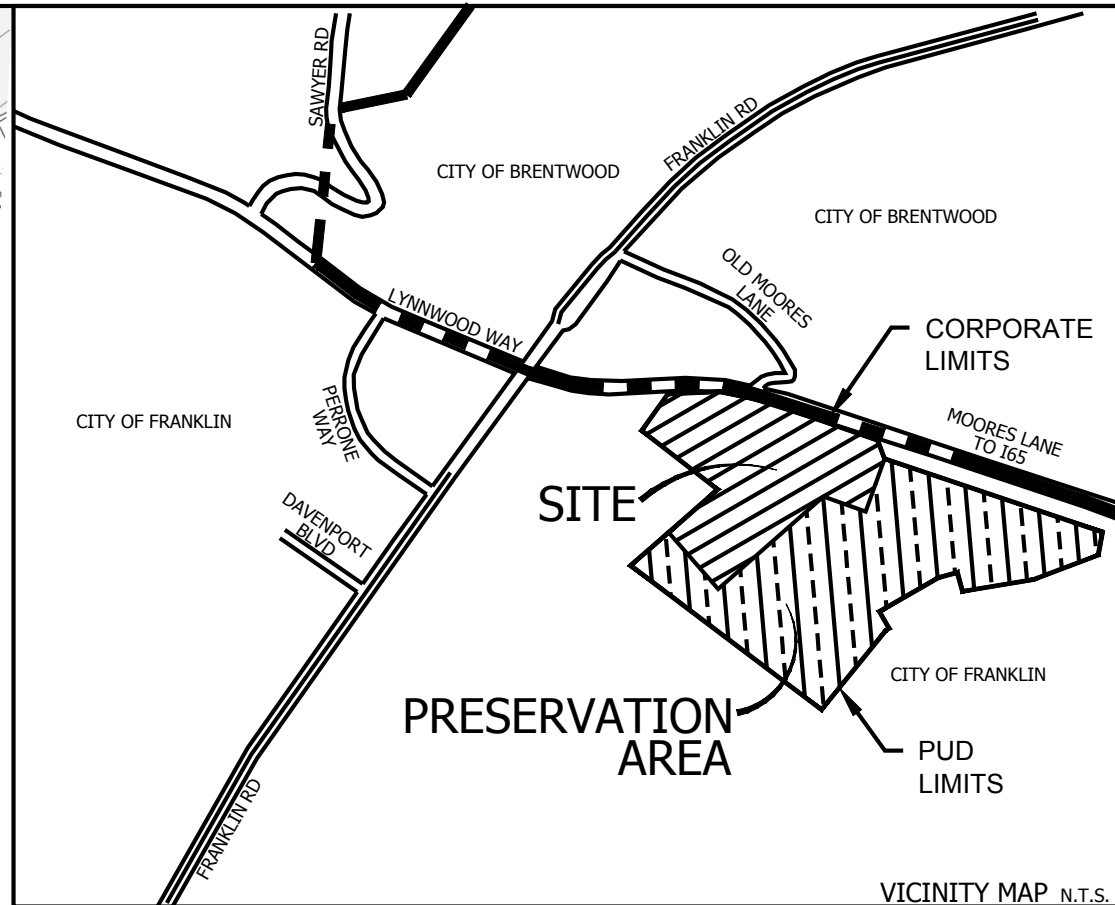
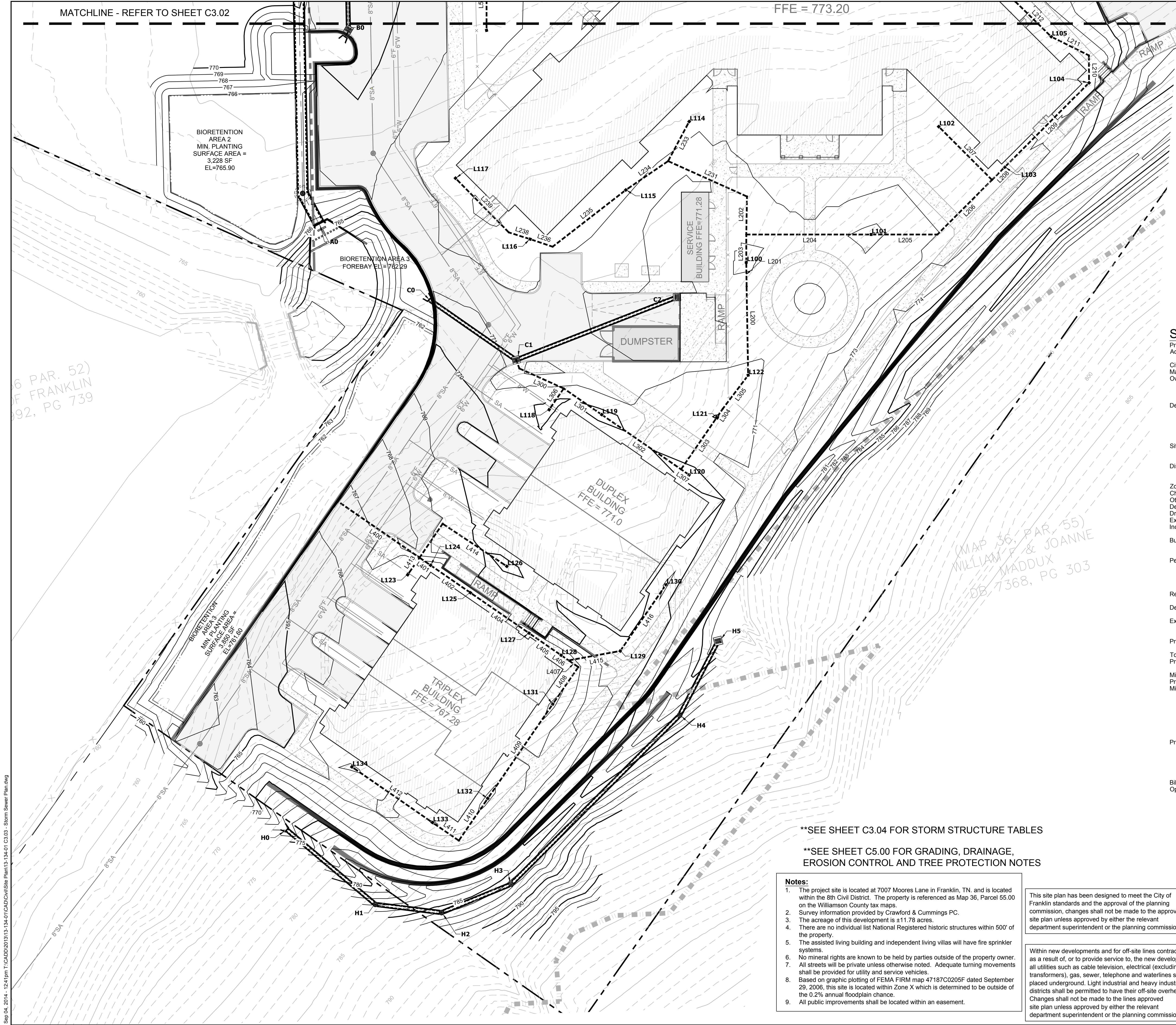
DRWN	CHKD	BY:
LEB	SKD	LEB
LEB	SKD	LEB
LEB	SKD	LEB

C3.00

JOB NO.: 13-134-01
COF Proj. #4632



Sep 04, 2014 - 12:41pm T:\CADD\2013\13-134-01\CAD\Civil\Site Plan\13-134-01 C3.02 - Storm Sewer Plan.dwg

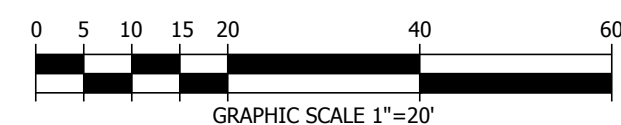


Site Data:

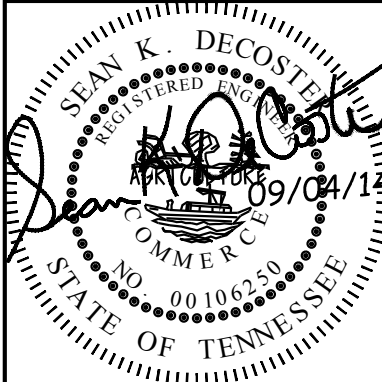
Project Name:	Canterfield at Franklin
Address:	7007 Moores Lane Franklin, TN 8th
Civil District:	36, 55.00
Map, Parcels:	William F. and Joanne Maddux 7007 Moores Lane Brentwood, Tennessee 37027 Fax: (615) 373-8850
Owner:	Medical Development Corp. 1530 Dunwoody Village Pkwy Atlanta, GA 30338 (770) 399-9988 contact: Allen Porter email: allen@medicaldevcorp.com
Developer:	Lot 1 ±48,957 sf / ±1.12 ac Lot 2 ±235,332 sf / ±5.40 ac Parcel 55 (Preservation) ±513,184 sf / ±11.78 ac
Site Area:	±4.62 ac onsite ±0.34 ac offsite ±4.96 ac total
Disturbed Area:	SD-X 5.25/11,000 Berry's Chapel (BCCO-4) HHO & 500ft Buffer of HHO Conventional Dry Branch Creek 2-Story House and Barn Type 'B' Buffer adjacent to City of Franklin park, Dry Branch Wetland 50' Front 25' Side 40' Rear
Zoning:	Medical Office Bank Restaurant Retail Office
Building setbacks:	ASL = 91 Beds IDL = 5 Units (Use Beds + Units) / AC = Density (91 + 5) / 5.39 = 17.8 DV/AC
Permitted Commercial Uses:	Residential Garage Barn Assisted Living Independent Living 84,935 sf Assisted Living Independent Living 3-stories 1-story 0.49 Assisted Living Independent Living 0.5/room per parking study *46 spaces required 2.5/unit for a 2 bedroom 1.5/unit for a 1 bedroom Duplex units are 2 bedroom and 1 bedroom.
Residential Uses:	Total: Assisted Living Independent Living 56 total spaces required 50 spaces 16 spaces 5 garage 6 parking lot
Density of Lot 2:	Total Provided 66 6 spaces (1/20 Parking Spaces)
Ex. Building Area:	0.98 AC (15% of Parcel 55) 1.60 AC 0.33 AC (33%) 0.34 AC 0.65 AC (66%) 1.26 AC
Prop. Building Area:	
Total Building Area:	
Proposed Building Height:	
Min. Landscape Surface Ratio:	
Proposed LSR:	
Minimum Parking Required:	
Provided Parking:	
Bike Parking:	
Open Space:	
Required:	
Provided:	
Formal:	
Informal:	

MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER -
CONCRETE MONUMENT
ELEVATION: 837.93'



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE SUITE 100
NASHVILLE, TN 37203
(615) 242-9999 WWW.CIVILSITEGROUP.COM



STORM SEWER PLAN 7007 MOORES LANE CANTERFIELD AT FRANKLIN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE MAP 036, PARCEL 055.00

REV.	DATE	COMMENTS
1	07/14/2014	SITE PLAN SUBMITTAL
2	08/07/2014	CITY COMMENTS
3	09/04/2014	CITY COMMENTS

C3.03

JOB NO.: 13-134-01
COF Proj. #4632

LANDSCAPE DRAIN STRUCTURE TABLE			
STRUCTURE	SIZE	RIM ELEV.	Northing / Easting
L100	12"	770.78	N:597565.62,E:1722804.72
L101	12"	770.75	N:597564.45,E:1722862.20
L102	12"	772.50	N:597604.32,E:1722903.21
L103	12"	772.47	N:597579.59,E:1722927.71
L104	12"	772.34	N:597607.41,E:1722973.53
L105	12"	772.64	N:597631.58,E:1722961.93
L106	12"	772.87	N:597679.97,E:1722972.03
L107	12"	772.47	N:597696.03,E:1722994.47
L108	12"	772.53	N:597713.97,E:1722988.88
L109	12"	772.84	N:597730.63,E:1722989.78
L110	12"	772.48	N:597738.81,E:1722974.50
L111	12"	772.60	N:597752.43,E:1722950.80
L112	12"	772.66	N:597732.73,E:1722938.20
L113	12"	772.79	N:597716.28,E:1722911.10
L114	12"	772.52	N:597633.16,E:1722794.82
L115	12"	772.18	N:597610.05,E:1722759.85
L116	12"	772.34	N:597598.78,E:1722712.86
L117	12"	772.61	N:597633.36,E:1722866.75
L118	12"	769.67	N:597522.32,E:1722702.94
L119	12"	769.65	N:597514.55,E:1722725.38

LANDSCAPE DRAIN STRUCTURE TABLE			
STRUCTURE	SIZE	RIM ELEV.	Northing / Easting
L120	12"	769.39	N:597478.93, E:1722757.16
L121	12"	769.96	N:597501.09, E:1722775.36
L122	12"	770.71	N:597516.13, E:1722793.50
L123	12"	766.14	N:597465.35, E:1722623.57
L124	12"	766.24	N:597467.06, E:1722634.58
L125	12"	766.01	N:597450.83, E:1722649.03
L126	12"	769.73	N:597458.47, E:1722667.76
L127	12"	766.38	N:597426.93, E:1722670.33
L128	12"	766.13	N:597413.86, E:1722681.97
L129	12"	769.04	N:597409.40, E:1722708.23
L130	12"	768.83	N:597433.43, E:1722735.27
L131	12"	765.77	N:597393.42, E:1722673.12
L132	12"	765.78	N:597359.18, E:1722634.71
L133	12"	765.93	N:597354.57, E:1722607.96
L134	12"	766.04	N:597387.44, E:1722578.71

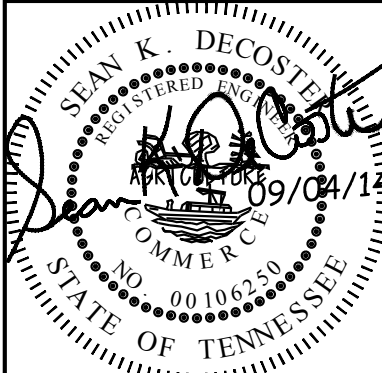
STRUCTURE	TYPE	TOP OF CASTING	Northing / Easting
A0	HEADWALL	765.74	N:597628.45, E:1722622.24
A1	MANHOLE (6')	766.75	N:597643.01, E:1722618.43
A2	MANHOLE (6')	770.90	N:597815.77, E:1722657.03
A3	MANHOLE (6')	772.41	N:597851.60, E:1722756.90
A4	MANHOLE (6')	773.34	N:597794.55, E:1722934.98
A5	MANHOLE (6')	779.68	N:597731.88, E:1723134.92
A6	MANHOLE (6')	777.33	N:597683.24, E:1723185.12
A7	HEADWALL	775.42	N:597684.68, E:1723193.56
B0	HEADWALL	767.71	N:597707.10, E:1722653.80
B1	CURB INLET (SINGLE)	769.48	N:597709.60, E:1722655.85
B2	CURB INLET (SINGLE)	769.51	N:597734.28, E:1722661.36
B3	MANHOLE (4')	770.98	N:597802.39, E:1722676.58
B4	CURB INLET (SINGLE)	771.97	N:597836.23, E:1722765.03
B5	CURB INLET (SINGLE)	770.20	N:597821.12, E:1722816.61
C0	HEADWALL	764.33	N:597583.01, E:1722662.51
C1	CURB INLET (SINGLE)	771.26	N:597547.55, E:1722693.83
C2	CURB INLET (SINGLE)	770.14	N:597557.82, E:1722770.76
H0	HEADWALL	776.30	N:597366.72, E:1722543.78
H1	MANHOLE (4')	782.91	N:597324.92, E:1722574.32
H2	MANHOLE (4')	785.98	N:597314.27, E:1722602.34
H3	MANHOLE (4')	786.55	N:597319.23, E:1722635.69
H4	MANHOLE (4')	783.12	N:597375.00, E:1722727.31
H5	AREA DRAIN (SINGLE)	779.01	N:597403.33, E:1722752.04

FROM	INV	TO	INV	LENGTH	SLOPE	SIZE	TYPE
H5	775.07	H4	775.88	37.60'	0.50%	15"	RCP
H4	775.78	H3	775.24	107.25'	0.50%	15"	RCP
H3	775.14	H2	774.97	33.72'	0.50%	15"	RCP
H2	774.87	H1	774.72	29.97'	0.50%	15"	RCP
H1	774.72	H0	774.36	51.77'	0.50%	15"	RCP
C2	764.60	C1	764.21	77.61'	0.50%	15"	RCP
C1	764.01	C0	762.39	47.31'	3.43%	15"	RCP
B5	767.21	B4	766.94	53.75'	0.50%	15"	RCP
B4	766.84	B3	766.37	94.70'	0.50%	15"	RCP
B3	766.27	B2	765.92	69.80'	0.49%	15"	RCP
B2	765.92	B1	765.79	25.29'	0.51%	15"	RCP
B1	765.79	B0	765.77	3.23'	0.64%	15"	RCP
A7	770.00	A6	769.87	8.57'	1.50%	48"	RCP
A6	769.77	A5	768.76	69.90'	1.44%	48"	RCP
A5	768.66	A4	765.28	209.53'	1.61%	48"	RCP
A4	765.18	A3	762.15	187.00'	1.62%	48"	RCP
A3	762.05	A2	761.52	106.10'	0.50%	48"	RCP
A2	761.42	A1	760.53	177.01'	0.50%	48"	RCP
A1	760.43	A0	760.33	15.05'	0.71%	48"	RCP

Landscape Drain Pipe Table						
Name	Size	Length	Start Inv.	End Inv.	Slope	Material
L200	8"	39.90'	765.18	765.12	0.16%	PVC Pipe
L201	8"	10.85'	770.45	770.34	1.00%	PVC Pipe
L202	8"	17.06'	765.33	765.25	0.46%	PVC Pipe
L203	8"	12.50'	768.58	768.46	1.00%	PVC Pipe
L204	8"	56.11'	765.89	765.33	1.00%	PVC Pipe
L205	8"	29.78'	766.19	765.89	1.00%	PVC Pipe
L206	8"	34.70'	766.54	766.19	1.00%	PVC Pipe
L207	8"	33.85'	769.58	766.54	8.98%	PVC Pipe
L208	8"	8.10'	766.62	766.54	1.00%	PVC Pipe
L209	8"	53.60'	767.16	766.62	1.00%	PVC Pipe
L210	8"	12.29'	767.25	767.16	0.71%	PVC Pipe
L211	8"	18.90'	767.58	767.25	1.73%	PVC Pipe
L212	8"	22.57'	767.69	767.58	0.47%	PVC Pipe
L213	8"	29.32'	767.97	767.69	0.95%	PVC Pipe
L214	8"	8.00'	768.05	767.97	1.00%	PVC Pipe
L215	8"	25.44'	768.30	768.05	1.00%	PVC Pipe
L216	8"	2.95'	768.33	768.30	1.00%	PVC Pipe
L217 (1)	8"	6.35'	768.39	768.33	1.00%	PVC Pipe
L218	8"	13.74'	768.57	768.51	0.41%	PVC Pipe
L219	8"	13.54'	768.77	768.57	1.48%	PVC Pipe
L220	8"	9.11'	768.71	768.57	1.52%	PVC Pipe
L221	8"	14.84'	768.86	768.71	0.99%	PVC Pipe
L222	8"	7.51'	769.98	768.86	14.91%	PVC Pipe
L223	8"	5.91'	768.92	768.86	1.00%	PVC Pipe
L224	8"	20.81'	769.13	768.92	1.00%	PVC Pipe
L225	8"	5.98'	769.19	769.13	1.00%	PVC Pipe
L226	8"	3.46'	769.43	769.19	6.94%	PVC Pipe
L227	8"	7.04'	769.26	769.19	1.00%	PVC Pipe
L228	8"	9.66'	769.36	769.26	1.00%	PVC Pipe
L229	8"	7.13'	769.43	769.36	1.00%	PVC Pipe
L230	8"	31.71'	769.75	769.43	1.00%	PVC Pipe
L231	8"	38.86'	766.23	765.18	2.70%	PVC Pipe
L233	8"	20.16'	769.28	768.47	4.02%	PVC Pipe
L234	8"	23.01'	768.65	768.47	0.76%	PVC Pipe
L235	8"	41.60'	769.11	768.65	1.11%	PVC Pipe
L236	8"	10.65'	769.22	769.11	1.04%	PVC Pipe
L238	8"	10.06'	769.30	769.26	0.42%	PVC Pipe
L239	8"	34.19'	769.66	769.30	1.05%	PVC Pipe
L300	8"	21.89'	766.57	764.75	8.31%	PVC Pipe
L301	8"	20.73'	766.78	766.57	1.00%	PVC Pipe

Landscape Drain Pipe Table						
Name	Size	Length	Start Inv.	End Inv.	Slope	Material
L302	8"	43.30'	767.21	766.78	1.00%	PVC Pipe
L303	8"	28.37'	767.49	767.21	1.00%	PVC Pipe
L304	8"	4.71'	767.54	767.49	1.00%	PVC Pipe
L305	8"	18.85'	767.84	767.54	1.57%	PVC Pipe
L306	8"	11.58'	765.98	765.93	0.40%	PVC Pipe
L307	8"	4.40'	765.70	765.69	0.40%	PVC Pipe
L400	8"	45.13'	762.66	761.60	2.34%	PVC Pipe
L401	8"	6.02'	762.69	762.66	0.50%	PVC Pipe
L402	8"	21.73'	762.80	762.69	0.50%	PVC Pipe
L404	8"	32.02'	762.95	762.83	0.39%	PVC Pipe
L405	8"	17.50'	763.04	762.95	0.50%	PVC Pipe
L406	8"	4.11'	763.06	763.04	0.50%	PVC Pipe
L407	8"	5.29'	763.08	763.06	0.50%	PVC Pipe
L408	8"	20.23'	763.19	763.08	0.50%	PVC Pipe
L409	8"	51.45'	763.44	763.19	0.50%	PVC Pipe
L410	8"	23.01'	763.56	763.44	0.50%	PVC Pipe
L411	8"	14.37'	763.63	763.56	0.50%	PVC Pipe
L412	8"	44.00'	763.85	763.63	0.50%	PVC Pipe
L413	8"	9.36'	762.75	762.66	1.00%	PVC Pipe
L414	8"	34.59'	763.02	762.83	0.55%	PVC Pipe
L415	8"	23.56'	763.30	763.06	1.00%	PVC Pipe
L416	8"	36.18'	766.63	766.27	1.00%	PVC Pipe
L500	8"	62.58'	768.28	766.20	3.33%	PVC Pipe
L501	8"	24.68'	768.53	768.28	1.00%	PVC Pipe
L502	8"	21.65'	768.67	768.28	1.79%	PVC Pipe
L600	8"	7.39'	768.68	767.52	15.65%	PVC Pipe
L601	8"	9.31'	769.61	768.68	10.00%	PVC Pipe
L602	8"	5.84'	769.67	769.61	1.00%	PVC Pipe
L603	8"	21.24'	769.82	769.61	1.00%	PVC Pipe
Pipe 95	8"	4.08'	767.62	766.92	17.05%	PVC Pipe
Pipe 96	8"	18.45'	765.51	763.96	8.40%	PVC Pipe

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTH GOLF LINKS, SUITE 100, AUSTIN, TEXAS 78703
WWW.CIVILSITE.COM



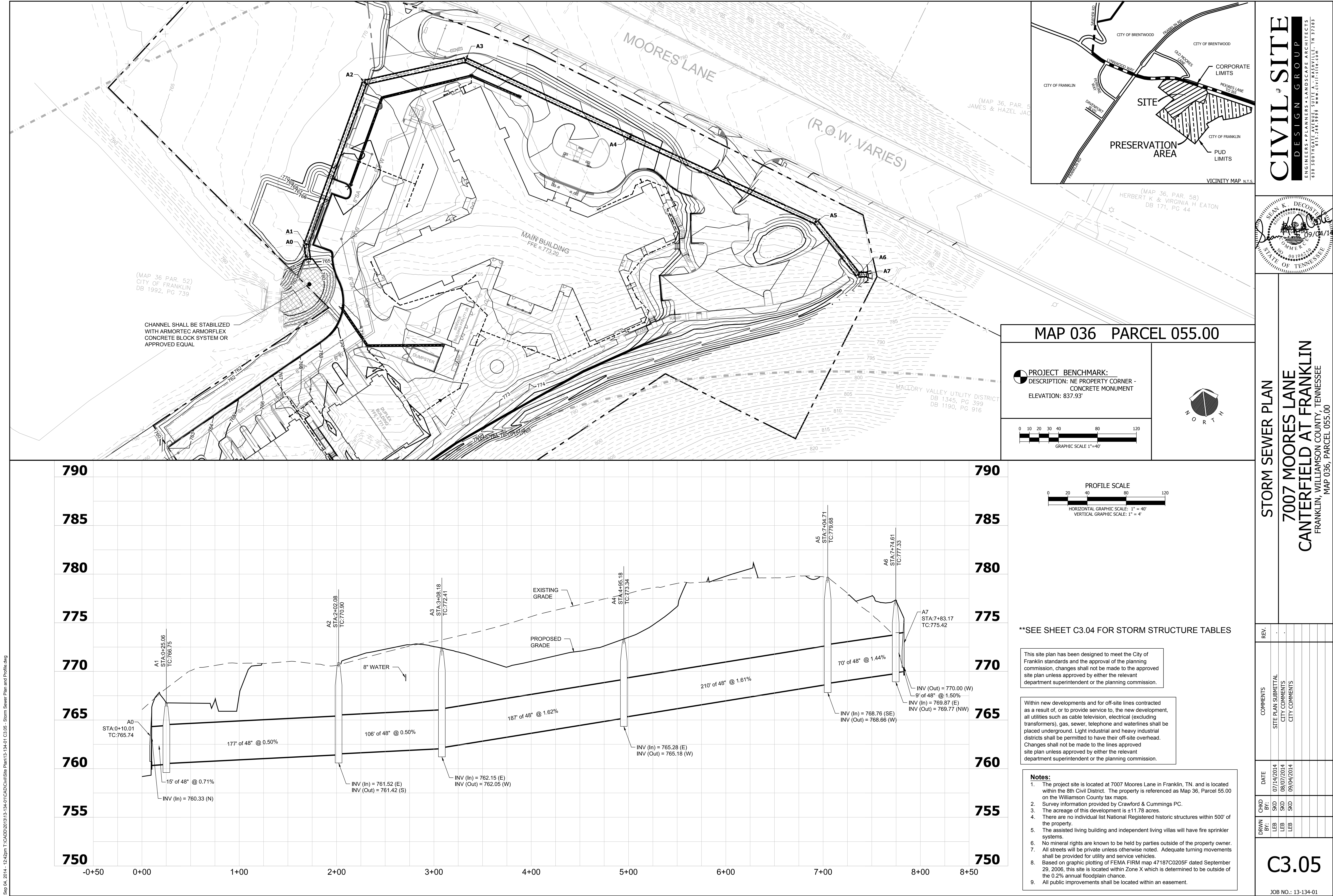
STORM SEWER TABLES

7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL .055.00

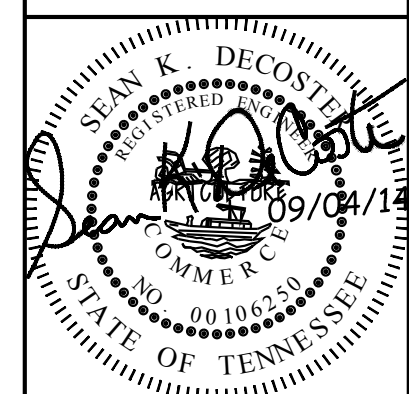
[illegible]

C3.04

Sep 04, 2014 - 12:22pm T:\CADD\2013\13-134-01\CADD\CivilSite Plan\13-134-01 C3.05 - Storm Sewer Plan and Profile.dwg

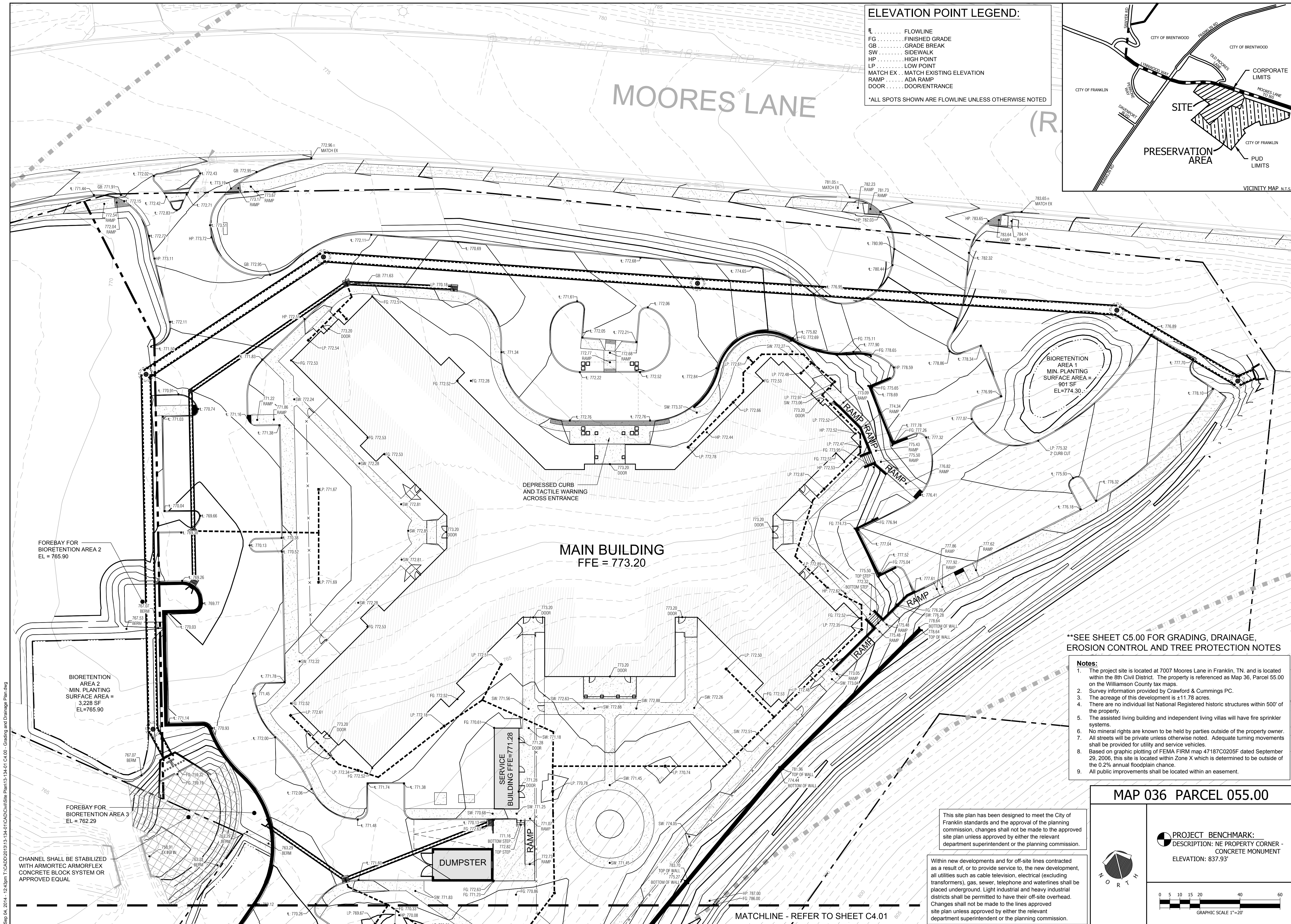


CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE 200, FRANKLIN, TN 37068
615.242.9999 WWW.CIVILSITEGROUP.COM



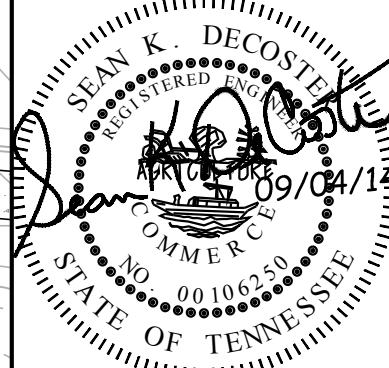
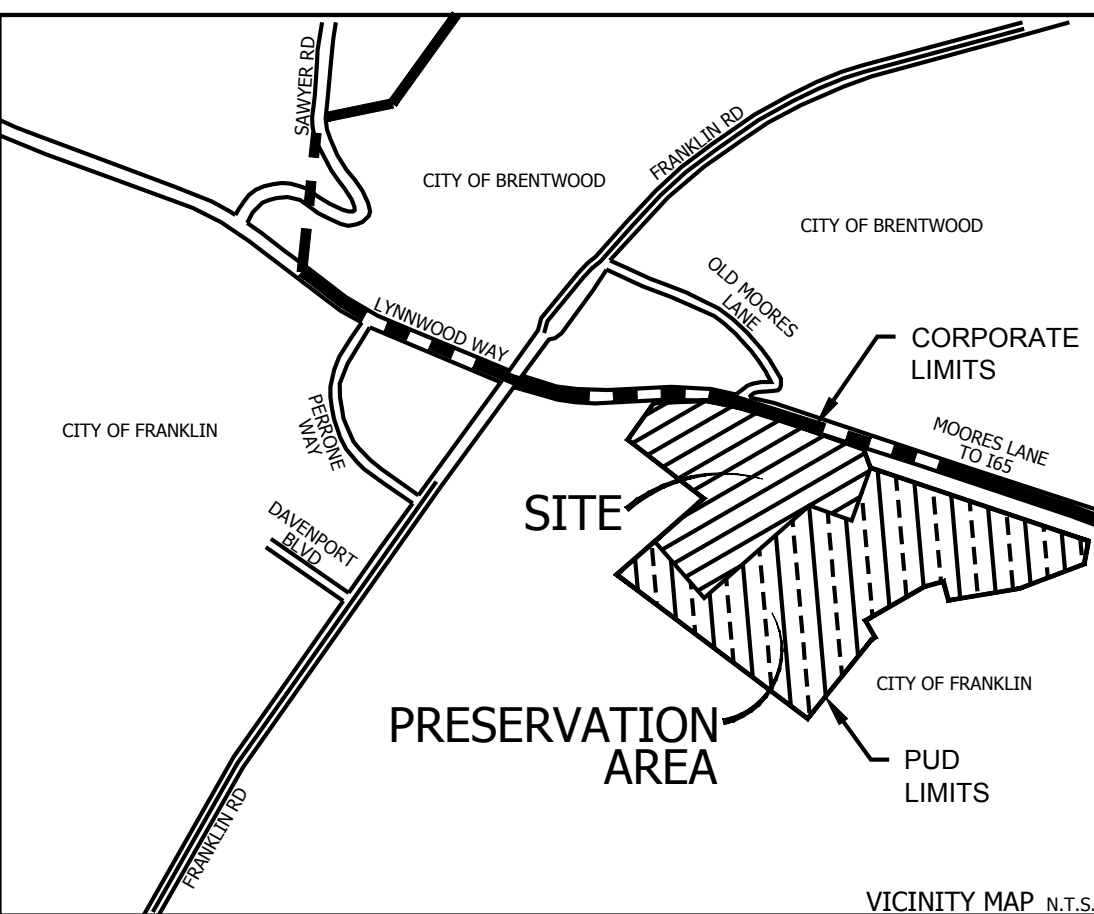
STORM SEWER PLAN
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

Sep 04, 2014 - 12:53pm T:\CADD\2013\13-01\CADD\Site Plan\13-134-01 C4.00 - Grading and Drainage Plan.dwg



ELEVATION POINT LEGEND:

- FL FLOWLINE
 - FG FINISHED GRADE
 - GB GRADE BREAK
 - SW SIDEWALK
 - HP HIGH POINT
 - LP LOW POINT
 - MATCH EX MATCH EXISTING ELEVATION
 - RAMP ADA RAMP
 - DOOR DOOR/ENTRANCE
- *ALL SPOTS SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED



GRADING AND DRAINAGE PLAN
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

**SEE SHEET C5.00 FOR GRADING, DRAINAGE, EROSION CONTROL AND TREE PROTECTION NOTES

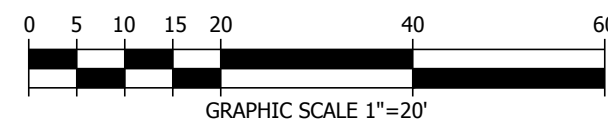
- Notes:**
- The project site is located at 7007 Moores Lane in Franklin, TN, and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
 - Survey information provided by Crawford & Cummings PC.
 - The acreage of this development is ±11.78 acres.
 - There are no individual list National Registered historic structures within 500' of the property.
 - The assisted living building and independent living villas will have fire sprinkler systems.
 - No mineral rights are known to be held by parties outside of the property owner.
 - All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
 - Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
 - All public improvements shall be located within an easement.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER - CONCRETE MONUMENT
ELEVATION: 837.93'

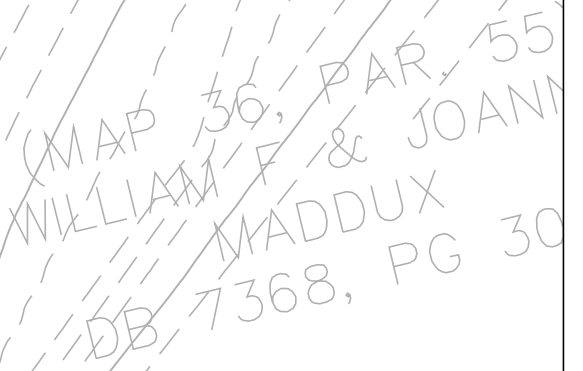


REV.	COMMENTS	DATE
1	SITE PLAN SUBMITTAL	07/14/2014
2	CITY COMMENTS	08/07/2014
3	CITY COMMENTS	09/04/2014

DRWN	BY:	SKD	DATE
LEB	BY:	SKD	07/14/2014
LEB	BY:	SKD	08/07/2014
LEB	BY:	SKD	09/04/2014

C4.00

JOB NO.: 13-134-01
COF Proj. #4632



Notes:

1. The project site is located at 7007 Moores Lane in Franklin, TN, and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
2. Survey information provided by Crawford & Cummings PC.
3. The acreage of this development is ±11.78 acres.
4. There are no individual list National Registered historic structures within 500' of the property.
5. The assisted living building and independent living villas will have fire sprinkler systems.
6. All other rights are known to be held by parties outside of the property owner.
7. All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
8. Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
9. All public improvements shall be located within an easement.

Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

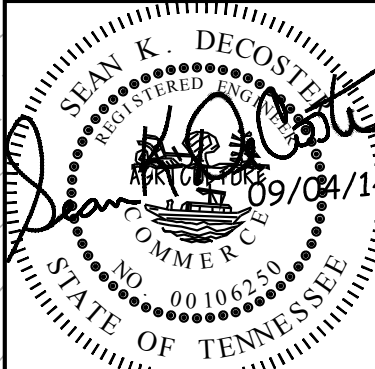


GRAPHIC SCALE 1"=20'

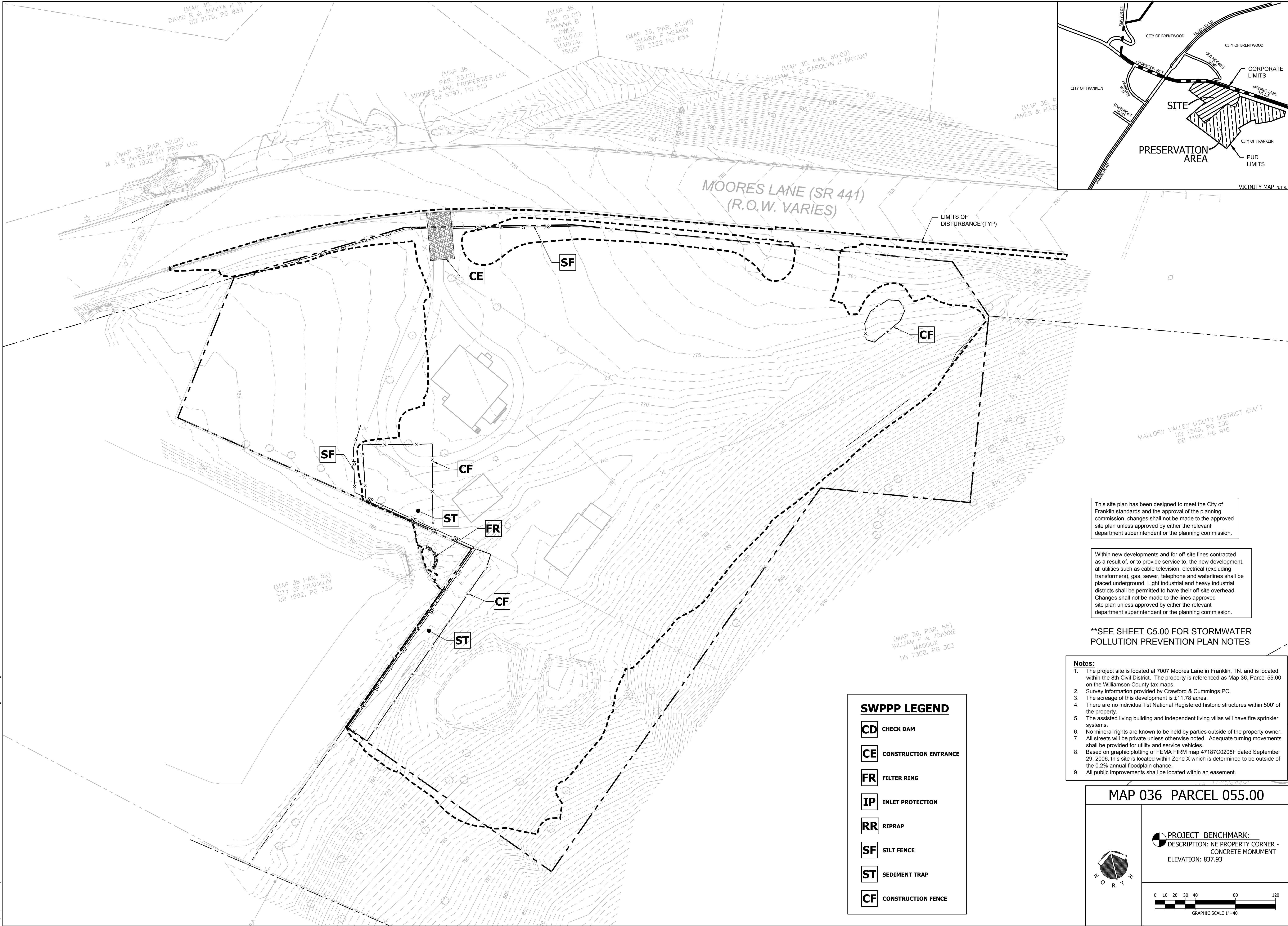
REV.	COMMENTS	DATE	CHD BY:	DRWN BY:
*	SITE PLAN SUBMITTAL	07/14/2014	SKD	LEB
*	CITY COMMENTS	08/07/2014	SKD	LEB
	CITY COMMENTS	09/04/2014	SKD	LEB

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203



Sep 04, 2014 - 12:44pm T:\CADD\2013\13-134-01\CADD\Civil\Site Plan\13-134-01 C4.02 - Erosion Control - Stage 1 Plan.dwg



This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

****SEE SHEET C5.00 FOR STORMWATER POLLUTION PREVENTION PLAN NOTES**

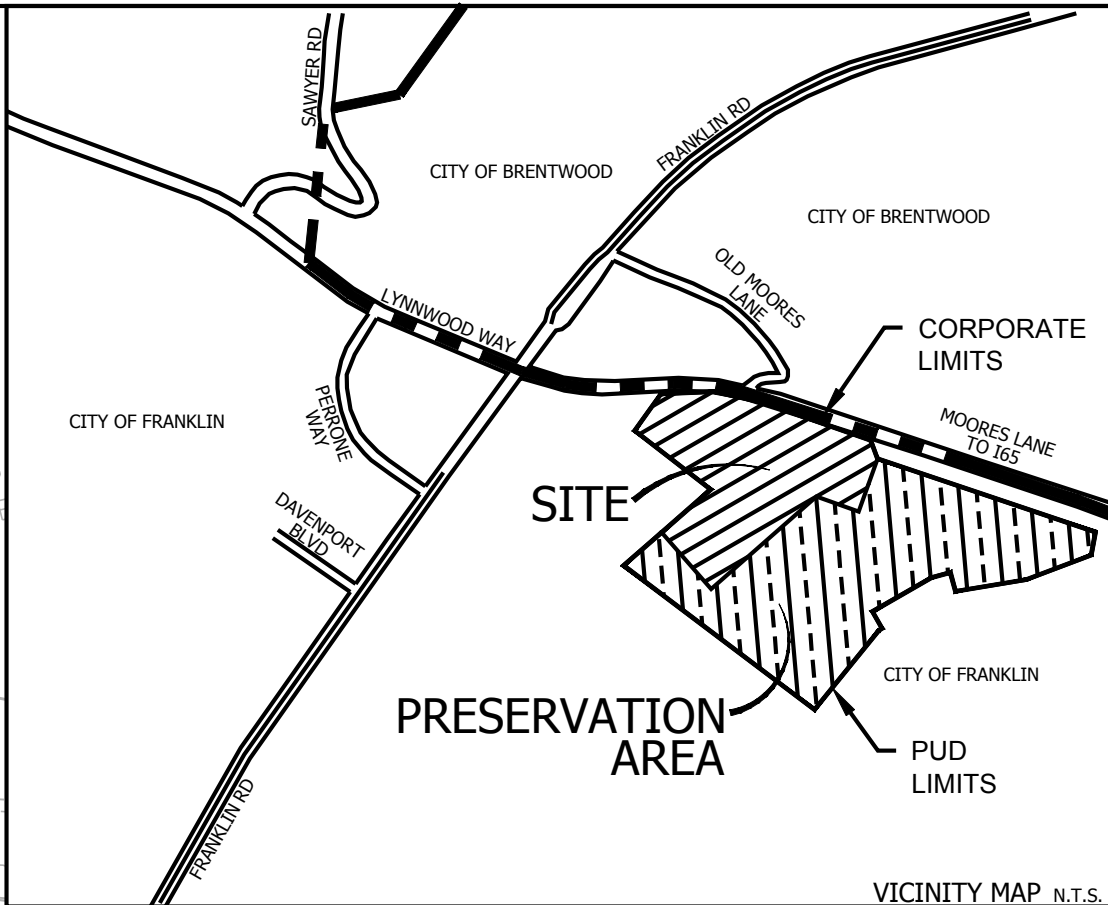
- Notes:**
- The project site is located at 7007 Moores Lane in Franklin, TN, and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
 - Survey information provided by Crawford & Cummings PC.
 - The acreage of this development is ±11.78 acres.
 - There are no individual list National Registered historic structures within 500' of the property.
 - The assisted living building and independent living villas will have fire sprinkler systems.
 - No mineral rights are known to be held by parties outside of the property owner.
 - All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
 - Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
 - All public improvements shall be located within an easement.

SWPPP LEGEND	
CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE
ST	SEDIMENT TRAP
CF	CONSTRUCTION FENCE

MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER -
CONCRETE MONUMENT
ELEVATION: 837.93'

0 10 20 30 40 60 120
GRAPHIC SCALE 1"=40'



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
830 SOUTHWEST AVENUE, SUITE 200
NASHVILLE, TN 37203
615.242.9955

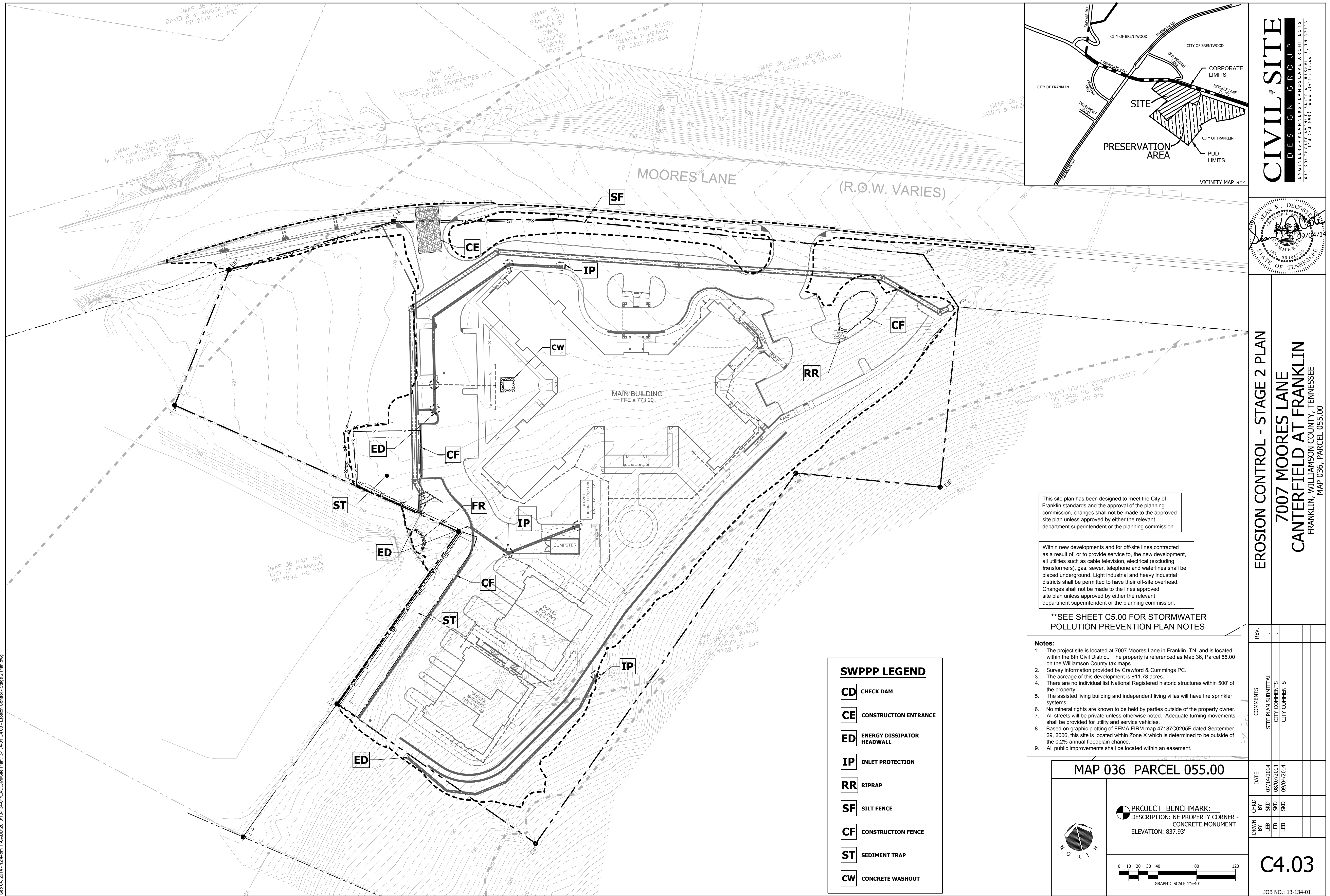
EROSION CONTROL - STAGE 1 PLAN

7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

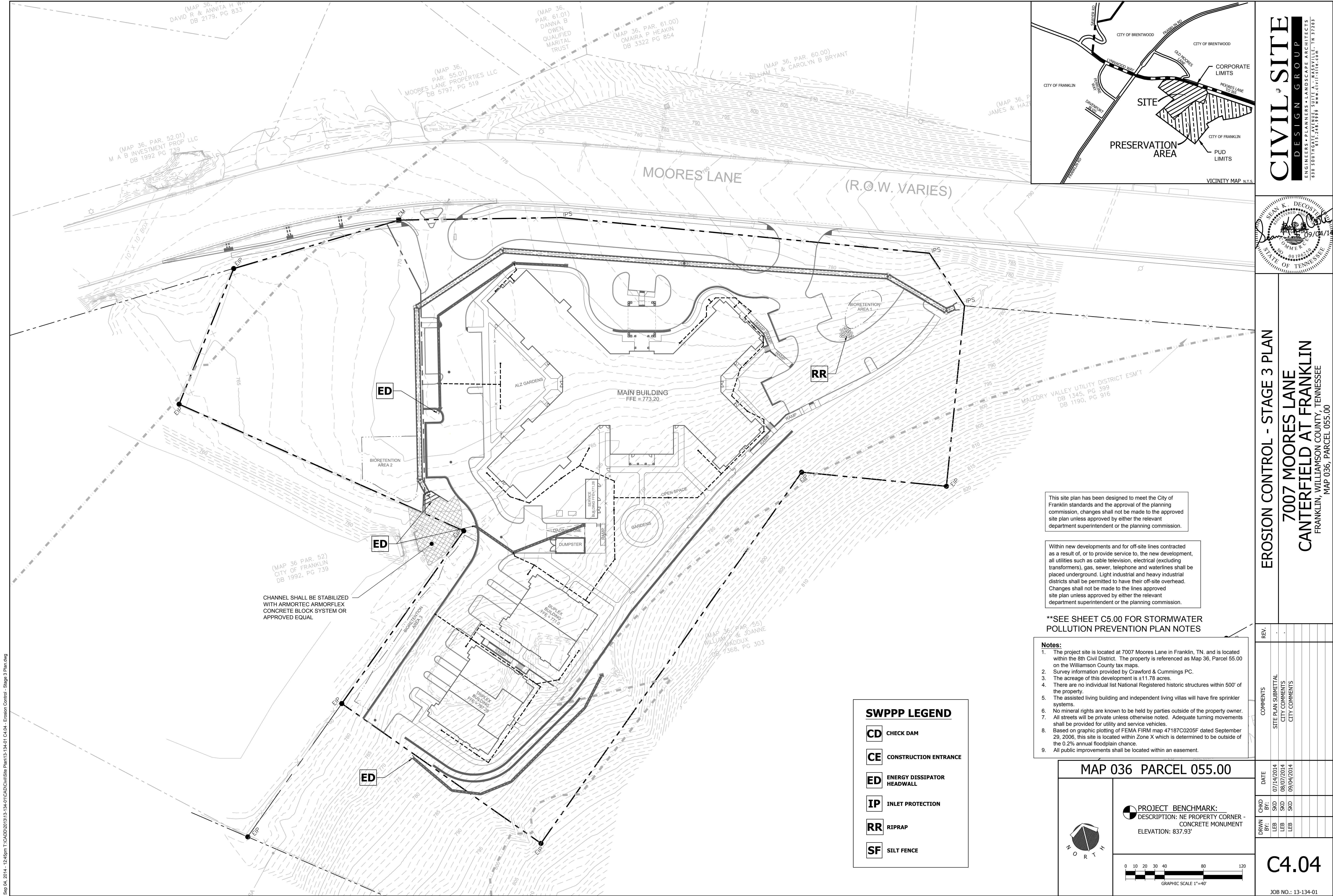
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
1	SITE PLAN SUBMITTAL	07/14/2014	SKD	LEB
2	CITY COMMENTS	08/07/2014	SKD	LEB
3	CITY COMMENTS	09/04/2014	SKD	LEB

C4.02

JOB NO.: 13-134-01
COF Proj. #4632



Sep 04, 2014 - 12:45pm T:\CADD\2013\13-134-01\CADD\Civil\Site Plan\13-134-01 C4.04 - Erosion Control - Stage 3 Plan.dwg



This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

****SEE SHEET C5.00 FOR STORMWATER POLLUTION PREVENTION PLAN NOTES**

- Notes:**
- The project site is located at 7007 Moores Lane in Franklin, TN, and is located within the 8th Civil District. The property is referenced as Map 36, Parcel 55.00 on the Williamson County tax maps.
 - Survey information provided by Crawford & Cummings PC.
 - The acreage of this development is ±11.78 acres.
 - There are no individual list National Registered historic structures within 500' of the property.
 - The assisted living building and independent living villas will have fire sprinkler systems.
 - No mineral rights are known to be held by parties outside of the property owner.
 - All streets will be private unless otherwise noted. Adequate turning movements shall be provided for utility and service vehicles.
 - Based on graphic plotting of FEMA FIRM map 47187C0205F dated September 29, 2006, this site is located within Zone X which is determined to be outside of the 0.2% annual floodplain chance.
 - All public improvements shall be located within an easement.

SWPPP LEGEND

- CD** CHECK DAM
- CE** CONSTRUCTION ENTRANCE
- ED** ENERGY DISSIPATOR HEADWALL
- IP** INLET PROTECTION
- RR** RIPRAP
- SF** SILT FENCE

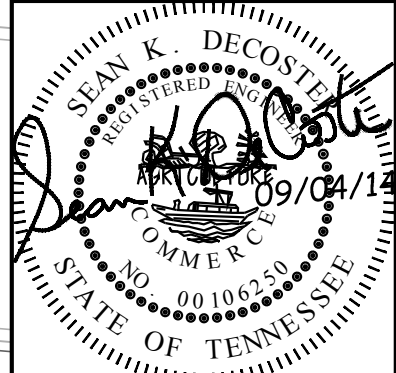
MAP 036 PARCEL 055.00

PROJECT BENCHMARK:
DESCRIPTION: NE PROPERTY CORNER - CONCRETE MONUMENT
ELEVATION: 837.93'

GRAPHIC SCALE 1"=40'

North Arrow

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTH GOLF AVE., SUITE 200, FRANKLIN, TN 37069
615.242.9999 WWW.CIVILSITEDESIGN.COM



EROSION CONTROL - STAGE 3 PLAN

7007 MOORES LANE CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

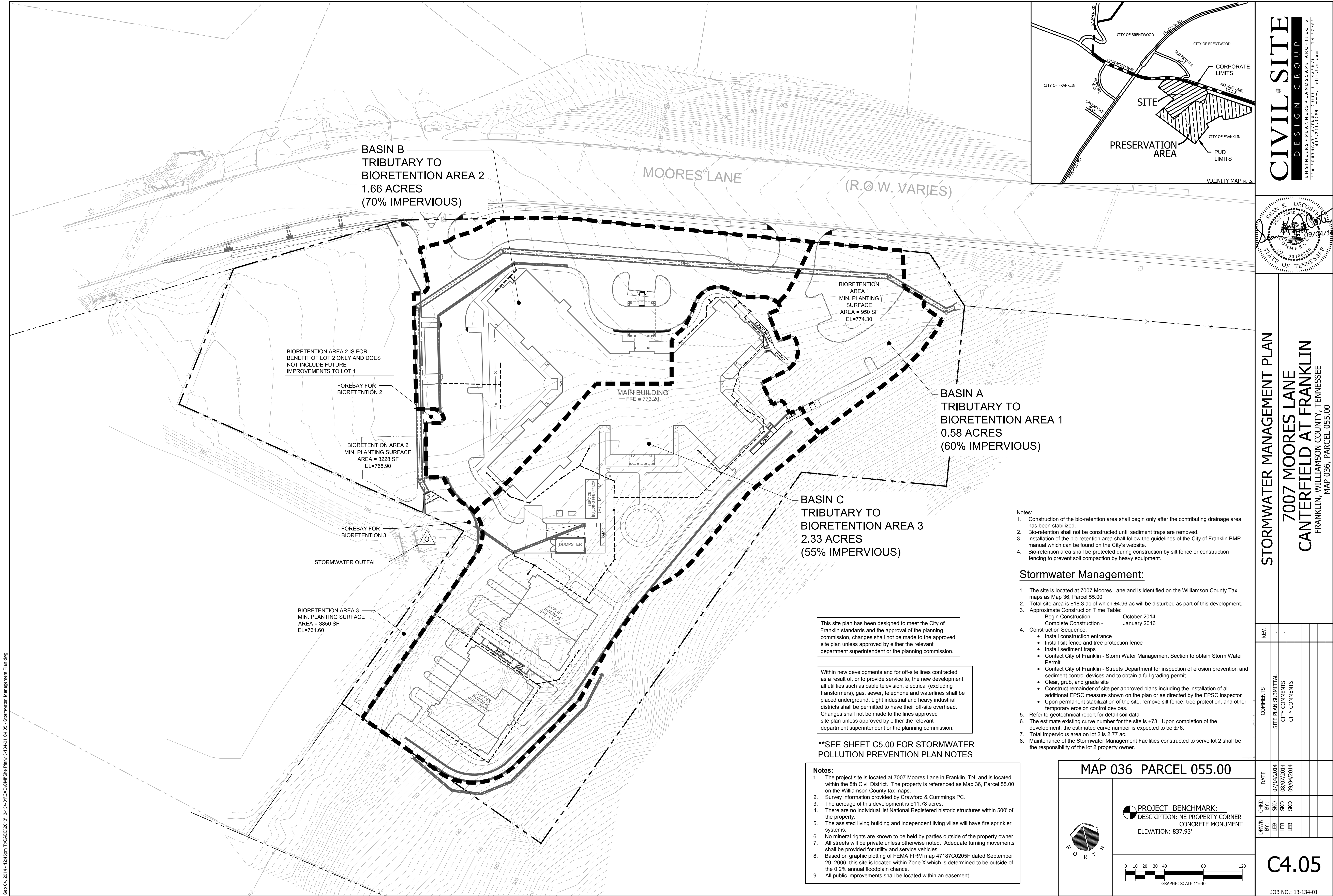
REV.	COMMENTS	DATE
1	SITE PLAN SUBMITTAL	07/14/2014
2	CITY COMMENTS	08/07/2014
3	CITY COMMENTS	09/04/2014

DRWN	BY:	SKD	DATE	07/14/2014
LEB	BY:	SKD	DATE	08/07/2014
LEB	BY:	SKD	DATE	09/04/2014

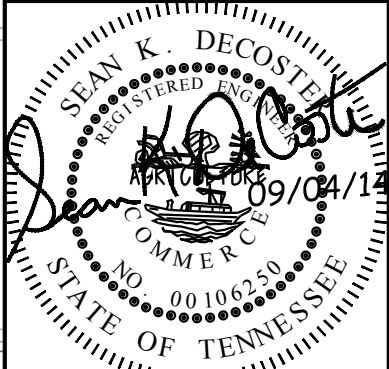
C4.04

JOB NO.: 13-134-01
COF Proj. #4632

Sep 04, 2014 - 12:45pm T:\CADD\201313-134-01\CADD\Civil\Site Plan\13-134-01 C4.05- Stormwater Management Plan.dwg



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
830 SOUTHGATE AVENUE, SUITE 100
FRANKLIN, TN 37069
615.241.9955 WWW.CIVILSITEGROUP.COM

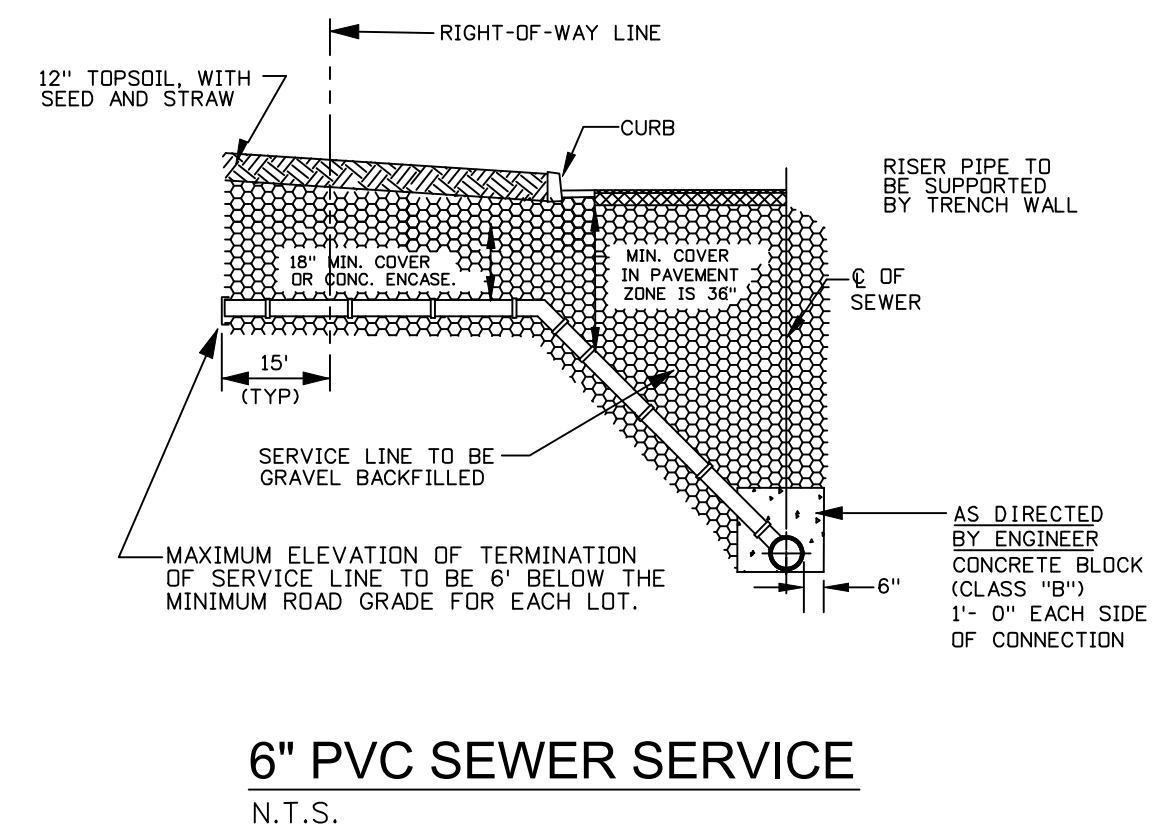
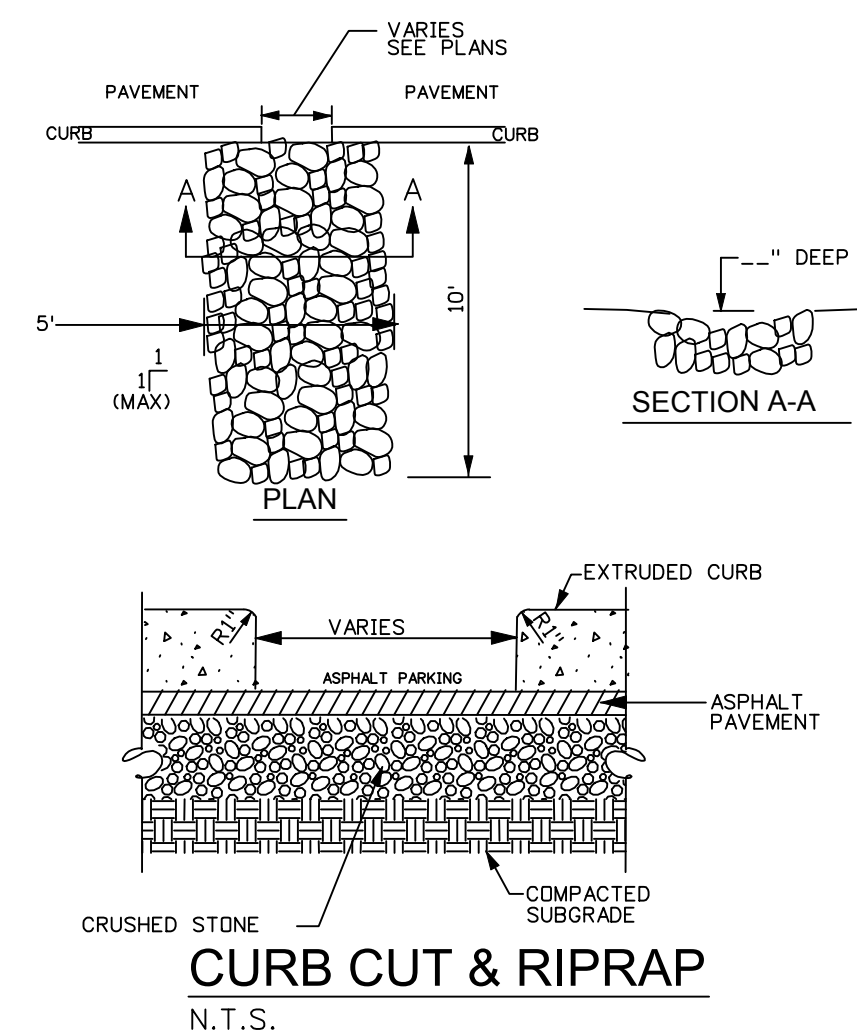
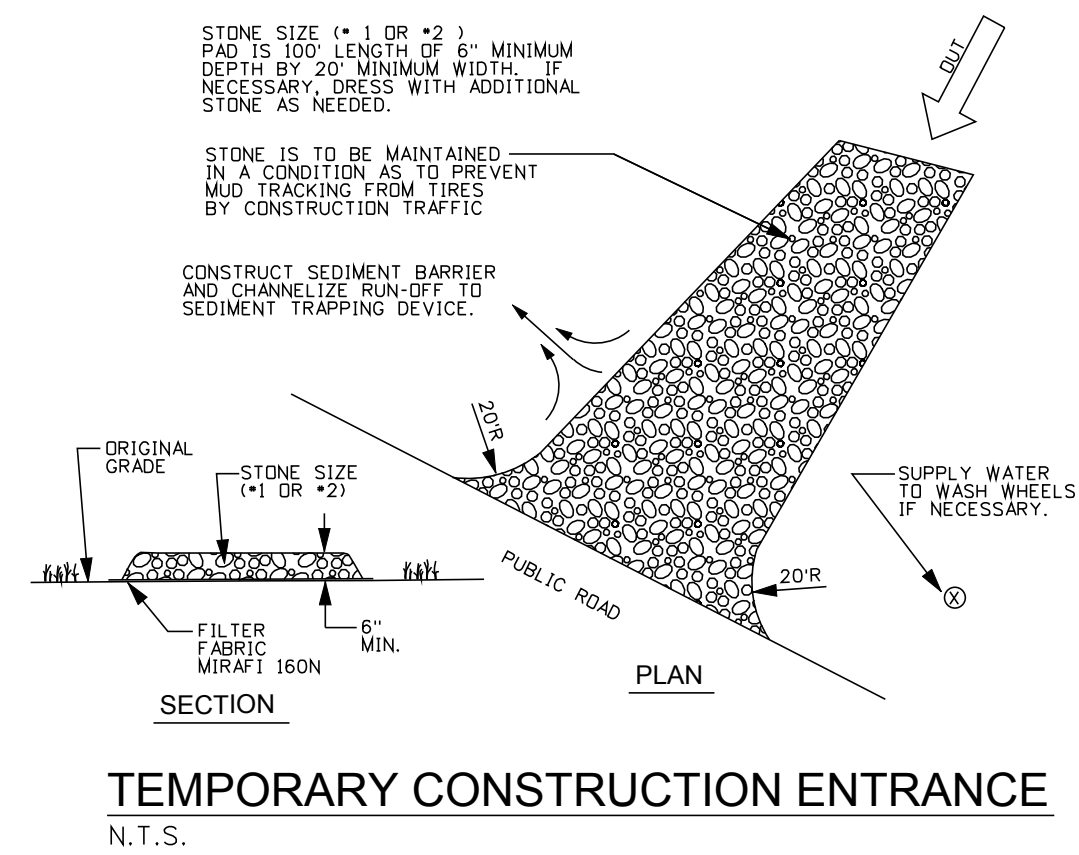
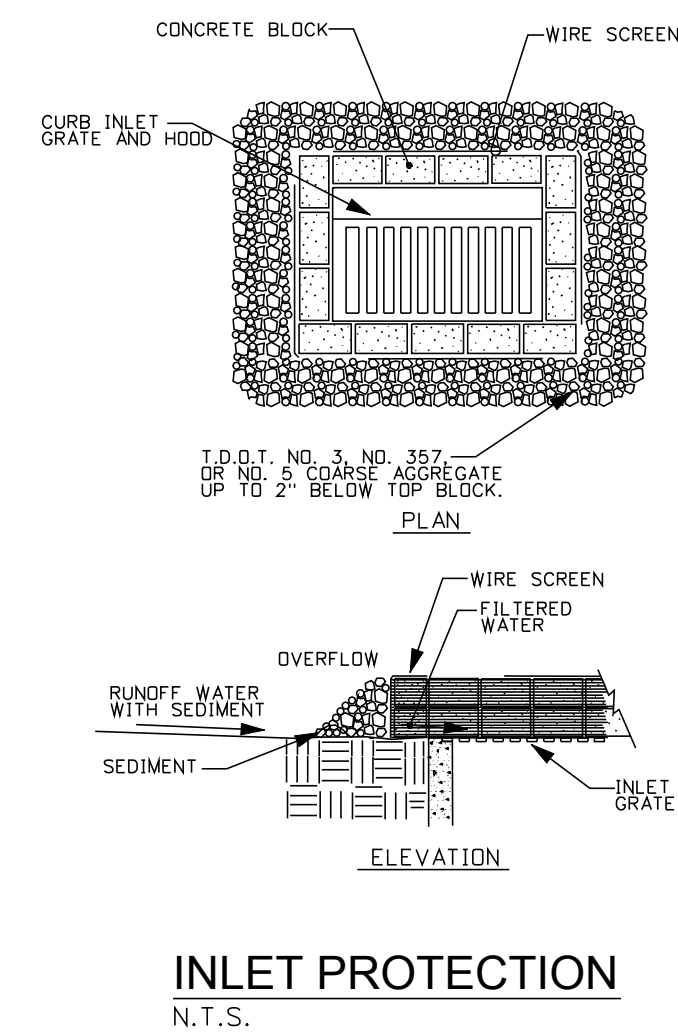
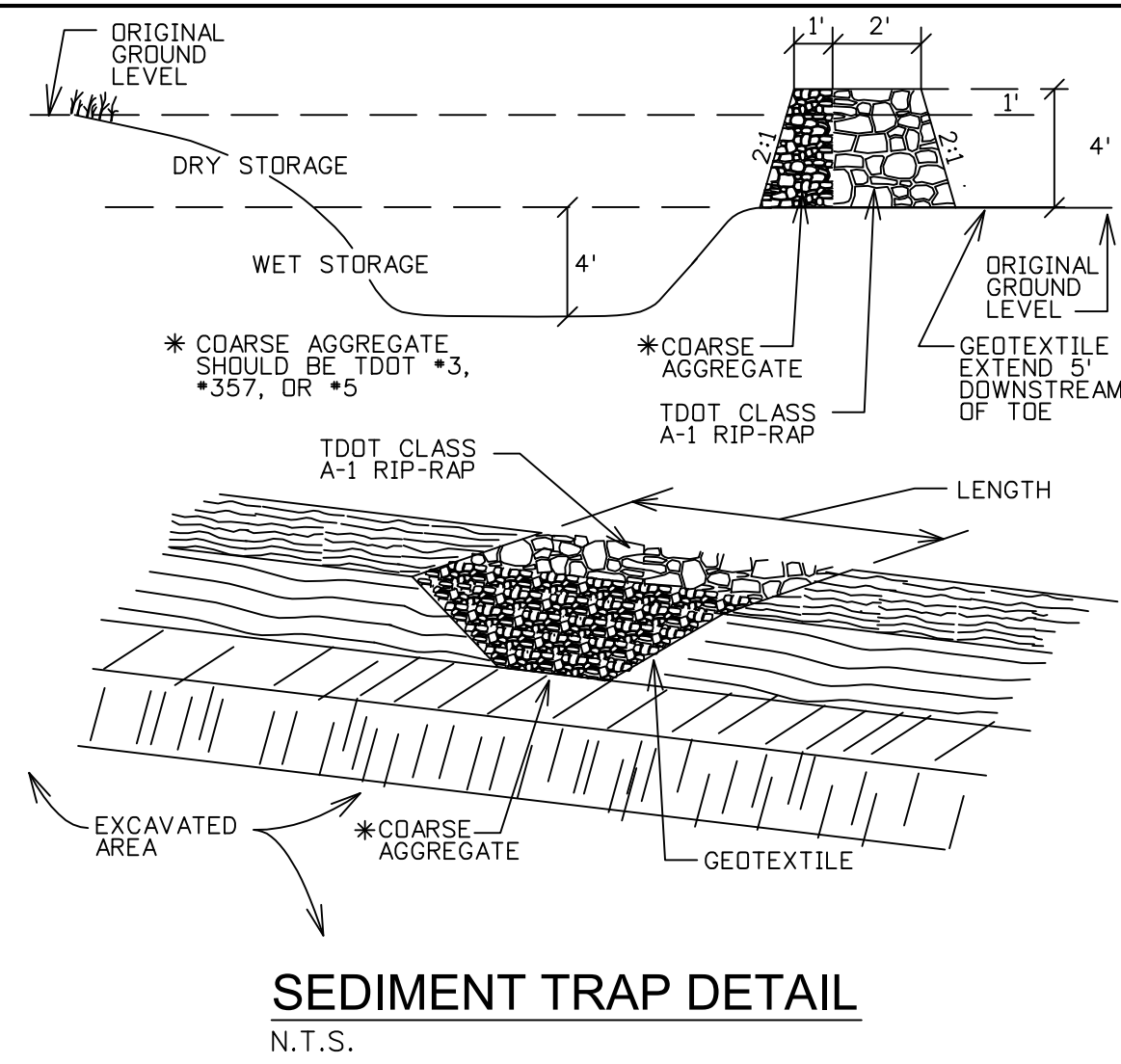


STORMWATER MANAGEMENT PLAN
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

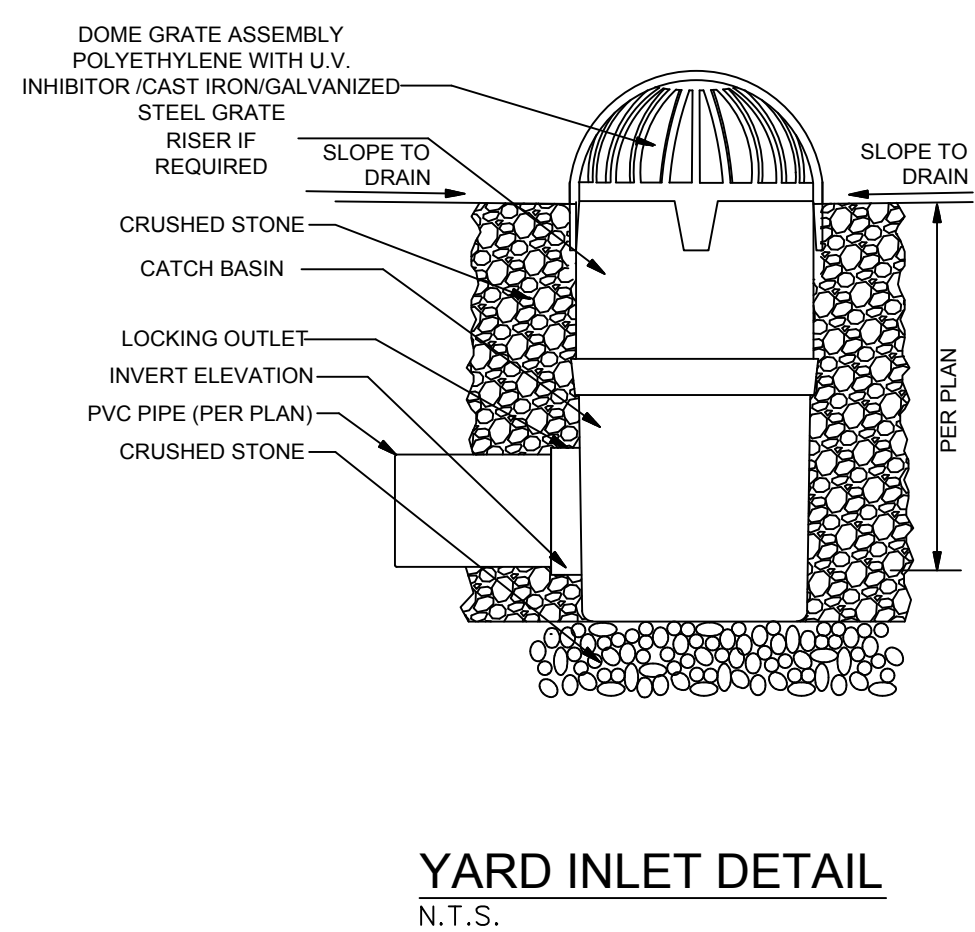
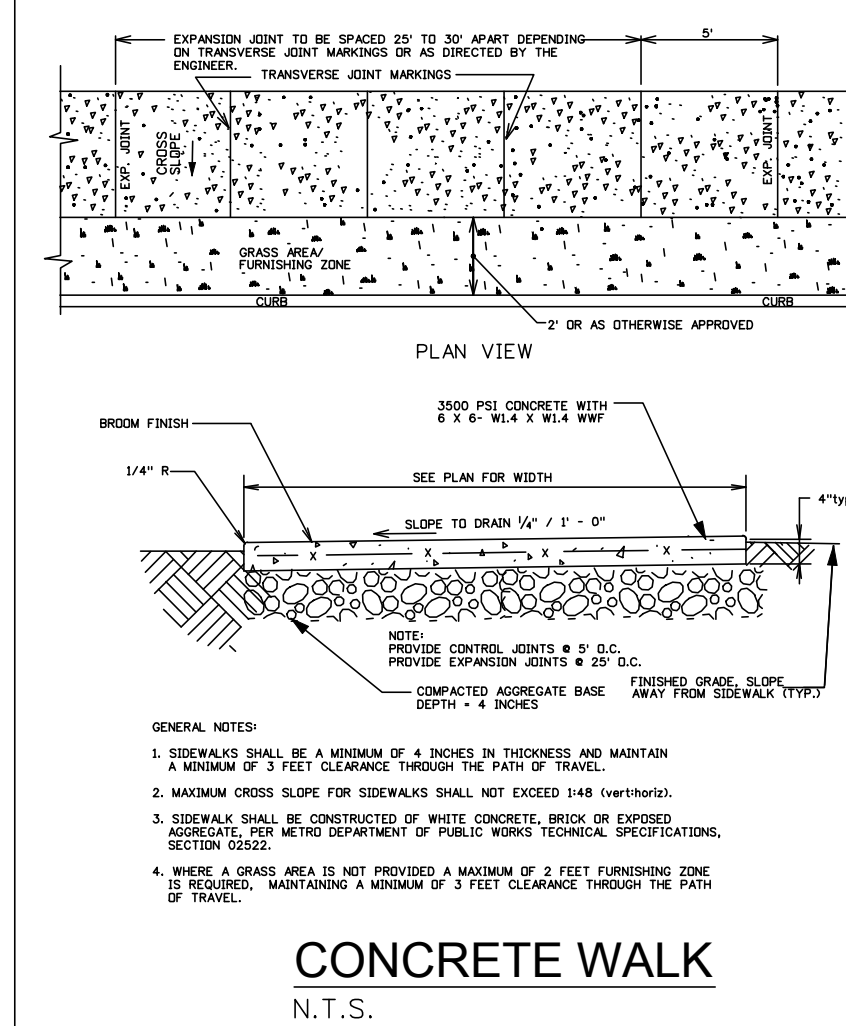
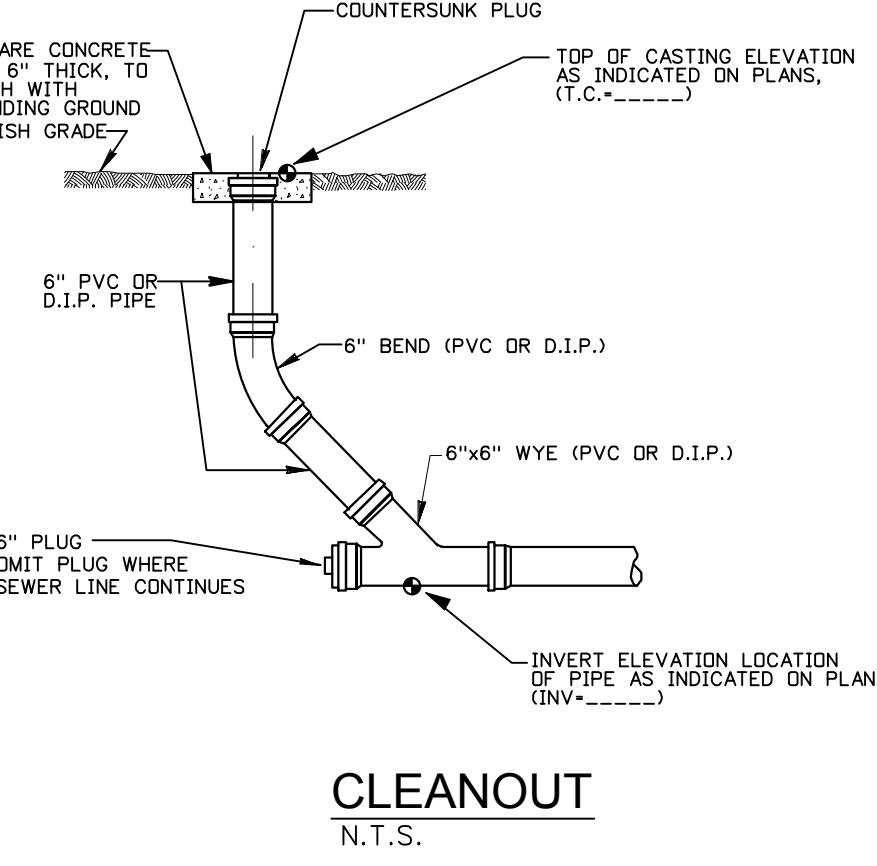
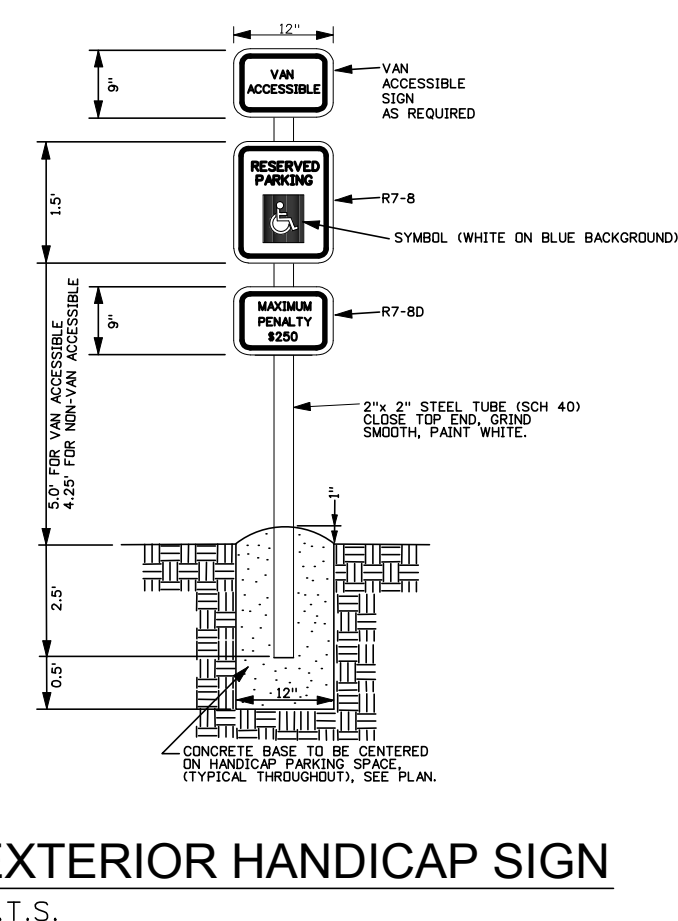
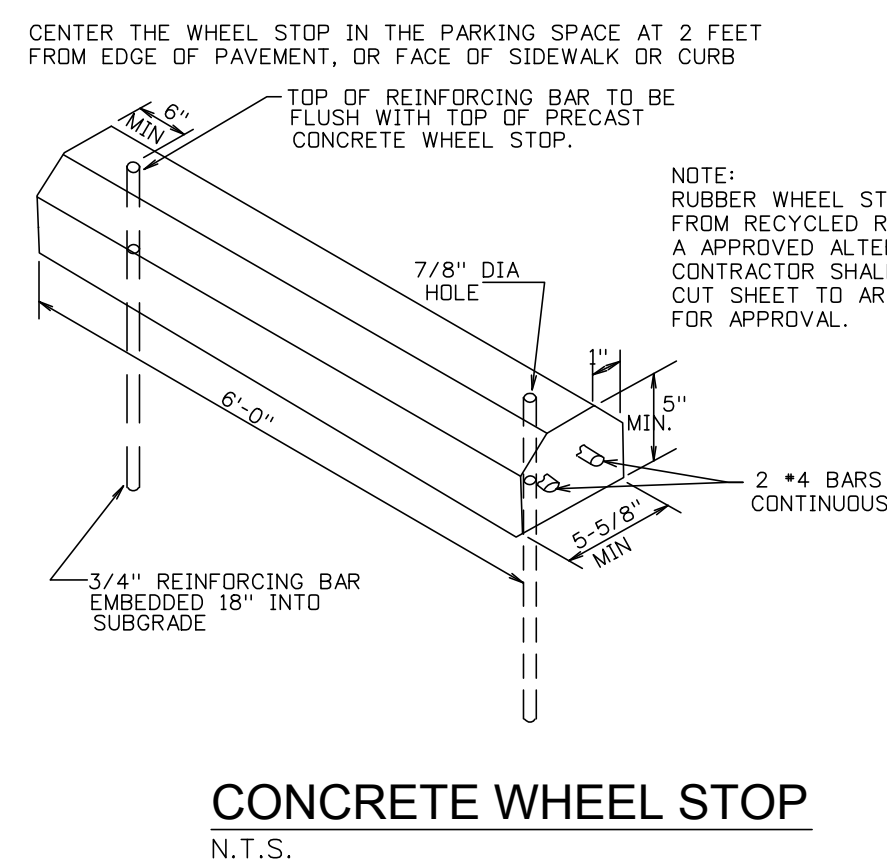
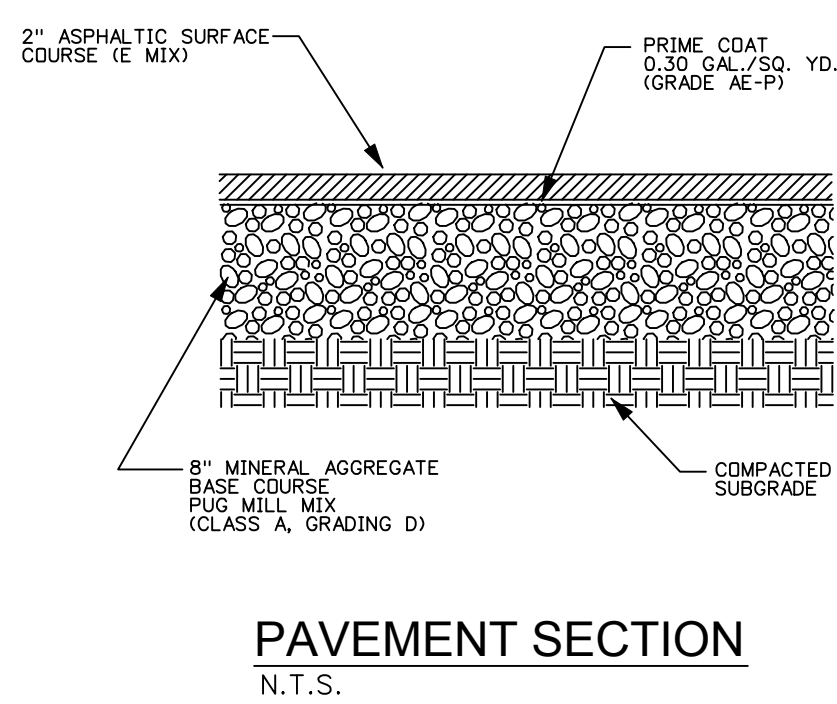
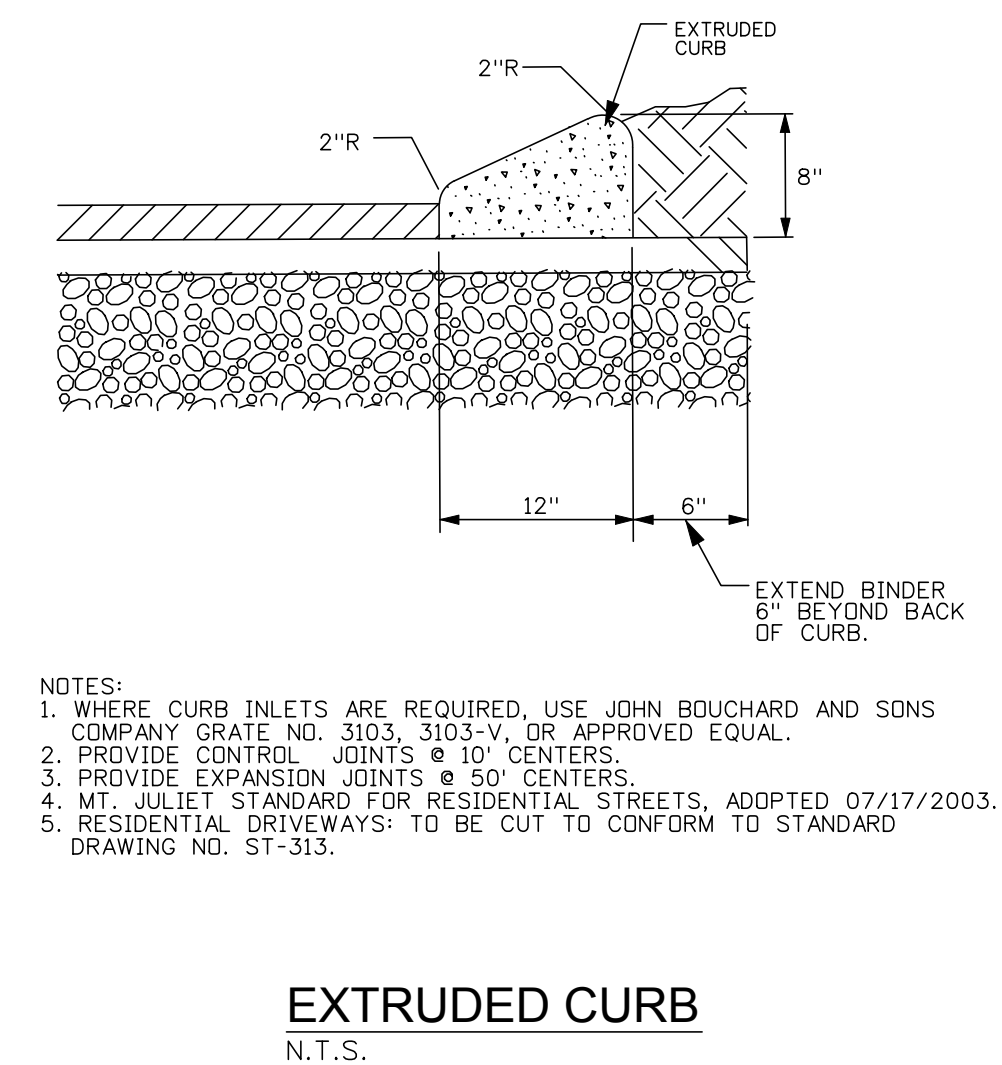
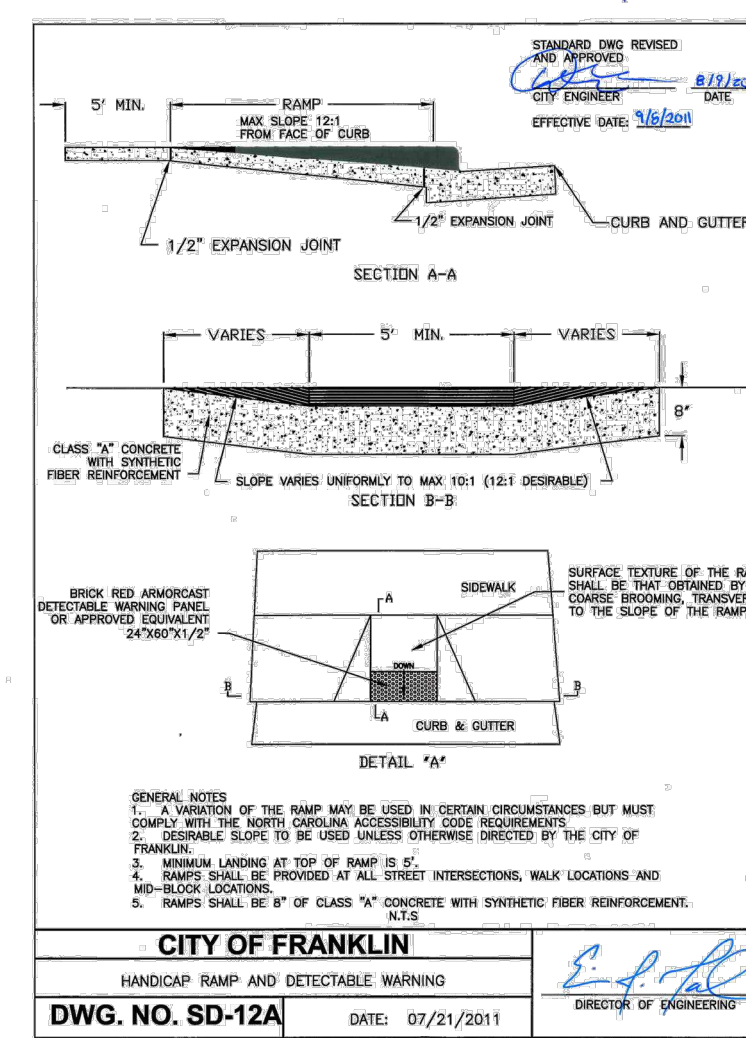
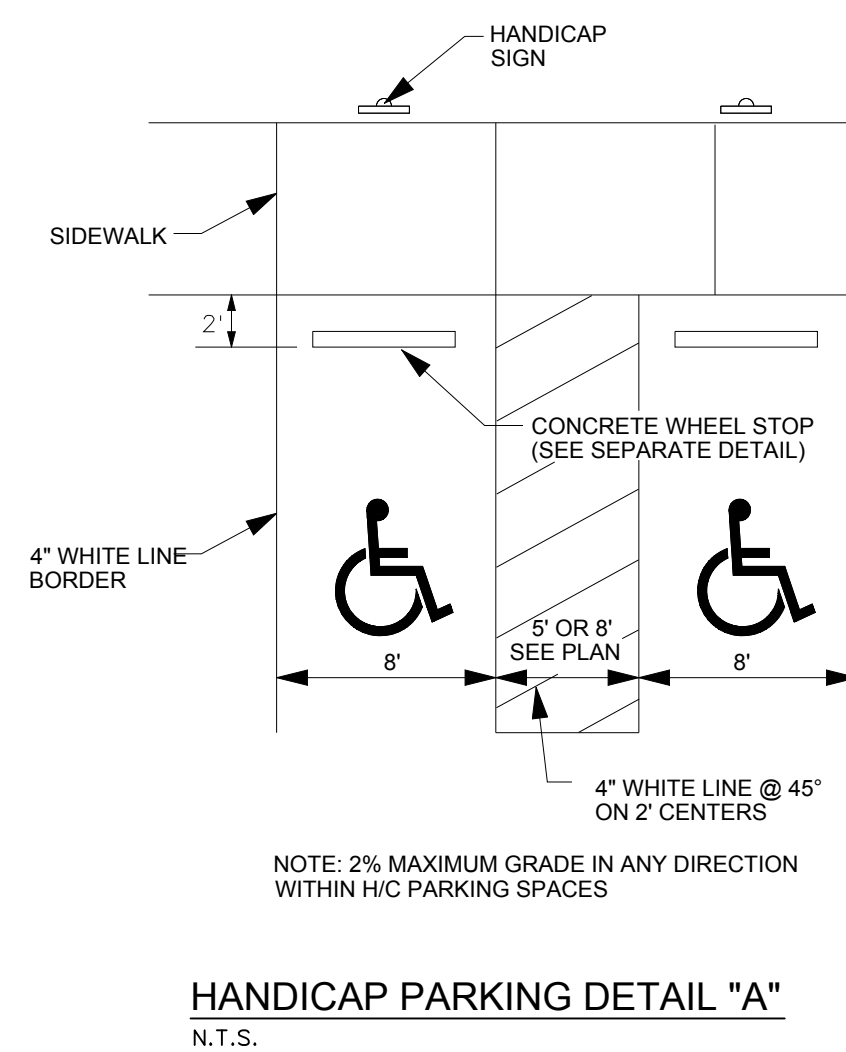
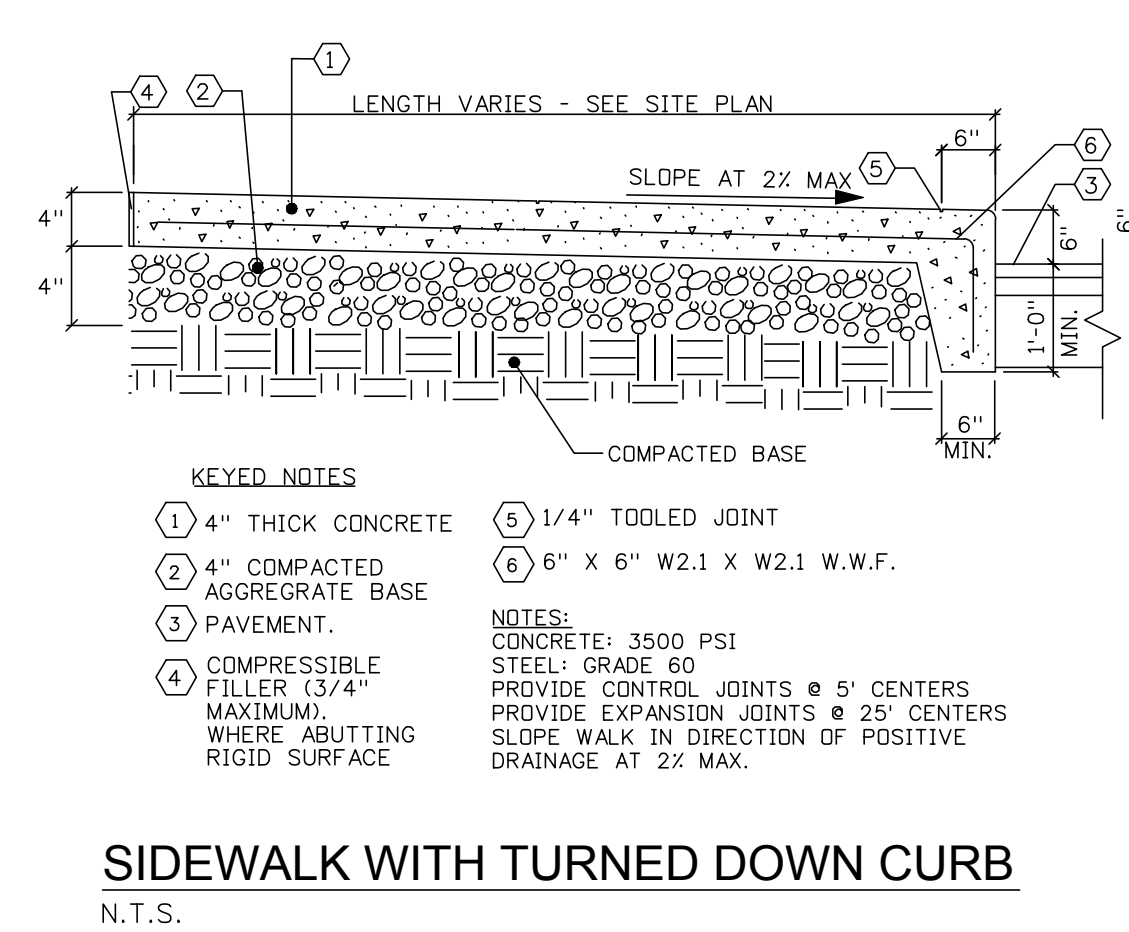
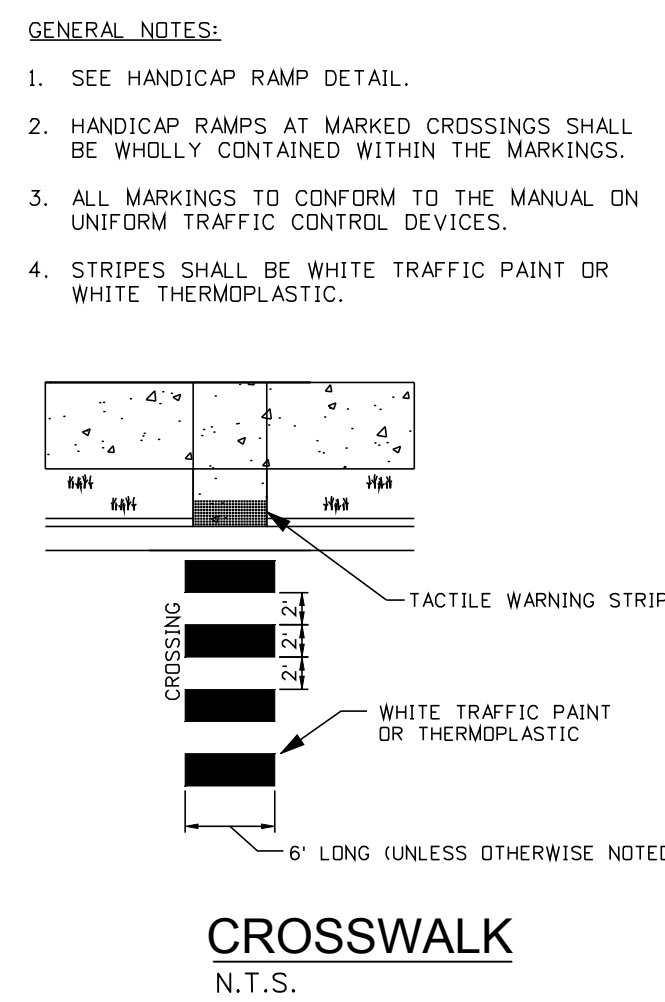
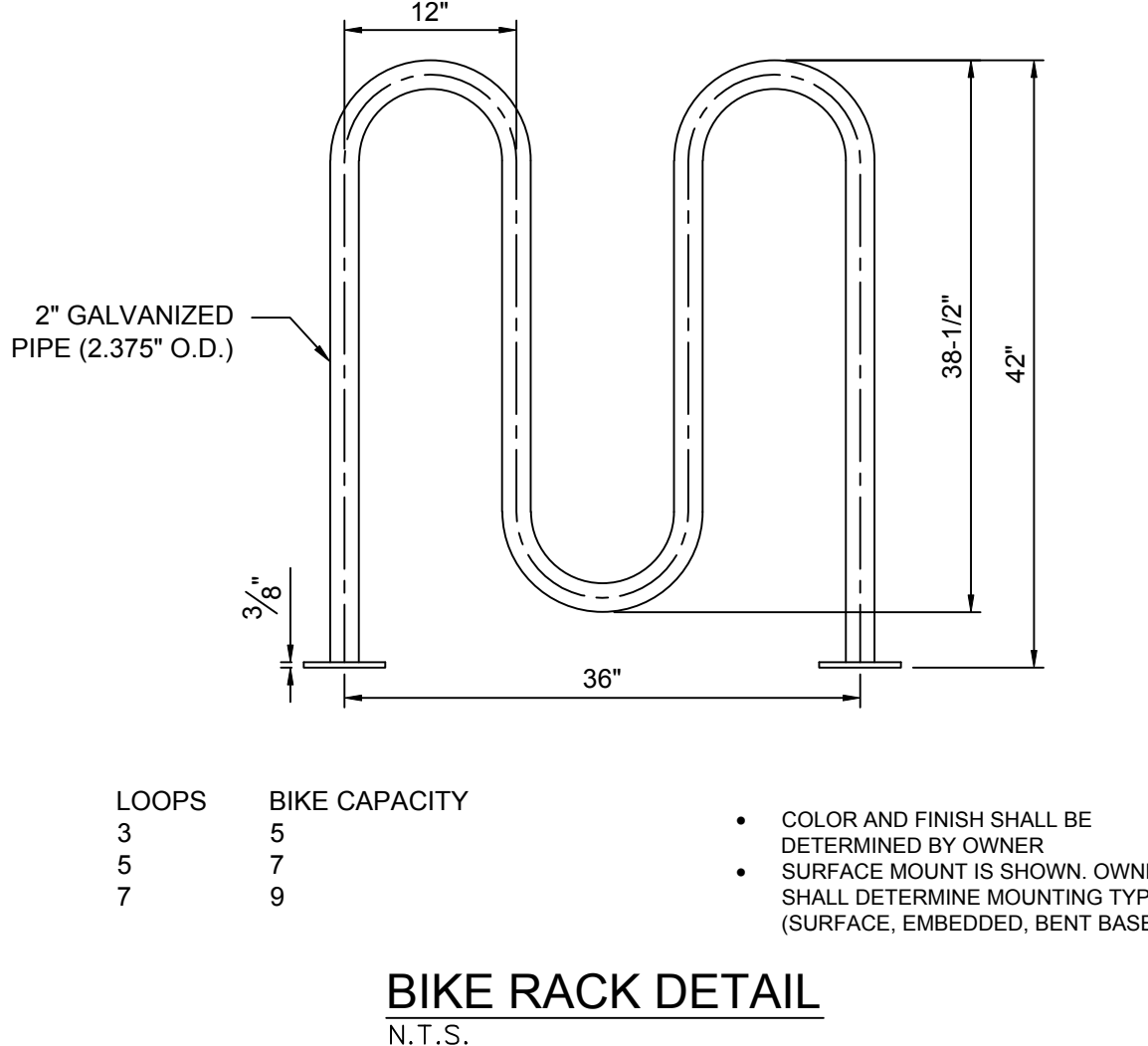
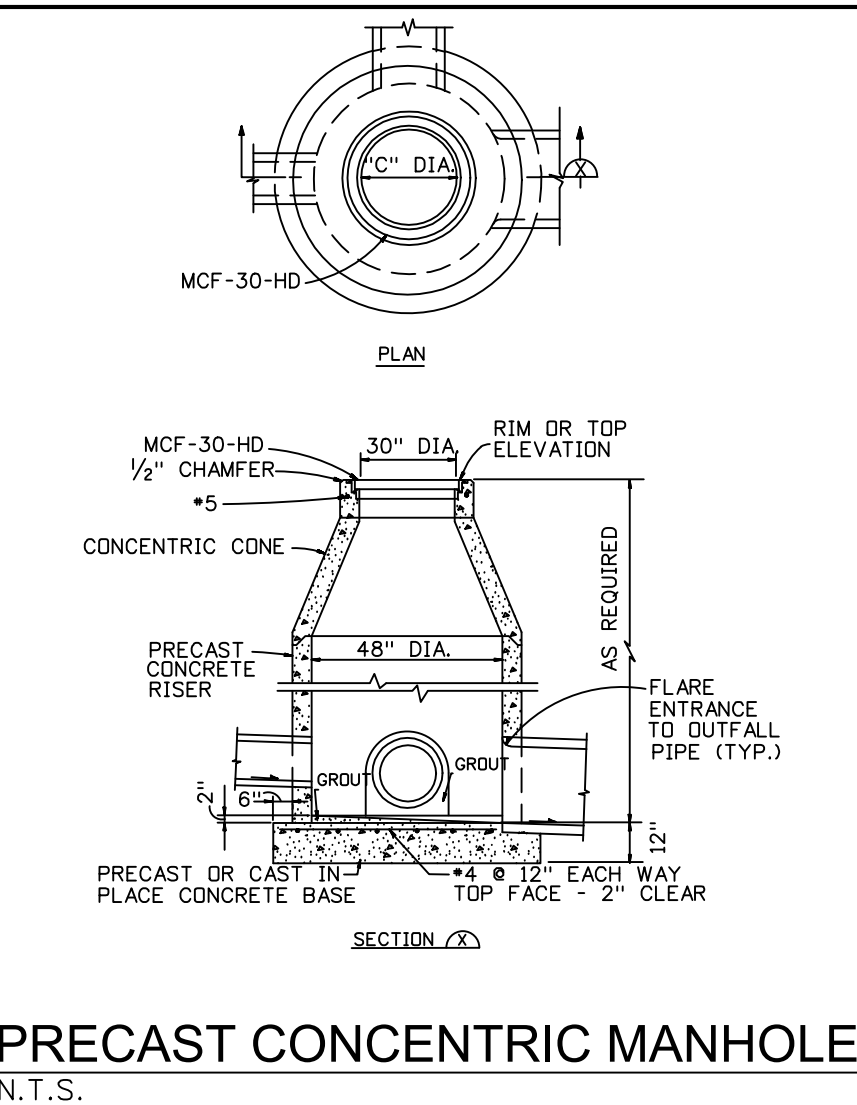
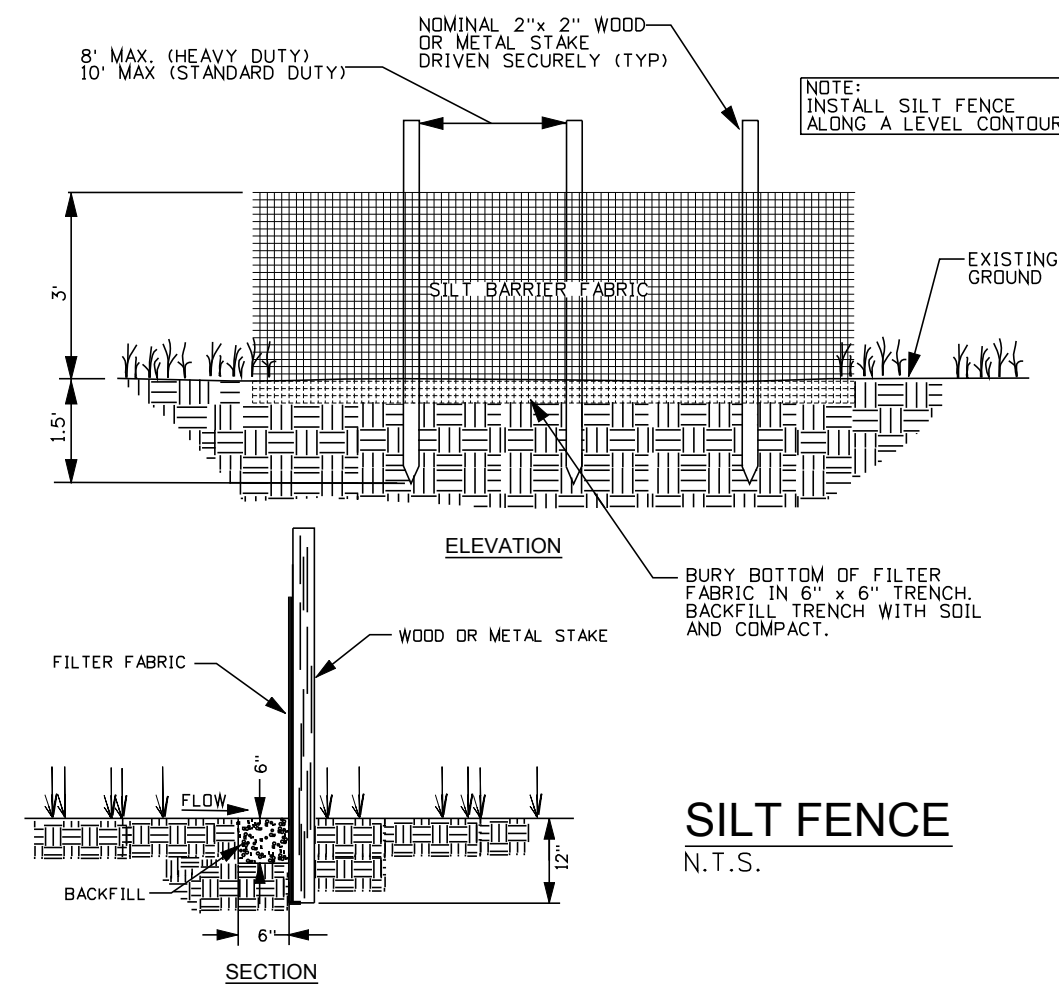
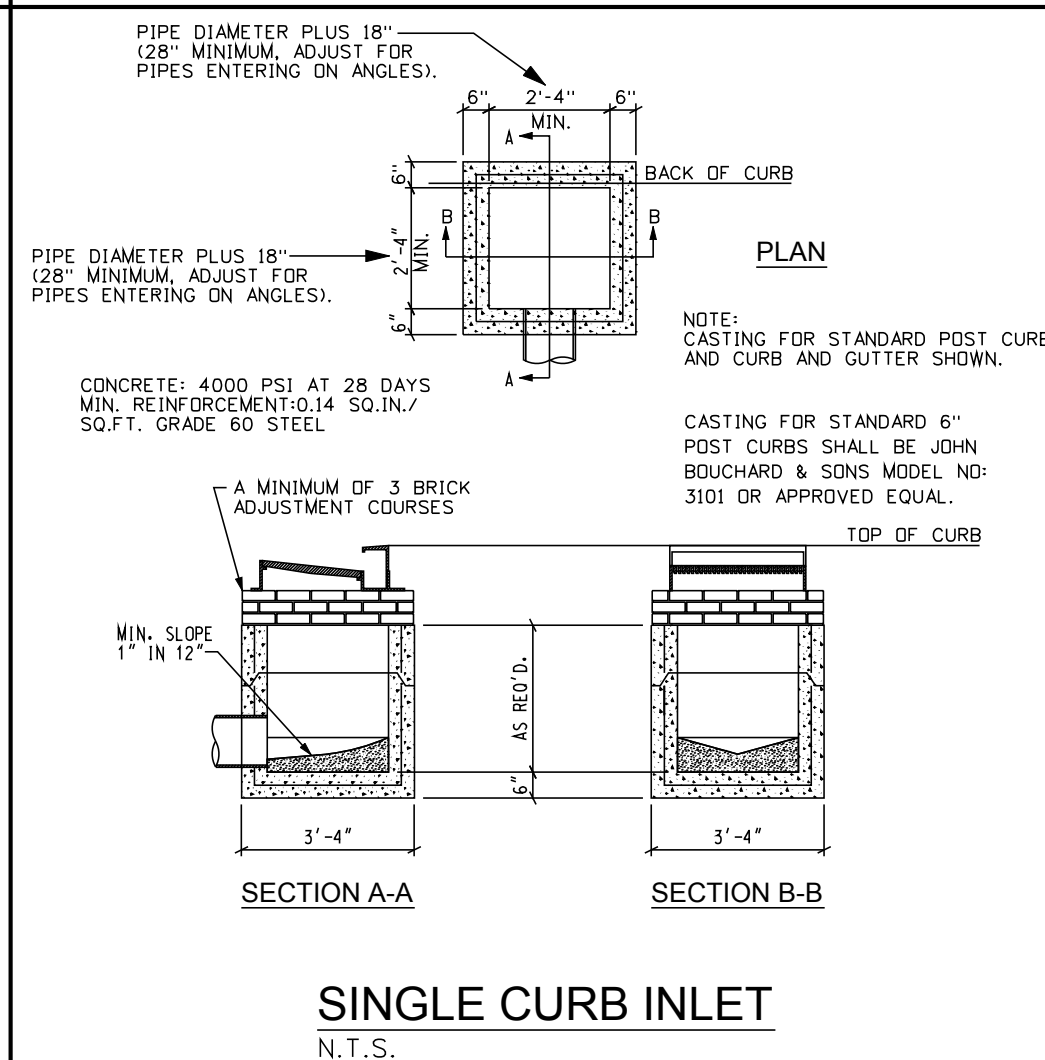
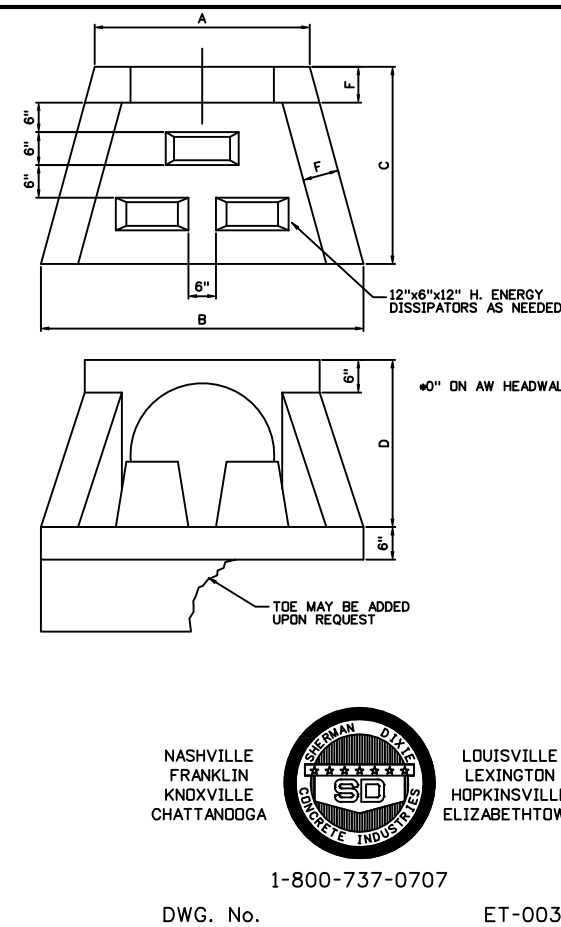
REV.	COMMENTS	DATE
1	SITE PLAN SUBMITTAL	07/14/2014
2	CITY COMMENTS	08/07/2014
3	CITY COMMENTS	09/04/2014
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

C4.05

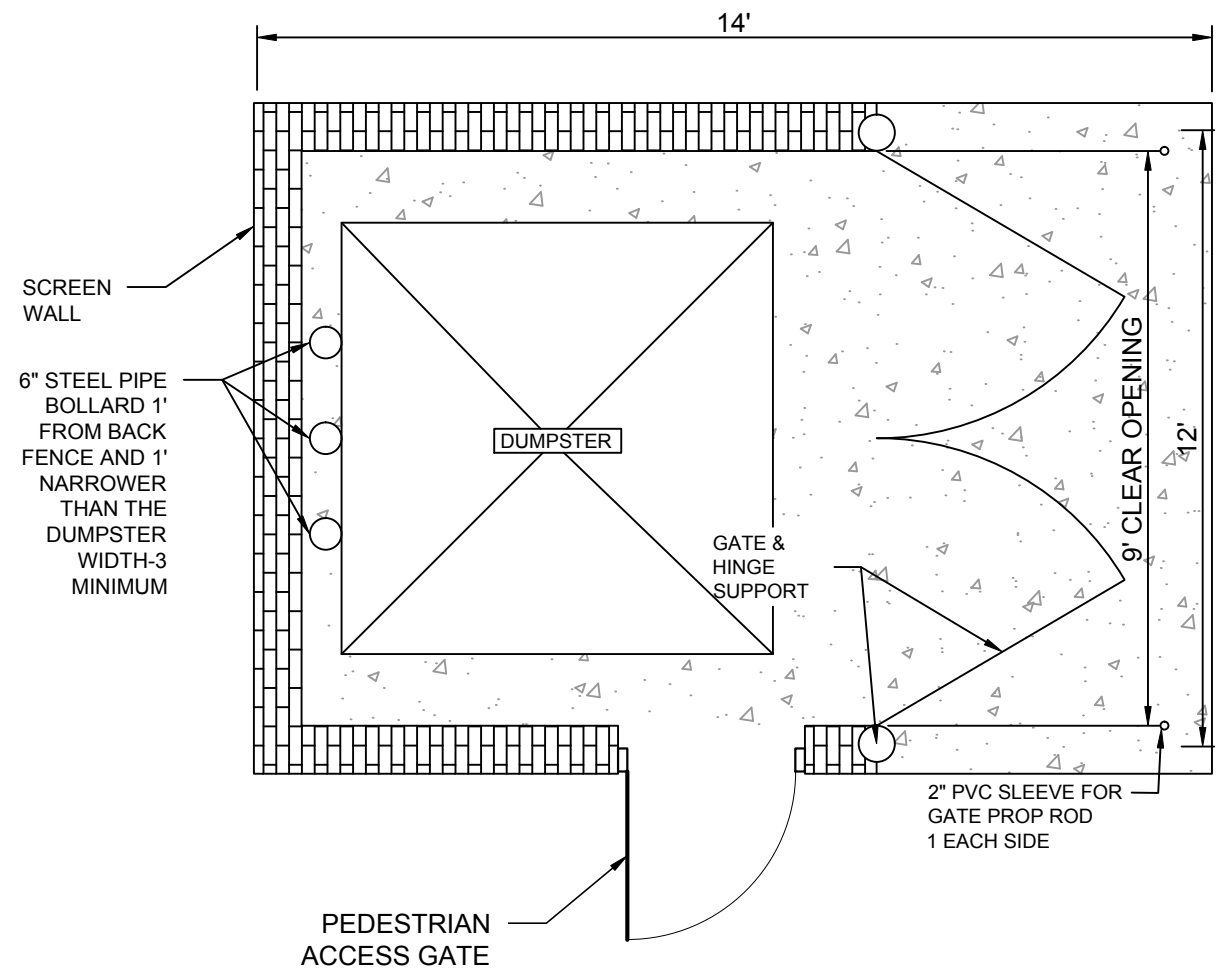
JOB NO.: 13-134-01
COF Proj. #4632



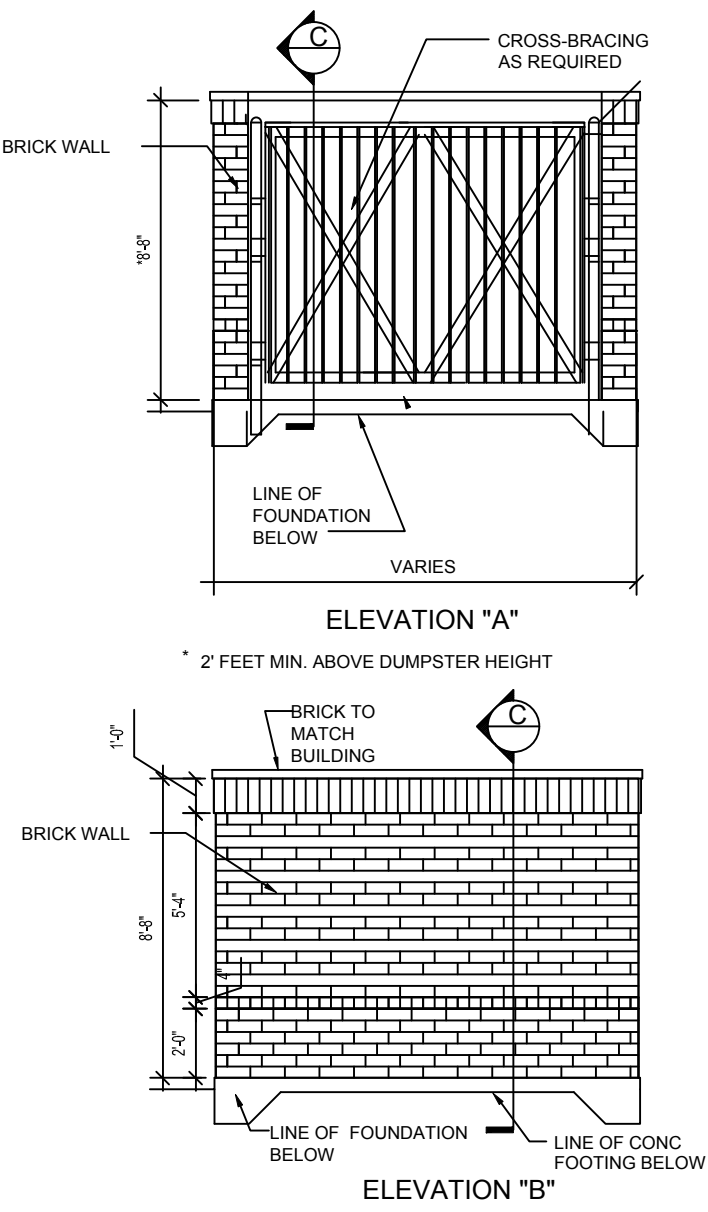
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	58"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT./●	1,380	3,100	8,100	11,400



NOTE: ALL PAVEMENT DESIGN AND CROSS SECTIONS INCLUDING PARKING AREAS, SIDEWALKS, EMERGENCY ACCESS LANES, DECKS, ETC., SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.

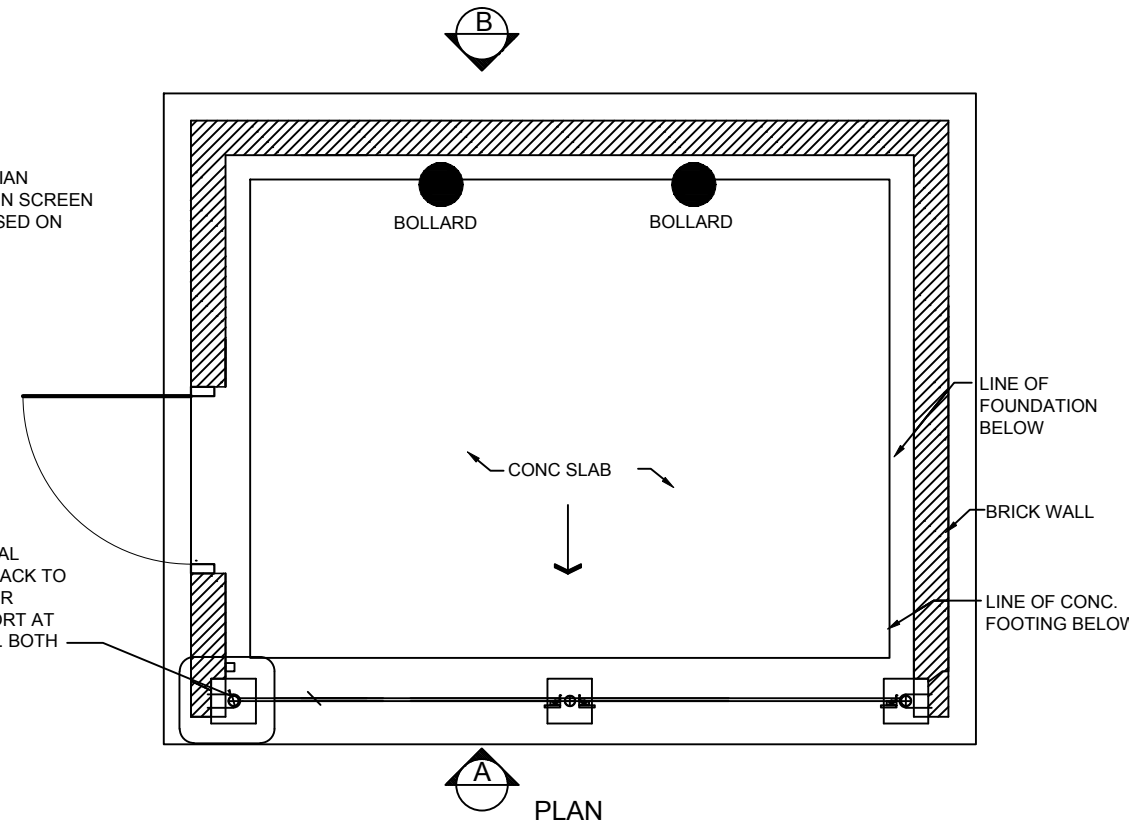


SCHEMATIC SINGLE DUMPSTER ENCLOSURE
N.T.S.

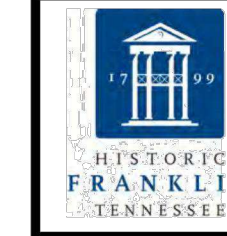
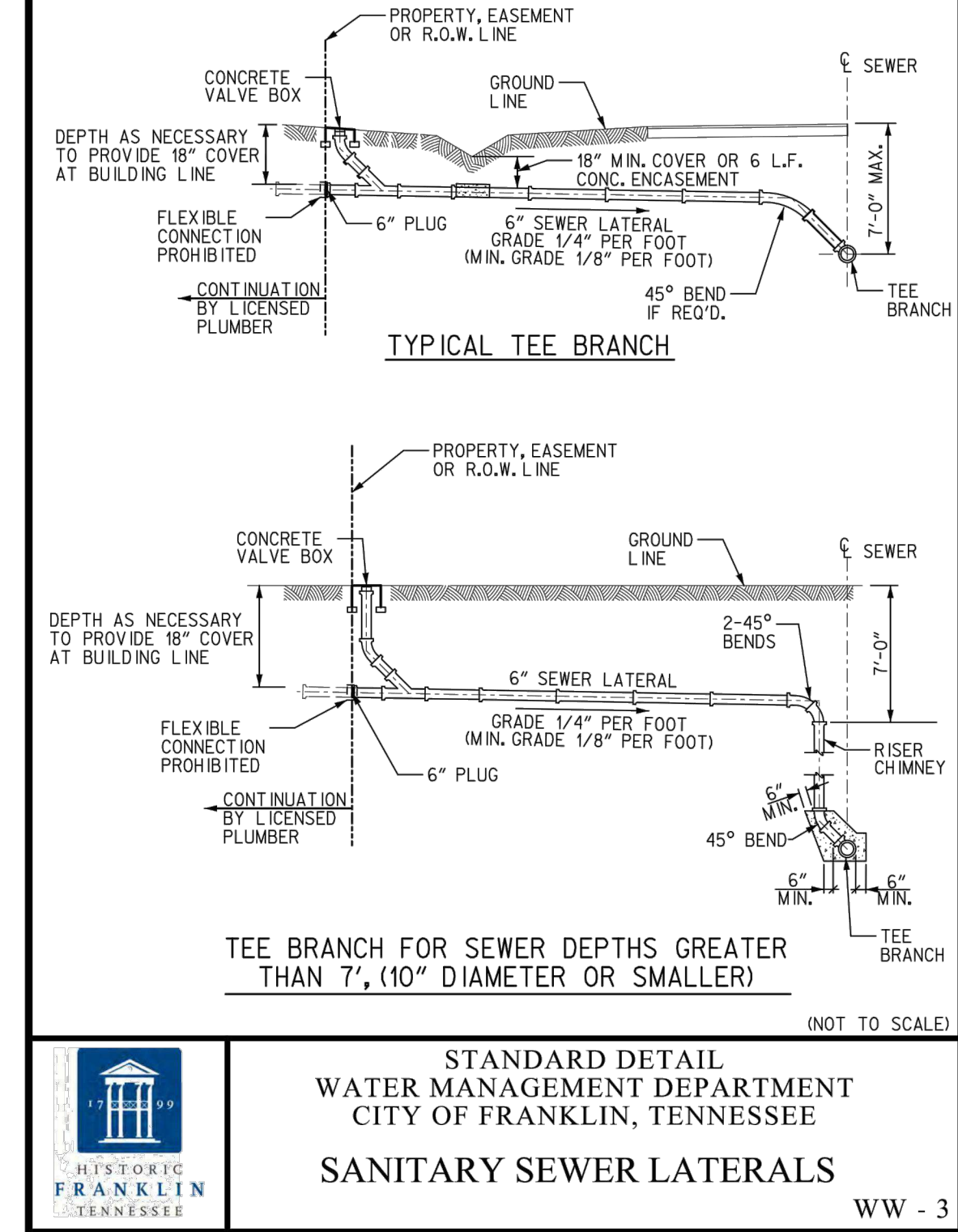
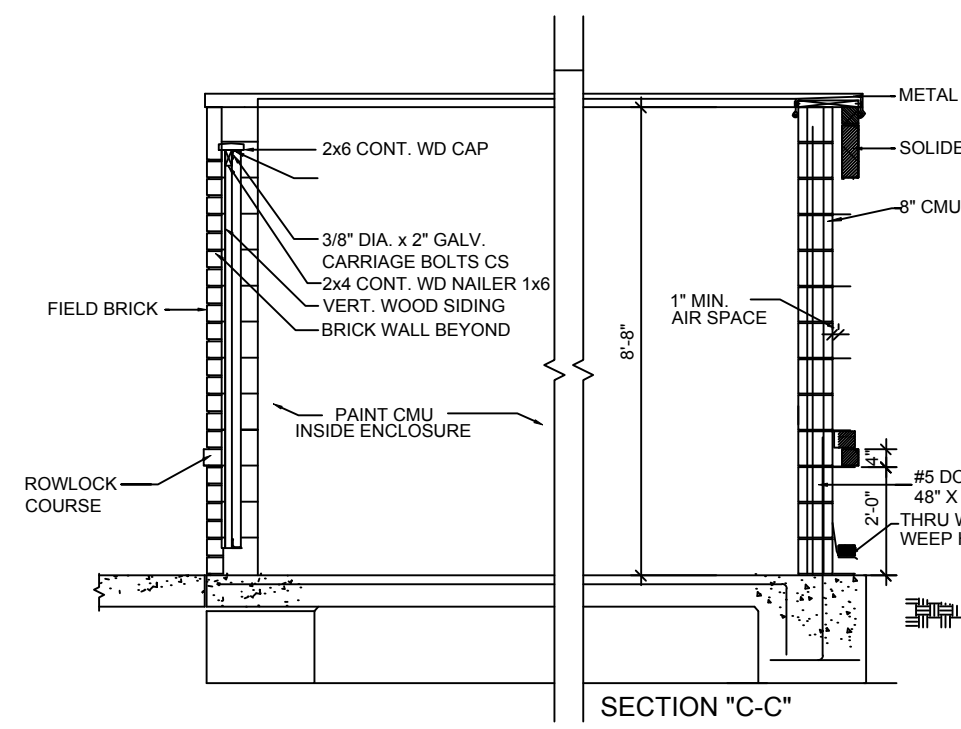


PROVIDE PEDESTRIAN ACCESS OPENING IN SCREEN WALL. LOCATE BASED ON SITE CONDITIONS.

PROVIDE ADDITIONAL COLLAR, BRACED BACK TO MASONRY WALL FOR ADDITIONAL SUPPORT AT TOP OF POST. (TYP. BOTH SIDES)



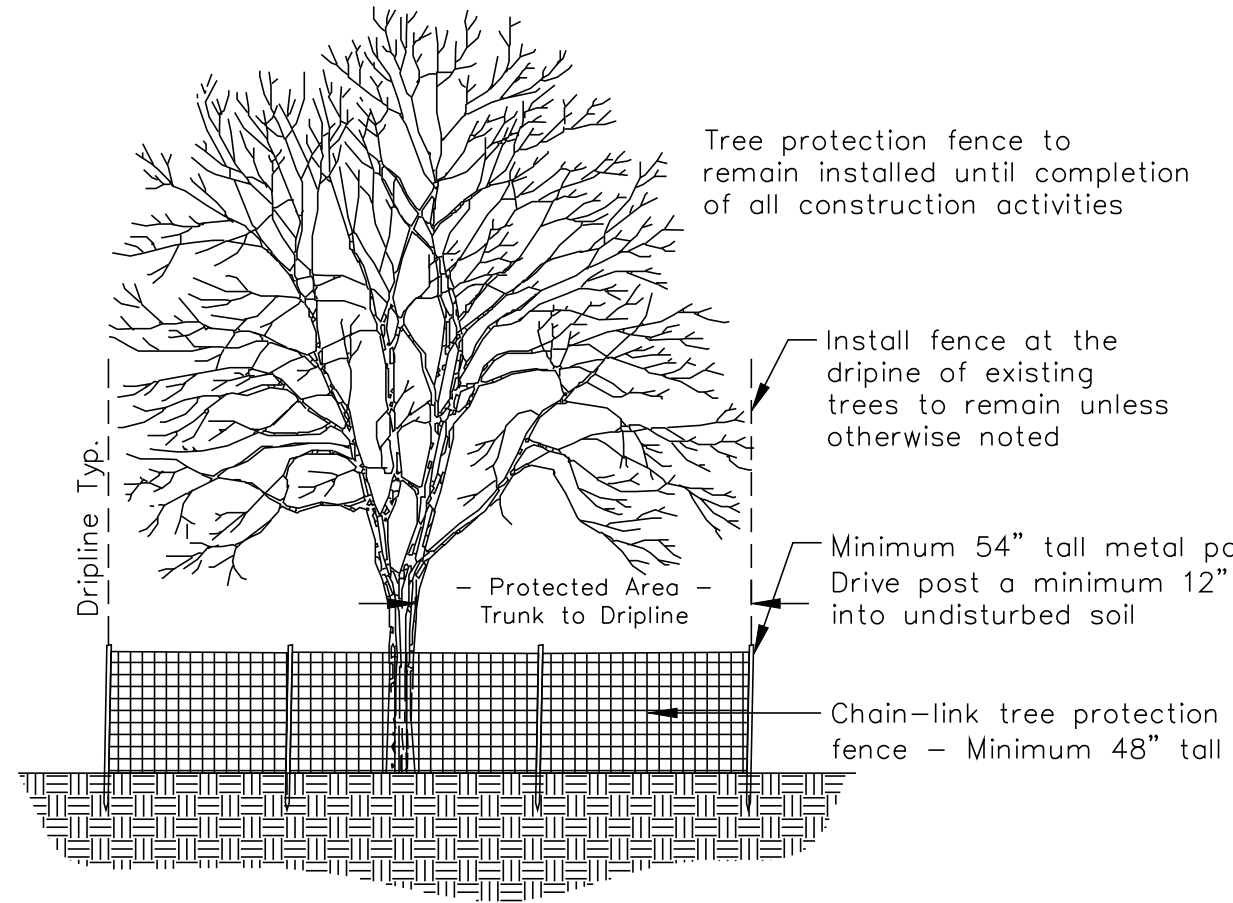
BRICK SINGLE DUMPSTER ENCLOSURE
N.T.S.



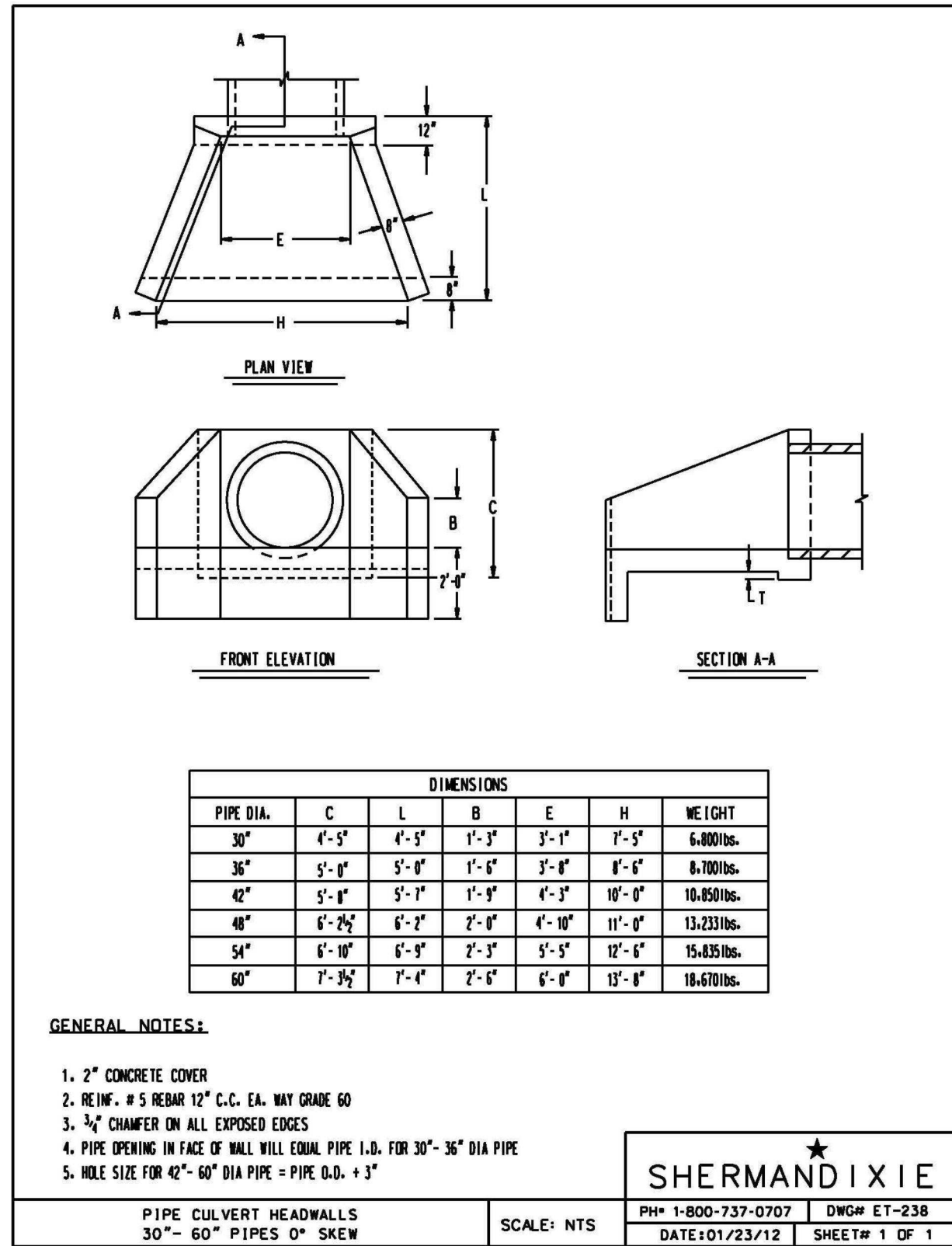
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS
WW - 3

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 stockpiling 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.
- Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
- Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility.



TREE PROTECTION FENCE DETAIL
N.T.S.



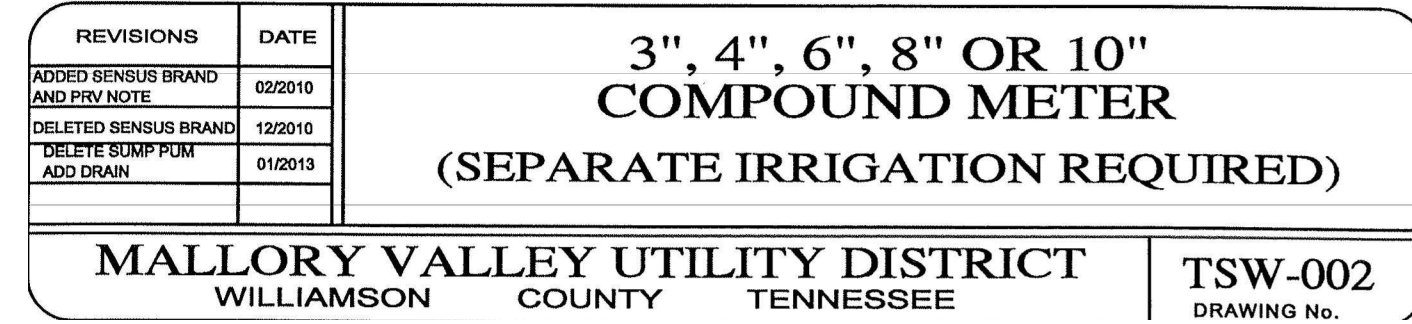
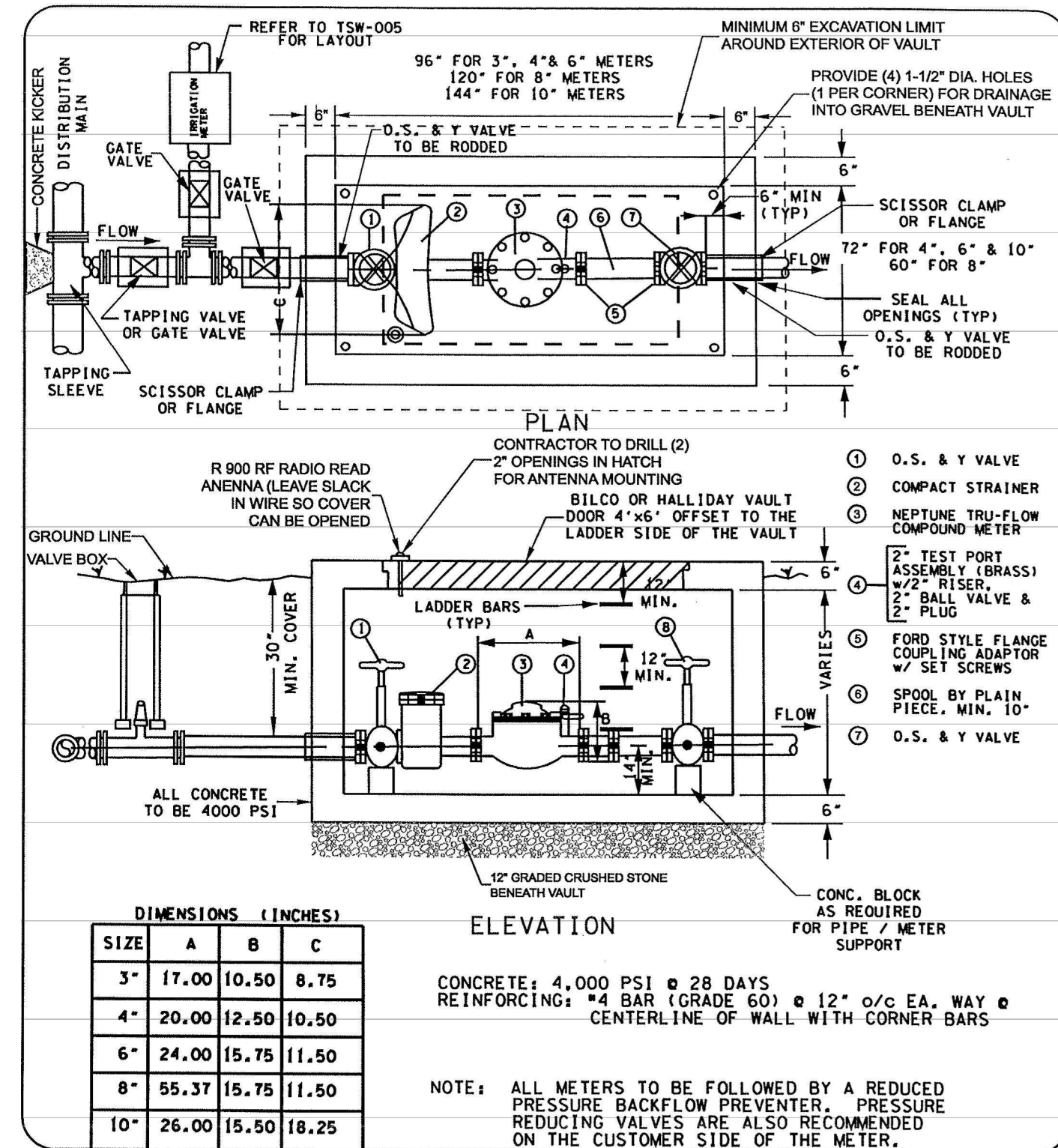
GENERAL NOTES:

- 2\"/>
- REIN. #5 REBAR 12\"/>
- 3/4\"/>
- PIPE OPENING IN FACE OF WALL SHALL COMPLY WITH 30\"/>
- WALL SIZE FOR 42\"/>

PIPE CULVERT HEADWALLS
30\"/>

SCALE: NTS

SHERMANDIXIE
PH: 1-800-737-0707 | DWG# ET-238
DATE: 01/23/12 | SHEET# 1 OF 1



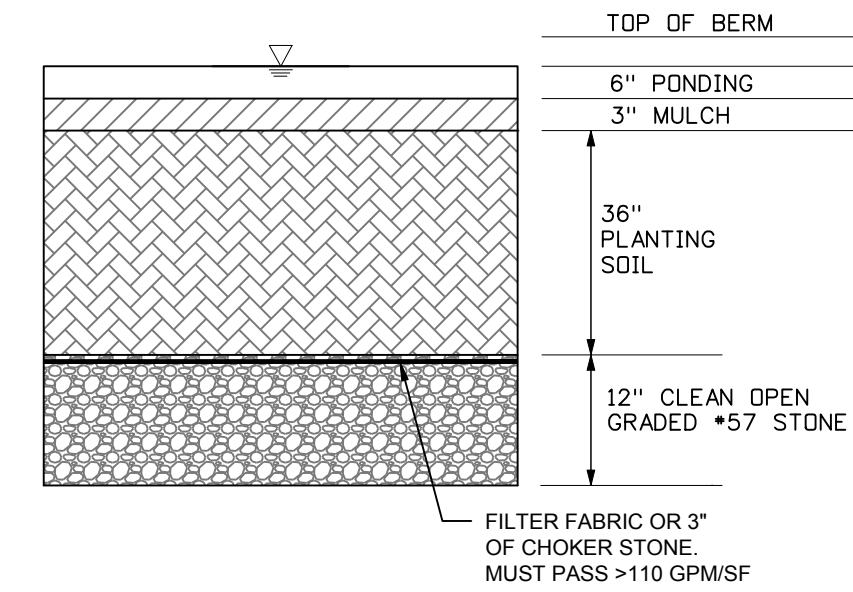
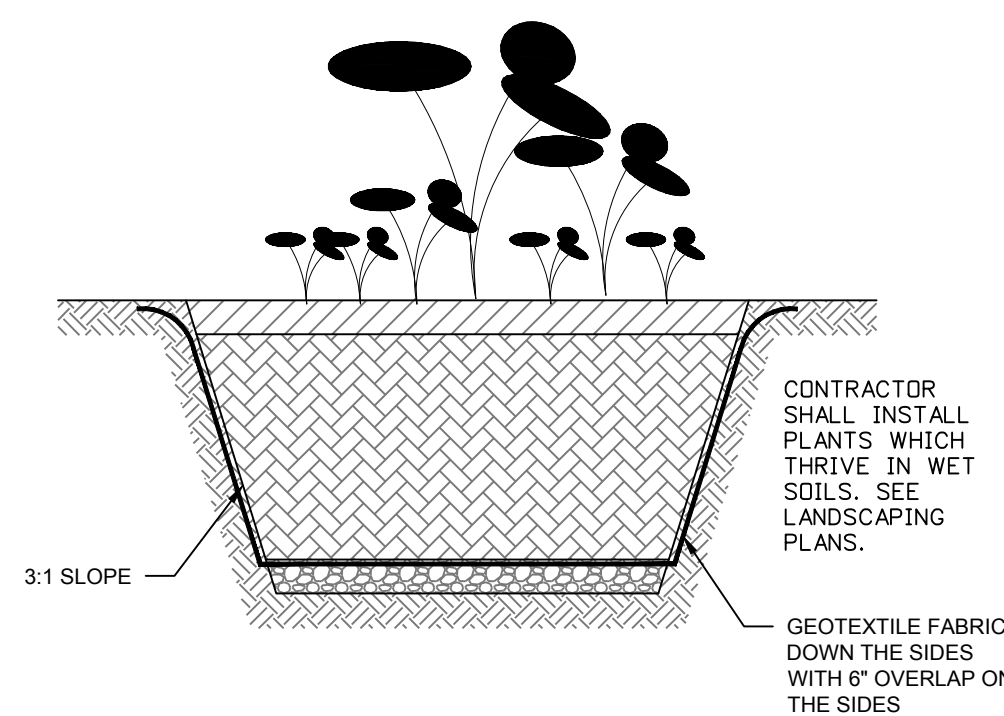
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE

TSW-002
DRAWING NO.

BIORETENTION AREA	TOP OF BERM	6\" PONDING	3\" MULCH
1	775.30	774.80	774.30
2	766.90	766.40	765.90
3	762.60	762.10	761.60

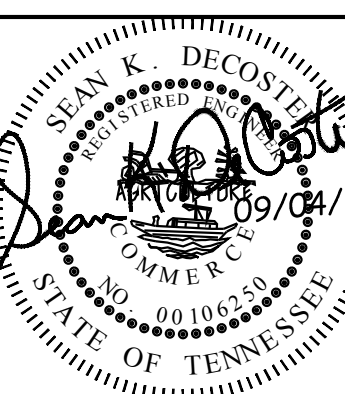
NOTES:

- MULCH MUST BE A MINIMUM OF 6\"/>
- MULCH SHALL BE ONE OF THE FOLLOWING AT THE OWNER'S DIRECTION:
 - NON-FLOATABLE SHREDDED HARDWOOD MULCH
 - PINE STRAW
 - 4\"/>
- BIORETENTION SOIL MEDIA SHALL BE MAX 60% SAND; LESS THAN 40% SILT; 5% TO 10% ORGANIC MATERIAL AND LESS THAN 20% CLAY BY VOLUME.
- AFTER BIORETENTION AREA CONSTRUCTION, THE DEVELOPER SHALL HAVE AN AS-BUILT CERTIFICATION OF THE BIORETENTION AREA CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER.



BIORETENTION AREA
N.T.S.

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
639 SOUTHGATE AVENUE, SUITE 200, FRANKLIN, TN 37069
615.791.1111



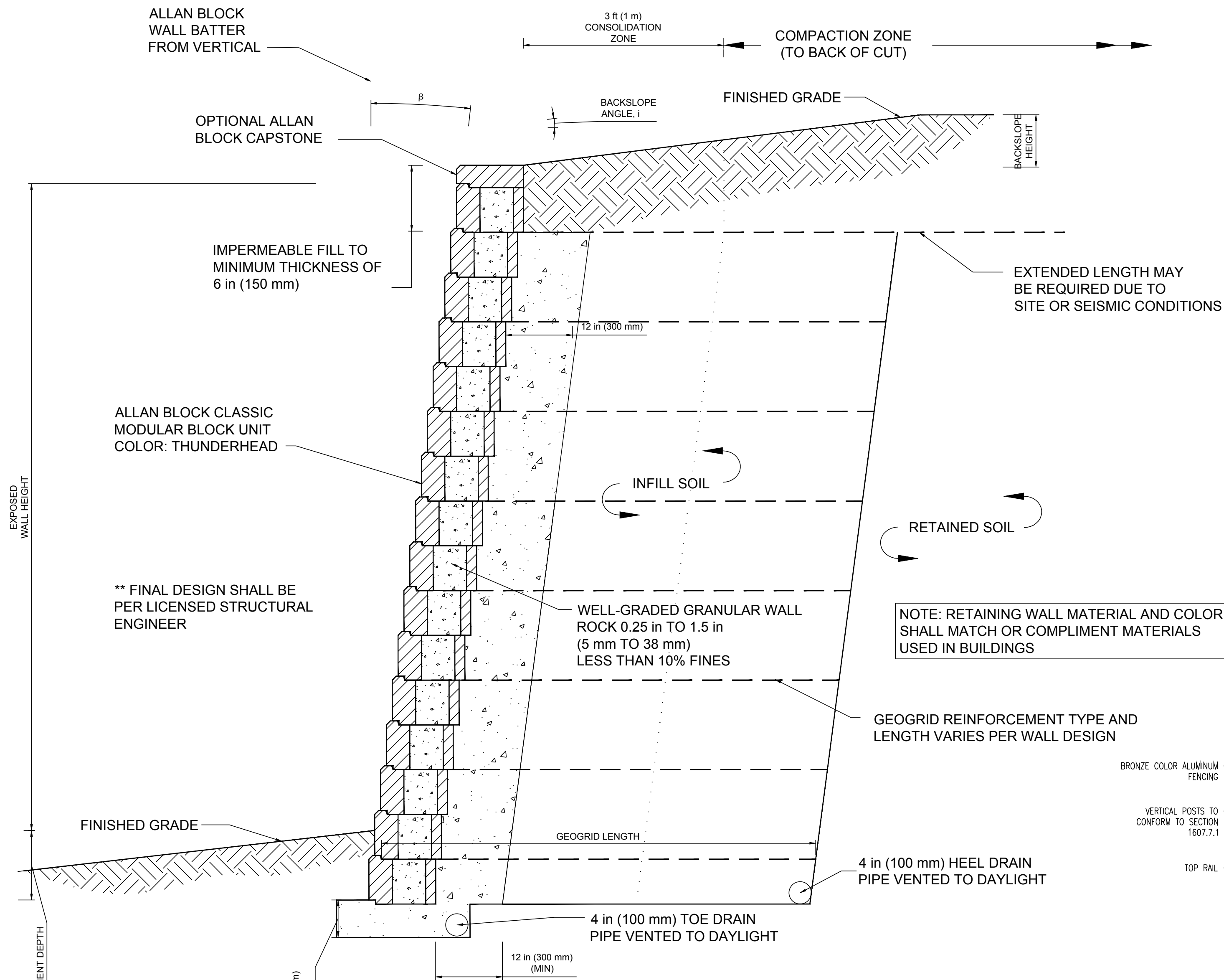
CIVIL DETAILS
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

REV.	DATE	COMMENTS
1	07/14/2014	SITE PLAN SUBMITTAL
2	08/07/2014	CITY COMMENTS
3	09/04/2014	CITY COMMENTS

C5.02

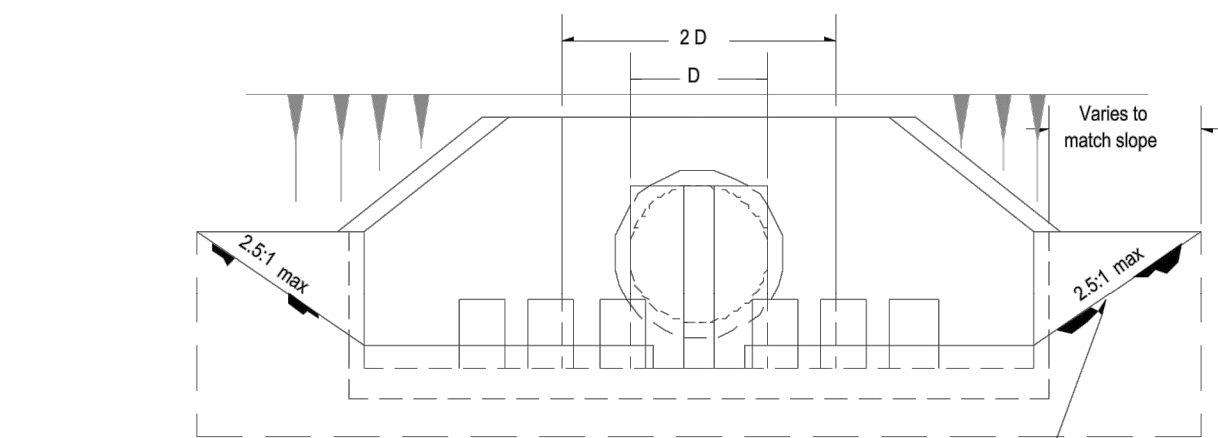
JOB NO.: 13-134-01
COF Proj. #4632

Sep 04, 2014 - 12:46pm T:\CADD\2013\13-134-01\CADD\Civil\Site Plan\13-134-01 C5.03 - Civil Details.dwg

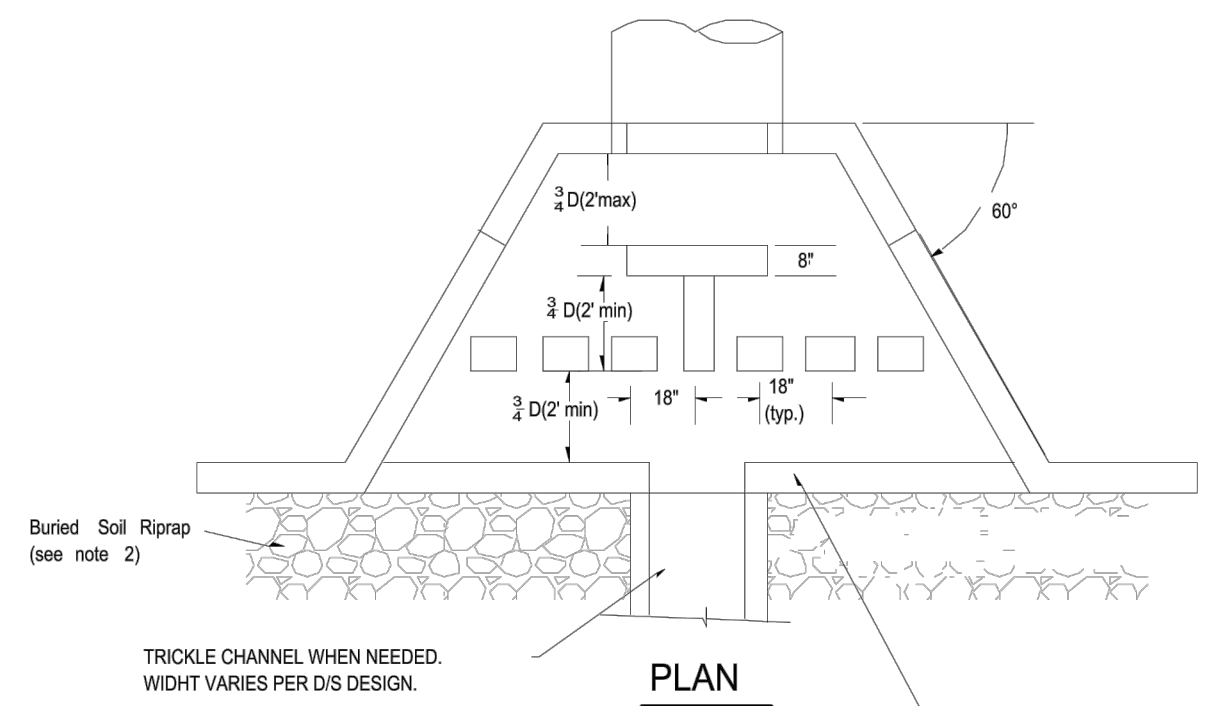


TYPICAL REINFORCED WALL SECTION SCHEMATIC

** TO BE ALLAN BLOCK OR APPROVED EQUIVALENT
N.T.S.

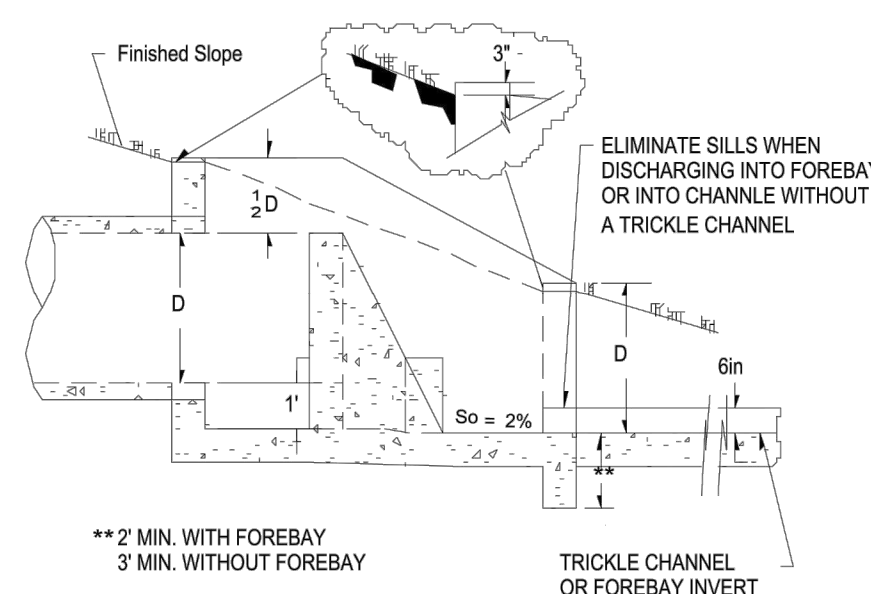


ELEVATION

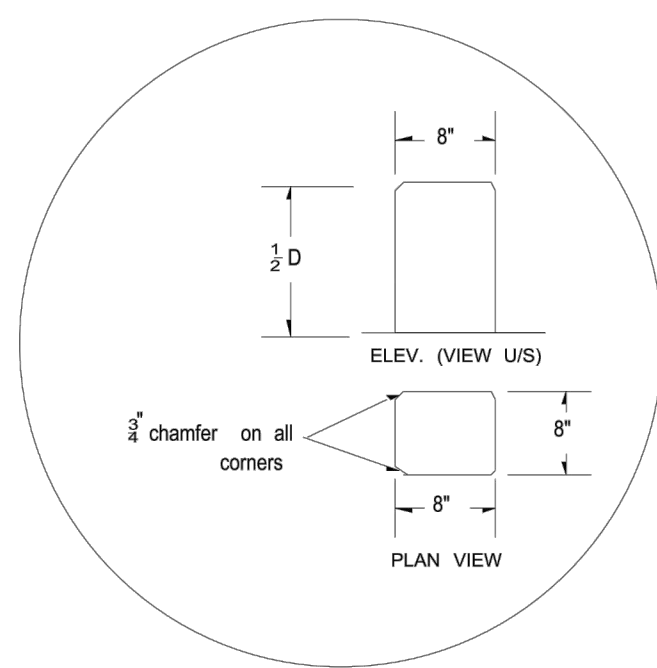


PLAN

Notes: 1) Design of reinforcing steel is the responsibility of the design engineer. Reinforce to withstand water earth pressures.
2) When discharging into channel and not forebay install Type M buried soil riprap for a distance of 3'D downstream of structure.



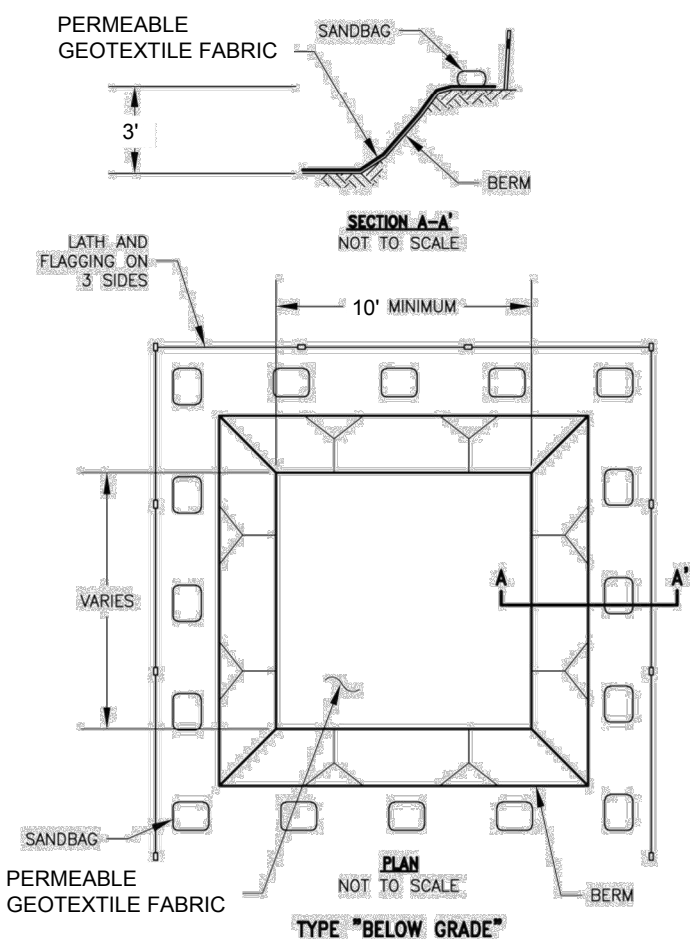
PROFILE



BAFFLE BLOCK GEOMETRY

HEADWALL WITH ENERGY DISSIPATORS

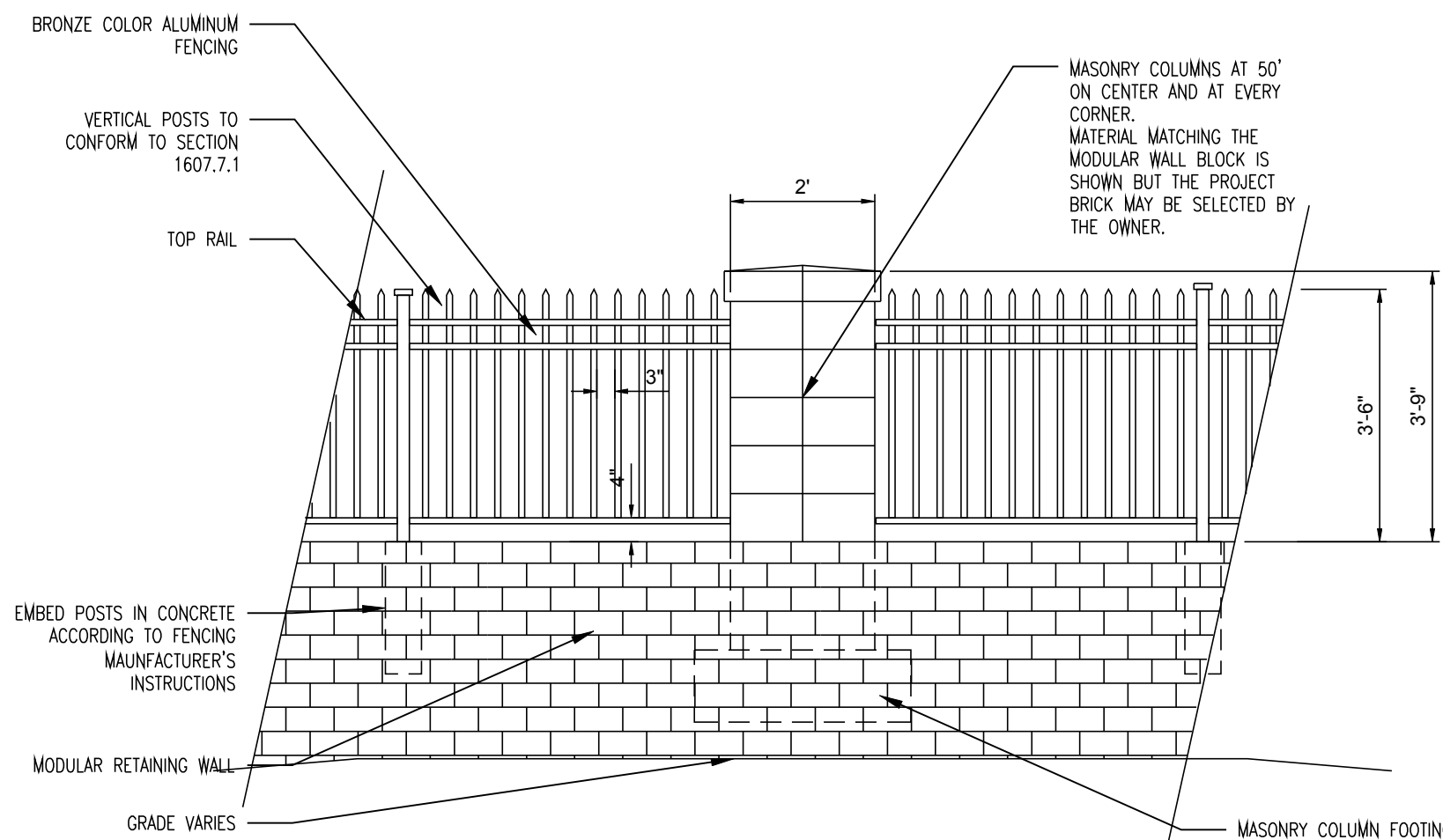
N.T.S.



NOTES:
1. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN IN ACCORDANCE WITH FRANKLIN CP-10
2. ACTUAL LAYOUT DETERMINED IN FIELD
3. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
4. MINIMUM FREEBOARD OF 12"
5. WASHOUT FACILITY SHALL BE CLEAN OR NEW FACILITY CONSTRUCTED ONCE THE WASHOUT IS 75% FULL

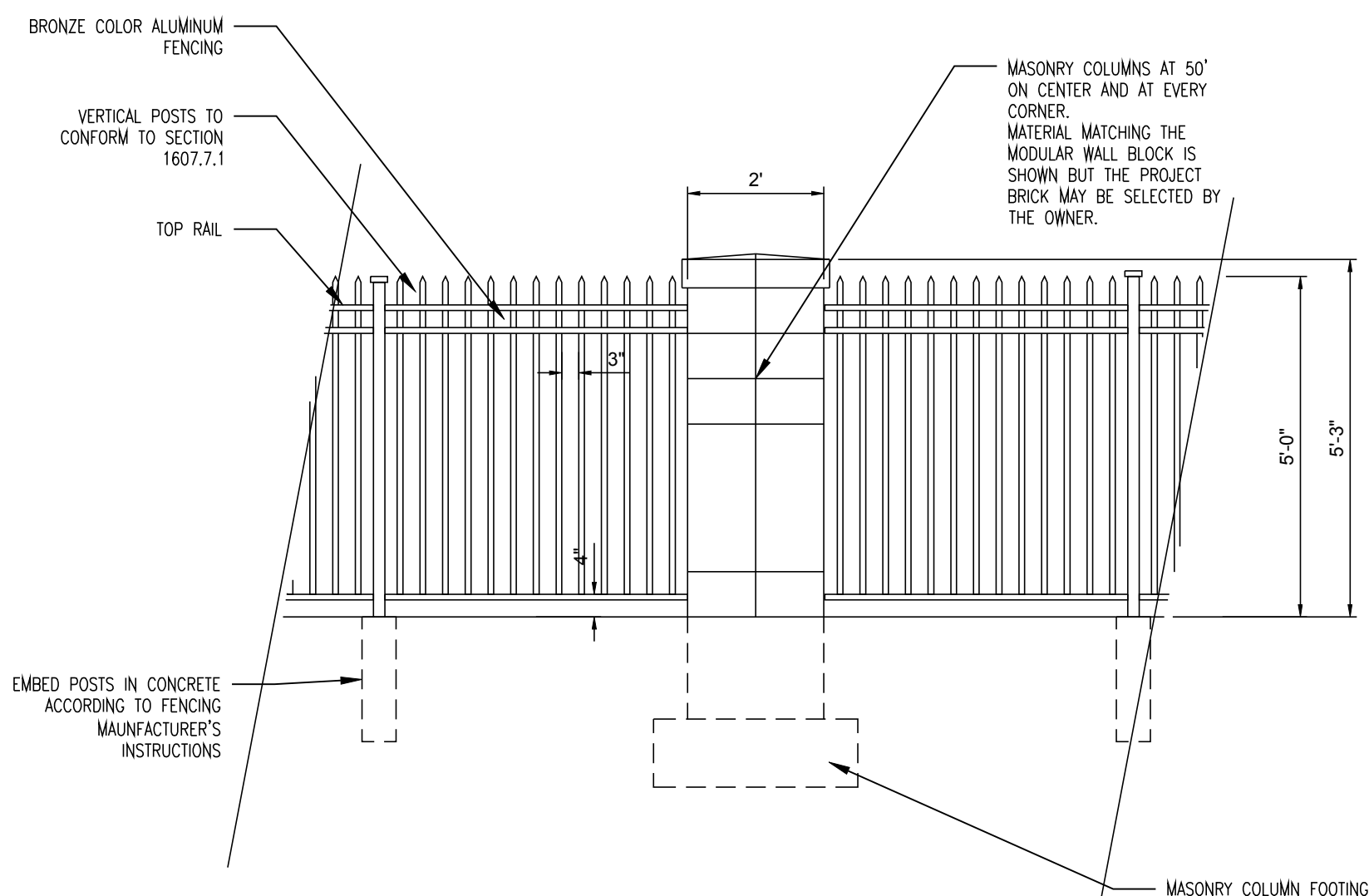
CONCRETE WASHOUT FACILITY

N.T.S.



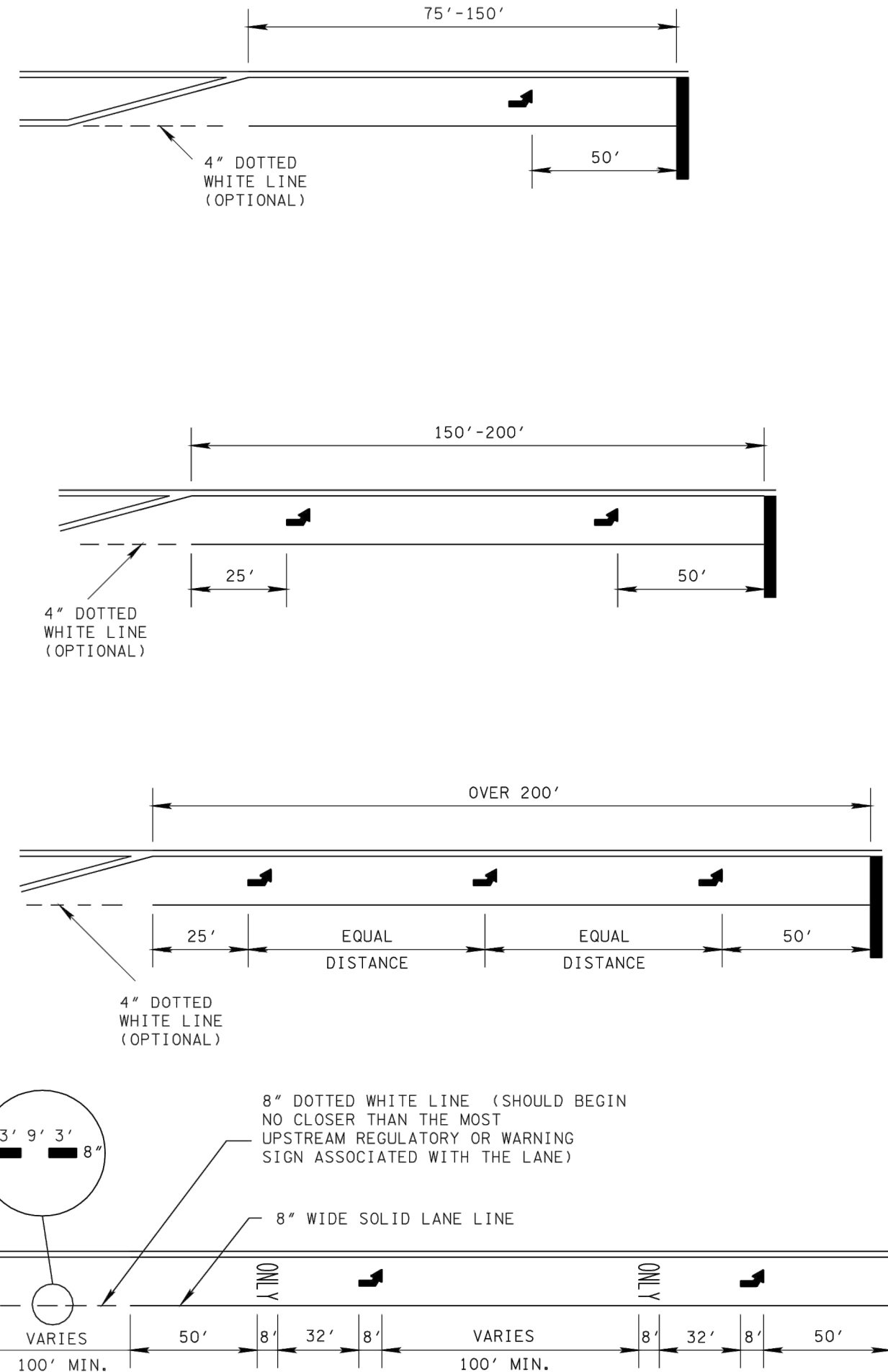
TYPICAL MASONRY COLUMN AT GUARD RAIL FENCE ON RETAINING WALL

N.T.S.



TYPICAL MASONRY COLUMN AND FENCE

N.T.S.



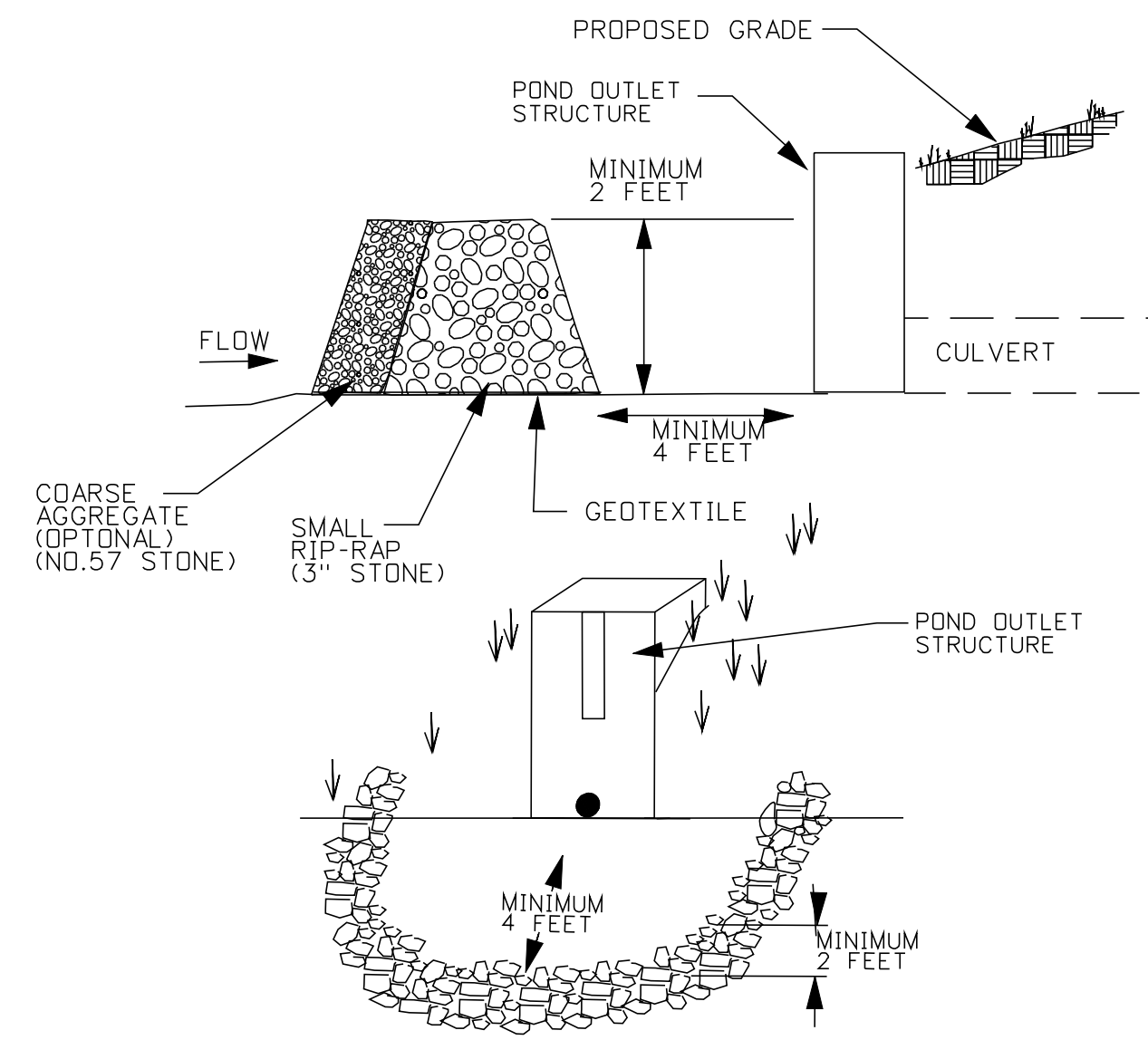
IF A THROUGH LANE BECOMES AN EXCLUSIVE LEFT TURN LANE, AN "ONLY" MESSAGE IS REQUIRED FOR EACH ARROW. THE "ONLY" MESSAGE SHALL BE PAID FOR UNDER ITEM NO. 716-03.01, PLASTIC WORD PAVEMENT MARKING (ONLY) PER EACH.

TYPICAL MARKING FOR LEFT TURN LANES
ALSO APPLICABLE FOR RIGHT TURN LANES

NOTE: STOP LINES REQUIRED ONLY ON APPROACHES CONTROLLED BY STOP SIGNS OR TRAFFIC SIGNALS.

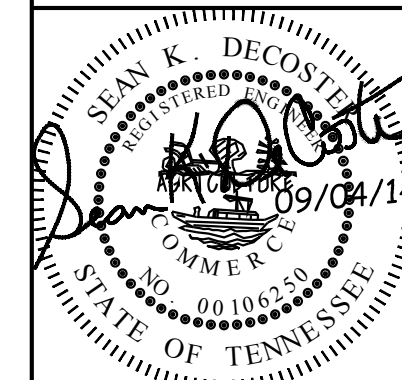
STANDARD TDOT PAVEMENT MARKINGS

N.T.S.



STONE FILTER RING

N.T.S.



REV.	COMMENTS	DATE	BY	CHKD
1	SITE PLAN SUBMITTAL	07/14/2014	SKD	SKD
2	CITY COMMENTS	08/07/2014	SKD	SKD
3	CITY COMMENTS	09/04/2014	SKD	SKD

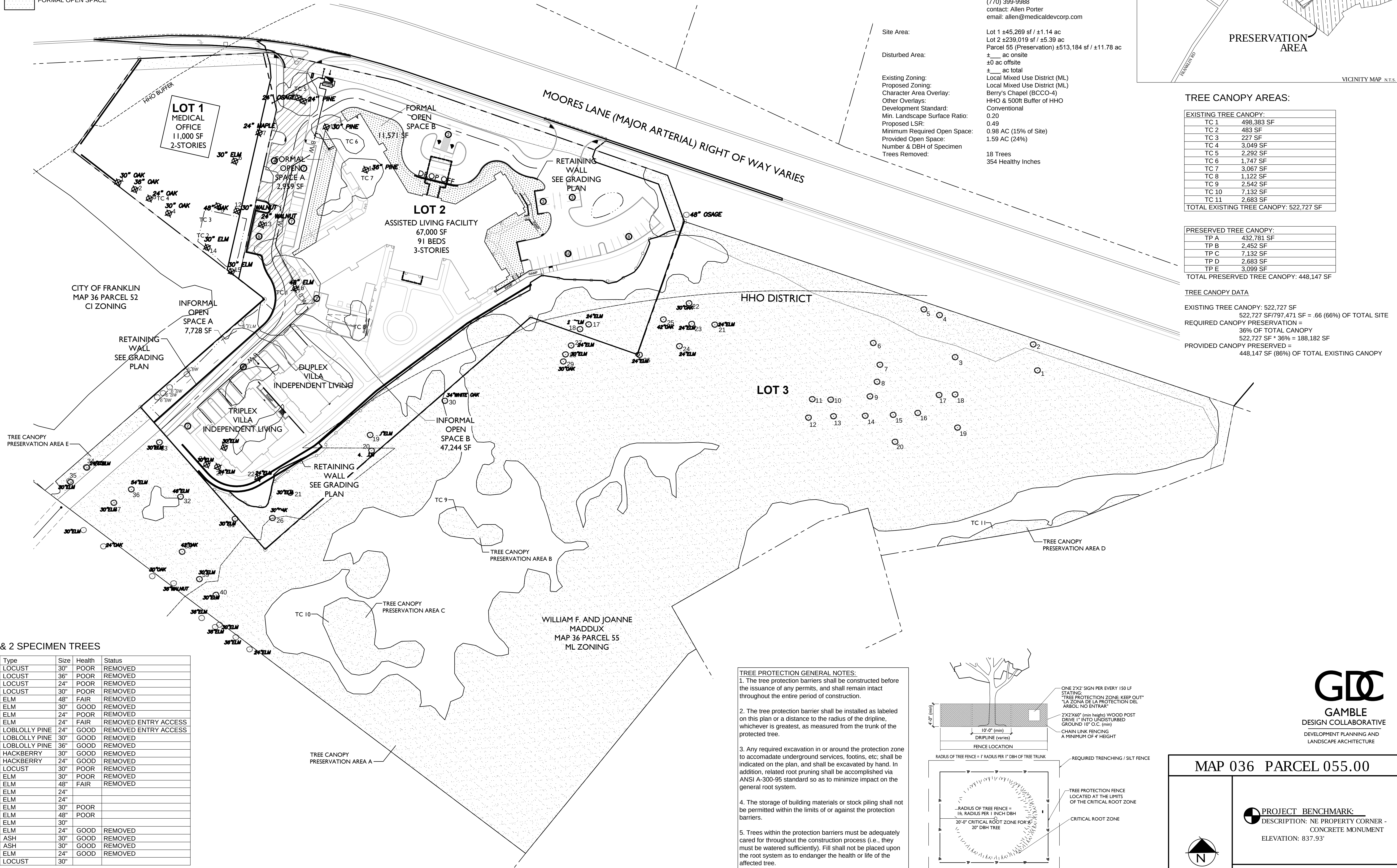
TREE PRESERVATION PLAN

✕ SPECIMEN TREE REMOVED

EXISTING TREE CANOPY

TREE CANOPY TO BE PRESERVED

FORMAL OPEN SPACE



Site Data:

Project Name: Canterfield at Franklin
Address: 7007 Moores Lane, Franklin, TN 8th, M 36, P 55.00
Owner: William F. and Joanne Maddux, 7007 Moores Lane, Brentwood, Tennessee 37027, Fax: (615) 373-8850
Developer: Medical Development Corp., 1530 Dunwoody Village Pkwy, Atlanta, GA 30338, (770) 399-9988, contact: Allen Porter, email: allen@medicaldevcorp.com
Site Area: Lot 1 ±45,269 sf / ±1.14 ac, Lot 2 ±239,019 sf / ±5.39 ac, Parcel 55 (Preservation) ±513,184 sf / ±11.78 ac, ±0 ac onsite, ±0 ac offsite, ±0 ac total
Disturbed Area: Local Mixed Use District (ML), Local Mixed Use District (ML), Berry's Chapel (BCCO-4), HHO & 500ft Buffer of HHO, Conventional, 0.20, 0.49, 0.98 AC (15% of Site), 1.59 AC (24%)
Existing Zoning: Proposed Zoning: Character Area Overlay: Other Overlays: Development Standard: Min. Landscape Surface Ratio: Proposed LSR: Minimum Required Open Space: Provided Open Space: Number & DBH of Specimen Trees Removed: 18 Trees, 354 Healthy Inches

TREE CANOPY AREAS:

EXISTING TREE CANOPY:	
TC 1	498,383 SF
TC 2	483 SF
TC 3	227 SF
TC 4	3,049 SF
TC 5	2,292 SF
TC 6	1,747 SF
TC 7	3,067 SF
TC 8	1,122 SF
TC 9	2,542 SF
TC 10	7,132 SF
TC 11	2,683 SF
TOTAL EXISTING TREE CANOPY: 522,727 SF	

PRESERVED TREE CANOPY:	
TP A	432,781 SF
TP B	2,452 SF
TP C	7,132 SF
TP D	2,683 SF
TP E	3,099 SF
TOTAL PRESERVED TREE CANOPY: 448,147 SF	

TREE CANOPY DATA

EXISTING TREE CANOPY: 522,727 SF
522,727 SF/797,471 SF = .66 (66%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
522,727 SF * 36% = 188,182 SF
PROVIDED CANOPY PRESERVED = 448,147 SF (86%) OF TOTAL EXISTING CANOPY

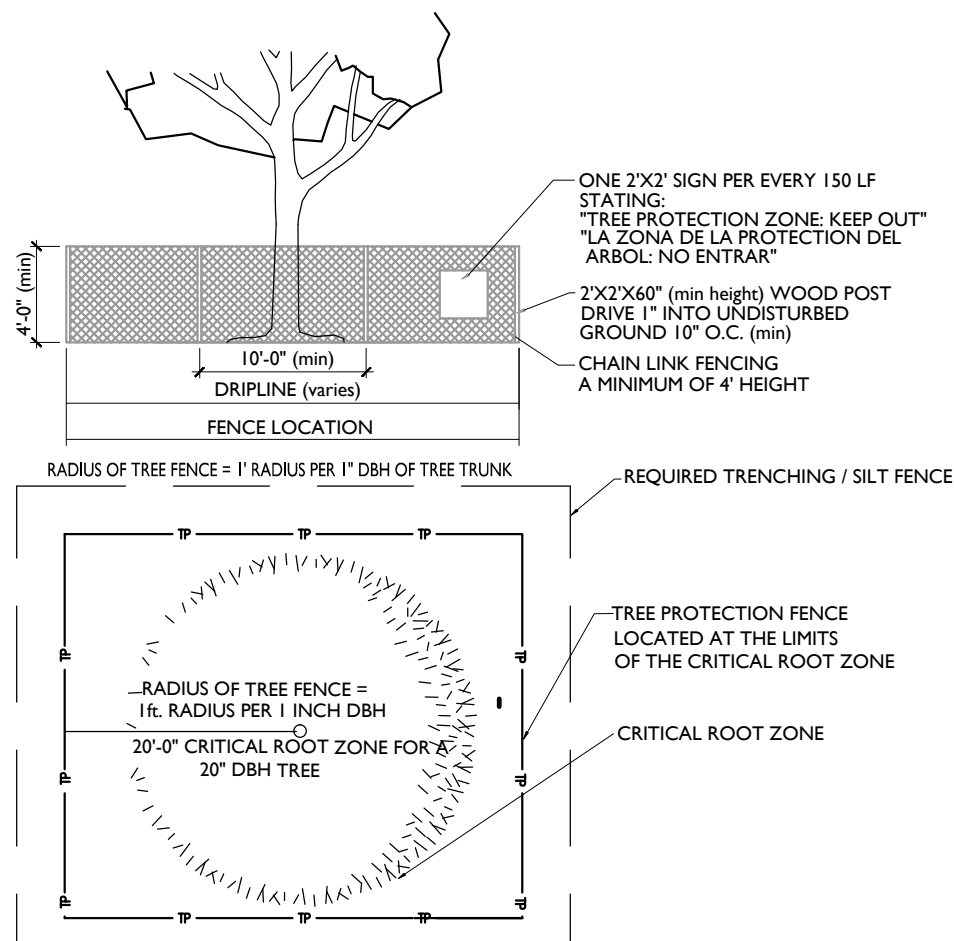
LOTS 1 & 2 SPECIMEN TREES

Number	Type	Size	Health	Status
1	LOCUST	30"	POOR	REMOVED
2	LOCUST	36"	POOR	REMOVED
3	LOCUST	24"	POOR	REMOVED
4	LOCUST	30"	POOR	REMOVED
5	ELM	48"	FAIR	REMOVED
6	ELM	30"	GOOD	REMOVED
7	ELM	24"	POOR	REMOVED
8	ELM	24"	FAIR	REMOVED ENTRY ACCESS
9	LOBLOLLY PINE	24"	GOOD	REMOVED ENTRY ACCESS
10	LOBLOLLY PINE	30"	GOOD	REMOVED
11	LOBLOLLY PINE	36"	GOOD	REMOVED
12	HACKBERRY	30"	GOOD	REMOVED
13	HACKBERRY	24"	GOOD	REMOVED
14	LOCUST	30"	POOR	REMOVED
15	ELM	30"	POOR	REMOVED
16	ELM	48"	FAIR	REMOVED
17	ELM	24"		
18	ELM	24"		
19	ELM	30"	POOR	
20	ELM	48"	POOR	
21	ELM	30"		
22	ELM	24"	GOOD	REMOVED
23	ASH	30"	GOOD	REMOVED
24	ASH	30"	GOOD	REMOVED
25	ELM	24"	GOOD	REMOVED
26	LOCUST	30"		

TOTAL SPECIMEN INCHES: 792"
TOTAL GOOD SPECIMEN INCHES REMOVED: 354"
TOTAL REQUIRED REPLACEMENT: 708"

TREE PROTECTION GENERAL 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.
- There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer.



TREE PROTECTION FENCING DETAIL



MAP 036 PARCEL 055.00

PROJECT BENCHMARK
DESCRIPTION: NE PROPERTY CORNER - CONCRETE MONUMENT
ELEVATION: 837.93'



TREE PRESERVATION

7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

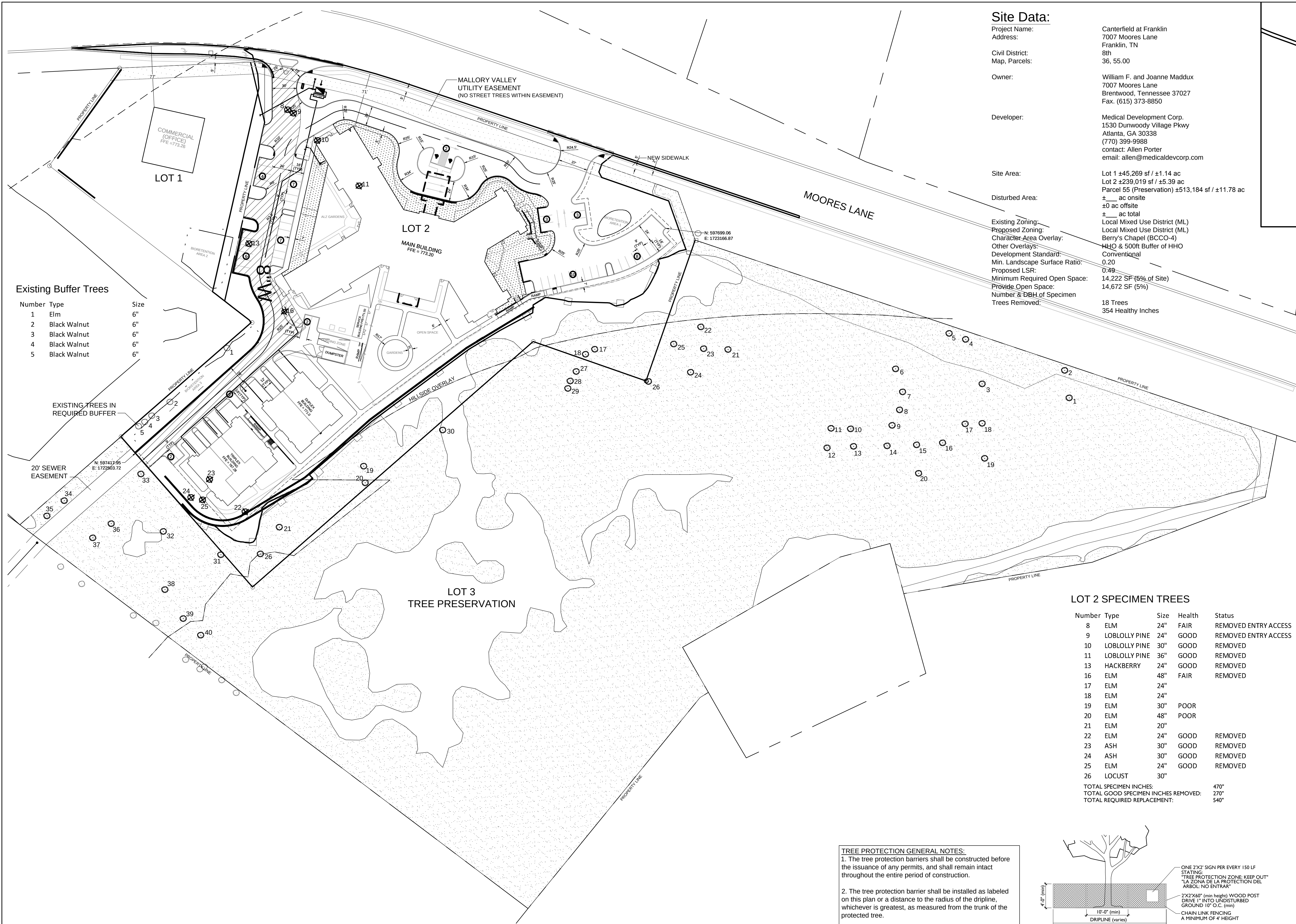
REV.	COMMENTS	DATE	CHD BY	DRWN BY
1	ORIGINAL SUBMITTAL	03/10/2014	---	---
2	REVISION PER CDF COMMENTS	04/03/2014	---	---
3	REVISION PER CDF COMMENTS	06/20/2014	---	---
4	REVISION PER CDF COMMENTS	08/07/2014	---	---
5	REVISION BASE	09/04/2014	---	---

L1.0

JOB NO.: 13-134-01



CIVIL SITE
DESIGN GROUP
ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
610 TOTTENHAM RD., SUITE 200
FRANKLIN, TN 37067
(615) 248-9986
WWW.CIVILSITE.COM



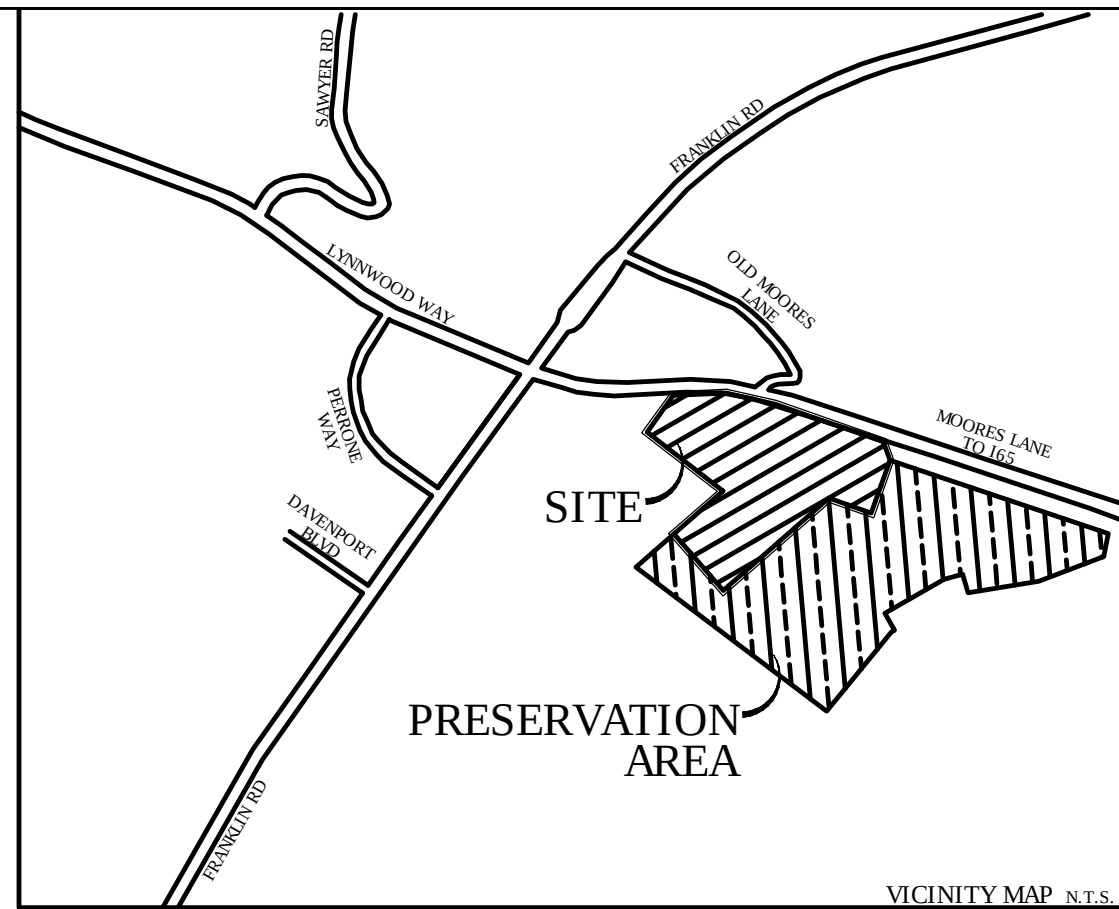
Existing Buffer Trees

Number	Type	Size
1	Elm	6"
2	Black Walnut	6"
3	Black Walnut	6"
4	Black Walnut	6"
5	Black Walnut	6"

EXISTING TREES IN
REQUIRED BUFFER

Site Data:

Project Name: Canterfield at Franklin
Address: 7007 Moores Lane
Franklin, TN
8th
36, 55.00
Owner: William F. and Joanne Maddux
7007 Moores Lane
Brentwood, Tennessee 37027
Fax. (615) 373-8850
Developer: Medical Development Corp.
1530 Dunwoody Village Pkwy
Atlanta, GA 30338
(770) 399-9988
contact: Allen Porter
email: allen@medicaldevcorp.com
Site Area: Lot 1 ±45,269 sf / ±1.14 ac
Lot 2 ±239,019 sf / ±5.39 ac
Parcel 55 (Preservation) ±513,184 sf / ±11.78 ac
Disturbed Area: ± ac onsite
±0 ac offsite
± ac total
Existing Zoning: Local Mixed Use District (ML)
Proposed Zoning: Local Mixed Use District (ML)
Character Area Overlay: Berry's Chapel (BCCO-4)
Other Overlay: HHO & 500ft Buffer of HHO
Development Standard: Conventional
Min. Landscape Surface Ratio: 0.20
Proposed LSR: 0.49
Minimum Required Open Space: 14,222 SF (5% of Site)
Provide Open Space: 14,672 SF (5%)
Number & DBH of Specimen Trees Removed: 18 Trees
354 Healthy Inches



QUANTITY PROVIDED			INCHES PROTECTED
SIZE	PROPOSED	TOTAL PROTECTED	CALIPER INCHES
14"	125	40	700

EXISTING TREES 14" OR GREATER COUNTED AS 14"

LOT 3 SPECIMEN TREES
(REPLACEMENTS FOR LOT 2 REMOVED TREES)

Number	Type	Size
1	Osage Orange	20"
2	Osage Orange	20"
3	Walnut	16"
4	Osage Orange	14"
5	Hackberry	14"
6	Ash	30"
7	Shagbark Hickory	14"
8	Ash	18"
9	Ash	14"
10	Ash	18"
11	Ash	16"
12	Ash	20"
13	Ash	14"
14	Ash	16"
15	Walnut	24"
16	Walnut	16"
17	Ash	20"
18	Ash	16"
19	Ash	24"
20	Ash	20"
21	ELM	24"
22	OAK	30"
23	ELM	24"
24	ELM	24"
25	OAK	42"
26	ELM	24"
27	ELM	24"
28	ELM	30"
29	OAK	30"
30	WHITE OAK	34"
31	ELM	30"
32	ELM	46"
33	ELM	30"
34	ELM	24"
35	ELM	30"
36	ELM	54"
37	ELM	30"
38	OAK	42"
39	ELM	30"
40	ELM	30"

40 REPLACEMENT SPECIMEN TREES AT 14" OF
REPLACEABLE INCHES PER TREE = 540"

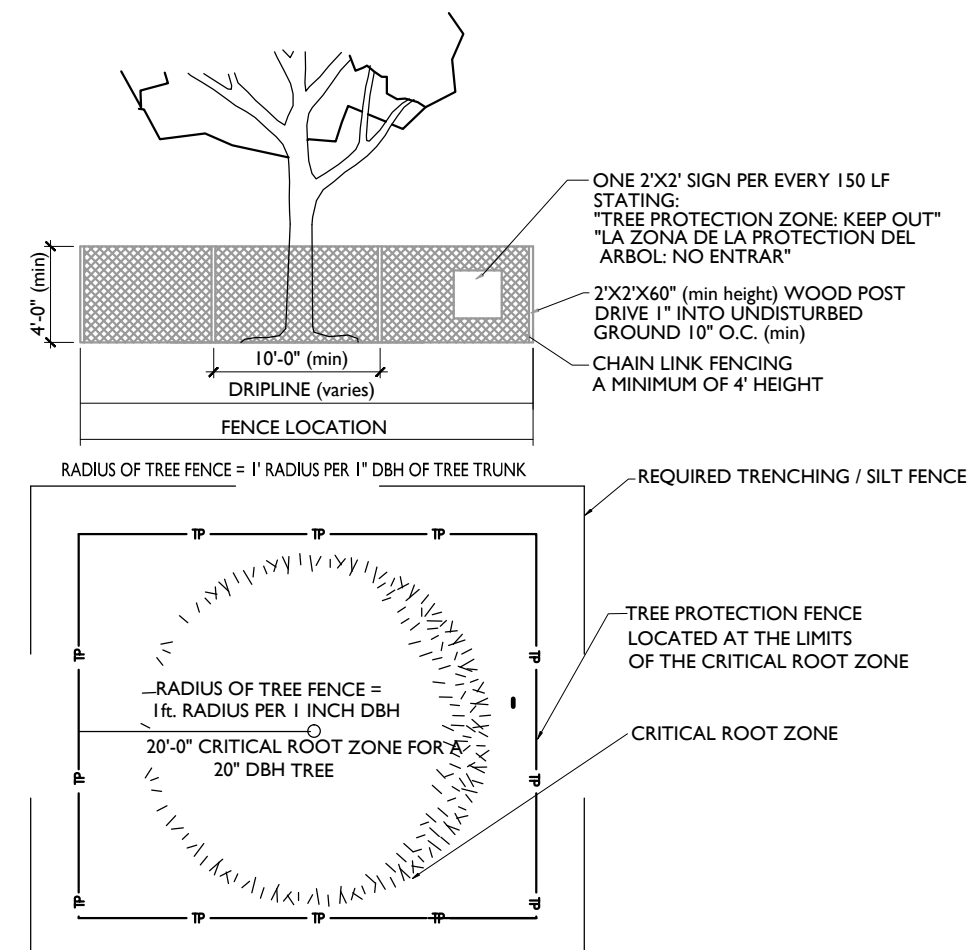
LOT 2 SPECIMEN TREES

Number	Type	Size	Health	Status
8	ELM	24"	FAIR	REMOVED ENTRY ACCESS
9	LOBLOLLY PINE	24"	GOOD	REMOVED ENTRY ACCESS
10	LOBLOLLY PINE	30"	GOOD	REMOVED
11	LOBLOLLY PINE	36"	GOOD	REMOVED
13	HACKBERRY	24"	GOOD	REMOVED
16	ELM	48"	FAIR	REMOVED
17	ELM	24"		
18	ELM	24"		
19	ELM	30"	POOR	
20	ELM	48"	POOR	
21	ELM	20"		
22	ELM	24"	GOOD	REMOVED
23	ASH	30"	GOOD	REMOVED
24	ASH	30"	GOOD	REMOVED
25	ELM	24"	GOOD	REMOVED
26	LOCUST	30"		

TOTAL SPECIMEN INCHES: 470"
TOTAL GOOD SPECIMEN INCHES REMOVED: 270"
TOTAL REQUIRED REPLACEMENT: 540"

TREE PROTECTION GENERAL 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.
- There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer.



TREE PROTECTION FENCING DETAIL



MAP 036 PARCEL 055.00

PROJECT BENCHMARK
DESCRIPTION: NE PROPERTY CORNER -
CONCRETE MONUMENT
ELEVATION: 837.93'



CIVIL SITE
DESIGN GROUP

ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
610 DOWNTOWN BLVD., SUITE 200
FRANKLIN, TN 37070
615.248.9996 www.civilsite.com



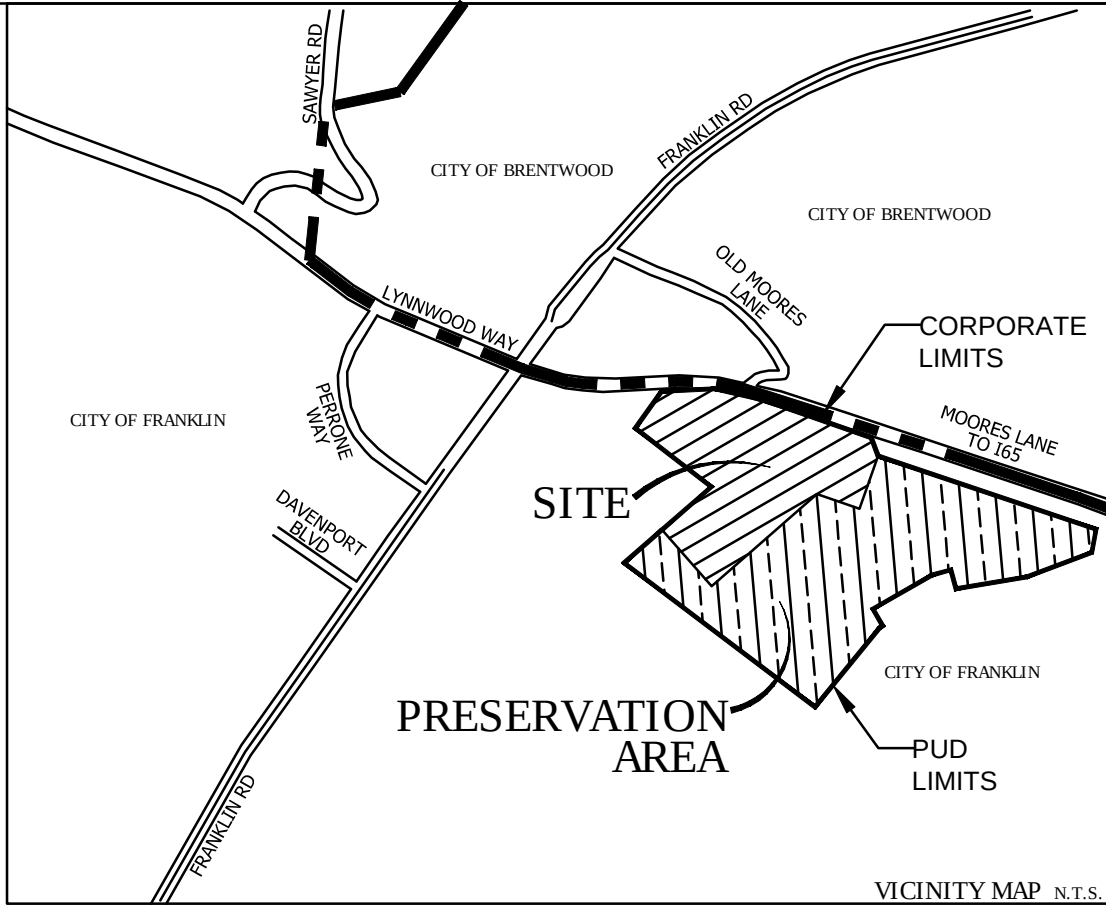
SPECIMEN TREE REPLACEMENT

7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 055.00

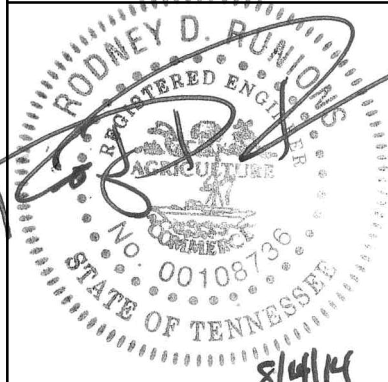
REV.	DATE	COMMENTS
1	03.10.2014	ORIGINAL SUBMITTAL
2	04.03.2014	REVISED PER COR COMMENTS
3	07.09.2014	REVISED PER COR COMMENTS
4	08.07.2014	REVISED PER COR COMMENTS
5	09.04.2014	REVISED BASE

L1.1

JOB NO.: 13-134-01



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 • WWW.CIVIL-SITE.COM

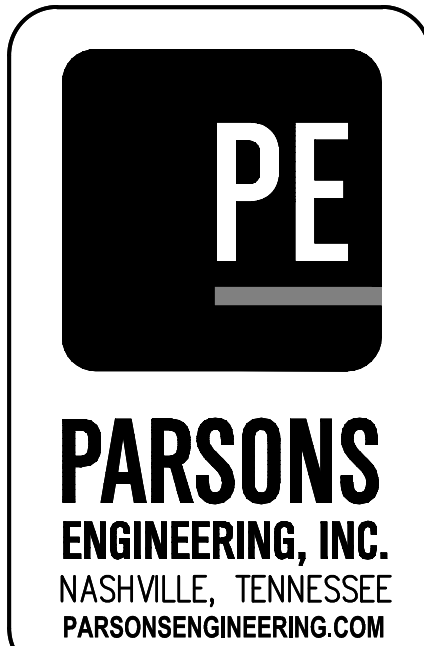


SITE PHOTOMETRIC PLAN

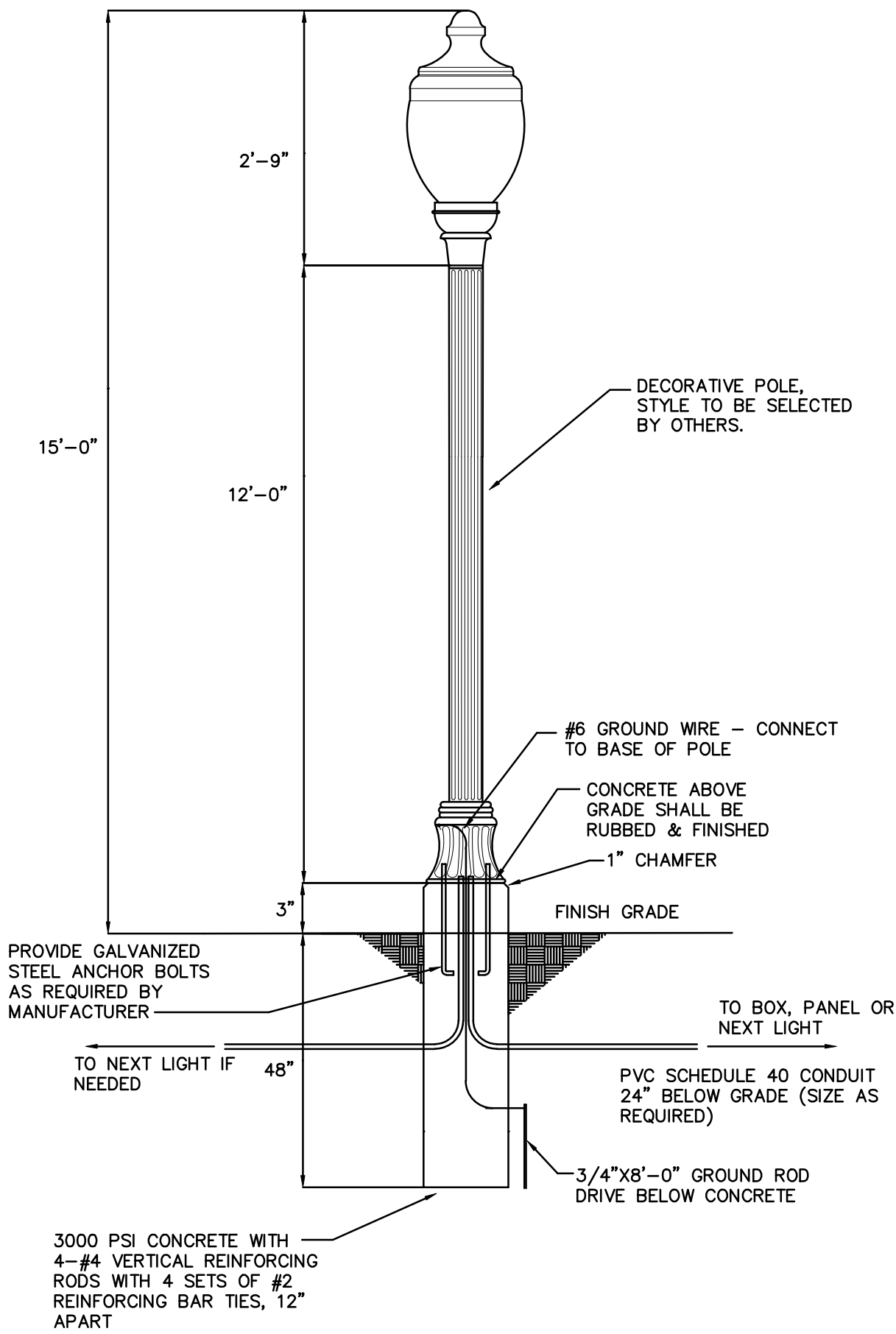
7007 MOORES LANE
CANTERFIELD AT FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 036, PARCEL 0355.00

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
*	SITE PLAN SUBMITTAL	08/07/2014	RDR	SEJ
*	SITE PLAN RE-SUBMITTAL			

JOB NO.: 13-134-01
COF Proj. # 4632



SP1.00



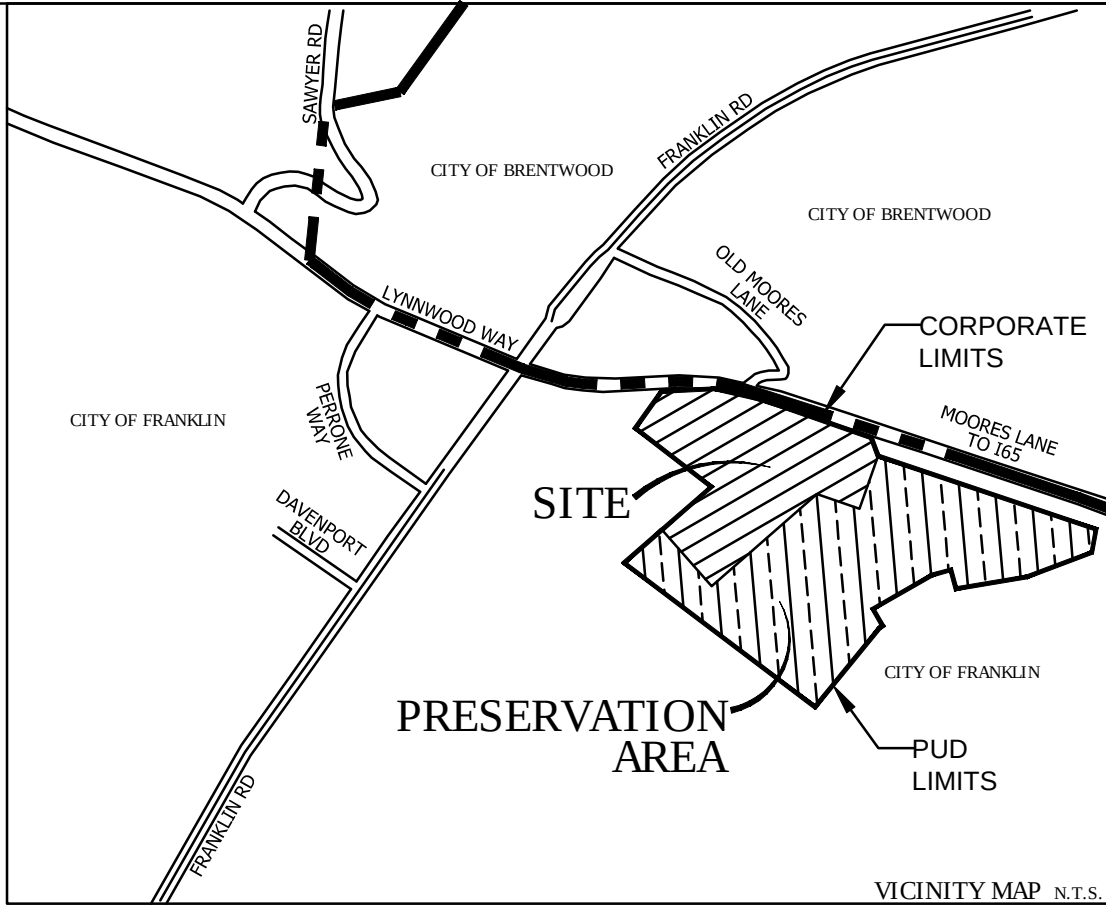
POLE LIGHT DETAIL
(TO BE REVIEWED BY CIVIL ENGINEER FOR LOCAL CONDITIONS)
NO SCALE



TYPE "A" FIXTURE DETAIL
NO SCALE

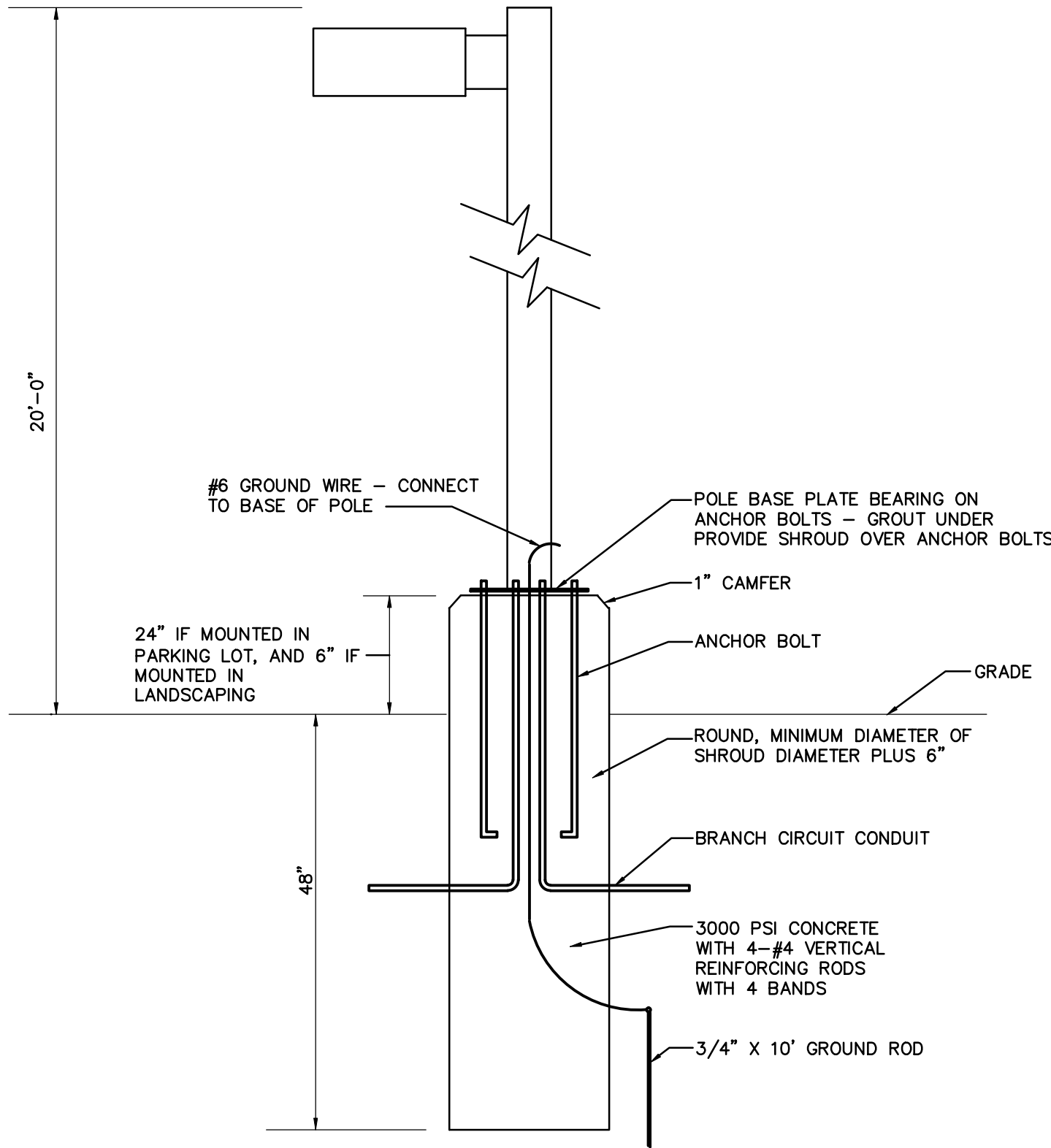


TYPE "B" & "C" FIXTURE DETAILS
NO SCALE



Description									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor
	A	13	COOPER LIGHTING - MCGRAW-EDISON	ARN-100-MP-3	100W MH TYPE III POST TOP ACORN	100 WATT PULSE-START CLEAR ED-28 VBD BURN	ARN-150-MP-XX-3.ies	9000	0.81
	B	1	COOPER LIGHTING - LUMARK	MPTR-SS-250	ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	MPTR-SS-250.ies	22000	0.81
	C	12	COOPER LIGHTING - LUMARK	MPTR-SL-250	MEDIUM ARCHITECTURAL AREA LUMINAIRE - SPILL LIGHT ELIMINATOR	250 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	MPTR-SL-250.ies	22000	0.81

Statistics						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	0.2 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1
Parking Area	2.0 fc	5.5 fc	0.2 fc	27.5:1	10.0:1	0.4:1



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
(TO BE REVIEWED BY CIVIL ENGINEER FOR LOCAL CONDITIONS)
NO SCALE

SITE LIGHTING DATA	
Area Designation:	Conventional - Berry's Chapel (BCCO-4)
Land Use:	Mixed Use
Zoning District:	Local Mixed Use (ML)
Height of Proposed/Existing Building:	3 Stories
Pole Height:	20'-0" with pole base
Pole/Fixture Color:	Dark Bronze
Color of Light:	White (Metal Halide)
THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	

SITE PHOTOMETRIC NOTES

- CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.81. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
- CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.
- THESE CALCULATIONS HAVE BEEN GENERATED FROM MAUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.



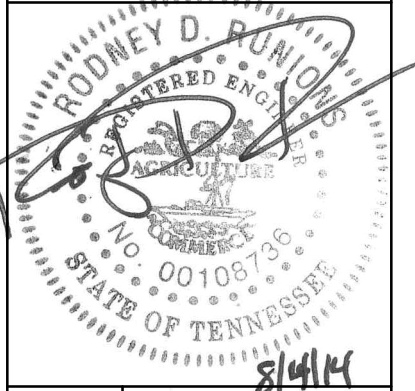
SITE PHOTOMETRIC NOTES AND DETAILS

7007 MOORES LANE CANTERFIELD AT FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MAP 036, PARCEL 055.00

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
438 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.246.5956 www.civil-site.com



REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
1	SITE PLAN SUBMITTAL	08/07/2014	RDR	SEJ
2	SITE PLAN RE-SUBMITTAL			
3				
4				
5				
6				
7				
8				
9				
10				

SP2.00



VILLA ELEVATION KEYNOTES	
1.	FIBERGLASS ROOF SHINGLES.
2.	RIDGE VENT.
3.	METAL GUTTER.
4.	METAL DOWNSPOUT.
5.	FIBER CEMENT FASCIA BOARD.
6.	FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
7.	FIBER CEMENT CORNER BOARD.
8.	FIBER CEMENT WINDOW SURROUND CASING.
9.	BRICK VENEER.
10.	BRICK ROW LOCK COURSE.
11.	ARCHITECTURAL COLUMN COVER.
12.	APPLIED STONE VENEER.
13.	APPLIED STONE VENEER CAP BAND.



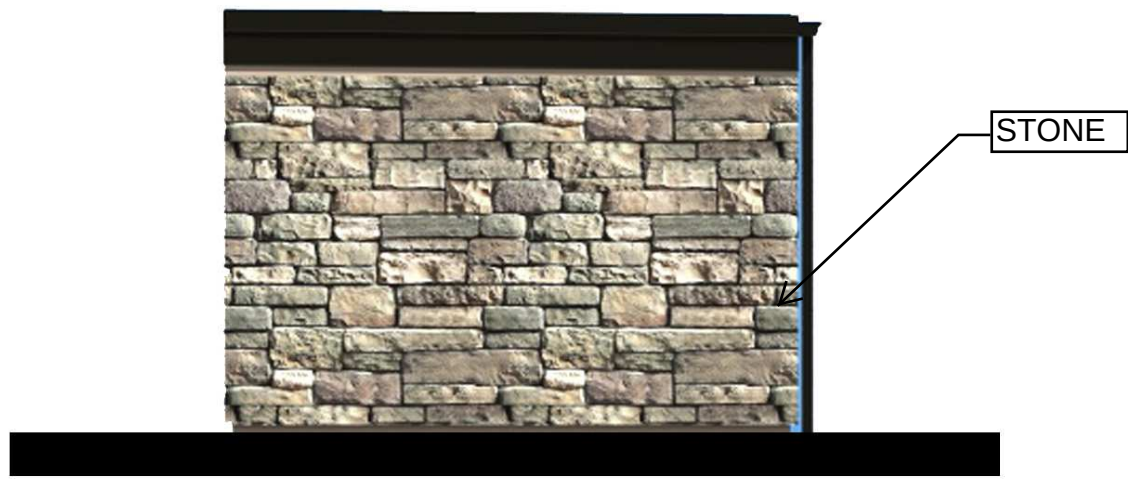
SUMMARY OF MATERIALS		
Brick	5,911 s.f	18.9%
Stone	3,909 s.f.	12.5%
Fiber Cement Clapboard	11,394 s.f.	36.4%
Openings	10,080 s.f	32.2%



REAR ELEVATION



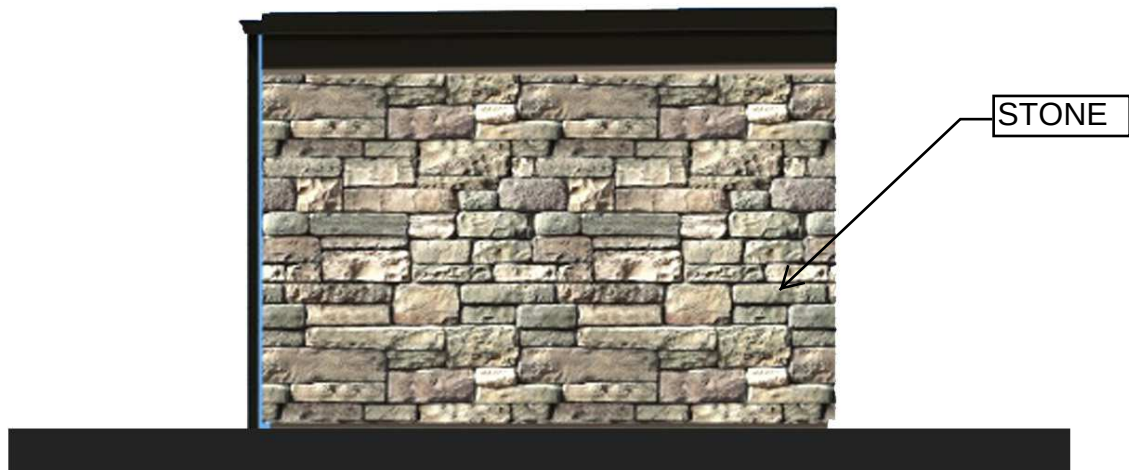
RIGHT SIDE ELEVATION



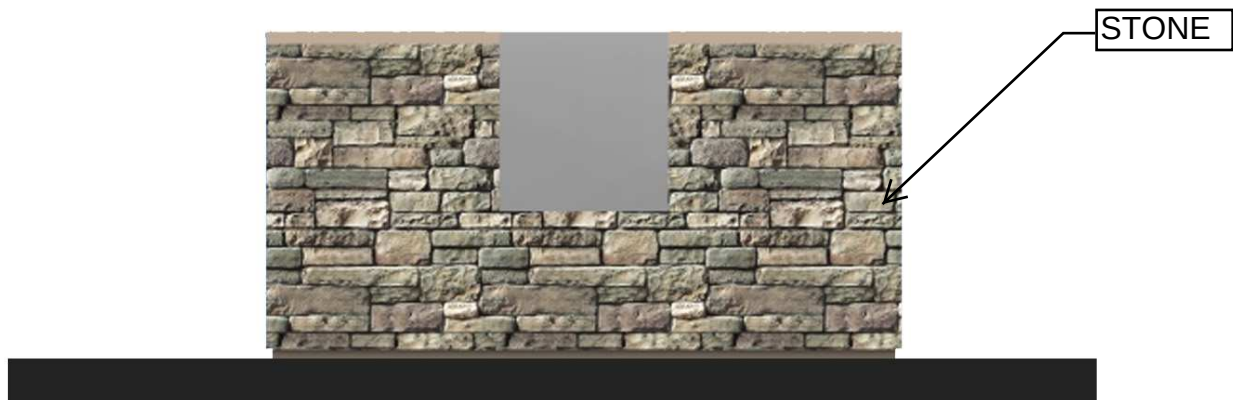
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



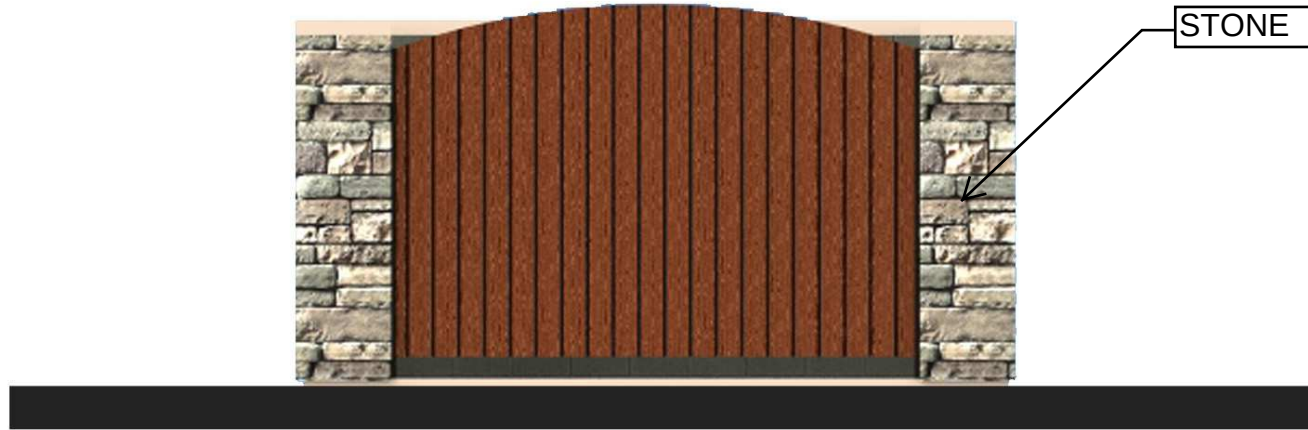
LEFT SIDE ELEVATION



CHUTE ELEVATION



FRONT ELEVATION



GATE ELEVATION

MAINTENANCE BUILDING

SUMMARY OF MATERIALS			
Stone	748 s.f.	90%	
Openings	115 s.f	10%	

COMPACTOR ENCLOSURE

SUMMARY OF MATERIALS			
Stone	621 s.f.	84%	
Openings	115 s.f	16%	



- VILLA ELEVATION KEYNOTES
- 1. FIBERGLASS ROOF SHINGLES.
 - 2. RIDGE VENT.
 - 3. METAL GUTTER.
 - 4. METAL DOWNSPOUT.
 - 5. FIBER CEMENT FASCIA BOARD.
 - 6. FIBER CEMENT LAP SIDING WITH 6" EXPOSURE
 - 7. FIBER CEMENT CORNER BOARD.
 - 8. FIBER CEMENT WINDOW SURROUND CASING.
 - 9. FIBER CEMENT SHINGLE SIDING WITH 7" EXPOSURE
 - 10. FIBER CEMENT TRIM BAND.
 - 11. ARCHITECTURAL COLUMN COVER
 - 12. FIBER CEMENT TRIM BOARD
 - 13. APPLIED STONE VENEER.
 - 14. APPLIED STONE VENEER CAP BAND.
 - 15. PRE-FAB METAL SHROUD
 - 16. CIRCULAR ARCHITECTURAL ORNAMENT



TRI-PLEX VILLA | REAR ELEVATION



TRI-PLEX VILLA | LEFT & RIGHT ELEVATION

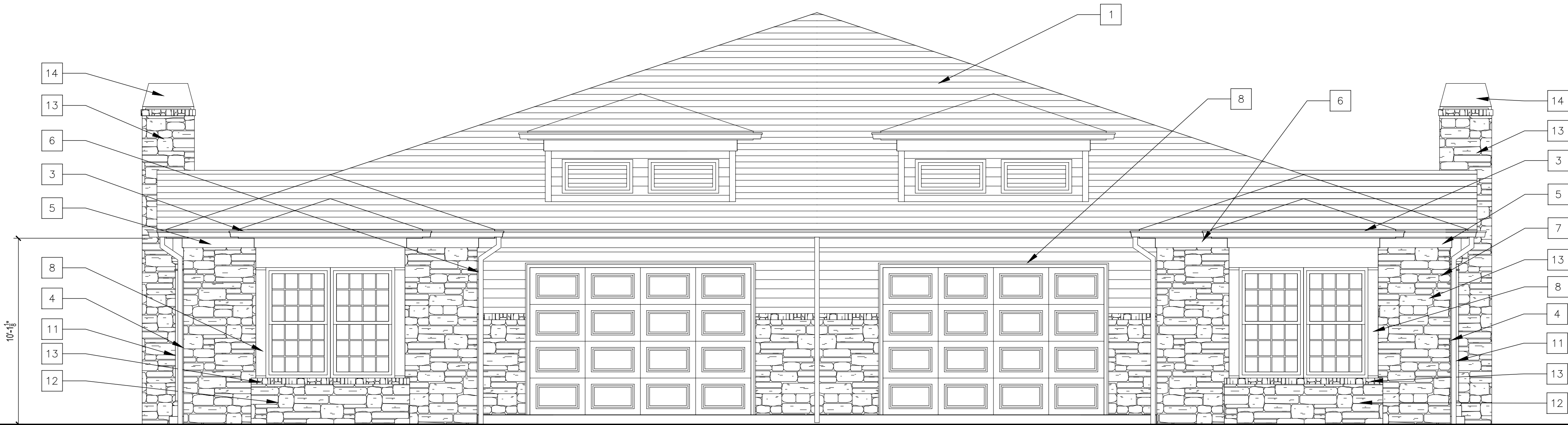


TRI-PLEX VILLA | FRONT ELEVATION

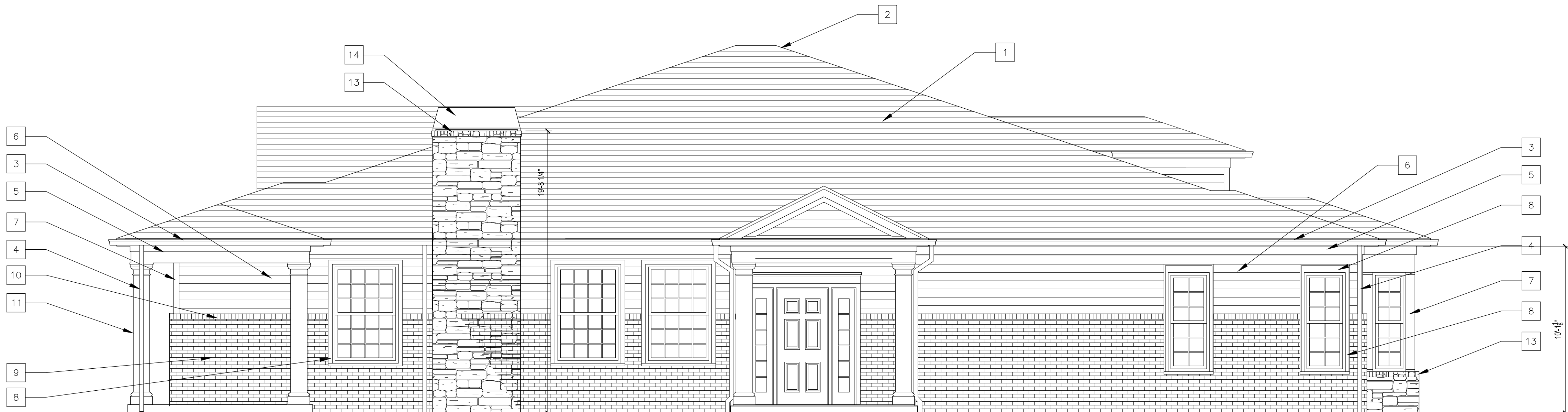
SUMMARY OF MATERIALS		
Brick	997 s.f.	31.5%
Stone	432 s.f.	13%
Fiber Cement Clapboard	721 s.f.	22%
Openings	1,126 s.f	35.5%



- VILLA ELEVATION KEYNOTES
- 1. FIBERGLASS ROOF SHINGLES.
 - 2. RIDGE VENT.
 - 3. METAL GUTTER.
 - 4. METAL DOWNSPOUT.
 - 5. FIBER CEMENT FASCIA BOARD.
 - 6. FIBER CEMENT LAP SIDING WITH 5" EXPOSURE
 - 7. FIBER CEMENT CORNER BOARD.
 - 8. FIBER CEMENT WINDOW SURROUND CASING.
 - 9. BRICK VENEER.
 - 10. BRICK ROW LOCK COURSE.
 - 11. ARCHITECTURAL COLUMN COVER.
 - 12. APPLIED STONE VENEER.
 - 13. APPLIED STONE VENEER CAP BAND.
 - 14. PRE-FAB METAL SHROUD.
 - 15. CIRCULAR ARCHITECTURAL ORNAMENT.



DUPLEX VILLA | REAR ELEVATION



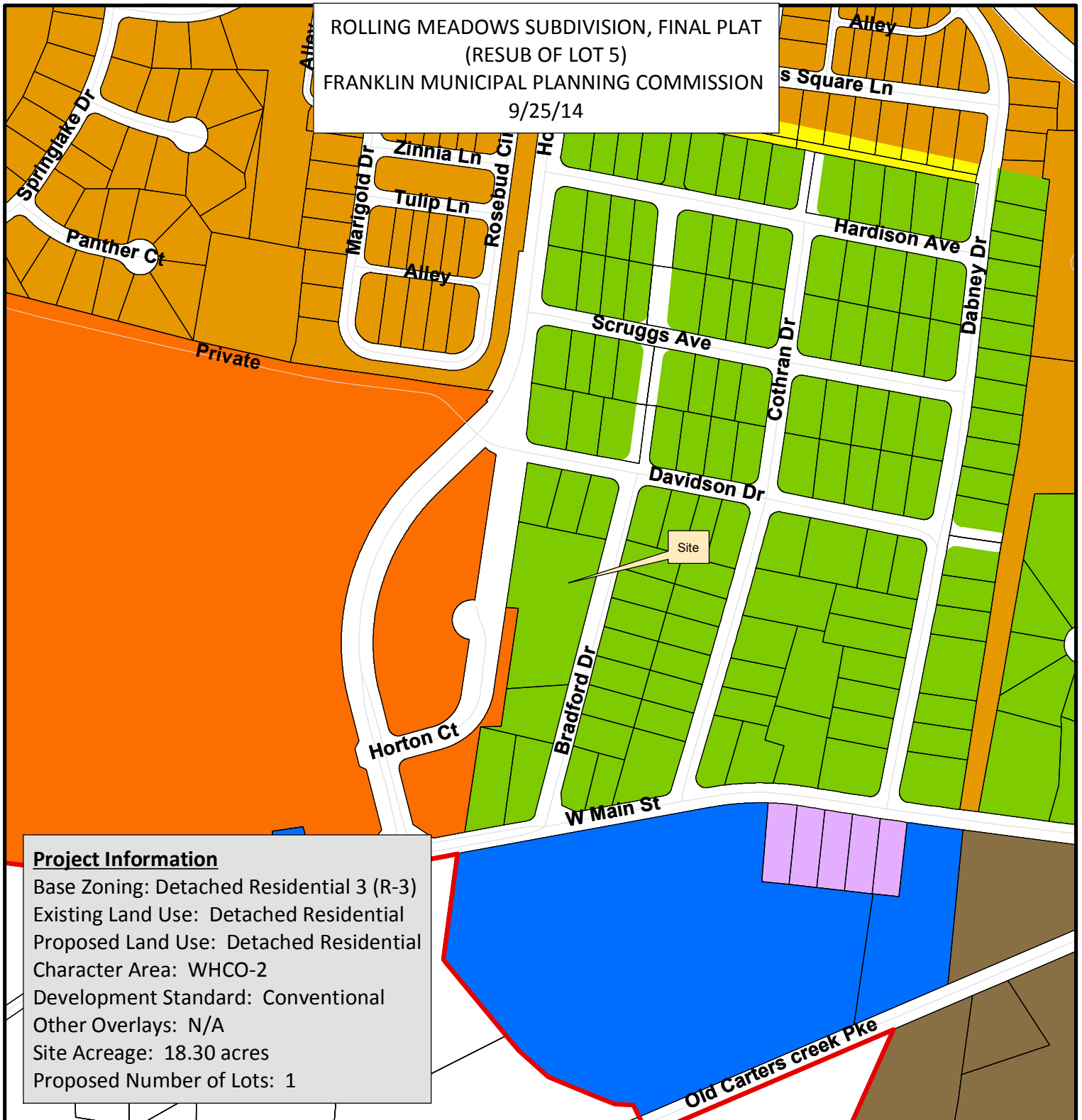
DUPLEX VILLA | LEFT & RIGHT ELEVATION



DUPLEX VILLA | FRONT ELEVATION

SUMMARY OF MATERIALS		
Brick	737 s.f	24.4%
Stone	696 s.f.	23%
Fiber Cement Clapboard	653 s.f.	21.6%
Openings	940 s.f	31%

ROLLING MEADOWS SUBDIVISION, FINAL PLAT
(RESUB OF LOT 5)
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/25/14



Project Information

Base Zoning: Detached Residential 3 (R-3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 18.30 acres
Proposed Number of Lots: 1

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



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 2014. All rights reserved.

CONDITIONS OF APPROVAL:

BNS

[Horton-Court-Plat-Signed.pdf](#)

1. Address

- Applicant shall change the address to reflect 115 Bradford Drive.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- LCT LP parcel is east of Horton Court, rather than west as the applicant has shown. Applicant shall resolve this situation prior to the close of this 2nd review cycle.

Fire

[Horton-Court-Plat-Signed.pdf](#)

3. Fire Protection

- The original comment was not fully addressed.

The hydrant is not accessible due to existing trees and elevation. The distance is measured as vehicles would travel on acceptable all-weather surfaces.

As existing fire protection does not meet adopted fire code standards (International Fire Code), any structure built will be required to have a fire sprinkler system to provided adequate fire protection to this location.

Planning

General Comments

4. Character area overlay & development standard

- Applicant shall update character area to West Harpeth 2 (WHC0-2).

5. Lot numbers

- Applicant shall update lot numbers (must be a whole number) and clarify the lot numbers on the plat to make them more legible.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO 2 BUILDABLE LOTS.
- 2) EXISTING ZONING R-3
SOCO SOUTHWALL CHARACTER OVERLAY DISTRICT
TRADITIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 25 FEET (LOCAL STREET)
SIDE YARD: 5 FEET ON EACH SIDE
REAR YARD: 30 FEET
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCEL 025 ON WILLAMSON COUNTY TAX MAP NO. 077M, GROUP "A".
5. STREET ADDRESS ARE SHOWN THIS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: ANDREW OTTEY, JR.
ADDRESS: 3186 HORTON CT.,
FRANKLIN, TENNESSEE 37064
CONTACT: LESLIE COOPER
TELEPHONE: (615) 582-5940
EMAIL: NO EMAIL
8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: JAMES TERRY
TELEPHONE: (615) 405-7525
EMAIL: jtrry.terr01@comcast.net
9. O IRON ROD (FOUND)
10. ● IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47167C0192 I, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 23, 2006
14. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF ANY PREVIOUS PLAT OF THE SAME LAND OR THE RECORDING OF ANY PREVIOUS PLAT BOOK 2, PAGE 29, REGISTER'S OFFICE FOR WILLAMSON COUNTY, TENNESSEE.
15. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ACCESS TO LOT 5.1 IS LIMITED TO BRADFORD DRIVE (THERE SHALL BE NO ACCESS TO HORTON CT.)

LEGEND

- O IRD Iron Rod (Found) ■ Catch Basin
- IRN Iron Rod (Set) —W— Water Line
- SNT SENTRY Manhole ⚡ Metal Light Pole
- FH Fire Hydrant —STW— Storm Line
- S— SENTRY Sewer Line

CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RESUBDIVISION OF LOT 5, ROLLING MEADOWS SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR DRAINAGE 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 APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLAMSON COUNTY EMERGENCY MANAGEMENT AGENCY:

WILLAMSON COUNTY MANAGEMENT _____ DATE _____
AGENCY

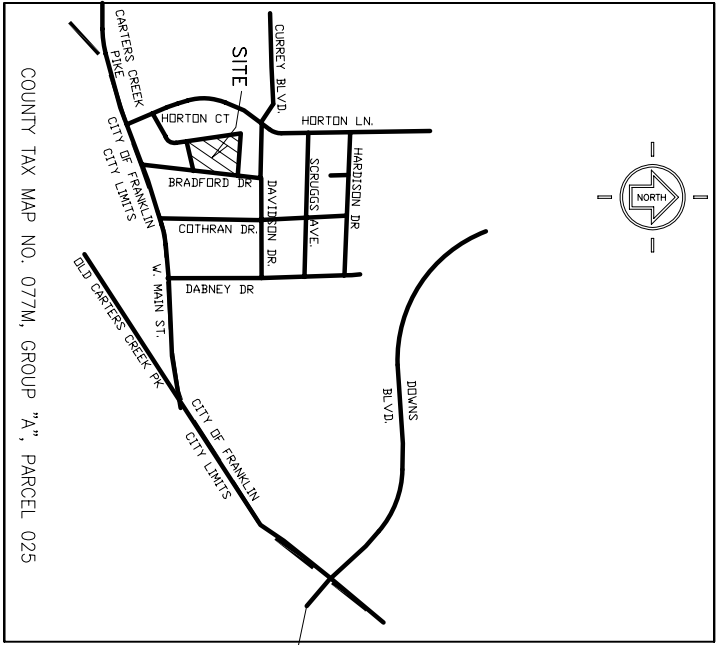
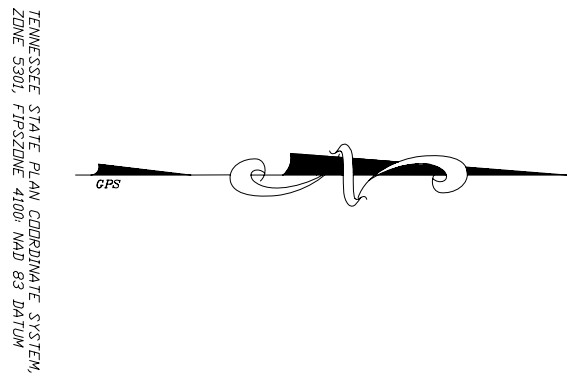
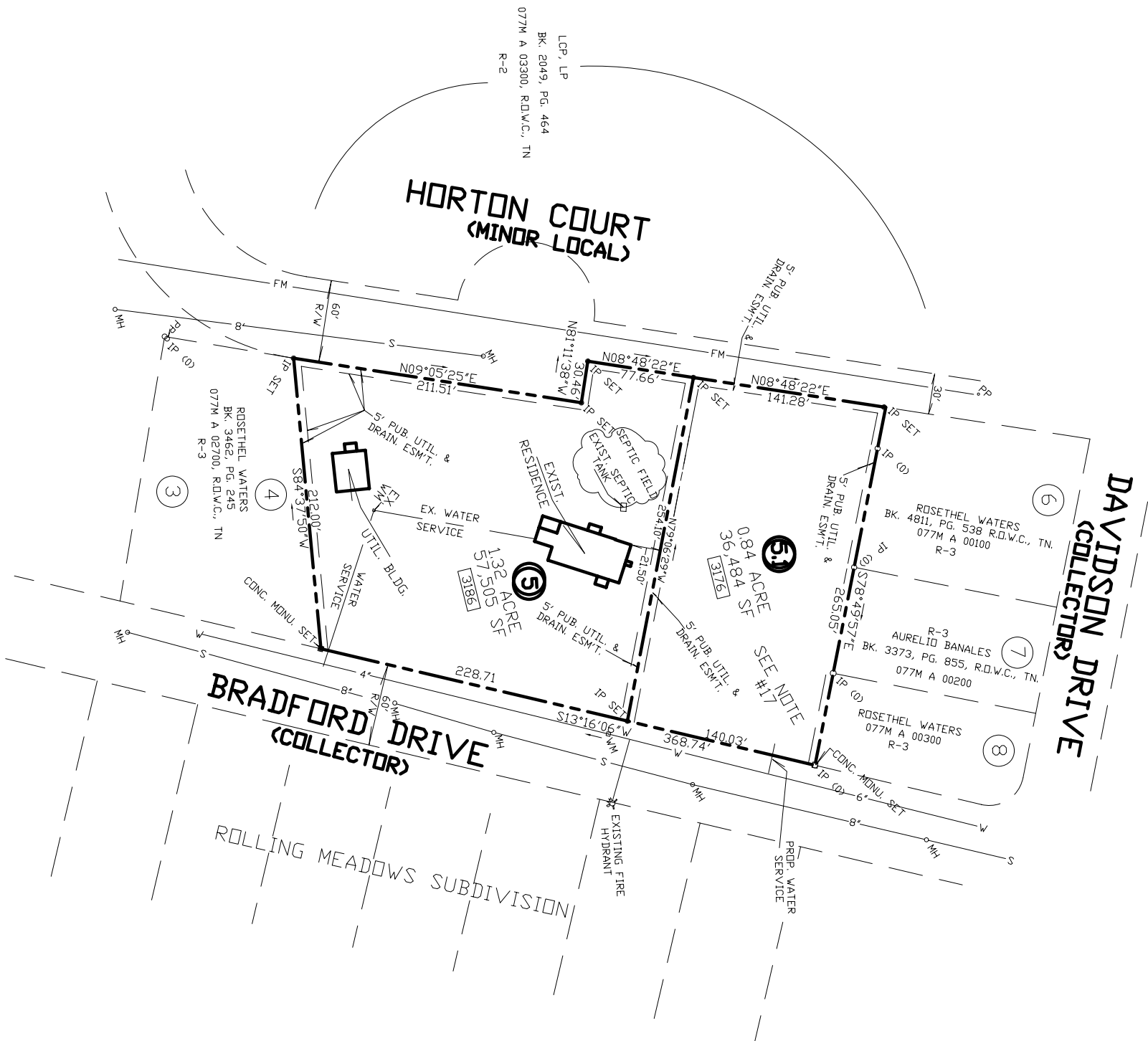
CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE)) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 UNIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES SHALL SUCH LOT(S) BE MADE TO PRODUCE THE LESS AREA THAN IS PRESERBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, R.O.W.C., TENNESSEE, BEGINNING WITH THE TITLE TO THE PROPERTY, I (WE) HEREBY CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

* OWNER(S) – ANDREW OTTEY, JR.

DATE

* BOOK 2042, PAGE 323, R.O.W.C., TN, & WILL BOOK 46, PAGE 598, R.O.W.C., TN.



DEED REFERENCE

BRING THE SAME PROPERTIES CONNECTED LESLIE COOPER LIFE ESTATE AS OF RECORD IN BOOK 2042, PAGE 323 AND BOOK 46, PAGE 598, REGISTER'S OFFICE FOR WILLAMSON COUNTY, TENNESSEE.

TOTAL AREA: 93,989 SQUARE FEET OR 2.157 ACRES

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE)) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 UNIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES SHALL SUCH LOT(S) BE MADE TO PRODUCE THE LESS AREA THAN IS PRESERBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, R.O.W.C., TENNESSEE, BEGINNING WITH THE TITLE TO THE PROPERTY, I (WE) HEREBY CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

LAND SURVEYOR: JAMES TERRY & ASSOCIATES
TENNESSEE R.L.S. NO. 2287
DATE

CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN RESUBDIVISION OF LOT 5, ROLLING MEADOWS SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND 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.

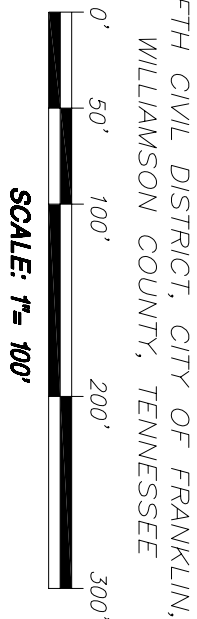
DIRECTOR OF WATER MANAGEMENT DEPT. _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL
FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 2014, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

FINAL PLAT
RESUBDIVISION OF LOT 5
ROLLING MEADOWS



9-4-2014 REVISE PER STAFF COMMENTS

COF NO. 4644

FINAL SUBDIVISION PLAT
FRANKLIN, WILLAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.16 ± TOTAL LOTS: 2
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 5TH CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0 DATE: JUNE 17, 2014
PREPARED BY: JAMES TERRY REV. 8/29/14 REVIEW NO. 2
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 243-4491