



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 24, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, September 24, 2015, 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. [15-0882](#) August 27, 2015 FMPC Minutes

Attachments: [August 27 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. [15-0849](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. [15-0850](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. [15-0851](#) Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [15-0855](#) Consideration of Ordinance 2015-52, "Ordinance To Rezone 21.31 Acres Into The Height Overlay District (HTO) For The Properties Located Within The Cool Springs East Subdivision 501 & 1000 Corporate Centre Drive (Lots 370 & 372)" (09/24/15 FMPC 7-0; 10/13/15 1ST BOMA Reading 7-0; 11/10/15 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

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

6. [15-0827](#) Consideration of Ordinance 2015-50, to be Entitled, "An Ordinance to Rezone 7.43 Acres from Estate Residential (ER) District to Residential 3 (R-3) District for the Properties Located at 1034 and 1040 Carlisle Lane." (9/24/15 FMPC motion to recommend disapproval 7-1) (10/13/2015 WS; 1st Reading 6-2 on 11/10/15; 01/12/16 BOMA 4-3) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [ORD 2015-50 Cardel Village PUD Subdivision Rezoning Request.doc](#)
[5915 MAP CARDEL VILLAGE REZONING.pdf](#)
[5915 Rezoning Full Set Cardel Village PUD.pdf](#)
7. [15-0828](#) PUBLIC HEARING: Consideration Of Resolution 2015-79 To Be Entitled, "A Resolution Approving A Development Plan For The Cardel Village PUD Subdivision, Located At 1034 And 1040 Carlisle Lane, By The City Of Franklin, Tennessee" (09/24/15 FMPC motion to recommend disapproval 6-2) (10/13/2015 WS)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [RES 2015-79 CORRECTED.pdf](#)
[5916 Cardel Village PUD Subdivision Map Revised](#)
[5916 CardelVillageCOA](#)
[5916 Elevations Cardell Village PUD Development Plan 9.3.2015-2.pdf](#)
[5916 Site Layout Cardell Village PUD Development Plan 9.3.2015.pdf](#)
[5916 Complete Set Cardell Village PUD Development Plan 9.3.2015.pdf](#)
8. [15-0877](#) PUBLIC HEARING: Consideration Of Resolution 2015-80, To Be Entitled, "A Resolution Approving A Development Plan For 231 Public Square PUD Subdivision, With 1 Modification Of Standards (MOS-1 Location Of Drive-Thru Structure), Located At 231 Public Square, By The City Of Franklin, Tennessee."; (09/24/15 FMPC 8-0; 10/13/2015 WS)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Res 2015-80 231 PUBLIC SQUARE PUD Subd DP Resolution with 1 MOS](#)
[231 Public Square DP MAP](#)
[Conditions of Approval 231 Public Square DP](#)
[Development Plan 5927 231 Public Square](#)
[Elevations 5927 231 Public Square COPY](#)
[COA 231 Public Sq St development plan PUD concept](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. [15-0862](#) Harbison Subdivision, final plat, revision 2, 2 lot subdivision on 5.09 acres, located at 4061 Clovercroft Rd. (CONSENT AGENDA)
- Attachments:** [Final Plat Map Harbison Subd](#)
[Conditions of Approval 02](#)
[Harbison Final Plat](#)
10. [15-0837](#) Highlands at Ladd Park PUD Subdivision, final plat, section 32, 30 lot subdivision on 13.62 acres, located at 0 Carothers Pkwy. (CONSENT AGENDA)
- Attachments:** [Highlands at Ladd Park, Final Plat Map](#)
[Ladd Final Plat](#)
[Conditions of Approval 01](#)
11. [15-0842](#) Lockwood Glen PUD Subdivision, final plat, section 6, 25 residential lots and 1 open space lot on 4.02 acres located at 0 South Carothers Road. (CONSENT AGENDA)
- Attachments:** [Lockwood Glen Section 6 FP Map.pdf](#)
[Lockwood Glen PUD Subdivision, Final Plat, Section 6 - submittal 002.pdf](#)
[5919 Conditions of Approval 01.pdf](#)
12. [15-0829](#) Medcore Medical Office Subdivision, site plan, phase 1, Lot 3, (Scott Hamilton Proton Therapy Centre), 110,030 square feet of commercial office space on 11.62 acres, located at 4588 Carothers Parkway between Liberty Pike and Murfreesboro Road across from Williamson Medical Outpatient Building, (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5918 MAP Medcore Medical Office.pdf](#)
[5918 Elevations Medcore Medical Subdivision-2.pdf](#)
[5918 Full Set Medcore Medical Subdivision.pdf](#)
[5918 Site Layout Medcore.pdf](#)
[5918 MedCoreSubdConditionsofApproval](#)
13. [15-0835](#) Nature's Landing Subdivision, preliminary plat, 29 lot subdivision on 32.5 acres, located at 1093 Lewisburg Avenue
- Attachments:** [Natures Landing Preliminary Plat Map](#)
[Nature's Landing PP](#)
[Conditions of Approval 01](#)

14. [15-0844](#) Simmons Ridge PUD Subdivision, final plat, Section 1, 19 residential lots, 2 open space lots, 5 on-street parking lots on 1.63 acres located at 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [Simmons Ridge Section 1 FP Map.pdf](#)
[Simmons Ridge PUD Subdivision, final plat, section 1 - submittal 002.pdf](#)
[5921 Conditions of Approval_02.pdf](#)

15. [15-0854](#) Simmons Ridge PUD Subdivision, Section 2, final plat, 23 residential lot 1 open space and 2 on-street parking lots on 2.31 acres located at 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: [Simmons Ridge Section 1 FP Map.pdf](#)
[Simmons Ridge PUD Subdivision, final plat, section 1 - submittal 002.pdf](#)
[5923 Conditions of Approval_01.pdf](#)

ORDINANCE AND TEXT AMENDMENTS

16. [15-0860](#) Consideration Of Ordinance 2015-53, To Be Entitled “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.3, Subsection 3.3.1 (3) Pertaining To Lot Measurements And Amend Chapter 3, Section 3.3, Subsection 3.3.3, Table 3-6 Entitled “Site Development Standards For Residential Building Types In Conventional Areas [1], [2], [3], [10]” And Table 3-8 Entitled “Site Development Standards For Traditional Areas [1], [2], [3]” To Add Minimum Lot Frontage Requirements For Residential Detached; (09/24/15 FMPC 8-0; 10/13/15 BOMA 1st Reading 7-0; 11/10/15 2ND Reading 8-0; Deferred from 11/24/15) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [2015-53 Lot Frontage Text Amendment Law approved](#)
[HZC Recommendation for Consideration of Minimum Lot Frontage Requiremen](#)

LAND USE PLAN AMENDMENTS

17. [15-0834](#) Presentation of Land Use Plan Amendment To Move The Existing Boundary Between Central Franklin Character Areas 4 And 6, Located At 405 Eddy Ln. (09/24/15 FMPC 8-0)

Sponsors: Ald. Ann Petersen

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

18. [15-0833](#) Land Use Plan Amendment request to move the existing boundary between Central Franklin Character Area, Special Area 3, and Southall Character Area, Special Area 6, located at 302 Avondale Drive and 1543 Columbia Ave.

Sponsors: Planning and Sustainability Dept and Emily Hunter

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

19. [15-0825](#) Presentation Of Land Use Plan Amendment For McEwen Character Area, Special Area 6, To Add A Neighborhood Commercial Node Along Carothers Parkway, Between Murfreesboro Road And Long Lane. (9/24/15 FMPC 8-0)

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [MECO6 LUPA MAP](#)
[McEwen 6 LUP Excerpt](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft Franklin Municipal Planning Commission

Thursday, August 27, 2015

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. July 23, 2015 FMPC minutes

Attachments: [July 23 FMPC minutes](#)

A motion was made by Commissioner Lindsey, seconded by Commissioner Petersen to approve the Minutes as presented. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Initial Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve the Initial Consent Agenda, which includes Items 3-5, 9-11, 13-14, and 16-19. The motion carried by the following vote:

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

Approval of the Secondary Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve the Secondary Consent Agenda, which includes Items 7 and 8. The motion carried by the following vote:

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

Recused: 1 - Commissioner Gregory

RE-ADDRESSING APPROVALS

2. The readdressing of street numbers along Lewisburg Avenue within the 200 range of addresses.

Attachments: [ReAddressing Lewisburg MAP](#)
[Lewisburg Avenue address changes2](#)
[Lewisburg Address Change Current Addresses Map](#)
[Lewisburg Address Change Proposed Addresses Map](#)

Chair Hathaway stated that Item 2 related directly to Item 15, and he would like to shift Item 2 to behind Item 15 because Item 15 affects Item 2.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey that Planning Item number 2 be withdrawn. The motion carried by the following vote:

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

SITE PLAN SURETIES

3. Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year.
(CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. PUBLIC HEARING: Consideration Of Ordinance 2015-42, To Be Entitled, "An Ordinance To Rezone 2.3 Acres From Specific Development-Mixed Use (SD-X) District To General Commercial (GC) District For The Property Located At 1222 Liberty Pike." (08/27/15 FMPC 8-0; BOMA 1st Reading 9/8/15 7-0) SECOND of Three Readings

Attachments: [The Standard, Lot 1 Rezoning MAP](#)
[ORD 2015-42 The Standard Subdivision Rezoning Lot 1 Request](#)
[standard lot 1](#)

Ms. Diaz-Barriga stated that this property had a zoning of Specific Development Mixed-Use but did not have any entitlements associated with the zoning. Therefore, to develop this property a rezoning of any kind would be required. The proposed zoning, General Commercial, supports land uses that are consistent with both the Land Use Plan and with the surrounding areas. Approval to the Board of Mayor and Aldermen was recommended.

Chair Hathaway asked for citizen comments.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the Board of Mayor and Aldermen.

Ordinance 2015-42 was recommended favorably to the Board of Alderman and to the Work Session, due back on 9/8/2015. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. Berry Farms Town Center PUD Subdivision, final plat, section 4, Lot 199, 1 commercial lot on 2.82 acres, located at the northwest corner of Five Mile Crossing and Berry Farms Crossing, (CONSENT AGENDA)

Attachments: [5885 BFTC Sec4 FP.pdf](#)
[BFTCSec4Chartwell Hotel.pdf](#)
[BFTC Sec 4 FullSitePlan.pdf](#)
[COA_BFTC_Sec4_Lot199_FP.pdf](#)

This Planning Item was approved.

8. Berry Farms Town Center PUD Subdivision, final plat, section 9, 3 commercial lots on 20.93 acres, located on the east side of Rural Plains Circle. (CONSENT AGENDA)

Attachments: [BFTCSec9 Map](#)
[BFTCSec9FP_COA.pdf](#)
[5888 BFTC Sec9 FP](#)

This Planning Item was approved.

9. Downs Boulevard Subdivision, site plan, lot 5, creating one commercial lot on 4.29 acres, located at 500 Downs Boulevard near the intersection of West Main and Downs Boulevard. (CONSENT AGENDA)

Attachments: [DownsBlvdLot5.pdf](#)
[5890 Downs Blvd Lot 5 SitePlanFull.pdf](#)
[Elevations 5890 Downs Blvd.pdf](#)
[SiteLayout 5890 DownsBlvd Lot5 SP.pdf](#)
[500DownsBlvdCOA.pdf](#)

This Planning Item was approved.

10. Downs Boulevard Subdivision, final plat, Lot 5, creating one commercial lot on 4.29 acres, located at 500 Downs Boulevard near the intersection of West Main and Downs Boulevard. (CONSENT AGENDA)

Attachments: [DownsBlvdLot5.pdf](#)
[5889 DownsBlvd Lot5Revision FP.pdf](#)
[DownsBlvd SelfStorage FP_COA.pdf](#)

This Planning Item was approved.

11. Nichol Mill Lofts PUD Subdivision, final plat, revision 1, (Galleria Commercial Complex Subdivision, Lot 810, Revision 37), one attached residential lot on 6.187 acres, located on Nichol Mill Lane near the intersection of Nichol Mill and Mallory Station Road. (CONSENT AGENDA)

Attachments: [NicholMillLoftsFP.pdf](#)
[5892 Nichol Mill Lofts PUDSubdivision FP.pdf](#)
[COA 5892 NicholMillLoft FP.pdf](#)

This Planning Item was approved.

12. Richland Close Subdivision, preliminary plat, creating 4 detached residential units on 2.20 acres, located at 1048 Carlisle Lane.

Attachments: [RichlandClosePP.pdf](#)
[5893 Richland Close Preliminary Plat FullSet.pdf](#)
[RichlandClose PrelimPlat COA.pdf](#)

Mr. King stated that the applicants submitted a plan to create four lots on 2.02 acres and zoned Residential-2 (R-2). The proposed subdivision was adjacent to Blossom Park PUD Subdivision with an R-3 Zoning and a single-family lot zoned Estate Residential (ER). The proposed development was compatible with the three other approved and built subdivisions in the area (Carlisle, Cornerstone, Founders Pointe) and one proposed subdivision (Cardel Village).

The proposed development met the requirements in the zoning ordinance related to lot size, building setbacks, open space, and stormwater requirements and was compatible with the surrounding neighborhood. Adequate infrastructure existed on the site to support the planned development. Approval was recommended with conditions.

Chair Hathaway asked for public comments.

Ms. Dana Gill, of 1044 Carlisle Lane, was the owner of the residential lot adjacent to this proposed development. Ms. Hill requested that the proposed alley not be paved within ten feet of her property line.

Chair Hathaway asked if there was an applicant.

Mr. Tim Turner, of TSquare Engineering, stated that they agreed with the conditions and requested approval of item 12.

Alderman Petersen moved to approve item 12 and to add to the conditions of approval, "The applicant shall correct the front building setback line and maintain a continuous 75 feet from the future Carlisle Lane right-of-way line." Mr. Harrison seconded the motion.

Mr. Harrison asked the staff to address why they created the alleyways to the property line. Mr. Holzen stated that the City would need to tie into the existing property line, but a ten-foot buffer was acceptable..

Alderman Petersen moved to amend her motion by adding the following language, "The extension of the private alley would stop at the ten-foot buffer."

Mr. Martin stated that the language should say "alley" and not "private alley. "

Mr. Harrison rescinded his original second and seconded the amended motion.

A motion was made by Commissioner Petersen, seconded by Commissioner Harrison that item 12 be approved as presented. The motion carried by the following vote:

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

13. Riverbluff PUD Subdivision, final plat, section 1, 12 single-family lots and 2 open-space lots on 7.07 acres, located on the east side of Lewisburg Pike, south of Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: [5898 Riverbluff, FP, Sec 1 Map.pdf](#)
[Conditions of Approval_01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 1-A - submittal 002.pdf](#)

This Planning Item was approved.

14. Riverbluff PUD Subdivision, final plat, section 2, 26 single-family lots and 4 open-space lots on 12.78 acres, located on the east side of Lewisburg Pike and south of Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: [5899 Riverbluff Section 2 FP Map.pdf](#)
[Conditions of Approval_01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 1-B - submittal 002.pdf](#)

This Planning Item was approved.

15. Robert Crosby Subdivision, final plat, 2 lot subdivision on 1 acre, located at 209 Lewisburg Avenue.

Attachments: [Robert Crosby Subd, FP MAP](#)
[5867 Conditions of Approval](#)
[Robert Crosby Subdivision - submittal 002](#)

Ms. Diaz-Barriga stated that the site had two buildings on a single lot, separated by a pool. Both buildings were considered to be principle structures. The final plat would place each building on its own lot. The plat met the requirements of the Zoning Ordinance and the Subdivision Regulations. Street frontage would be maintained for each lot. The minimum required lot width for Lot 2 would be maintained. A variance was granted by the Board of Zoning Appeals on April 2, 2015, to allow the existing pool to remain in the proposed front setback of Lot 2. This site was within the Historic Preservation Overlay District; therefore, the Historic Zoning Commission would have to grant approval of both demolition and construction on both lots, should either house want to be removed. A readdressing of the 200 range of Lewisburg Avenue would need to be approved by the Planning Commission before this subdivision could be recorded. Approval with conditions was recommended.

Chair Hathaway stated that he had been asked to change the normal course of action. He asked for a motion from the Planning Commission first, and then there would be comments from the the applicant and the citizens.

Alderman Petersen moved to approve the subdivision final plat but to have condition one be revised to read as follows, "The address for lot one shall be 209A Lewisburg Avenue, and the address for lot two shall be 209B Lewisburg Avenue. Ms. Allen seconded the motion.

Chair Hathaway asked if there were any comments from the citizens.

Mrs. Margaret Martin, of 238 Third Avenue South and Fourth Ward Alderman, stated that she had met with the residents on Lewisburg Avenue. She had also been all over town to see the As and Bs in other areas. She did not want to get Item 15 confused with flag lots, since this item was special. Flag lots were permitted, but she hoped they could be discussed at a later time. The discussion for tonight's meeting was A and B addressing for 209 Lewisburg Avenue, and she hoped that the Planning Commission would permit the A and B or deny the proposal to change any of the numbers.

Ms. Mary Pearce, of 103 Woodview Court, stated that she was speaking on behalf of her position at the Heritage Foundation. She stated that, as per Alderman Petersen, she did not want to confuse the issue. She was so glad that Alderman Petersen brought forward the A and B because As and Bs are all over town, and this is appropriate. However, she stated that she would be back to talk to the Planning Commission if the City continued to allow flag lots in its historic districts. The City will see itself d-listed from the National Register because flag lots would create so many intrusions in the historic districts and undermine architectural integrity. Historic Franklin and its preservation had been very good for Franklin, and, as the Historic Zoning Commission started to educate the Planning Commission, Ms. Pearce hoped they would listen very carefully because historic character is a fragile commodity, which can be destroyed.

Mr. Bryan Echols, of Waller, Lansden, Dortch and Davis, stated that he represented the

applicant, that they agreed with the conditions of approval, as well as the amendment that was offered by the Planning Commission, and he requested approval.

Ms. Allen wanted to make it clear that item 2 was being addressed with item 15 in the amendment that was just offered by Alderman Petersen.

Alderman Petersen stated that, when item 2 came up, it could be withdrawn or denied because there would not be a reason to renumber.

Chair Hathaway stated that the Planning Commission was voting on item 15, but the motion was to address the addresses on 209 Lewisburg Pike as an A and B and not revise all of the addresses on Lewisburg Avenue as was earlier suggested. If item 15 was approved as motioned, item 2 would be withdrawn or denied.

The citizen asked if this would be forever.

Chair Hathaway stated that he could not answer about forever.

Alderman Petersen stated that item 2 would not be needed if item 15 passed.

The citizen asked if item 2 could resurface.

Alderman Petersen stated that it could at some point down the line.

Mr. Orr stated that he was concerned about creating a flag lot itself, regardless of the address. Lot 2 was not consistent with anything else along Lewisburg Avenue.

Mr. Franks asked if there were two dwellings at this address presently.

Chair Hathaway stated that there was a pool house and a main house.

Mr. Franks stated that this vote would clean it up and create two lots.

Chair Hathaway agreed and stated that any type of change in the historic district would be controlled by the Historic Zoning Commission.

Vice Chair Lindsey stated that there was a need for the City to move forward with discussion about the need for infill projects, especially in the areas that were part of the historic districts.

Ms. Allen stated that item 2 was more than a readdressing issue, it was everyone's home.

Chair Hathaway stated that there had been discussion about bringing forth a revision to the manual so that the staff could do the A and B in the future.

Mr. Martin stated that this would be done as soon as possible.

Chair Hathaway stated that the Infill Committee would be reengaged and would plan on doing an ordinance change that would address infill. This would be, hopefully, on the September Joint Conceptual agenda and maybe parallel to the next Planning Commission meeting.

Mr. Martin stated that flags lots would also be included.

Ms. Allen stated that she owned some property, and she requested to be kept abreast of this.

Condition one was revised to read as follows: the address for lot 1 to be 209A Lewisburg Avenue and lot 2 to be 209B Lewisburg Avenue. The item was approved, as amended, with the following vote:

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

- 16.** Rucker Park PUD Subdivision, site plan, revision 1, reduction to the size of the incompatible-use buffer, located near the intersection of W. Main Street and Rucker Avenue.(CONSENT AGENDA)

Attachments: [RuckerParkSP.pdf](#)
[Elevations 5894 RuckerPark PUD.pdf](#)
[Site Layout 5894 Rucker Park PUD Subdivision SP.pdf](#)
[Conditions of Approval_01.pdf](#)

This Planning Item was approved.

- 17.** Westhaven PUD Subdivision, final plat, section 43, 63 detached residential lots on 15.28 acres, Located south of Boyd Mill Pike and north of Stonewater Boulevard. (CONSENT AGENDA)

Attachments: [Map_WESTHAVENSEC43FP.pdf](#)
[Plat Westhaven 43 Final Plat.pdf](#)
[WesthavenSec43_FP_COA.pdf](#)

This Planning Item was approved.

- 18.** Williamson Square Subdivision, final plat, section 1, revision 4, 2-lot subdivision on 13.68 acres, located on Harmony Hills Drive. (CONSENT AGENDA)

Attachments: [Williamson Square Sect 1 Rev 4 FP Map.pdf](#)
[Conditions of Approval_01.pdf](#)
[Williamson Square Rev 4 COF#5900.pdf](#)

This Planning Item was approved.

19. Woodlands Subdivision, site plan, revision 3 (StorPlace Self Storage), 34,200 SF self-storage structure on 2.50 acres, located at 102 Eastwind Court. (CONSENT AGENDA)

Attachments: [Woodlands Subd, SP, Rev 3, MAP](#)
[Conditions of Approval 5904](#)
[woodlands copy](#)

This Planning Item was approved.

ORDINANCE AND TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:21 p.m.

Mike Hathaway

ORDINANCE 2015-52

AN ORDINANCE TO REZONE 21.31 ACRES INTO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTIES LOCATED AT 1000 CORPORATE CENTRE DRIVE AND 501 CORPORATE DRIVE.

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

WHEREAS, the HTO zoning overlay is compatible with surrounding land uses and appropriate for this location; and

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

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

SECTION I: The following described property shall be, and are hereby, zoned Height Overlay District (HTO):

LEGAL DESCRIPTION OF: 10.04

A tract of land in the 8th District, City of Franklin, Williamson County, Tennessee, tract being Lot 372 of Cool Springs East Subdivision as recorded in Plat Book 25, Page 80, Register's Office Williamson County, Tennessee,(ROWC). Said tract being bounded on the north by Lot 698 of the Final Plat of Cool Springs East Subdivision Section 2, Revision 2 as recorded in Plat Book 46, Page 79, ROWC and Lot 705 of Cool Springs East Subdivision, Section 35, Revision 5, as recorded in Plat Book 49, Page 54, ROWC, on the east by Lot 369 of said Cool Springs East Subdivision and by Corporate Centre Drive and on the south and west by Lot 370 of said Cool Springs East Subdivision. Tract being described as follows:

POINT OF BEGINNING being a P.K. Nail (old) being the northeastern corner of said lot 370 and the southeastern corner the herein described lot; thence South 68° 16' 07" West 222.48 feet to a point; thence North 21° 43' 53" West 25.00 feet to a point; thence South 68° 16' 07" West 301.88 feet to a point; thence South 78° 29' 03" West 76.20 feet to a point; thence with a curve to the left having a central angle of 08° 12' 14", a radius of 632.95 feet, a length of 90.63 feet, a tangent of 45.39 feet, and having a chord bearing and distance of North 17° 52' 53" West 90.55 feet to a point; thence North 30° 23' 00" West 276.96 feet to a point; thence North 33° 23' 52" West 42.22 feet to a point; thence North 31° 40' 25" West 127.69 feet to a point; thence North 21° 58' 53" East 302.65 feet to a point; thence South 79° 30' 06" East 34.72 feet to a point; thence South 59° 03' 42" East 390.00 feet to a point; thence South 86° 26' 51" East 520.00 feet to a point; thence South 22° 14' 48" West 275.94 feet to a point; thence with a curve to the left having a central angle of 135° 59' 43", a radius of 52.00 feet, a length of 123.43 feet, a tangent of 128.69 feet, and having a chord bearing and distance of South 44° 14' 34" West 96.43 feet to the point of beginning.

Tract contains 408,485 square feet or 9.38 acres.
Bearings based on Tennessee State Plane Coordinate System.

A tract of land in the 8th District, City of Franklin, Williamson County, Tennessee, tract being Lot 370 of Cool Springs East Subdivision as recorded in Plat Book 25, Page 80, Register's Office Williamson County, Tennessee (ROWC) . Said tract being bounded on the north by Corporate Centre Drive (Right of Way Varies)(ROW),by Lot 372 of Cool Springs East Subdivision as recorded in Plat Book 25, Page 80, (ROWC) and lot 705 of the Final Plat of Cool Springs East Subdivision Section 35, Revision 5 as recorded in Plat Book 49, Page 54, ROWC, on the east by Carothers Parkway ROW(Varies) and said lot 370, on the south by Cool Springs Boulevard ROW(Varies) and on the west by Interstate 65 ROW(Varies). Tract being described as follows:

POINT OF BEGINNING being a P.K. Nail (old) being the southeastern corner of said lot 372 and the northern corner the herein described lot; thence along the southern ROW of said Corporate Centre Drive with a curve, said curve turning to the left through $74^{\circ} 44' 05''$, a radius of 52.00 feet, a length of 67.83 feet, a tangent of 39.71 feet, and having a chord bearing and distance of South $61^{\circ} 06' 51''$ East 63.12 feet to a point; thence with a curve to the right having a central angle of $30^{\circ} 47' 54''$, a radius of 104.00 feet, a length of 55.90 feet, a tangent of 28.64 feet, and having a chord bearing and distance of South $83^{\circ} 04' 49''$ East 55.23 feet to a point; thence South $67^{\circ} 40' 55''$ East 65.64 feet to a point; thence on a curve to the right having a central angle of $05^{\circ} 41' 40''$, a radius of 970.00 feet, a length of 96.41 feet, a tangent of 48.24 feet, and having a chord bearing and distance of South $64^{\circ} 50' 05''$ East 96.37 feet to a point; thence South $61^{\circ} 59' 16''$ East 39.86 feet to a point; thence on a curve to the right having a central angle of $93^{\circ} 43' 21''$, a radius of 50.00 feet, a length of 81.79 feet, a tangent of 53.36 feet, and having a chord bearing and distance of South $15^{\circ} 07' 38''$ East 72.97 feet to a point; thence South $31^{\circ} 56' 09''$ West 93.22 feet to a point; thence South $34^{\circ} 55' 54''$ West 62.30 feet to a point; thence with a curve to the left having a central angle of $10^{\circ} 18' 45''$, a radius of 1747.00 feet, a length of 314.43 feet, a tangent of 157.64 feet, and having a chord bearing and distance of South $21^{\circ} 26' 58''$ West 314.01 feet to a point; thence South $19^{\circ} 26' 27''$ West 109.54 feet to a point; thence on a curve to the right having a central angle of $61^{\circ} 41' 26''$, a radius of 136.00 feet, a length of 146.43 feet, a tangent of 81.22 feet, and having a chord bearing and distance of South $60^{\circ} 22' 04''$ West 139.46 feet to a point; thence North $73^{\circ} 22' 49''$ West 31.92 feet to a point; thence North $65^{\circ} 59' 12''$ West 196.50 feet to a point; thence North $67^{\circ} 24' 36''$ West 261.42 feet to a point; thence North $27^{\circ} 48' 50''$ West 101.69 feet to a point; thence North $05^{\circ} 46' 39''$ West 187.89 feet to a point; thence with a curve to the left having a central angle of $20^{\circ} 24' 34''$, a radius of 622.95 feet, a length of 221.90 feet, a tangent of 112.14 feet, and having a chord bearing and distance of North $11^{\circ} 42' 40''$ West 220.73 feet to a point; thence North $30^{\circ} 23' 00''$ West 275.96 feet to a point; thence North $33^{\circ} 23' 52''$ West 42.10 feet to a point; thence North $31^{\circ} 40' 25''$ West 194.23 feet to a point; thence on a curve to the right having a central angle of $20^{\circ} 58' 57''$, a radius of 1029.35 feet, a length of 376.96 feet, a tangent of 190.62 feet, and having a chord bearing and distance of North $17^{\circ} 39' 16''$ West 374.86 feet to a point; thence South $37^{\circ} 10' 09''$ East 113.39 feet to a point; thence South $79^{\circ} 29' 24''$ East 205.28 feet to a point; thence South $21^{\circ} 58' 53''$ West 302.65 feet to a point; thence South $31^{\circ} 40' 25''$ East 127.69 feet to a point; thence South $33^{\circ} 23' 52''$ East 42.22 feet to a point; thence South $30^{\circ} 23' 00''$ East 276.96 feet to a point; thence on a curve to the right having a central angle of $08^{\circ} 12' 14''$, a radius of 632.95 feet, a length of 90.63 feet, a tangent of 45.39 feet, and having a chord bearing and distance of South $17^{\circ} 52' 53''$ East 90.55 feet to a point; thence North $78^{\circ} 29' 03''$ East 76.20 feet to a point; thence North $68^{\circ} 16' 07''$ East 301.88 feet to a point; thence South $21^{\circ} 43' 53''$ East 25.00 feet to a point; thence North $68^{\circ} 16' 07''$ East 222.48 feet to the point of beginning.

Tract contains 518,853 square feet or 11.91 acres.

Bearings based on Tennessee State Plane Coordinate System.

Zoning Reference Number:

Map--Parcel	Acres
062---01004	9.38
062---01009	11.93
TOTAL	± 21.31

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 09/24/15

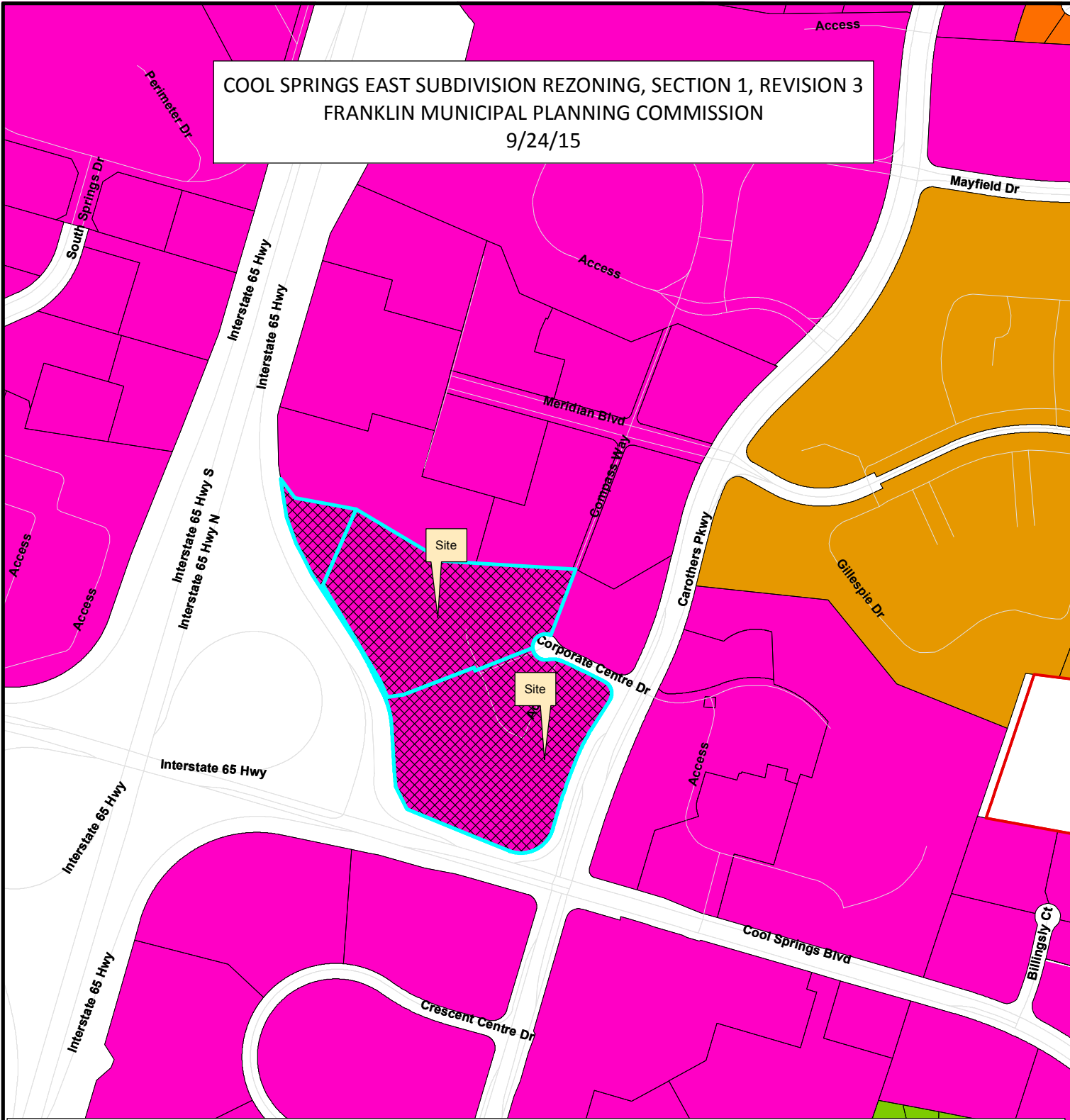
PASSED FIRST READING: 10-13-2015

PUBLIC HEARING HELD: 11-10-2015

PASSED SECOND READING: 11-10-2015

PASSED THIRD READING:

COOL SPRINGS EAST SUBDIVISION REZONING, SECTION 1, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



1000 and 501 Corporate Centre Drive

- | | | | |
|--|--|--|-------------------------------------|
| | 1000 and 501 Corporate Centre Drive | | GC General Commercial District |
| | AG Agricultural District | | LI Light Industrial District |
| | ER Estate Residential | | HI Heavy Industrial District |
| | R-1 Residential District | | CI Civic and Institutional District |
| | R-2 Residential District | | GO General Office District |
| | R-3 Residential District | | CC Central Commercial District |
| | R-6 Historic Core Residential District | | NC Neighborhood Commercial District |
| | RM-10 Attached 10 Residential District | | |
| | RM-15 Attached 15 Residential District | | |
| | RM-20 Attached 20 Residential District | | |
| | SD-R Specific Development-Residential | | |
| | SD-X Specific Development-Variety | | |
| | OR Office Residential District | | |



0 0.05 0.1 0.2 Miles

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	67.83'	52.00'	74°44'05"	39.71'	63.12'	S61°06'51"E
C2	55.90'	104.00'	30°47'54"	28.64'	55.23'	S83°04'49"E
C3	96.41'	970.00'	5°41'40"	48.24'	96.37'	S64°50'05"E
C4	81.79'	50.00'	93°43'21"	53.36'	72.97'	S15°07'38"E
C5	314.43'	1747.00'	10°18'45"	157.64'	314.01'	S21°26'58"W
C6	146.43'	136.00'	61°41'26"	81.22'	139.46'	S62°22'04"W
C7	221.90'	622.95'	20°24'34"	112.14'	220.73'	N11°42'40"W
C8	376.96'	1029.35'	20°58'57"	190.62'	374.86'	N17°39'16"W
C9	90.63'	632.95'	8°12'14"	45.39'	90.55'	S17°52'53"E
C10	123.43'	52.00'	135°59'43"	128.69'	96.43'	S44°14'34"W

PROBABLE IMPACT OF REZONING ON THE FOLLOWING:

1. SEWER FACILITIES
SEWER SERVICE IS CURRENTLY PROVIDED BY THE CITY OF FRANKLIN. ANTICIPATED FLOW FOR PROPOSED DEVELOPMENT IS APPROXIMATELY 36,000 gpd. ALL PUBLIC SEWER LINES SHALL BE IN A 20' EASEMENT.
2. WATER FACILITIES
WATER SERVICE IS CURRENTLY PROVIDED BY MALLORY VALLEY UTILITY DISTRICT. ANTICIPATED FLOW FOR PROPOSED DEVELOPMENT IS APPROXIMATELY 36,000 gpd.
3. STREETS AS SHOWN ON THE MAJOR THOROUGHFARE PLAN
THIS SITE HAS ACCESS TO CAROTHERS PARKWAY WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. THE APPLICANT SHALL IDENTIFY AND MITIGATE SPECIFIC IMPACTS FOR TRANSPORTATION IN THE TRAFFIC IMPACT STUDY WHICH IS TO BE SUBMITTED WITH THE INITIAL SITE PLAN.

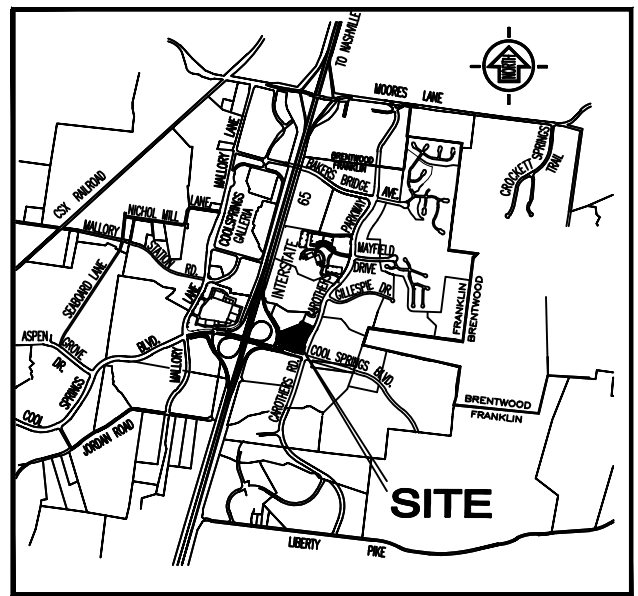
SITE DATA

PROJECT NAME:	MERIDIAN ONE AND TWO, COOL SPRINGS EAST SUBDV.
PROJECT NUMBER:	COF No. 5920
SUBDIVISION:	COOL SPRINGS EAST SUBDIVISION, SECT. ONE
LOT NUMBER:	370 & 372
ADDRESS:	1000 CORPORATE CENTRE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	WILLIAMSON COUNTY TAX MAP 062;
MAP, GROUP AND PARCEL NUMBER:	PARCELS 01009 & 01004 GC (GENERAL COMMERCIAL DISTRICT) GC (GENERAL COMMERCIAL DISTRICT) MCEWEN (MCO-4) NONE HTO (HEIGHT OVERLAY DIST.) CONVENTIONAL OFFICE OFFICE & HOTEL
EXISTING ZONING:	
PROPOSED ZONING:	
CHARACTER AREA OVERLAY:	
OTHER APPLICABLE OVERLAYS:	
REQUESTED OVERLAY:	
APPLICABLE DEVELOPMENT STANDARDS:	
EXISTING LAND USE:	
PROPOSED LAND USE:	
ACREAGE AND SQUARE FOOTAGE OF SITE:	
PARCEL 01004	9.38 AC. (408,462 SQ. FT.)
PARCEL 01009	11.93 AC. (519,849 SQ. FT.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET	50
FRONT YARD	50
SIDE YARD	25
REAR YARD	40
OWNER:	BOYLE INVESTMENT CO.
ADDRESS:	2000 MERIDIAN BLVD., SUITE 250 FRANKLIN, TN 37067
PHONE NO.	615.590.6150
CONTACT NAME:	Mr. JEFF HAYNES
EMAIL ADDRESS:	jhaynes@boyle.com

APPLICANT:	LITTLEJOHN AN S&ME COMPANY
ADDRESS:	1935 21st AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.	615.385.4144
CONTACT NAME:	Mr. JACK PARKER
EMAIL ADDRESS:	jparker@leainc.com
BUILDING SQUARE FOOTAGE:	10 STORIES (EXISTING)
BUILDING HEIGHT:	0.30
FLOOR AREA RATIO OF SITE:	0.30
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
LANDSCAPE SURFACE RATIO:	SEE BELOW (SHARED PARKING M.O.S.)
MINIMUM PARKING REQUIREMENT:	1,808 SPACES
TOTAL PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
BIPOLE PARKING REQUIRED:	SEE BELOW
BIPOLE PARKING PROVIDED:	N/A
PARKING PROVIDED:	24% PRESERVATION REQUIRED
RESIDENTIAL DENSITY:	5% FORMAL O.S. - 46,416 S.F., 1.07 AC.
TREE CANOPY:	
PARKLAND:	
OPEN SPACE:	
PARKING PROVIDED:	
EXISTING OFFICE I & II PARKING:	636 SPACES
OFFICE I	671 SPACES
OFFICE II	1,297 SPACES
EXISTING PARKING TOTAL:	

THREE CORPORATE CENTRE ACQ CO PARCEL ID: 062---01005 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA	FOUR CORP CENTRE ACQ CO PARCEL ID: 062---01010 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA
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WILLIAMSON CO INDUSTRIAL DEV BOARD PARCEL ID: 053---14303 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: NONE CHARACTER OVERLAY: MCEWEN CHARACTER AREA	BOYLE 2555 MERIDIAN JOINT VENTURE PARCEL ID: 053---14304 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: NONE CHARACTER OVERLAY: MCEWEN CHARACTER AREA	APPLE TEN SPE FRANKLIN INC PARCEL ID: 053---14307 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: NONE CHARACTER OVERLAY: MCEWEN CHARACTER AREA	BOYLE 1175 MERIDIAN JOINT VENTURE PARCEL ID: 053---14300 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: NONE CHARACTER OVERLAY: MCEWEN CHARACTER AREA	FRANKLIN COOL SPRINGS CORP PARCEL ID: 054---00602 ZONING: SD-R (SPECIFIC DEVELOPMENT RESIDENTIAL) ZONING OVERLAY: NONE CHARACTER OVERLAY: MCEWEN CHARACTER AREA	HRLP COOL SPRINGS LLC PARCEL ID: 062---01112 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA	PINNACLE NASHVILLE REAL ESTATE INC PARCEL ID: 062---01115 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA	CITY OF FRANKLIN PARCEL ID: 062---01108 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA	CITY OF FRANKLIN PARCEL ID: 062---01111 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA	CH REALTY VI/H FRANKLIN COOL SPRINGS PARCEL ID: 062---01114 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA	WILLIAMSON CO INDUSTRIAL DEV BOARD PARCEL ID: 062---01107 ZONING: GC-GENERAL COMMERCIAL ZONING OVERLAY: HTO (HEIGHT OVERLAY DISTRICT) CHARACTER OVERLAY: MCEWEN CHARACTER AREA
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VICINITY MAP
NOT TO SCALE



Littlejohn
An S&ME Company

1935 21st Avenue South, Nashville, Tennessee 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

COF Project No. 5920

MERIDIAN REZONING

COOL SPRINGS BLVD. - CAROTHERS PKWY.

Franklin, Williamson County, Tennessee

BOYLE INVESTMENT CO.

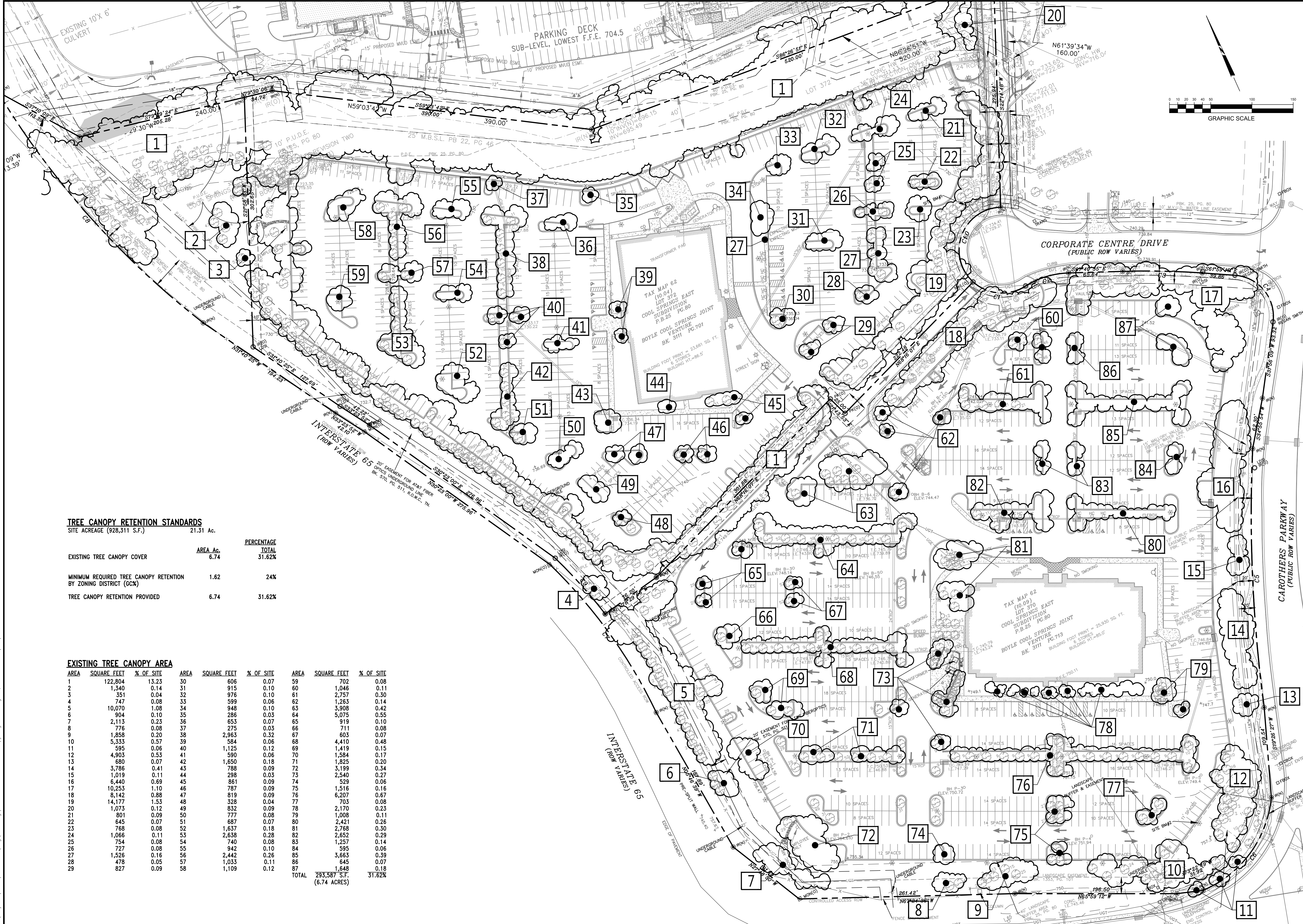
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067



DATE	REVISIONS
08.26.2015	20140454

C1.0

EXISTING FEATURES



TREE CANOPY RETENTION STANDARDS			
SITE ACREAGE (928,311 S.F.)		21.31 Ac.	
EXISTING TREE CANOPY COVER	AREA Ac.	PERCENTAGE	TOTAL
	6.74		31.62%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (GCX)	1.62		24%
TREE CANOPY RETENTION PROVIDED	6.74		31.62%

EXISTING TREE CANOPY AREA			
AREA	SQUARE FEET	% OF SITE	
1	122,804	13.23	30
2	1,340	0.14	31
3	351	0.04	32
4	747	0.08	33
5	10,070	1.08	34
6	904	0.10	35
7	2,113	0.23	36
8	776	0.08	37
9	1,858	0.20	38
10	5,333	0.57	39
11	8,142	0.88	40
12	4,903	0.53	41
13	680	0.07	42
14	3,786	0.41	43
15	1,019	0.11	44
16	6,440	0.69	45
17	10,253	1.10	46
18	8,142	0.88	47
19	14,177	1.53	48
20	1,073	0.12	49
21	801	0.09	50
22	645	0.07	51
23	768	0.08	52
24	1,066	0.11	53
25	754	0.08	54
26	727	0.08	55
27	1,526	0.16	56
28	478	0.05	57
29	827	0.09	58
30	606	0.07	
31	915	0.10	
32	976	0.10	
33	599	0.06	
34	948	0.10	
35	286	0.03	
36	653	0.07	
37	275	0.03	
38	2,965	0.32	
39	584	0.06	
40	1,125	0.12	
41	590	0.06	
42	1,650	0.18	
43	788	0.09	
44	298	0.03	
45	861	0.09	
46	787	0.09	
47	819	0.09	
48	328	0.04	
49	832	0.09	
50	777	0.08	
51	687	0.07	
52	1,637	0.18	
53	2,638	0.28	
54	740	0.08	
55	942	0.10	
56	2,442	0.26	
57	1,033	0.11	
58	1,109	0.12	
59	702	0.08	
60	1,046	0.11	
61	2,757	0.30	
62	1,263	0.14	
63	3,908	0.42	
64	5,075	0.55	
65	919	0.10	
66	711	0.08	
67	603	0.07	
68	4,410	0.48	
69	1,419	0.15	
70	1,584	0.17	
71	1,825	0.20	
72	3,199	0.34	
73	2,540	0.27	
74	529	0.06	
75	1,516	0.16	
76	6,207	0.67	
77	703	0.08	
78	2,170	0.23	
79	1,008	0.11	
80	2,421	0.26	
81	2,768	0.30	
82	2,652	0.29	
83	1,257	0.14	
84	595	0.06	
85	3,663	0.39	
86	645	0.07	
87	1,648	0.18	
TOTAL	293,587 S.F.		
	(6.74 ACRES)	31.62%	

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T 615.385.4144 F 615.385.4020 www.littlejohn.com

COF Project No. 5920

MERIDIAN REZONING

COOL SPRINGS BLVD. - CAROTHERS PKWY.

Franklin, Williamson County, Tennessee

BOYLE INVESTMENT CO.

2000 Meridian Boulevard
Suite 250
Franklin, TN 37067

DATE: 08.26.2015

REVISIONS: 20140454

L1.0

EXISTING TREE CANOPY

ORDINANCE 2015-50

**AN ORDINANCE TO REZONE +/- 7.43 ACRES FROM ESTATE
RESIDENTIAL DISTRICT (ER) TO RESIDENTIAL 3 (R-3)
DISTRICT FOR THE PROPERTIES LOCATED AT 1034 AND 1040
CARLISLE LANE**

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

WHEREAS, R-3 zoning provides a maximum density and encourages innovative land use planning and design through the approval of a PUD Development Plan.

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

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

SECTION I: The following described property shall be, and are hereby, zoned Residential-3 (R-3):

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 _____, 20____:

1. The legal description of the property (from the original rezoning) is as follows:

Map--Parcel	Acres
064---16.00	3.86
064----17.00	3.57
TOTAL	± 7.43

Tract One: Being a tract of land lying within the Fifth Civil District of Williamson County, Tennessee, and bounded in general by Short Road on the west, by _____ on the north, by James McGee on the east and south, and more fully described as follows:

Beginning at a point in the center of Carlisle Lane (Short Road), said point is 471.85' from the interior corner of Walter Carlisle's property, and said point is the southwest corner of herein described property; thence, with the center line of said road N 8 deg. 45' E, 257.12' to a point; thence leaving said road S 85 deg. 59' 15" E, 20.93', to an iron pin and continuing on same line for a total distance of 348.96' to an iron pin in an old fence; thence, with McGee's line S 8 deg. 45' W, 243.79', to an iron pin; thence, N 88 deg. 09' 40" W, 335.31' to an iron pin, and continuing on same line 350.31' to the point of beginning and containing 2.0 acres, more or less.

Being the same property conveyed to Edward S. Wilson, II, et ux., by deed of record in Book 405, Page 996, Register's Office of Williamson County, Tennessee.

Tract Two: Said tract lies wholly within the Fifth Civil District, Williamson County, Tennessee, and is bound in the general on the north by Herbert Jones, on the South and East by Jimmy McGee, on the West by Edith McGee.

Beginning at the southwest corner of said tract Edith McGee's southeast corner, thence with Edith McGee's east line N. 8 deg. 45' E 243.79 ft. to a iron pin in Herbert Jones's south line S. 85 deg. 59' 15" E. 274.88 ft. to a iron pin, thence with Jimmy McGee N. 88 deg. 09' 40" W. 298.92 ft. to the point of beginning, containing 1.57 acres, more or less.

And

A tract of land lying wholly within the Fifth Civil District, Williamson County, Tennessee, and bound in general by McLemore on the north, Chrisman on the east, McLemore on the south, and Carlisle Lane on the west;

Commencing in the center of Carlisle Lane at an interior corner of Walter Carlisle; thence along said centerline North 8 degrees 45 minutes East 726.8 feet to the point of beginning; thence leaving centerline and along a new staked line South 88 degrees 30 minutes East 703 feet to Chrisman's west line; thence along his west line North 2 degrees 25 minutes East 232.8 feet to an iron post; thence along another new staked line North 86 degrees 45 minutes West 651.5 feet and South 83 degrees 10 minutes West 28.2 feet to the centerline of Carlisle Lane; thence along said centerline South 8 degrees 45 minutes West 247 feet to the point of beginning and contains 3.86 acres more or less.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED *DISAPPROVAL*: 09/24/2015

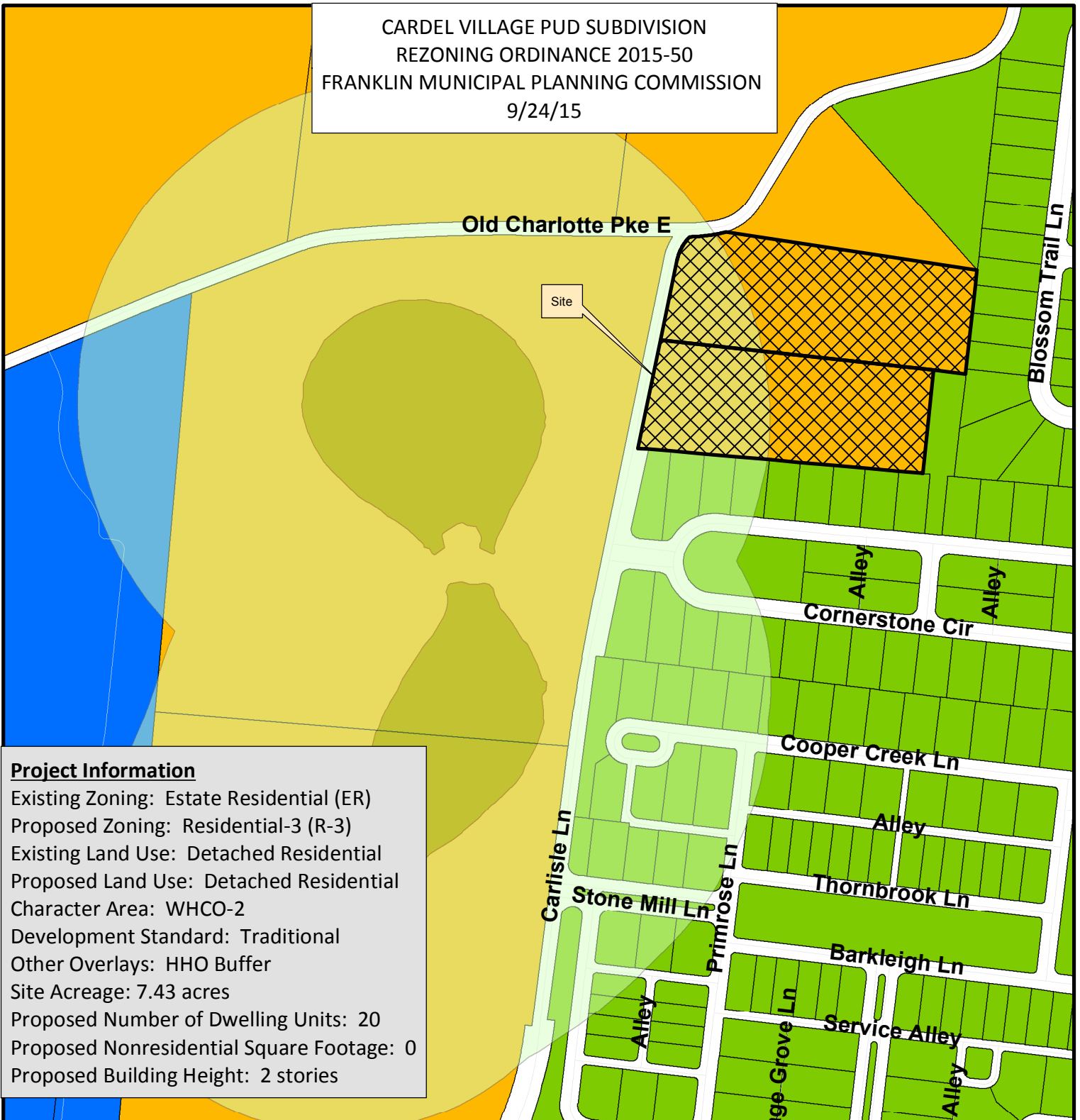
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

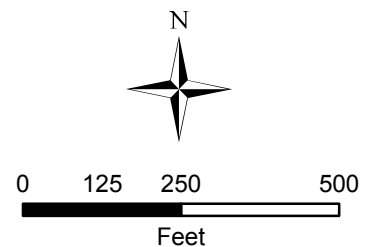
CARDEL VILLAGE PUD SUBDIVISION
REZONING ORDINANCE 2015-50
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Residential-3 (R-3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Traditional
Other Overlays: HHO Buffer
Site Acreage: 7.43 acres
Proposed Number of Dwelling Units: 20
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories

Cardel Village PUD Subdivision	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2015. All rights reserved.

REZONING REQUEST

CARDEL VILLAGE PUD SUBDIVISION

COF # 5915
MAP 064, PARCEL 16.00
MAP 064, PARCEL 17.00
FRANKLIN, TENNESSEE
CIVIL DISTRICT 5

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS
- C 2.0 EXISTING CONDITIONS



OWNER PARCEL 16.00 & 17.00

MELZ COMMERCIAL PROP LLC
JOE MELZ
1025 CARLISLE LN
FRANKLIN, TN 37064

DEVELOPER

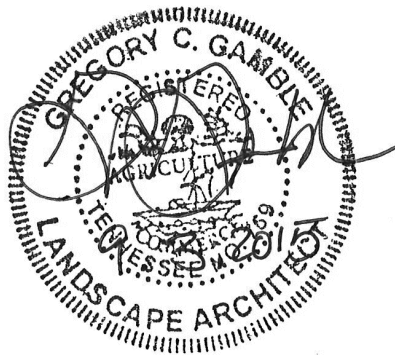
DEER CREEK HOMES, INC.
P.O. BOX 681148
FRANKLIN, TN 37068
(615) 794-6912 joe@homesbydeer creek.com

ENGINEER

CIVIL SITE DESIGN GROUP
630 SOUTHGATE AVE, SUITE A
NASHVILLE TN 37203
SEAN DECOSTER 615.248.9999
EMAIL ADDRESS: seand@civil-site.com



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com



REZONING REQUEST

CARDEL VILLAGE PUD SUBDIVISION

COF # 5915
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	CARDEL VILLAGE
PROJECT NUMBER:	5915
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1034 & 1040 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	R-3 2.89 D/UA
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	6.92 AC
TOTAL SQUARE FOOTAGE:	301,423 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	20'
SIDE YARD:	5'
OWNER/APPLICANT:	MELZ COMMERCIAL PROP LLC
ADDRESS:	1025 CARLISLE LANE
	FRANKLIN, TN 37064
CONTACT:	JOE MELZ
	(615) 794-6912 joe@homesbydeer creek.com
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
CONTACT:	GREG GAMBLE

INITIAL SUBMITTAL
RESUBMITTAL
REVISION
REVISION

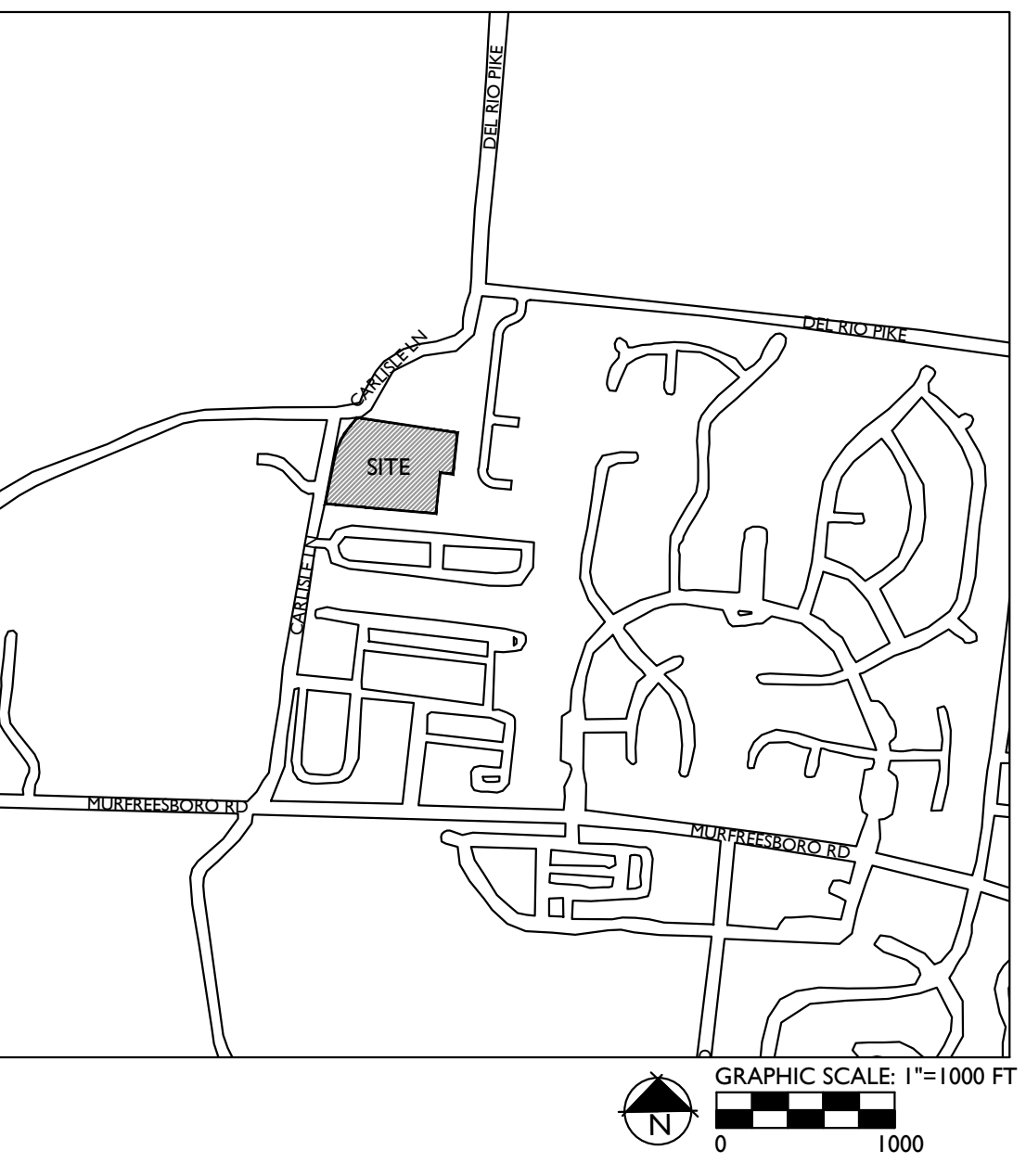
AUGUST 10, 2015
SEPT. 3, 2015
-
-



LEGAL DESCRIPTION

A TRACT OF LAND LYING WHOLLY WITHIN THE FIFTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, AND BOUND IN GENERAL BY MCLEMORE ON THE NORTH, CHRISMAN ON THE EAST, MCLEMORE ON THE SOUTH, AND CARLISLE LANE ON THE WEST.

COMMENCING IN THE CENTER OF CARLISLE LANE AT AN INTERIOR CORNER OF WALTER CARLISLE; THENCE ALONG SAID CENTERLINE NORTH 8 DEGREES 45 MINUTES EAST 726.8 FEET TO THE POINT OF BEGINNING; THENCE LEAVING CENTERLINE AND ALONG A NEW STAKED LINE SOUTH 88 DEGREES 30 MINUTES EAST 703 FEET TO CHRISMAN'S WEST LINE; THENCE ALONG HIS WEST LINE NORTH 2 DEGREES 45 MINUTES WEST 651.5 FEET AND SOUTH 83 DEGREES 10 MINUTES WEST 28.2 FEET TO THE CENTERLINE OF CARLISLE LANE; THENCE ALONG SAID CENTERLINE SOUTH 8 DEGREES 45 MINUTES WEST 247 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.86 ACRES MORE OR LESS.



NOTES:

1. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY CIVIL SITE DESIGN GROUP

500' NEIGHBORS LIST:

PARCEL ID	OWNER	OWNER STREET	OWNER CITY	STATE	ZIP	ZONING	LAND USE	CHARACTER	STANDARD
064 01000	SMITH DORINDA CARLISLE	8305 STAPLES TRACE RD	GLEN ALLEN	VA	23060	ER	RESIDENTIAL	WHCO-2	EITHER
064 01002	ENGLEHARDT NANCY CARLISLE	603 DUNDEE LN	HOLMES BEACH	FL	34217	ER	RESIDENTIAL	WHCO-2	EITHER
064 01200	CHAPMAN JOE M	3001 DEL RIO PK	FRANKLIN	TN	37069	ER	RESIDENTIAL	WHCO-2	EITHER
064L F 00100	FORD MIKE CUSTOM BUILDERS LLC	380 MALLORY STA RD #110	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064 01400	DOMUS PARTNERS LLC	1048 CARLISLE LN	FRANKLIN	TN	37064	ER	RESIDENTIAL	WHCO-2	EITHER
064 01907	MELZ JOSEPH	P O BOX 681148	FRANKLIN	TN	37068	ER	RESIDENTIAL	WHCO-2	EITHER
064L D 00100	CARLISLE HOMEOWNERS ASSOC INC	130 SEABOARD LN #A-B	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00200	JOHNSON KIRK A	1600 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00300	DABNEY JAMES J	1604 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00400	PIERCE LISA K	1608 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00500	VARNER GARRETT A TR	1612 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00600	CURTIS HOWARD	1616 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00700	BUTLER CATHEY G	1620 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00800	LUNN WALLACE E III	1624 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00900	LINTON JAMES	1628 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01000	BANGERT RICHARD A	1632 COOPER CREEK LN	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01100	WILLE BRIAN C	1636 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01000	WABBY WALTER A	117 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01100	WHEATLEY ALICE TR	119 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01200	SAULS DANIEL RYAN	121 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01300	SAXTON JOHN	123 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01400	MCKEE MITCHELL	125 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02200	NORDHOFF MICHAEL G	137 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02300	SHIN CHANG SUJ	139 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04700	CORNERSTONE HOMEOWNERS ASSOC INC	PO BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04000	TERRY TRACEY MICHELLE	110 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04100	SMITH SCOTT B	201 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04400	WILKES ROBIN S	200 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04500	HENDERSON JERRY E	122 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04600	HUTCHISON CHAD R	142 CORNERSTONE CIR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04700	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00100	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00200	OETJEN STEPHEN	101 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00300	SIMPKINS IRBY C III	103 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00400	PIERCE CLAYTON H	105 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00500	TURBERFIELD MARK A	107 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00600	BURNS JASON M	109 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00700	HARLOW ROBERT EDWARD	111 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00800	SCHMIDT RAYMOND P REV TRUST	113 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00900	LAMA PHURBA	115 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01500	KELLY SCOTT H	127 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01600	CORNERSTONE ASSOC INC	PO BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01700	BROWN JOHN JAY	131 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01800	SOUSOULAS REBECCA LEWIS	133 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01900	SCHUSTER ANN M	135 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02000	HARLOW SAMUEL	400 CORNERSTONE WAY	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02100	CUNNINGHAM JOHN E	402 CORNERSTONE WAY	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02400	WIMBERLY DOUGLAS	141 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02500	TEAL LA	337 16TH MODEL RD	MANCHESTER	TN	37355	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02600	ROBESON JULIA	145 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02700	DARBY WILLIAM	147 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02800	CORNERSTONE HOMEOWNERS ASSOC INC	PO BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02900	CRAMER CASEY ROSS	151 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03000	RYAN DOUGLAS J	153 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03100	PERRY KENNETH	155 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03200	SCOTT TONY D	157 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03300	ELZINGA JOHN	159 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03400	BICKEL LESLIE L	161 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03500	QUAGLIA WILLIAM A	163 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03600	RICHEY ROY	165 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03700	CORNERSTONE HOMEOWNERS	PO BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03800	CORNERSTONE HOMEOWNERS ASSOC INC	PO BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03900	GANT WALTER LEE	156 CORNERSTONE CIR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04200	DICKSON CHRISTOPHER L	203 CORNERSTONE LN	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04300	PARKER R MICHAEL	202 CORNERSTONE LN	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01200	MARKS ALEX S	1640 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01300	PAYLASEK RICHARD JR	1644 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01400	OCKENFELS RALPH J	1648 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01500	BROOKS MICHAEL P	1652 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01600	FRANKS RONALD L	1654 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 01500	TIMOTHY J GILL	1044 CARLISLE LANE	FRANKLIN	TN	37064	ER	RESIDENTIAL	WHCO-2	EITHER

Revisions:
1. 9.3.2015

Drawing Notes:

GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: AUGUST 10, 2015

CARDEL VILLAGE PUD SUBDIVISION
REZONING REQUEST
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee

THE GREAT SEAL OF THE STATE OF TENNESSEE

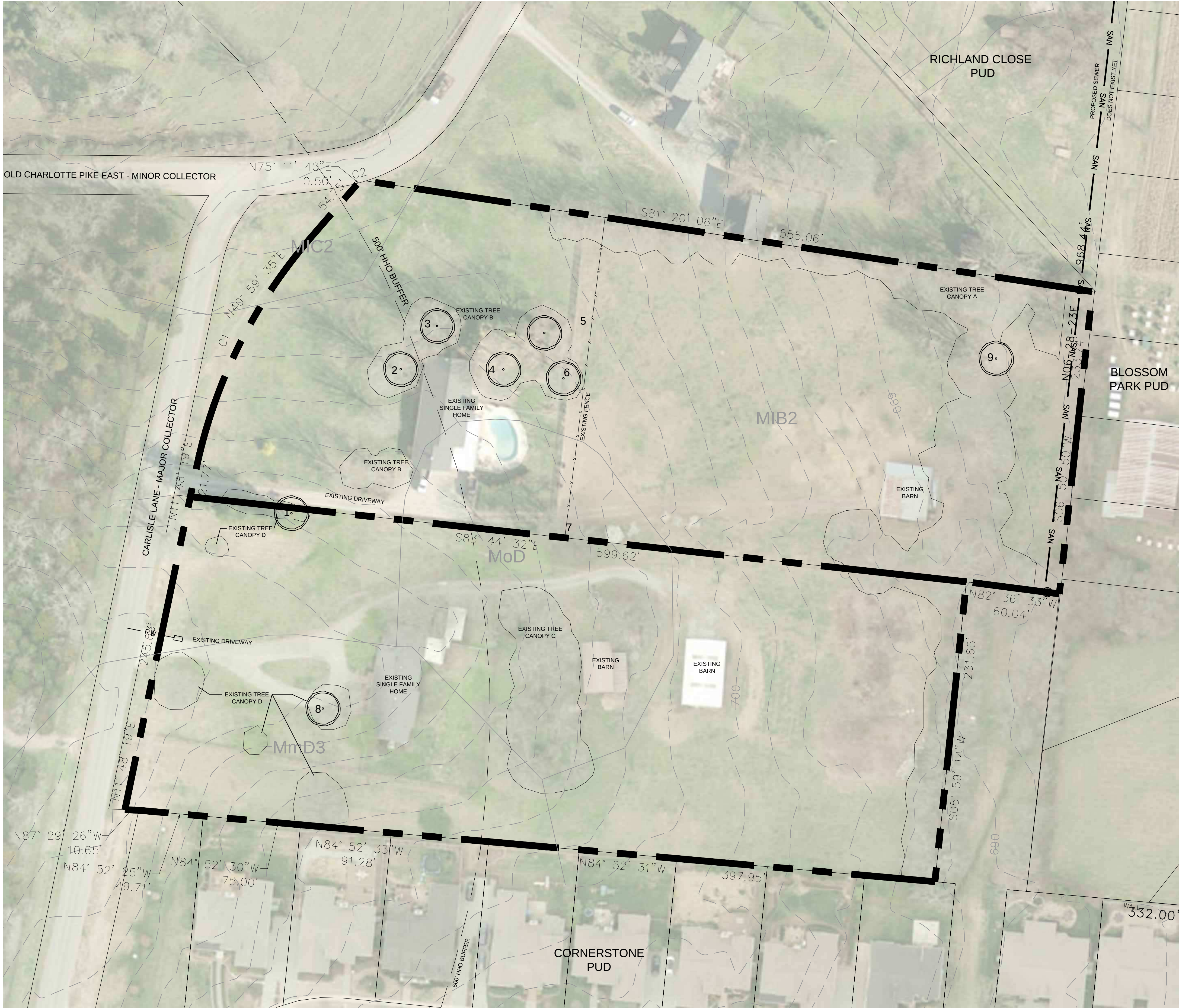
REGISTRY OF LANDSCAPE ARCHITECTS

GAMBLE DESIGN COLLABORATIVE
144 SOUTH-EAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamblecorp@gmail.com
615.975.5765

SITE
BOUNDARY

C 1.0

COF 5915



SITE ACREAGE
PROPOSED PROPERTY LINE: 6.92 AC
(BASED ON COF APPROVED ROAD ALIGNMENT)

NOTES:
1. THERE ARE NO EXISTING SLOPES GREATER THAN 14%.
2. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE.
3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
4. SITE BOUNDARY CALLS PROVIDED BY CIVIL SITE DESIGN.
5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

TREE AREA	EXISTING
TREE A	33,707.2 SF
TREE B	13,642.4 SF
TREE C	17,738.5 SF
TREE D	6,927.8 SF
TOTAL SF	72,015.9 SF

TREE CANOPY DATA
EXISTING TREE CANOPY: 72,015.9 SF
72,015.9 SF/301,423 SF = .239 (23.9%) OF TOTAL SITE



SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	26	GOOD	RETAINED
2	MAPLE	24	GOOD	RETAINED
3	OAK	34	GOOD	RETAINED
4	OAK	30	GOOD	RETAINED
5	OAK	36	GOOD	RETAINED
6	OAK	28	GOOD	RETAINED
7	MAPLE	24	GOOD	RETAINED
8	OAK	34	GOOD	RETAINED
9	MAPLE	32	GOOD	RETAINED

SOIL TYPES
MIC2 Mimosa Silt Loam, 5 to 12% Slopes, Eroded
MoD Mimosa and Ashwood Very Rocky Soils, 5 to 20% Slopes
MIB2 Mimosa Silt Loam, 2 to 5% Slopes, Eroded
MmD3 Mimosa Silty Clay, 10 to 20% Slopes, Severely Eroded



SITE DATA:

PROJECT NAME: CARDEL VILLAGE
PROJECT NUMBER: 5915
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 1034 & 1040 CARLISLE LANE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 64, PARCELS 16.00, 17.00

EXISTING ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: R-3 2.89 DUA
CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 6.92 AC
TOTAL SQUARE FOOTAGE: 301,423 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 20'
SIDE YARD: 5'

OWNER/APPLICANT:
ADDRESS: MELZ COMMERCIAL PROP LLC
1025 CARLISLE LANE
FRANKLIN, TN 37064
CONTACT: JOE MELZ
(615) 794-6912 joe@homesbydecreek.com

PLANNER/LANDSCAPE ARCHITECT:
ADDRESS: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggambledesign@gmail.com
CONTACT: GREG GAMBLE

PROJECT CHARACTERISTICS
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
MINIMUM LANDSCAPE RATIO: 0.40
TRANSITIONAL FEATURES BUFFER REQUIRED: YES
TYPE C BUFFER TO NORTH

MINIMUM PARKING REQUIRED: 2 SPACES PER HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: SINGLE FAMILY DETACHED
2 PER UNIT
2.89 DUA (20 LOTS)
1.65 AC
PRESERVED TREE CANOPY: 0.83 AC

PARKLAND: 20 HOMES * 1200 SF = 24,000 SF (0.55 AC)
TO BE PAID FEE-IN-LIEU: 1.89 AC PROVIDED (27.25%)

OPEN SPACE:
TOTAL REQUIRED: 1.04 AC (15% OF ACREAGE)
TOTAL PROVIDED: 1.75 AC (25.30%)
FORMAL: .36 AC (35.0% OF REQUIRED)
REQUIRED: .34 AC (33%)
PROVIDED: .36 AC (35.0%)
INFORMAL PROVIDED: 1.39 AC

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

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH ADJACENT PROPERTIES TO CONNECT TO THE SEWER MAIN WITHIN BLOSSOM PARK. SANITARY SEWER SERVICE FOR THIS PROJECT IS TO BE PROVIDED THROUGH THE WEST BASIN INTERCEPTOR, PER THE COF-WATER AND SANITARY SEWER AVAILABILITY APPROVAL DATED JULY 16, 2015.

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

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

RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 20 x .64 = 12.8 STUDENTS
WALNUT GROVE ELEMENTARY SCHOOL 3.4 MILES
GRASSLAND MIDDLE SCHOOL 6.1 MILES
FRANKLIN HIGH SCHOOL 2.5 MILES

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

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

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

EXISTING CONDITIONS

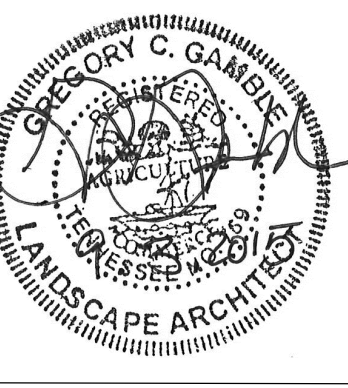
C 2.0

Revisions:
1. 9.3.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

**CARDEL VILLAGE PUD SUBDIVISION
REZONING REQUEST**
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggambledesign@gmail.com
615.975.5765

**EXISTING
CONDITIONS**

C 2.0

COF 5915

RESOLUTION 2015-79

A Resolution Approving a Development Plan for the Cardel Village PUD Subdivision, Located at 1034 and 1040 Carlisle Lane, By the City of Franklin, Tennessee

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 12th day of January, 2016:

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

Map--Parcel	Acres
064--- 16.00	3.86
064--- 17.00	3.57
TOTAL	7.43

Tract One: Being a tract of land lying within the Fifth Civil District of Williamson County, Tennessee, and bounded in general by Short Road on the west, by _____ on the north, by James McGee on the east and south, and more fully described as follows:

Beginning at a point in the center of Carlisle Lane (Short Road), said point is 471.85' from the interior corner of Walter Carlisle's property, and said point is the southwest corner of herein described property; thence, with the center line of said road N 8 deg. 45' E, 257.12' to a point; thence leaving said road S 85 deg. 59' 15" E, 20.93', to an iron pin and continuing on same line for a total distance of 348.96' to an iron pin in an old fence; thence, with McGee's line S 8 deg. 45' W, 243.79', to an iron pin; thence, N 88 deg. 09' 40" W, 335.31' to an iron pin, and continuing on same line 350.31' to the point of beginning and containing 2.0 acres, more or less.

Being the same property conveyed to Edward S. Wilson, II, et ux., by deed of record in Book 405, Page 996, Register's Office of Williamson County, Tennessee.

Tract Two: Said tract lies wholly within the Fifth Civil District, Williamson County, Tennessee, and is bound in the general on the north by Herbert Jones, on the South and East by Jimmy McGee, on the West by Edith McGee.

Beginning at the southwest corner of said tract Edith McGee's southeast corner, thence with Edith McGee's east line N. 8 deg. 45' E 243.79 ft. to a iron pin in Herbert Jones's south line S. 85 deg. 59' 15" E. 274.88 ft. to a iron pin, thence with Jimmy McGee N. 88 deg. 09' 40" W. 298.92 ft. to the point of beginning, containing 1.57 acres, more or less.

And

A tract of land lying wholly within the Fifth Civil District, Williamson County, Tennessee, and bound in general by McLemore on the north, Chrisman on the east, McLemore on the south, and Carlisle Lane on the west;

Commencing in the center of Carlisle Lane at an interior corner of Walter Carlisle; thence along said centerline North 8 degrees 45 minutes East 726.8 feet to the point of beginning; thence leaving centerline and along a new staked line South 88 degrees 30 minutes East 703 feet to Chrisman's west line; thence along his west line North 2 degrees 25 minutes East 232.8 feet to an iron post; thence along another new staked line North 86 degrees 45 minutes West 651.5 feet and South 83 degrees 10 minutes West 28.2 feet to the centerline of Carlisle Lane; thence along said centerline South 8 degrees 45 minutes West 247 feet to the point of beginning and contains 3.86 acres more or less.

2. That the overall entitlements for the Cardel Village PUD Subdivision are as follows:

Entitlements	Cardel Village PUD Subdivision
Base Zone	Residential 3 (R-3)
Character Area Overlay	West Harpeth Character Area Special Area #2
Other Zoning Overlays	Hillside Protection Overlay Buffer
Number of Dwelling Units	
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: .36 acre Informal: 1.16 acres Total: 1.52 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.

5. 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: _____

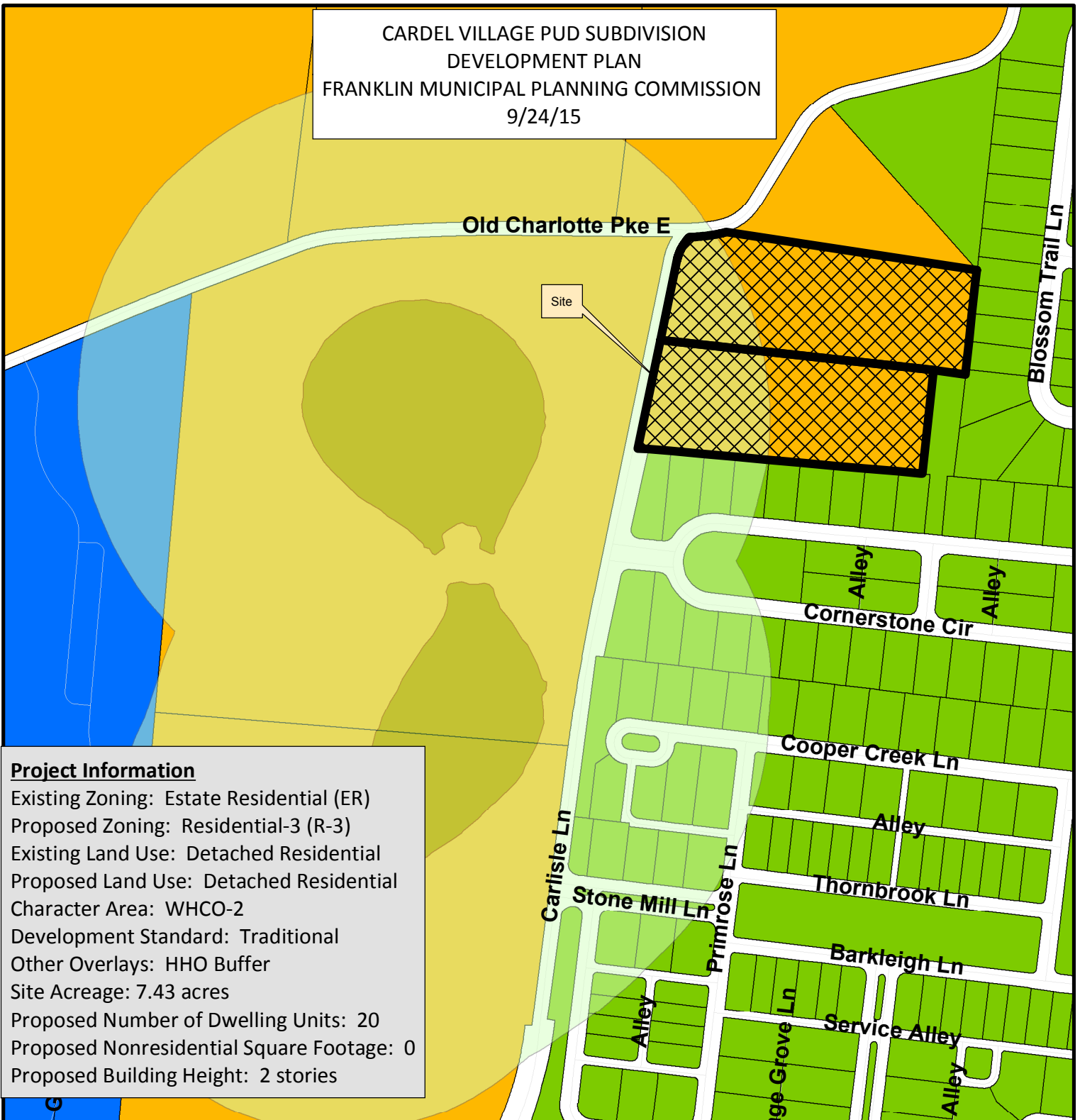
**DR. KEN MOORE
MAYOR**

PLANNING COMMISSION RECOMMENDED DIS-APPROVAL: 09-24-2015

BOMA APPROVAL:

01-12-2016

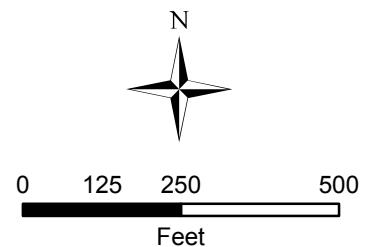
CARDEL VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Residential-3 (R-3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Traditional
Other Overlays: HHO Buffer
Site Acreage: 7.43 acres
Proposed Number of Dwelling Units: 20
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories

Cardel Village PUD Subdivision	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2015. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

Development Plan Submittal 8.10.2015.pdf

1. C1.0 - Overall Existing Conditions Plan

- Comment was not addressed. Applicant shall include a Stormwater Narrative recounting how stormwater is currently handled prior to exiting the site, prior to the proposed development, soil types, vegetation, flowtype, etc on the Overall Existing Conditions Plan.

2. C1.0 - Overall Existing Conditions Plan

- Applicant did not address the comment: Applicant shall include the standard Grading & Drainage Data Chart (available on Engineering's Development Services Webpage) on the existing conditions plan for undeveloped stormwater conditions.

3. C1.0 - Overall Existing Conditions Plan

- Applicant did not address the comment:

Applicant shall add more labels to contours. Add flow arrows to show direction of flow on existing conditions plan.

4. C1.0 - Overall Existing Conditions Plan

- Applicant did not address the comment: Applicant shall clearly delineate existing drainage basins with flow arrows, outfall locations with ID & elevation. Applicant shall include standard drainage data chart for each outfall on existing conditions plan.

5. C3.0 - Overall Grading & Drainage Plan

- Applicant did not address the comment:

Applicant shall provide notes and/or linework to reflect the Sec. 23-106(2)(e) Stormwater Design Requirements of the Municipal Code.

This requires all stormwater infrastructure to convey the 10-year storm, pass the 50-year storm, and have an emergency bypass of 100-year design storm.

All new development shall be designed and graded in such a way as to forbid stormwater from discharging onto adjacent property where not supported by adequate public infrastructure, easements and right-of-way.

All new development shall be designed and graded so that that a min. 10ft drainage easement and stormwater conveyance exists between each property.

All new development shall be designed to provide a minimum twenty (20) foot drainage easement on all stormwater infrastructure, including channels, serving more than two properties.

6. C3.0 - Overall Grading & Drainage Plan

- Applicant did not address the comment: Applicant shall include a Stormwater Narrative recounting how stormwater shall be treated and detained prior to exiting the site on the Overall Grading & Drainage Plan. The stormwater management plan is not required with the new checklist.

7. C3.0 - Overall Grading & Drainage Plan

- Applicant did not address the comment: Applicant shall include an Impact Statement describing the impact on the surround drainage facilities.

8. C3.0 - Overall Grading & Drainage Plan

- Applicant did not address the comment: Applicant shall clearly delineate proposed drainage basins with flow arrows, outfall locations with [corresponding] ID & Elevation. Proposed Grading & Drainage Chart shall be completed for each drainage basin.

9. C3.0 - Overall Grading & Drainage Plan

- Applicant did not address the comment: Applicant shall combine grading and drainage sheet and Stormwater management plan. This sheet should be labeled Overall Grading Plan. The stormwater management plan has basically been replaced with the

Final EPSC sheet in the site plan submittal stage. See new site plan and PUD checklists.

Engineering - PUD Plan Checklist

General Comments

10. F. Development Plan

- Applicant shall remove sidewalk shown across the alley on sheets C5.00, C6.00 and C7.00. (appears to be a drafting error?)

11. I. Utility Plan

• The previous comment "Applicant shall provide a statement describing the anticipated impact on sewer facilities. Applicant must determine if the existing capacity of the sewer system is sufficient for the additional proposed demand." was placed on the rezoning plan and was not addressed. It must be determined if the existing sewer system has the capacity to handle any additional flow into the system.

General Comments

12. H. Stormwater Management Plan

- The previous comment "All stormwater runoff from impervious areas must be treated for water quality and must be provided an area for infiltration and detention. Provide access for maintenance of the stormwater quality and detention features located outside of the landscape buffers and tree preservation areas." was not completely addressed. The access to the bioretention area must be outside of the landscape buffer. The stormwater flow from the site must not be any more concentrated than it was prior to the development where it leaves the site. Any stormwater runoff flow that is to be concentrated crossing the project boundary must be provided a drainage easement across the downstream properties.

13. F. Development Plan

- Engineering is recommending disapproval of the Rezoning associated with this Subdivision (COF #5915) until off-site roadway infrastructure has been adequately addressed by either The City or the applicant.

However, if the Rezoning is approved, the applicant shall be required to upgrade Carlisle Lane along the frontage of the development to include ROW dedication, curb and gutter, sidewalk, and 4' shoulder for future bike lane along the frontage of the development. In addition the applicant shall work with Engineering to address the alignment issues on Carlisle Lane per the approved alignment.

Parks

General Comments

14. Fees In Lieu

- Parks-Parkland fees shall be paid at the final plat. The plat can not be recorded unless they are paid. A recent certified appraisal shall be submitted to the Parks/Finance Departments along with a request statement for fees. Please contact Kevin Lindsey at the Parks Department for more information as needed. 615-794-2103 ext 6948 or Email at KevinL@franklintn.gov.

Planning

General Comments

15. Disapproval

- Staff Report will recommend disapproval of the Rezoning and Development Plan associated with this Subdivision (COF #5915) until off-site roadway infrastructure has been adequately addressed by either The City or the applicant.



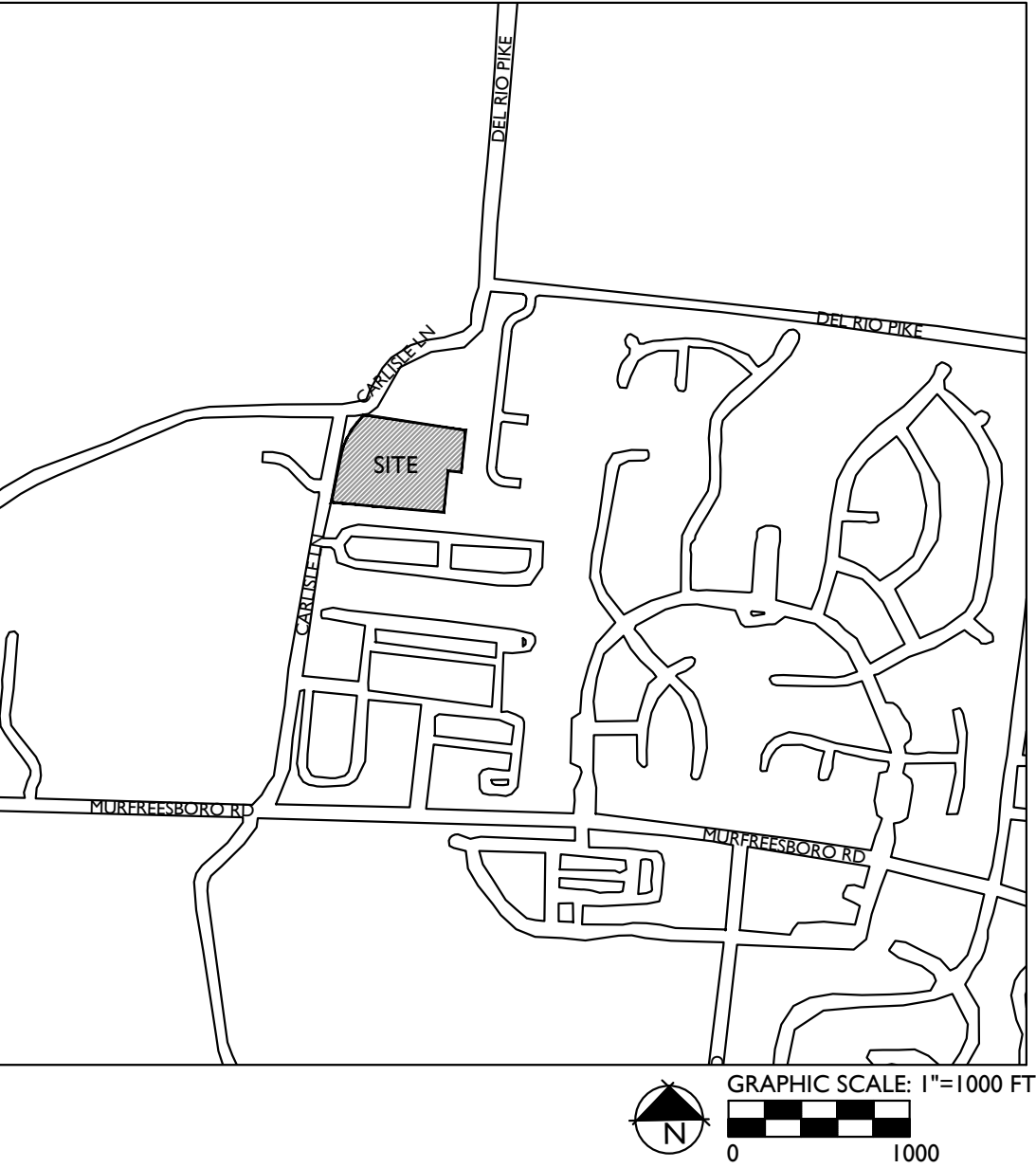
TYPICAL HOME ELEVATION

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



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

Greg Gamble, Registered Landscape Architect.



Revisions:
SEPTEMBER 3, 2015

Drawing Notes:

GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: AUGUST 10, 2015

CARDEL VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE

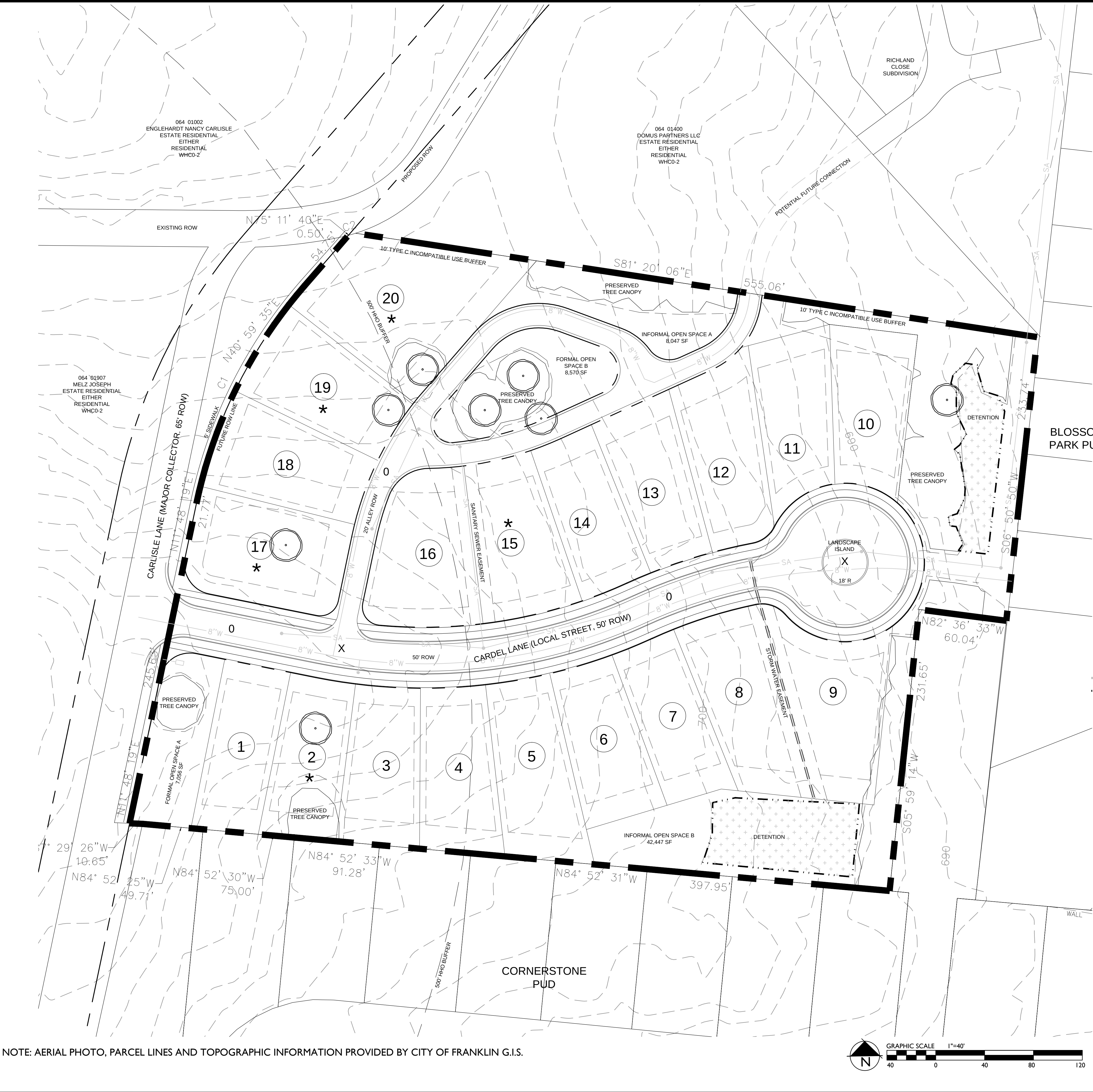
REGISTERED PROFESSIONAL

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

A 1.0



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	30,162 SF	9,791 SF	20,371 SF
TREE B	8,528 SF	3,558 SF	4,970 SF
TREE C	8,287 SF	8,287 SF	0 SF
TREE D	5,166 SF	2,311 SF	2,855 SF
TOTAL SF	52,143 SF	23,947 SF	28,196 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY: 52,143 SF			
52,143 SF/301,423 SF = .173 (17.3%) OF TOTAL SITE			
REQUIRED CANOPY PRESERVATION = 54% OF TOTAL CANOPY			
52,143 SF * 54% = 28,157 SF			
PROVIDED CANOPY PRESERVED = 28,196 SF (54%) OF TOTAL EXISTING CANOPY			



BLOSSOM PARK PUD

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

CONNECTIVITY INDEX

0 LINKS	3
X NODES	2

INDEX = 1.5

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

CRITICAL TREE LOTS
LOTS 2, 17, 18, AND 20 ARE CRITICAL TREE LOTS.
★ CRITICAL TREE LOT

LAND USE PLAN COMPLIANCE

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

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

- THE EXISTING USES WITHIN THE WEST HARPEH CHARACTER AREA 2 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.
- THE PROPOSED DEVELOPMENT PLAN FACES FUTURE HOMES TOWARD CARLISLE LANE, FRONTING THE STREET, WITH ALLEY ACCESS ALONG THE REAR OF THE LOT.
- THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM CARLISLE LANE.

LOCAL COMPATIBILITY

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

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

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

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.
HILLSIDE PROTECTION OVERLAY BUFFER
LOTS 1, 2, 3, 4, 16, 17, 18, 19, AND 20 ARE LOCATED WITHIN THE BUFFER YARD. NO 14 PERCENT SLOPES ARE PRESENT ON THESE LOTS.



SITE DATA:

PROJECT NAME: CARDDEL VILLAGE
PROJECT NUMBER: 5916
SUBDIVISION: NA
LOT NUMBER: 1034 & 1040 CARLISLE LANE
ADDRESS: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: R-3.289 DU/A
CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 7.16 AC (312,165.8 SF)
TOTAL DEDICATED ROW (CARLISLE LANE): 0.24 AC (10,742.8 SF)
TOTAL PUD ACREAGE: 6.919 AC
TOTAL SQUARE FOOTAGE: 301,423 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 20'
SIDE YARD: 5'
OWNER/APPLICANT: MELZ COMMERCIAL PROP LLC
ADDRESS: 1025 CARLISLE LANE
FRANKLIN, TN 37064
CONTACT: JOE MELZ
(615) 794-6912 joe@homesbydeercreek.com

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
gregg@melz209@gmail.com
GREG GAMBLE

PROJECT CHARACTERISTICS
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
MINIMUM LANDSCAPE RATIO: 0.4%
TRANSITIONAL FEATURES BUFFER REQUIRED: YES
TYPE C BUFFER TO NORTH

MINIMUM PARKING REQUIRED: 2 SPACES PER HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: SINGLE FAMILY DETACHED
PARKING PROVIDED: 2 PER UNIT
RESIDENTIAL DENSITY: 2.90 DU/A (20 LOTS)
EXISTING TREE CANOPY: 1.20 AC
PRESERVED TREE CANOPY: 0.65 AC

PARKLAND: 20 HOMES * 1200 SF = 24,000 SF (0.55 AC)
TO BE PAID FEE-IN-LIEU
OPEN SPACE: 1.52 AC PROVIDED (27.25%)
TOTAL REQUIRED: 1.04 AC (15% OF ACREAGE)
TOTAL PROVIDED: 1.52 AC (21.97%)
FORMAL: 0.36 AC (35.0% OF REQUIRED)
REQUIRED: 0.34 AC (33%)
PROVIDED: 0.36 AC (35.0%)
INFORMAL PROVIDED: 1.16 AC

STATEMENT OF IMPACTS

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

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

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

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

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

RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 20 x .64 = 12.8 STUDENTS
WALNUT GROVE ELEMENTARY SCHOOL 3.4 MILES
GRASSLAND MIDDLE SCHOOL 6.1 MILES
FRANKLIN HIGH SCHOOL 2.5 MILES

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

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

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

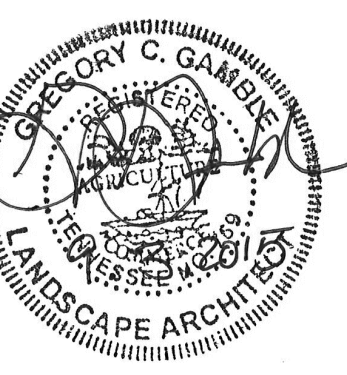
Revisions:
SEPTEMBER 3, 2015

Drawing Notes:



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

CARDEL VILLAGE
DEVELOPMENT PLAN
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gregg@melz209@gmail.com
615.975.5765

DEVELOPMENT
PLAN

C 3.0

COF 5916

DEVELOPMENT PLAN

CARDEL VILLAGE PUD SUBDIVISION

COF # 5916
MAP 064, PARCEL 16.00
MAP 064, PARCEL 17.00
FRANKLIN, TENNESSEE
CIVIL DISTRICT 5

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS
- C 2.0 EXISTING CONDITIONS
- C 3.0 DEVELOPMENT PLAN
- C 4.0 TREE PRESERVATION
- C 5.0 OVERALL GRADING PLAN AND DRAINAGE
- C 6.0 STORMWATER MANAGEMENT
- C 7.0 OVERALL UTILITY PLAN
- A 1.0 TYPICAL ARCHITECTURE



OWNER PARCEL 16.00 & 17.00

MELZ COMMERCIAL PROP LLC
JOE MELZ
1025 CARLISLE LN
FRANKLIN, TN 37064

DEVELOPER

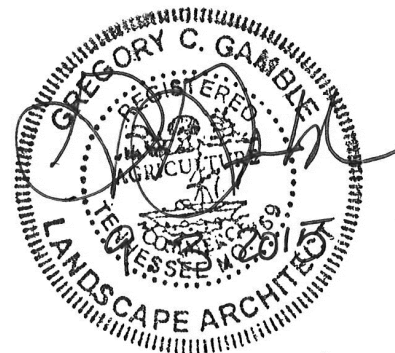
DEER CREEK HOMES, INC.
P.O. BOX 681148
FRANKLIN, TN 37068
(615) 794-6912 joe@homesbydeer creek.com

ENGINEER

CIVIL SITE DESIGN GROUP
630 SOUTHGATE AVE. SUITE A
NASHVILLE TN 37203
SEAN DECOSTER 615.248.9999
EMAIL ADDRESS: seand@civil-site.com



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggambler209@gmail.com



DEVELOPMENT PLAN

CARDEL VILLAGE PUD SUBDIVISION

COF # 5916
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	CARDEL VILLAGE
PROJECT NUMBER:	5916
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1034 & 1040 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	R-3 2.89 D/UA
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	6.92 AC
TOTAL SQUARE FOOTAGE:	301,423 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	20'
SIDE YARD:	5'
OWNER/APPLICANT:	MELZ COMMERCIAL PROP LLC
ADDRESS:	1025 CARLISLE LANE
	FRANKLIN, TN 37064
CONTACT:	JOE MELZ
	(615) 794-6912 joe@homesbydeer creek.com
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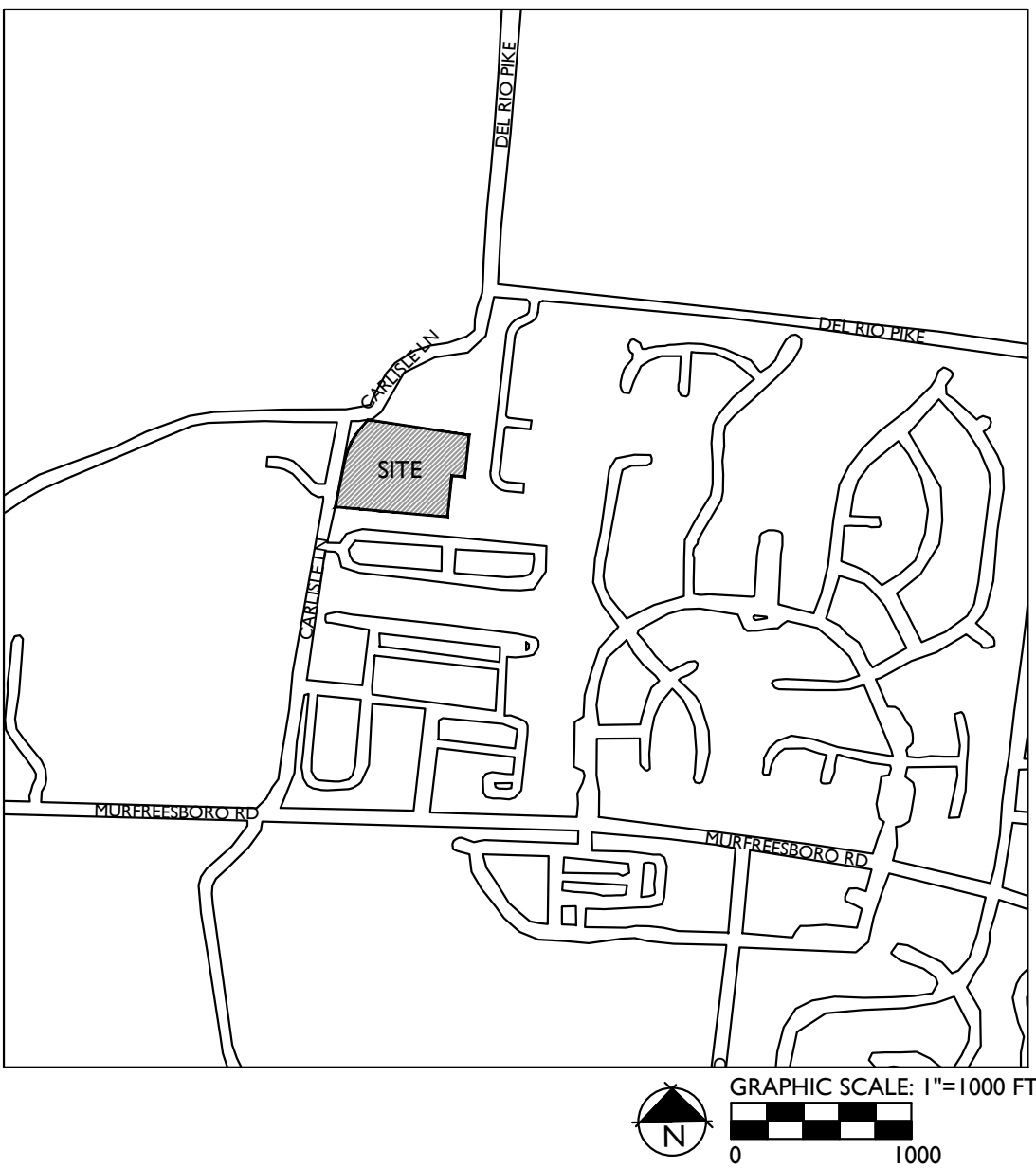
INITIAL SUBMITTAL	AUGUST 10, 2015
RESUBMITTAL	SEPTEMBER 3, 2015
REVISION	-
REVISION	-



LEGAL DESCRIPTION

A TRACT OF LAND LYING WHOLLY WITHIN THE FIFTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, AND BOUND IN GENERAL BY MCLEMORE ON THE NORTH, CHRISMAN ON THE EAST, MCLEMORE ON THE SOUTH, AND CARLISLE LANE ON THE WEST.

COMMENCING IN THE CENTER OF CARLISLE LANE AT AN INTERIOR CORNER OF WALTER CARLISLE; THENCE ALONG SAID CENTERLINE NORTH 8 DEGREES 45 MINUTES EAST 726.8 FEET TO THE POINT OF BEGINNING; THENCE LEAVING CENTERLINE AND ALONG A NEW STAKED LINE SOUTH 88 DEGREES 30 MINUTES EAST 703 FEET TO CHRISMAN'S WEST LINE; THENCE ALONG HIS WEST LINE NORTH 2 DEGREES 45 MINUTES WEST 651.5 FEET AND SOUTH 83 DEGREES 10 MINUTES WEST 28.2 FEET TO THE CENTERLINE OF CARLISLE LANE; THENCE ALONG SAID CENTERLINE SOUTH 8 DEGREES 45 MINUTES WEST 247 FEET TO THE POINT OF BEGINNING AND CONTAINS 3.86 ACRES MORE OR LESS.



- NOTES:
1. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 2. SITE BOUNDARY PROVIDED BY CIVIL SITE DESIGN GROUP

500' NEIGHBORS LIST:

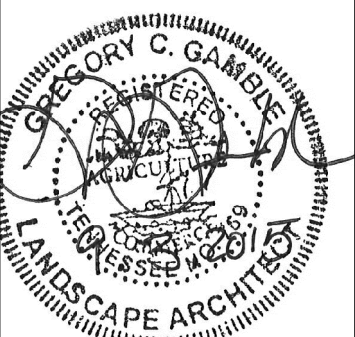
PARCEL ID	OWNER	OWNER STREET	OWNER CITY	STATE	ZIP	ZONING	LAND USE	CHARACTER	STANDARD
064 01000	SMITH DORINDA CARLISLE	8305 STAPLES TRACE RD	GLEN ALLEN	VA	23060	ER	RESIDENTIAL	WHCO-2	EITHER
064 01002	ENGLEHARDT NANCY CARLISLE	603 DUNDEE LN	HOLMES BEACH	FL	34217	ER	RESIDENTIAL	WHCO-2	EITHER
064 01200	CHAPMAN JOE M	3001 DEL RIO PK	FRANKLIN	TN	37069	ER	RESIDENTIAL	WHCO-2	EITHER
064L F 00100	FORD MIKE CUSTOM BUILDERS LLC	390 MALLORY STA RD #110	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064 01400	DOMUS PARTNERS LLC	1048 CARLISLE LN	FRANKLIN	TN	37064	ER	RESIDENTIAL	WHCO-2	EITHER
064 01907	MELZ JOSEPH	P O BOX 681148	FRANKLIN	TN	37068	ER	RESIDENTIAL	WHCO-2	EITHER
064L D 00100	CARLISLE HOMEOWNERS ASSOC INC	130 SEABARD RD LN #A-9	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00200	JOHNSON KRIG A	1600 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00300	DABNEY JAMES J	1604 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00400	PIERCE LISA K	1608 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00500	VARNER GARRETT A TR	1612 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00600	CURTIS HOWARD	1616 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00700	BUTLER CATHEY G	1620 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00800	LUNN WALLACE E III	1624 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 00900	LINTON JAMES	1628 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01000	BANGERT RICHARD A	1632 COOPER CREEK LN	FRANKLIN	TN	37067	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01100	WILLE BRIAN C	1636 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01000	WABBY WALTER A	117 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01100	WHEATLEY ALICE TR	119 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01200	SAULS DANIEL RYAN	121 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01300	SAXTON JOHN	123 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01400	MCKEE MITCHELL	125 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02200	NORDHOFF MICHAEL G	137 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02300	SHN CHANG SUG	139 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04700	CORNERSTONE HOMEOWNERS ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04000	TERRY TRACEY MICHELLE	110 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04100	SMITH SCOTT B	201 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04400	WILKES ROBIN S	200 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04500	HENDERSON JERRY E	122 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04600	HUTCHISON CHAD R	142 CORNERSTONE CR	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04700	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00100	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00200	OETJEN STEPHEN	101 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00300	SIMPKINS IRBY C III	103 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00400	PIERCE CLAYTON H	105 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00500	TURBEFIELD MARK A	107 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00600	BURNS JASON M	109 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00700	HARLOW ROBERT EDWARD	111 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00800	SCHMIDT RAYMOND P REV TRUST	113 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 00900	LAMA PHURBA	115 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01500	KELLY SCOTT H	127 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01600	CORNERSTONE ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01700	BROWN JOHN JAY	131 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01800	SOUSOULAS REBECCA LEWIS	133 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 01900	SCHUSTER ANN M	135 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02000	HARLOW SAMUEL	400 CORNERSTONE WAY	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02100	CUNNINGHAM JOHN E	402 CORNERSTONE WAY	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02400	WIMBERLY DOUGLAS	141 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02500	ITAL LA	337 16TH WOOD RD	MANCHESTER	TN	37355	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02600	ROBESON JULIA	145 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02700	DARBY WILLIAM	147 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02800	CORNERSTONE HOMEOWNERS ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 02900	CRAMER CASEY ROSS	151 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03000	RYAN DOUGLAS J	153 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03100	PERRY KENNETH	155 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03200	SCOTT TONY D	157 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03300	ELZINGA JOHN	159 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03400	BICKEL LESLIE L	161 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03500	QUAGLIA WILLIAM A	163 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03600	RICHEY ROY	165 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03700	CORNERSTONE HOMEOWNERS	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03800	CORNERSTONE HOMEOWNERS ASSOC INC	P O BOX 1391	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 03900	GANT WALTER LEE	156 CORNERSTONE CR	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04200	DICKSON CHRISTOPHER L	203 CORNERSTONE LN	FRANKLIN	TN	37065	R-3	RESIDENTIAL	WHCO-2	EITHER
064L E 04300	PARKER R MICHAEL	202 CORNERSTONE LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01200	MARKS ALEX S	1640 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01300	PAYLASEK RICHARD JR	1644 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01400	OCKENFELS RALPH J	1648 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01500	BROOKS MICHAEL P	1652 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064L D 01600	FRANKS RONALD L	1654 COOPER CREEK LN	FRANKLIN	TN	37064	R-3	RESIDENTIAL	WHCO-2	EITHER
064 01500	TIMOTHY J GILL	1044 CARLISLE LANE	FRANKLIN	TN	37064	ER	RESIDENTIAL	WHCO-2	EITHER

Revisions:
SEPTEMBER 3, 2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

CARDEL VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee

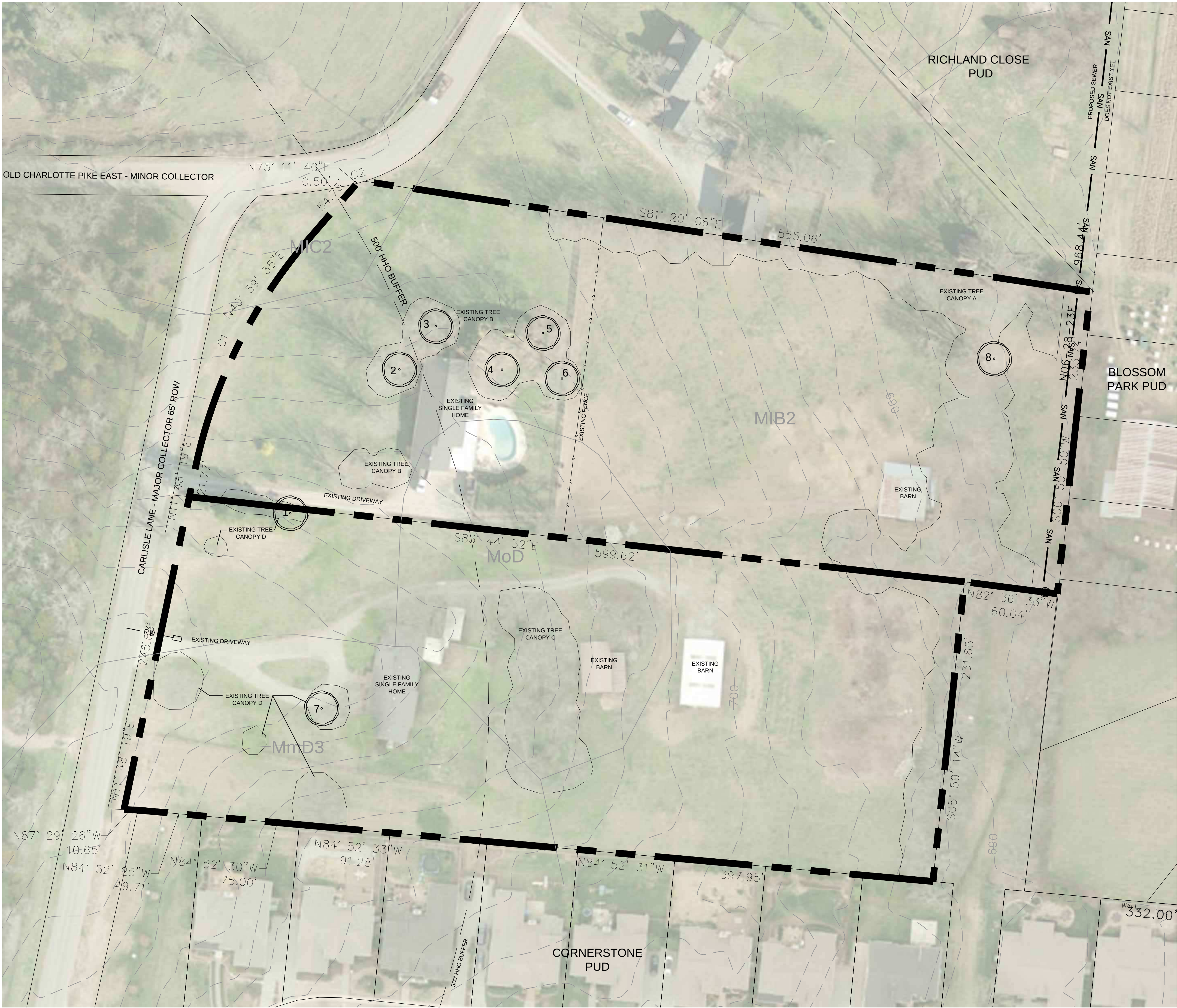


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

SITE
BOUNDARY

C 1.0

COF 5916



SITE ACREAGE
PROPOSED PROPERTY LINE: 6.92 AC
(BASED ON COF APPROVED ROAD ALIGNMENT)

- NOTES:**
1. THERE ARE NO EXISTING SLOPES GREATER THAN 14%.
 2. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE.
 3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 4. SITE BOUNDARY CALLS PROVIDED BY CIVIL SITE DESIGN.
 5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
 6. IN THE EXISTING CONDITION THE SITE DRAINS TO THE EAST VIA SHEET FLOW AND IS COMPRISED OF 2 SUB BASINS.

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	30,162 SF	9,791 SF	20,371 SF
TREE B	8,528 SF	3,558 SF	4,970 SF
TREE C	8,287 SF	8,287 SF	0 SF
TREE D	5,168 SF	2,311 SF	2,856 SF
TOTAL SF	52,143 SF	23,947 SF	28,196 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY: 52,143 SF			
54% OF TOTAL CANOPY			
52,143 SF / 301,423 SF = .173 (17.3%) OF TOTAL SITE			
REQUIRED CANOPY PRESERVATION =			
54% OF TOTAL CANOPY			
52,143 SF * 54% = 28,157 SF			
PROVIDED CANOPY PRESERVED =			
28,196 SF (54%) OF TOTAL EXISTING CANOPY			



SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	26	GOOD	RETAINED
2	MAPLE	24	GOOD	RETAINED
3	OAK	34	GOOD	RETAINED
4	OAK	30	GOOD	RETAINED
5	OAK	36	GOOD	RETAINED
6	OAK	28	GOOD	REMOVED
7	OAK	34	GOOD	RETAINED
8	MAPLE	32	GOOD	RETAINED

SOIL TYPES

MIC2	Mimosa Silt Loam, 5 to 12% Slopes, Eroded
MoD	Mimosa and Ashwood Very Rocky Soils, 5 to 20% Slopes
MIB2	Mimosa Silt Loam, 2 to 5% Slopes, Eroded
MmD3	Mimosa Silty Clay, 10 to 20% Slopes, Severely Eroded



SITE DATA:

PROJECT NAME:	CARDEL VILLAGE
PROJECT NUMBER:	5916
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1034 & 1040 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	R-3 2.89 DU/A
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	7.16 AC (312,165.8 SF)
TOTAL DEDICATED ROW (CARLISLE LANE):	0.24 AC (10,742.8 SF)
TOTAL PUD ACREAGE:	6.919 AC
TOTAL SQUARE FOOTAGE:	301,423 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	20'
SIDE YARD:	5'
OWNER/APPLICANT:	MELZ COMMERCIAL PROP LLC
ADDRESS:	1025 CARLISLE LANE
CONTACT:	FRANKLIN, TN 37064
	JOE MELZ
	(615) 794-6912 joe@homesbydeercreek.com
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
CONTACT:	GREG GAMBLE
PROJECT CHARACTERISTICS:	N/A
BUILDING SQUARE FOOTAGE:	2 STORY
BUILDING HEIGHT:	0.40
MINIMUM LANDSCAPE RATIO:	YES
TRANSITIONAL FEATURES BUFFER REQUIRED:	TYPE C BUFFER TO NORTH
MINIMUM PARKING REQUIRED:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED
	2 PER UNIT
RESIDENTIAL DENSITY:	2.90 DU/A (20 LOTS)
EXISTING TREE CANOPY:	1.20 AC
PRESERVED TREE CANOPY:	0.65 AC
PARKLAND:	20 HOMES * 1200 SF = 24,000 SF (0.55 AC)
TO BE PAID FEE-IN-LIEU:	1.52 AC PROVIDED (27.25%)
OPEN SPACE:	1.04 AC (15% OF ACREAGE)
TOTAL REQUIRED:	1.52 AC (21.97%)
TOTAL PROVIDED:	0.36 AC (35.0% OF REQUIRED)
FORMAL:	REQUIRED: 0.34 AC (33%)
	PROVIDED: 0.36 AC (35.0%)
INFORMAL PROVIDED:	1.16 AC

STATEMENT OF IMPACTS

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

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

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

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

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

RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 20 x .64 = 12.8 STUDENTS
WALNUT GROVE ELEMENTARY SCHOOL 3.4 MILES
GRASSLAND MIDDLE SCHOOL 6.1 MILES
FRANKLIN HIGH SCHOOL 2.5 MILES

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

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

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

Revisions:
SEPTEMBER 3, 2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

CARDEL VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee

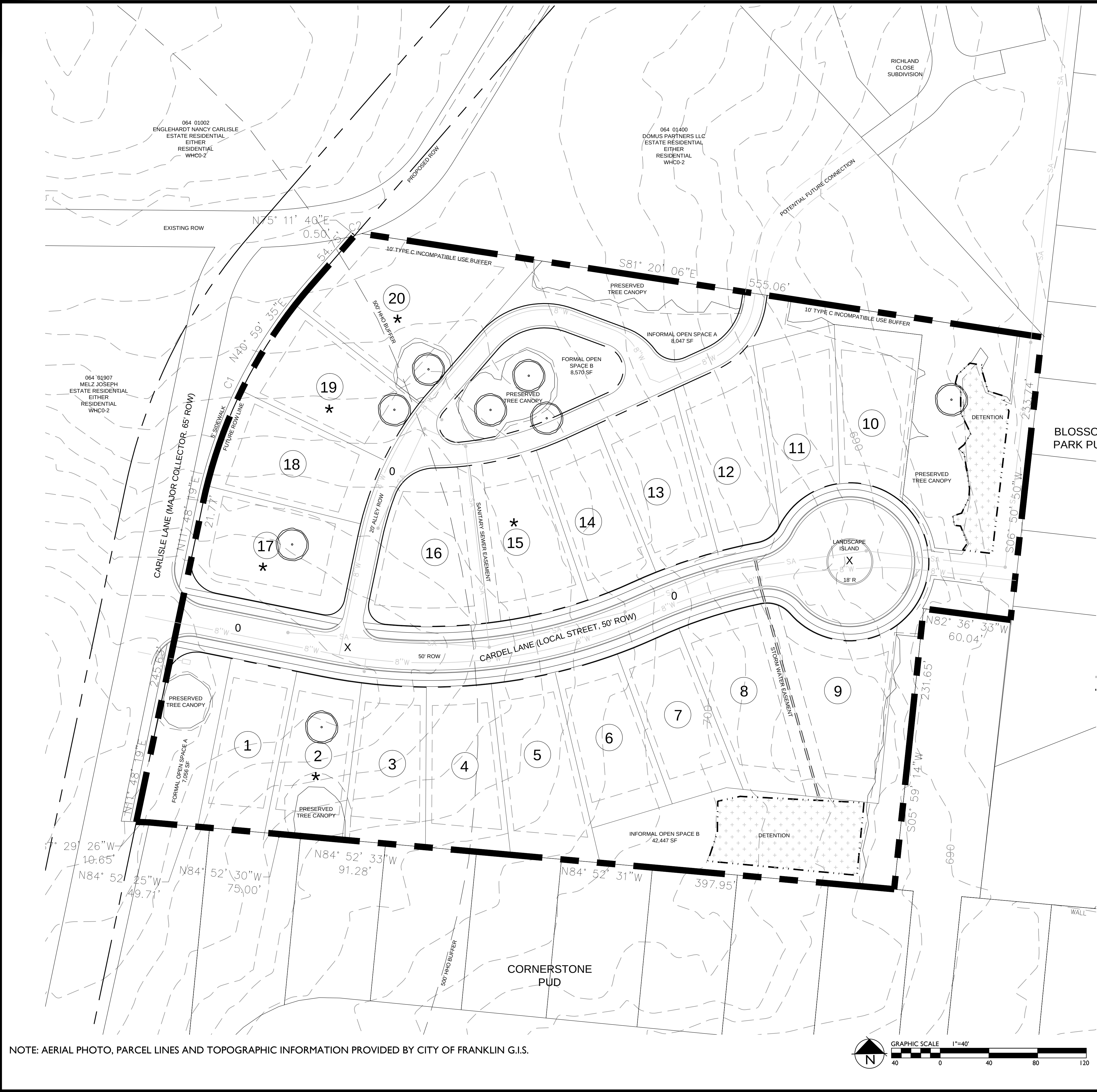


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

EXISTING
CONDITIONS

C 2.0

COF 5916



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	30,162 SF	9,791 SF	20,371 SF
TREE B	8,528 SF	3,558 SF	4,970 SF
TREE C	8,287 SF	8,287 SF	0 SF
TREE D	5,166 SF	2,311 SF	2,855 SF
TOTAL SF	52,143 SF	23,947 SF	28,196 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY: 52,143 SF			
52,143 SF/301,423 SF = .173 (17.3%) OF TOTAL SITE			
REQUIRED CANOPY PRESERVATION = 54% OF TOTAL CANOPY			
52,143 SF * 54% = 28,157 SF			
PROVIDED CANOPY PRESERVED = 28,196 SF (54%) OF TOTAL EXISTING CANOPY			



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

CONNECTIVITY INDEX

0 LINKS	3
X NODES	2

INDEX = 1.5

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

CRITICAL TREE LOTS
LOTS 2, 17, 18, AND 20 ARE CRITICAL TREE LOTS.

★ CRITICAL TREE LOT

LAND USE PLAN COMPLIANCE

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

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

- THE EXISTING USES WITHIN THE WEST HARPETH CHARACTER AREA 2 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.
- THE PROPOSED DEVELOPMENT PLAN FACES FUTURE HOMES TOWARD CARLISLE LANE, FRONTING THE STREET, WITH ALLEY ACCESS ALONG THE REAR OF THE LOT.
- THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM CARLISLE LANE.

LOCAL COMPATIBILITY

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

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

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

PHASING

THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

HILLSIDE PROTECTION OVERLAY BUFFER

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



SITE DATA:
PROJECT NAME: CARDDEL VILLAGE
PROJECT NUMBER: 5916
SUBDIVISION: NA
LOT NUMBER: 1034 & 1040 CARLISLE LANE
ADDRESS: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: R-3.289 DU/A
CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 7.16 AC (312,165.8 SF)
TOTAL DEDICATED ROW (CARLISLE LANE): 0.24 AC (10,742.8 SF)
TOTAL PUD ACREAGE: 6.919 AC
TOTAL SQUARE FOOTAGE: 301,423 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 20'
SIDE YARD: 5'
OWNER/APPLICANT: MELZ COMMERCIAL PROP LLC
ADDRESS: 1025 CARLISLE LANE
FRANKLIN, TN 37064
CONTACT: JOE MELZ
(615) 794-6912 joe@homesbydeercreek.com
PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
gregg@melz209@gmail.com
GREG GAMBLE
PROJECT CHARACTERISTICS
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
MINIMUM LANDSCAPE RATIO: 0.40
TRANSITIONAL FEATURES BUFFER REQUIRED: YES
TYPE C BUFFER TO NORTH
MINIMUM PARKING REQUIRED: 2 SPACES PER HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: SINGLE FAMILY DETACHED
PARKING PROVIDED: 2 PER UNIT
RESIDENTIAL DENSITY: 2.90 DU/A (20 LOTS)
EXISTING TREE CANOPY: 1.20 AC
PRESERVED TREE CANOPY: 0.65 AC
PARKLAND: 20 HOMES * 1200 SF = 24,000 SF (0.55 AC)
TO BE PAID FEE-IN-LIEU
OPEN SPACE: 1.52 AC PROVIDED (27.25%)
TOTAL REQUIRED: 1.04 AC (15% OF ACREAGE)
TOTAL PROVIDED: 1.52 AC (21.97%)
FORMAL: 0.36 AC (35.0% OF REQUIRED)
REQUIRED: 0.34 AC (33%)
PROVIDED: 0.36 AC (35.0%)
INFORMAL PROVIDED: 1.16 AC
STATEMENT OF IMPACTS
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS
CARLISLE LANE IS A MAJOR COLLECTOR AND REQUIRES A 65 FOOT RIGHT OF WAY. 10,742.8 SF OF LAND HAS BEEN REMOVED FROM THE PUD AS RIGHT OF WAY DEDICATION.
WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN IN CARLISLE LANE.
20 x 350 GPD = 7,000 GPD
SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH ADJACENT PROPERTIES TO CONNECT TO THE SEWER MAIN WITHIN BLOSSOM PARK.
DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE EAST TO DETENTION FACILITIES. THE DETENTION PONDS WILL DRAIN TO DEL RIO CREEK TO THE EAST OF THE SITE.
POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 2.7 MILES DRIVING DISTANCE
RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE
PROJECTED STUDENT POPULATION
FRANKLIN FIRE DEPT STATION #1 - 2.1 MILES DRIVING DISTANCE
PER HOME: 20 x .64 = 12.8 STUDENTS
WALNUT GROVE ELEMENTARY SCHOOL 3.4 MILES
GRASSLAND MIDDLE SCHOOL 6.1 MILES
FRANKLIN HIGH SCHOOL 2.5 MILES
REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.
RESTRICTIVE COVENANTS
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.
MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

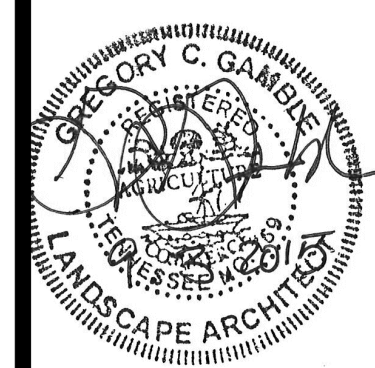
Revisions:
SEPTEMBER 3, 2015

Drawing Notes:



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

CARDEL VILLAGE
DEVELOPMENT PLAN
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
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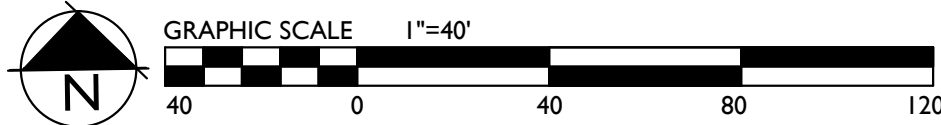
DEVELOPMENT
PLAN

C 3.0

COF 5916



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.



TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	30,162 SF	9,791 SF	20,371 SF
TREE B	8,528 SF	3,588 SF	4,970 SF
TREE C	8,287 SF	8,287 SF	0 SF
TREE D	5,166 SF	2,311 SF	2,855 SF
TOTAL SF	52,143 SF	23,947 SF	28,196 SF

TREE CANOPY DATA
EXISTING TREE CANOPY: 52,143 SF
52,143 SF/301,423 SF = .173 (17.3%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
52,143 SF * 54% = 28,157 SF
PROVIDED CANOPY PRESERVED =
28,196 SF (54%) OF TOTAL EXISTING CANOPY



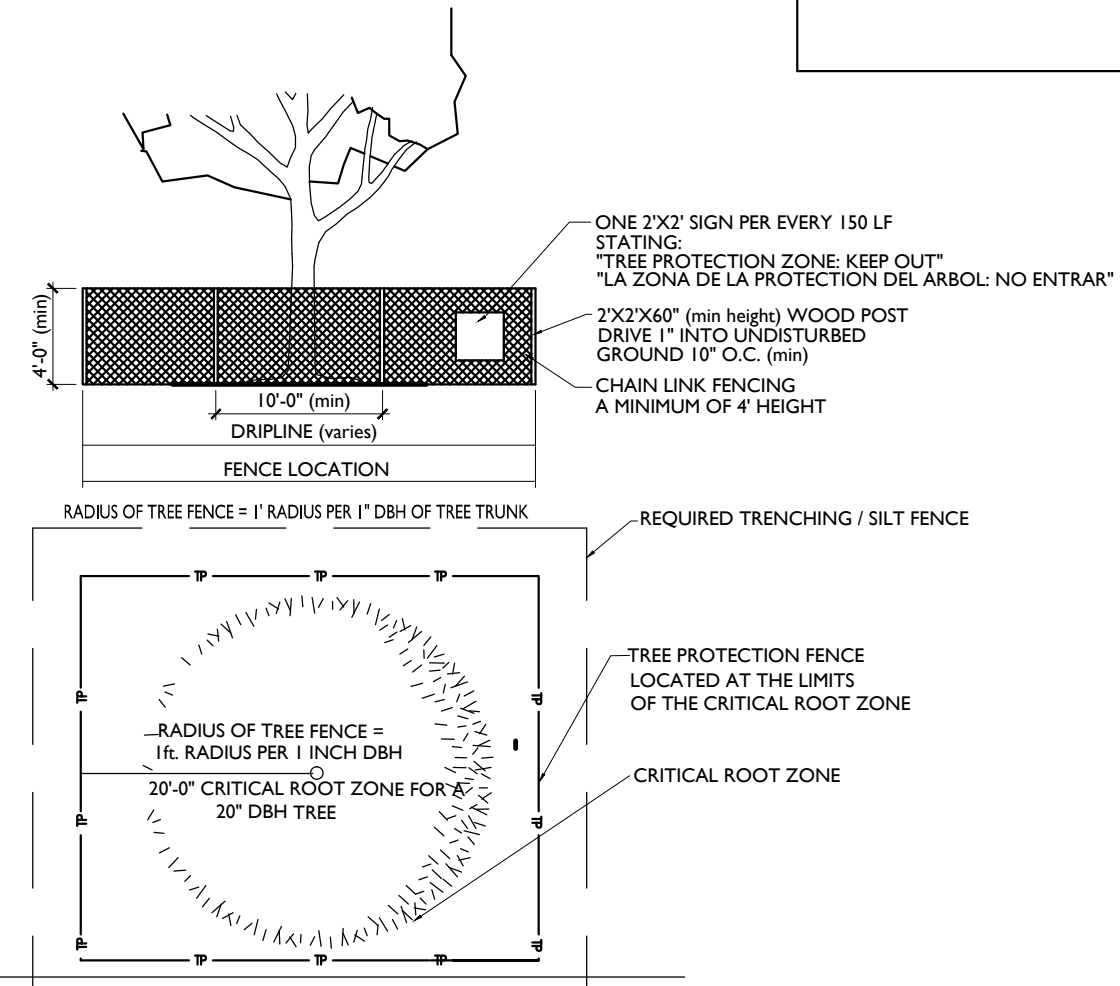
SPECIMEN TREE: > 24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	26	GOOD	RETAINED
2	MAPLE	24	GOOD	RETAINED
3	OAK	34	GOOD	RETAINED
4	OAK	30	GOOD	RETAINED
5	OAK	36	GOOD	RETAINED
6	OAK	28	GOOD	REMOVED
7	OAK	34	GOOD	RETAINED
8	MAPLE	32	GOOD	RETAINED

★ CRITICAL TREE LOT

NOTE:
THE AERIAL PHOTOGRAPH DOES NOT ACCURATELY
REPRESENT THE TREE CANOPY OF THE PROPERTY.
SEVERAL TREES HAVE BEEN REMOVED PRIOR TO THE
APPLICATION OF THIS DEVELOPMENT PLAN. THE TREE
CANOPY HAS BEEN FIELD VERIFIED BY THE LANDSCAPE
ARCHITECT.



TREE PROTECTION FENCING DETAIL

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



SITE DATA:

PROJECT NAME: CARDEL VILLAGE
PROJECT NUMBER: 5916
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 1034 & 1040 CARLISLE LANE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING: ESTATE RESIDENTIAL (ER)
PROPOSED ZONING: R-3 2.89 DU/A
CHARACTER AREA OVERLAY: WHCD-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 7.16 AC (312,165.8 SF)
TOTAL DEDICATED ROW (CARLISLE LANE): 0.24 AC (10,742.8 SF)
TOTAL PUD ACREAGE: 6.919 AC
TOTAL SQUARE FOOTAGE: 301,423 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 20'
SIDE YARD: 5'
OWNER/APPLICANT: MELZ COMMERCIAL PROP LLC
ADDRESS: 1025 CARLISLE LANE
FRANKLIN, TN 37064
CONTACT: JOE MELZ
(615) 794-6912 joe@homesbydeercreek.com
PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 230
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greggambledesign@gmail.com
GREG GAMBLE
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggambledesign@gmail.com
CONTACT: GREG GAMBLE
PROJECT CHARACTERISTICS
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BUILDING HEIGHT: 2 STORY
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TYPE C BUFFER TO NORTH
MINIMUM PARKING REQUIRED: 2 SPACES PER HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: SINGLE FAMILY DETACHED
2 PER UNIT
RESIDENTIAL DENSITY: 2.90 DU/A (20 LOTS)
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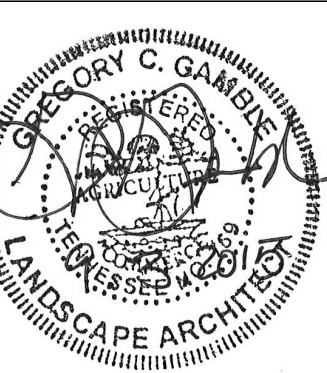
Revisions:
SEPTEMBER 3, 2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

**CARDEL VILLAGE
DEVELOPMENT PLAN**
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



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GREG GAMBLE
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TREE
PRESERVATION

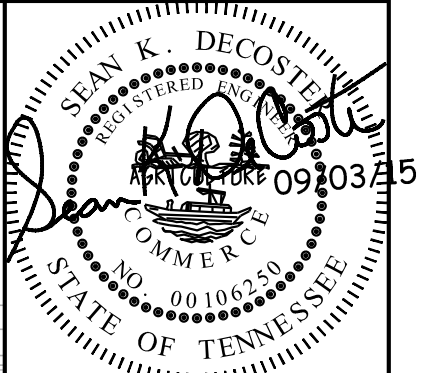
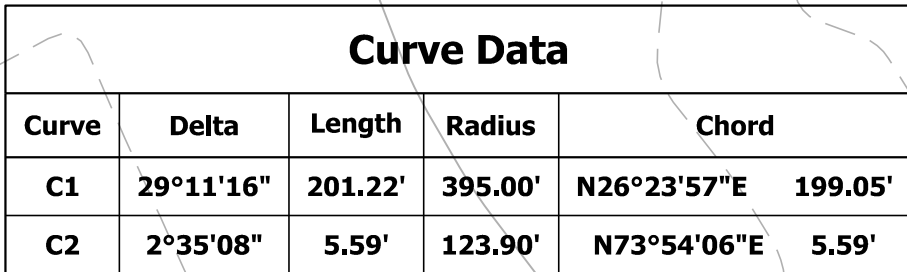
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COF 5916

1. The disturbed area for this project is approximately 54.4 acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. All new pipes under existing paved areas shall be backfilled to the top of subgrade with #5 crushed stone.
7. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
8. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
9. Minimum grade on asphalt or concrete paving shall be 1.0%.
10. Construct silt barriers before beginning any grading operations.
11. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
12. Do not disturb vegetation or remove trees except when necessary for grading purposes.
13. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades.
14. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for such property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
15. Reseed topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
16. Proposed contour lines and spot elevations are the result of an engineering grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
17. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.

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

Basin Area:	6.86ac
Impervious Area:	2.44ac
Disturbed Area:	5.07ac
Rv Value:	0.180
Peak Runoff:	2yr 9.3cfs
	5yr 12.4cfs
	10yr 14.4cfs
	25yr 16.9cfs
	50yr 18.8cfs
	100yr 20.7cfs

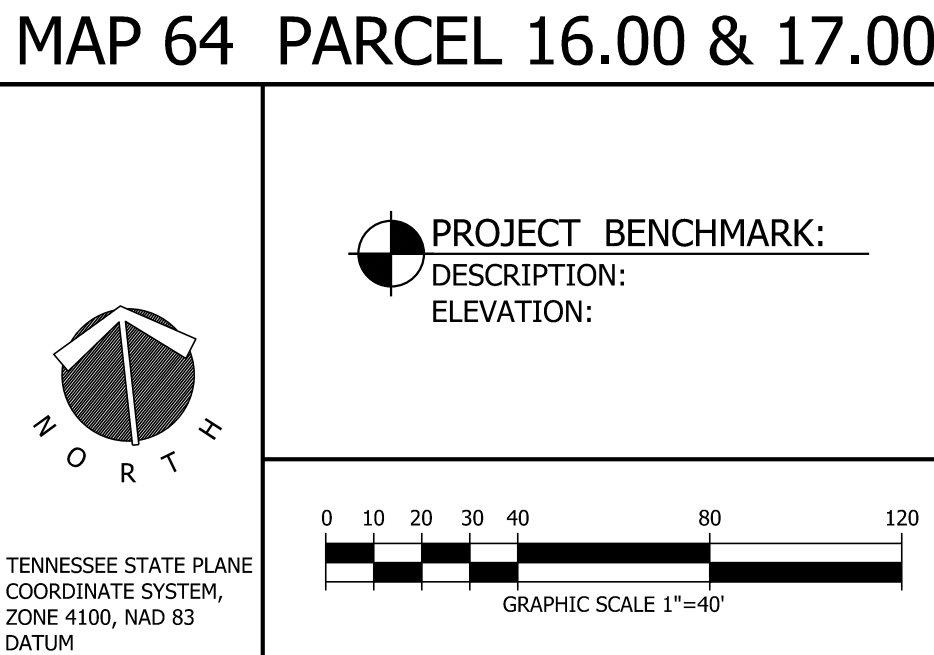


DEVELOPMENT PLAN

PARCELS, 16.00, 17.00 ON MAP 64
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:
	DEVELOPMENT PLAN SUBMITTAL	08/10/15	SKD
	CITY COMMENTS	09/03/15	SKD

JOB NO.: 15-079-01
CITY OF FRANKLIN PROJ# 5916



Sep 03, 2015 - 11:28am T:\CADD\2015\15-079-01\CADD\Civil\Development Plan\15-079-01_C6.00 Stormwater Management Plan.dwg



1. The sanitary sewer line shall be PVC-SDR 35. The domestic water line shall be Type K copper. The public water line and the fire service line shall be class 52 ductile iron pipe.
2. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
3. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.
4. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.
5. Provide a minimum 36" of cover over all water lines unless required otherwise by the local water department.
6. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the local water department/district's requirements and specifications.
7. Coordinate the exact location of all utilities entering the building with the plumbing plans.
8. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.
9. Reduced Pressure Backflow Preventer (RPBP) of dual check valves will be required, all test and fill lines (pumper) needed for water main construction and must be approved by the local water department/district.
10. All connections to existing manholes shall be by the coring and resilient seal method.
11. Before connections are made to existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the local water department/district specifications.
12. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.
13. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and bracing need not be actually shown). Provide branching and/or rodding at all bends and tees as required by local utility department/district.
14. Contractor shall mark the location of all new PVC lines with 89 wire.
15. The location of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground in the area of private utility. The contractor shall have an underground locator mark the location of the existing lines. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
16. Fire hydrant assemblies include the appropriate sized tee with kicker, 6" line to hydrant 6" gate valve (with valve box), and fire hydrant (with kicker). Hydrants shall be installed at locations within 7 feet of the curb, (minimum of 2 feet behind curb).
17. Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer's recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical Engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor shall pay for any retesting.
18. The contractor shall field verify the exact horizontal and vertical location of existing manholes, sanitary sewers, and water lines at the point of connection prior to the commencement of construction or ordering materials, report any discrepancies to the engineer immediately.
19. Repair existing pavements, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.
20. Sanitary sewer services shall be 6" diameter PVC (SDR 35) at a minimum slope of 1/16" per foot. Domestic water services shall be 1/2" copper. Fire service shall be 10" ductile iron. Coordinate connection points with the building plumbing drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.
21. Some utilities can be located by a Call ("Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
22. The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.
23. The contractor shall be responsible for coordinating the sequencing of construction for all utilities so that no water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.
24. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfilled (100%) to final sub grade with #57 stone. Repair pavement in accordance with the local governing agency requirements.
25. Existing manholes located in fill/lot areas shall be adjusted to ensure that the top of casing is flush with the finished grade.
26. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.
27. Any proposed fire line shall be installed by a sprinkler contractor licensed in the State of Tennessee. The fire line shall be flushed and tested in accordance with NFPA requirements.
28. Any proposed gas line construction and installation shall be coordinated with the local gas by the contractor.
29. Any proposed electric line construction and installation shall be coordinated with the local electric by the contractor.
30. Any proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.
31. Any siamese stand pipe to be galvanized steel.
32. The flow test information shown on this plan is for general information purposes only. It shall be the sprinkler designer / contractor's responsibility to have their own flow test performed and their sprinkler design shall be based on their flow test.
33. A double detector check valve assembly is located outside of the building the pit shall include a 1/4" hp pump. Provide Myers model S25 or approved equal. Discharge pipe shall extend to the surface and be directed toward the street. Provide a 12-inch by 12-inch by 4-inch thick concrete splash pad at the discharge point. The contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the pit for electrical service for the pump.
34. A reduced pressure backflow preventer is located outside of the building it shall be installed with a heated enclosure. Enclosure shall be a safe-t-cover (6-inch model) with heat or approved equal. Heat shall be safe-t-cover model hc2000-120 (2,000 watt, 120 volt, single phase, 16.66 amp) or approved equal. The contractor shall confirm the enclosure model number with the safe-t-cover supplier based on the model / manufacturer of backflow preventer that the contractor is using. The contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the enclosure for electrical service for the heat.
35. Any 1-inch irrigation reduced pressure backflow preventer shall be installed with a heated enclosure. Enclosure shall be a Safe-T-Cover (1-inch model) with heat or approved equal. Heat shall be Chromalox self-regulating heating cable (5 watt per foot, 120 volt, 10 amp) or approved equal. The contractor shall confirm the enclosure model number with the Safe-T-Cover supplier based on the model / manufacturer of backflow preventer that the contractor is using. The contractor shall coordinate with the electrical contractor to insure electrical service is provided from the building to the enclosure for electrical service for the heat.
36. The contractor shall have the meters, backflow devices and enclosures approved by Franklin Water Management before ordering or installing.
37. City of Franklin is not a member of the Tennessee One Call utility location system. Contact City of Franklin directly to locate City of Franklin utilities.
38. If irrigation provided it will require a separate tap, meter and RPBP.

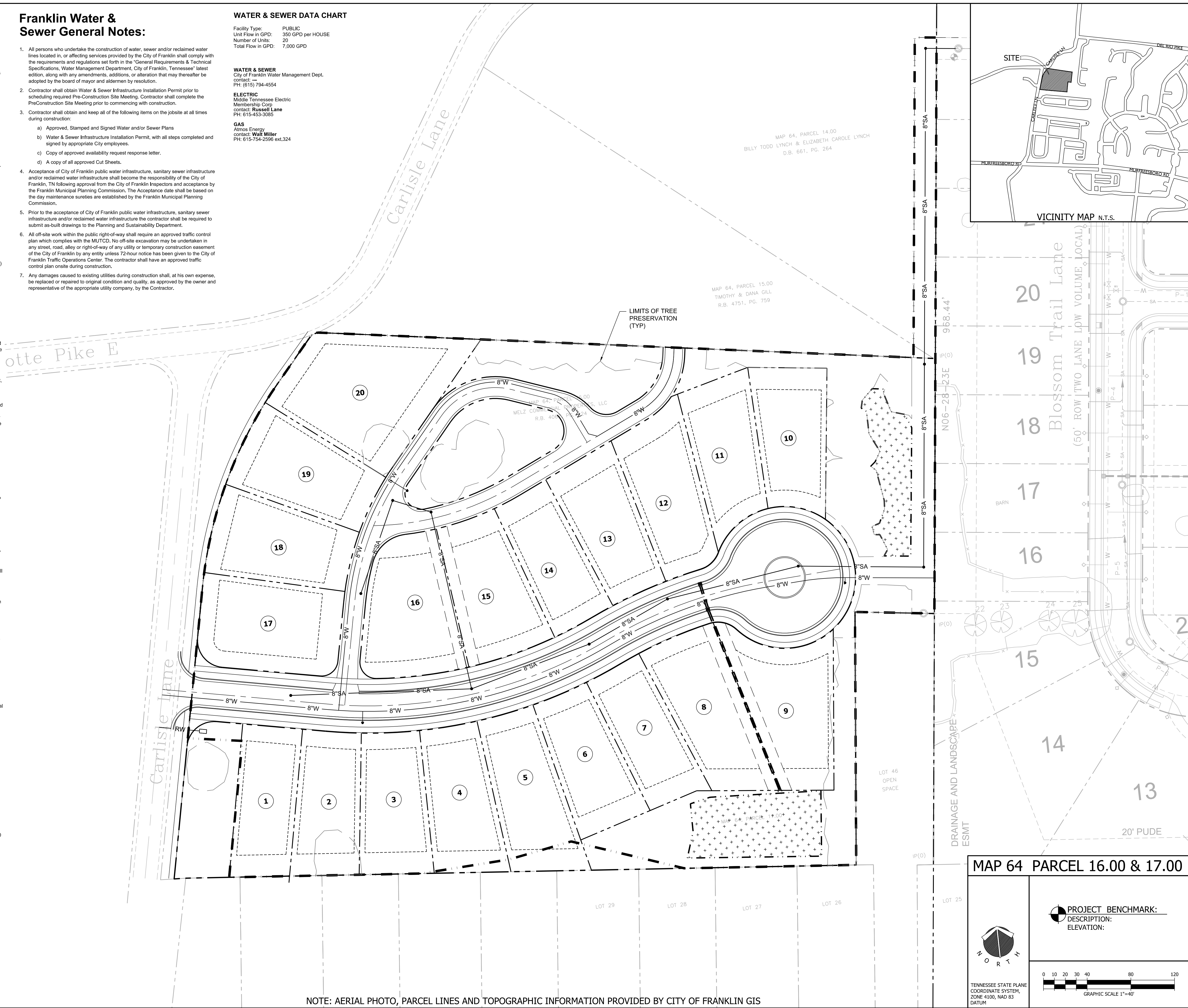
1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications for Water Main and Sewer Main" department, City of Franklin, Tennessee's latest edition, along with any amendments, additions, or alterations that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a) Approved, Stamped and Signed Water and/or Sewer Plans
 - b) Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c) Copy of approved availability request response letter.
 - d) A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following the Planning and Sustainability Department's review and acceptance of the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavations may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan on-site during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Facility Type:	PUBLIC
Unit Flow in GPD:	350 GPD per HOUSE
Number of Units:	20
Total Flow in GPD:	7,000 GPD

WATER & SEWER
City of Franklin Water Management Dept.
contact: --
PH: (615) 794-4554

ELECTRIC
Middle Tennessee Electric
Membership Corp
contact: **Russell Lane**
PH: 615-453-3085

GAS
Atmos Energy
contact: **Walt Miller**
PH: 615-754-2596 ext.324



CARDEL VILLAGE

PARCELS, 16.00, 17.00 ON MAP 64
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C7.00	DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
	LEB	SKD	08/10/15	DEVELOPMENT PLAN SUBMITTAL	
	LEB	SKD	09/03/15	CITY COMMENTS	



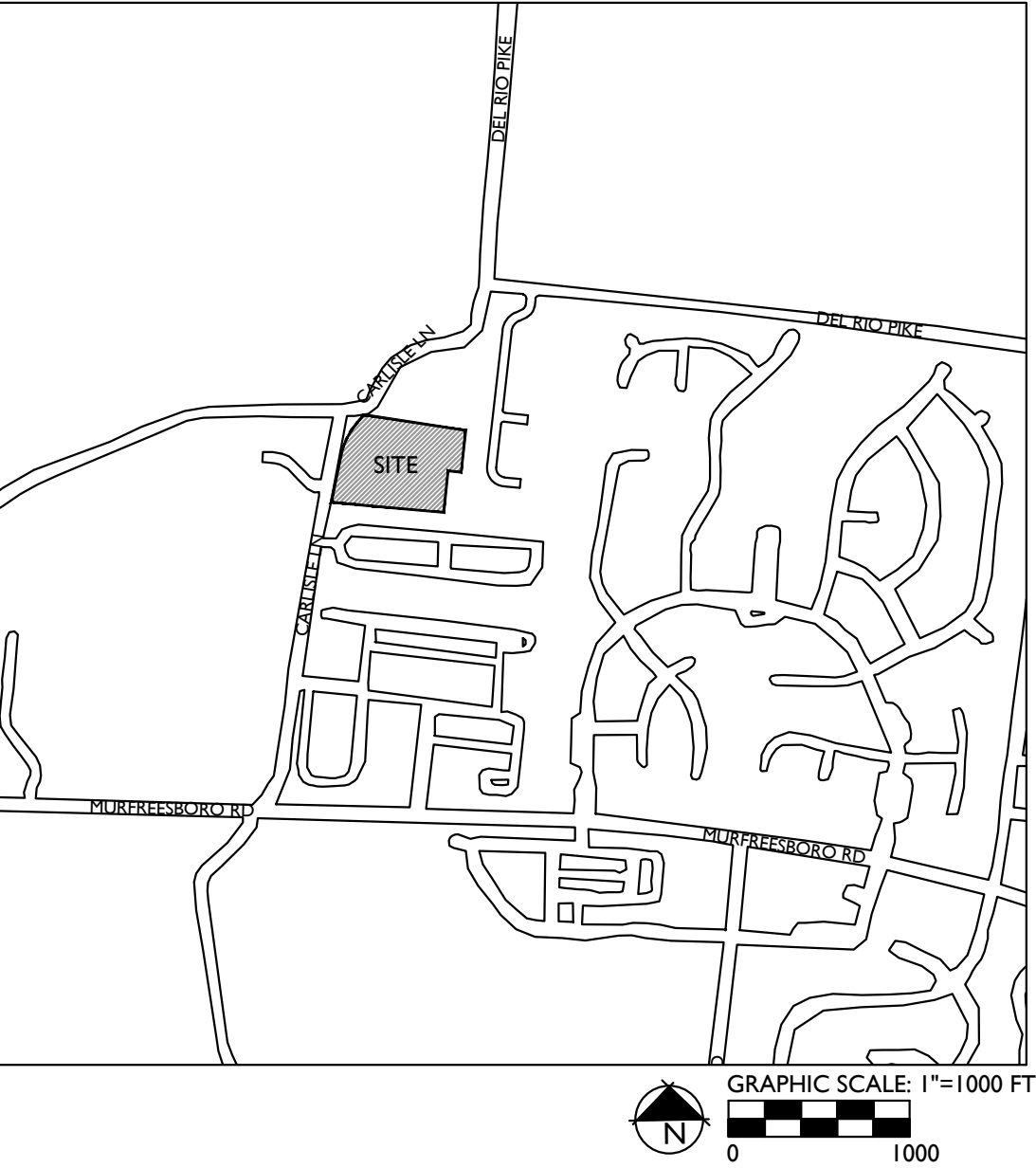
TYPICAL HOME ELEVATION

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



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

Greg Gamble, Registered Landscape Architect.

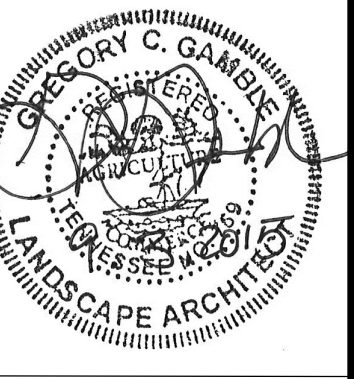


Revisions:
SEPTEMBER 3, 2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUGUST 10, 2015

CARDEL VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TYPICAL
ARCHITECTURE

A 1.0

RESOLUTION 2015-80

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR 231 PUBLIC SQUARE PUD SUBDIVISION, WITH 1 MODIFICATIONS OF STANDARDS (MOS1-LOCATION OF DRIVE-THRU STRUCTURE), LOCATED AT 231 PUBLIC SQUARE, 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 10th day of November, 2015:

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

Map--Parcel	Acres
078C-F00100	0.31
078C-F00200	0.37
TOTAL	± 0.68

Description Tract 3

Land lying in the 9th Civil District of Franklin, Williamson County, Tennessee, being the property conveyed to the First Tennessee Bank

National Association, as evidenced by deed of record in book 825, page 565, and that portion of land lying between said First Tennessee Bank National Association property and the City of Franklin Tennessee property, of record in deed book 351, page 946, Register's office of Williamson County, Tennessee, and being more particularly described according to a survey by Michael K. Story of HFR Design, Inc. dated 10-10-14 as follows:

Beginning at a 5/8" iron pin with HFR cap (new) at the intersection of the southerly right-of-way line of East Main Street/Highway 31 with the easterly right-of-way line of Public Square, same being the northwesterly corner of said First Tennessee Bank National Association property; thence with the southerly right-of-way line of East Main Street/Highway 31, North 60 degrees 06 minutes 31 seconds East 133.99 feet to a 5/8" iron pin w/ HFR cap (new); thence with the westerly line of a gap area of land lying between the herein described and the westerly line of the Toby Stack Wilt, Jr. property, of record in deed book 1576, page 216, South 29 degrees 53 minutes 29 seconds East, passing an existing 1/2" iron pin at 1.10' and a mag nail (new) at 99.79 feet and continuing 104.42 feet in all, to a mag nail (new), and being South 60 degrees 10 minutes 02 seconds West 4.01 feet from a found PK w/shiner; thence with the northerly line of said City of Franklin, Tennessee property, South 60 degrees 10 minutes 02 seconds West 133.99 feet to a 5/8" iron pin with HFR cap (new) at the intersection of the southerly right-of-way line with the easterly right-of-way line of said Public Square; thence with the easterly right-of-way line of Public Square, North 29 degrees 53 minutes 29 seconds West, passing an iron pin new at 4.49 feet and continuing 104.28 feet in all, to the point of beginning, containing 13,982 square feet, or 0.321 acre, more or less.

2. That the overall entitlements for the 231 Public Square PUD Subdivision are as follows:

Entitlements	231 Public Square PUD Subdivision
Base Zone	CC
Character Area Overlay	CFCO-1
Other Zoning Overlays	Historic Preservation Overlay (HPO)
Number of Dwelling Units	0
Number of Nonresidential Square Footage	46,971 SF
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	Formal: 0.1 acres Informal: 0 Total: 0.1 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 the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Location of Drive-Through Structure Approved: _X____ Denied: ____	Request to allow an automated teller machine kiosk and drive-through structure to be detached from the principle structure, even though they are not located internal to the block, as required by Section 4.1.6(1)(b) and 4.1.6(13)(a) of the Zoning Ordinance. <i>Staff recommended approval.</i>
---	---

5. 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: _____

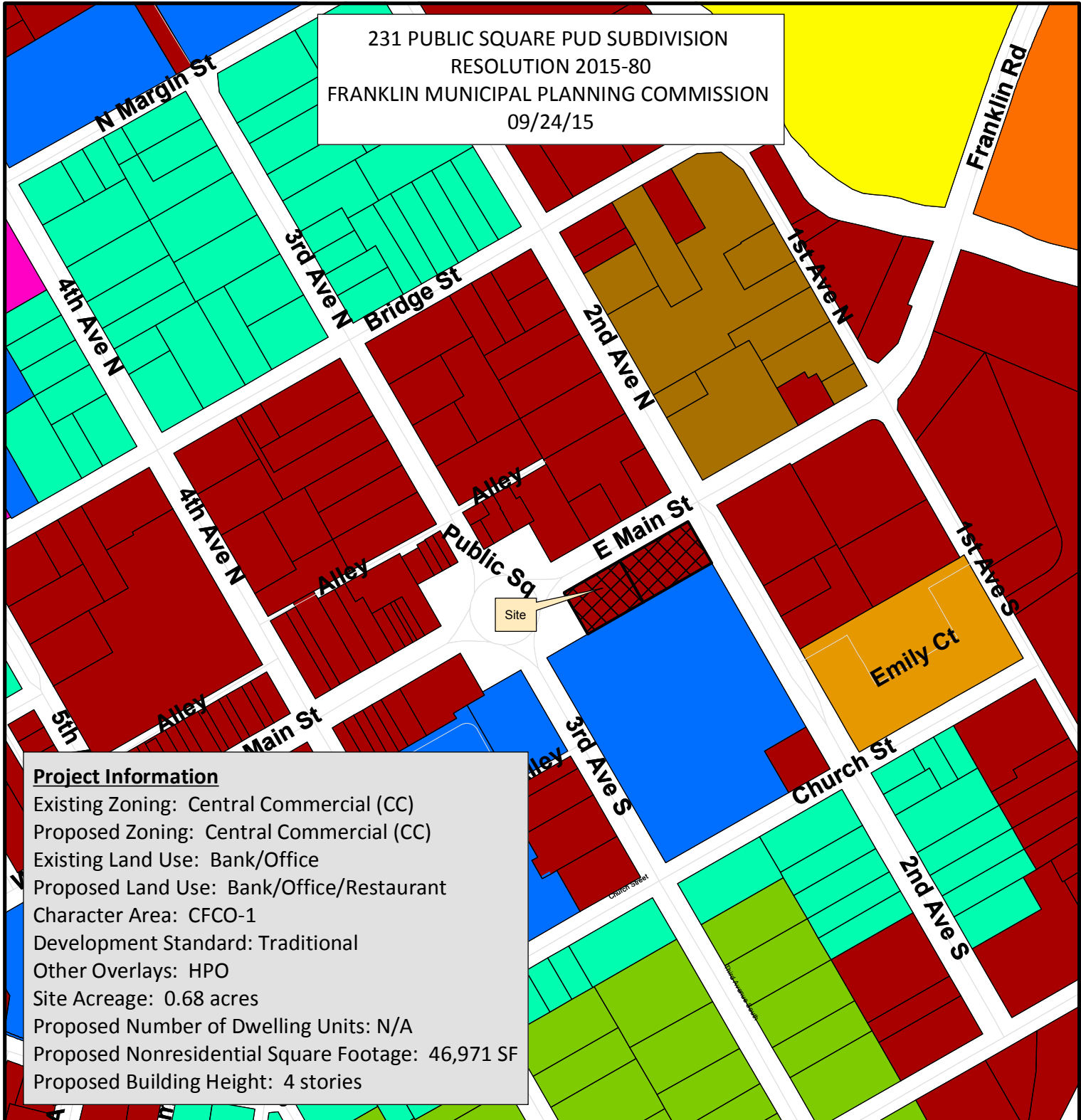
**ERIC STUCKEY
CITY ADMINISTRATOR**

BY: _____

**DR. KEN MOORE
MAYOR**

PREAPPLICATION CONFERENCE:	07/22/15
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	07/24/15
NEIGHBORHOOD MEETING:	07/29/15
PLANNING COMMISSION RECOMMENDED APPROVAL:	09-24-15
PUBLIC HEARING HELD:	11/10/15
BOMA APPROVAL:	11/10/15

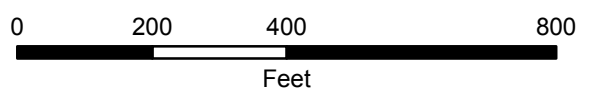
231 PUBLIC SQUARE PUD SUBDIVISION
 RESOLUTION 2015-80
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/24/15



Project Information

Existing Zoning: Central Commercial (CC)
 Proposed Zoning: Central Commercial (CC)
 Existing Land Use: Bank/Office
 Proposed Land Use: Bank/Office/Restaurant
 Character Area: CFCO-1
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 0.68 acres
 Proposed Number of Dwelling Units: N/A
 Proposed Nonresidential Square Footage: 46,971 SF
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| 231 Public Square PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 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 |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2015. All rights reserved.

CONDITIONS OF APPROVAL:

Fire-Planning

231 Public Square - submittal 001.pdf

1. Fire Protection

- Please provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

- A two-hydrant fire flow test has been ordered and is currently being performed.
- This item has not been addressed.

Please provide the results of the required two-hydrant flow test.

- A fire hydrant flow test was ordered on August 3, 2015 and was requested to be a two-hydrant test. We received the flow test but it was only a one-hydrant test. We are including those results with this resubmittal, but we are also following up with the flow testing company to ensure a two-hydrant test is performed and that the results are verified.
- The required two-hydrant test was not performed. A one-hydrant test on 8/18/15 indicated initial flow of 1,454 gpm.

The applicant shall provide results of the more accurate two-hydrant test as initially requested.

Planning

COF no 5927_231 Public Square_15-09-03_PUD Resubmittal_Plans.pdf

2. Modification of Standards

- Applicant shall correctly label their modification of standard request as from section 4.1.6(1)(b). It is not from 4.1.6(1)(a).

Development Plan 8-7-2015.pdf

3. Resubmittal

- For the resubmittal, include all sheets into one single document (auto turn template, elevations, soils maps, etc.)
- All the supplemental sheets have been combined into one document
- The applicant shall submit one single document package at Post-PC, to include all required submittal sheets. This includes, but may not be limited to, the cover sheet, existing conditions page, development plan/site layout page, elevations, auto turn template, soils map, etc.

Preservation/HZC

General Comments

4. COA Conditions of Approval

- As currently presented, the building massing does not meet the condition of approval set forth by the Franklin Historic Zoning Commission on August 10, 2015. The condition states that the applicant must recess the Public Square-facing elevator tower 20' from the plane of the building's proposed front façade.
- Following the Franklin Historic Zoning Commission meeting on August 10, 2015, the building was redesigned to meet the condition of approval set forth by the Franklin Historic Zoning Commission. The partial COA and the revised elevations are attached to the hard copy submittal and are included within the electronic submittal.

Solid Waste Service

COF no 5927_231 Public Square_15-09-03_PUD Resubmittal_Plans.pdf

5. Solid Waste Service

- Can you show the travel path for the truck to provide dumpster service to the proposed dumpster location based on the following

truck specifications:

Height: 12.5'

Wheel Base: 237" (19.5')

Width: 97" (8' 1")

Overhead clearance with can in raised position: 18.5'

Turning radius: 46'

Turning diameter: 97'

Track: 78.6" (approx. 6'6")

Total length with boom overhang and arms extended: 41'

Total overall length of truck (with boom overhang): 37'

Truck length without boom: 35'

Front overhang: 50" (4'2")

Fork length: 4'

Boom arms front of bumper overhang: 24"

Electric Service
Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service
Piedmont Natural Gas
www.piedmontng.com

Water Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Sewer Service
City of Franklin Water and Sewer
124 Lumber Dr.
Franklin, Tennessee 37064
615.794.4554

Property Information
231 Public Square
Franklin, TN 37067
Tax Map 78C Group F, Parcel 1
Zoned: CC

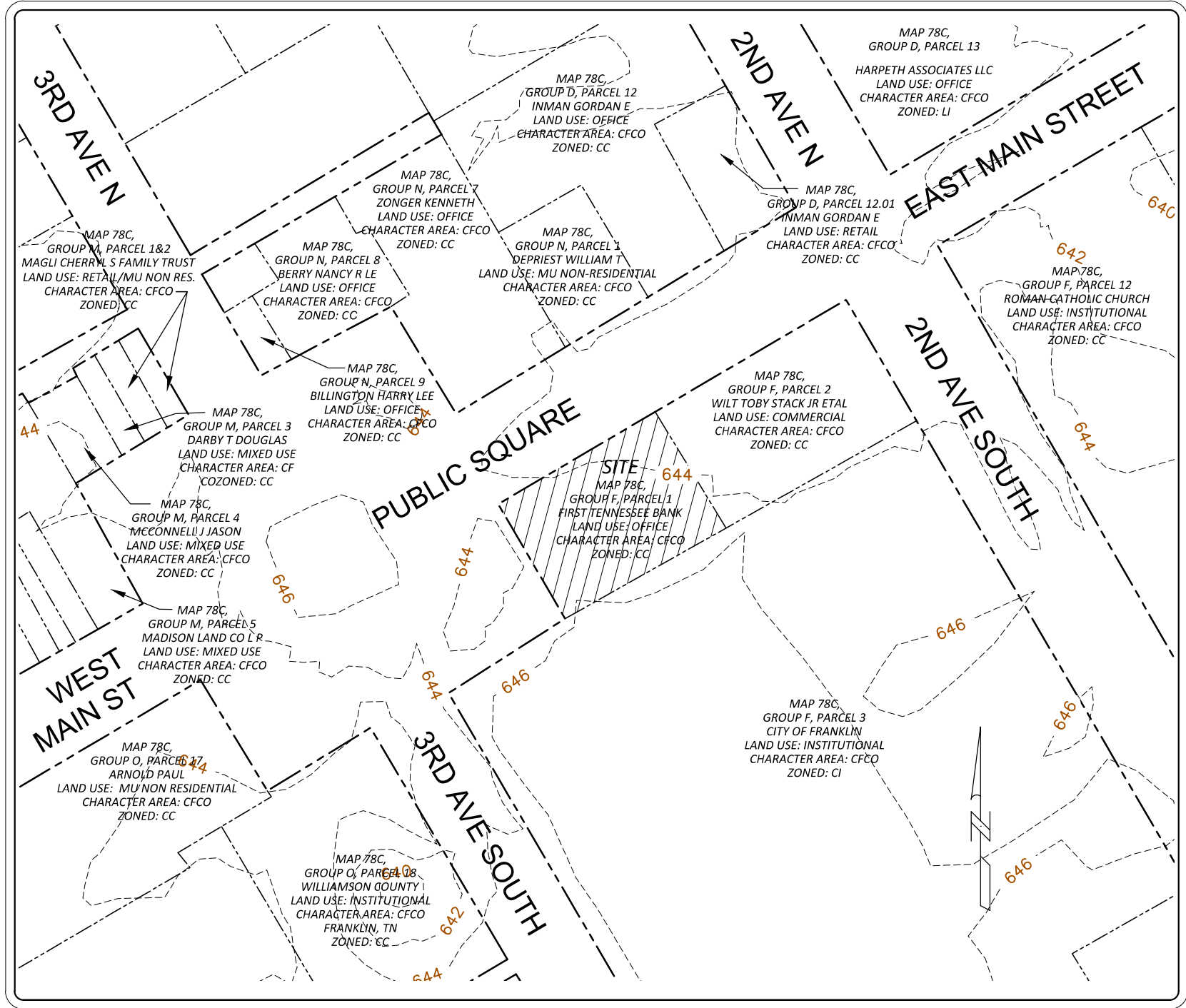
Owner
First Tennessee Bank National Association
1755 Lynnfield Bldg D
Memphis, TN 38119

Developer
Bernie Butler
D9 Development, LLC
131 Third Avenue North
Franklin, TN 37064
615.419.6933

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by
HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

Floodnote
This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
47187C0211F. Dated September 29, 2006



VICINITY MAP
SCALE: 1" = 100'

Site Data

PROJECT NAME:	231 Public Square
CITY OF FRANKLIN PROJECT #	5927
SUBDIVISION:	Original Plan of the Town of Franklin
LOT NUMBER:	81 and a portion of 69
ADDRESS:	231 Public Square
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	Central Commercial / CFCD 1
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
ACREAGE OF SITE/PROJECT AREA:	13,982 S.F. / 0.32 AC

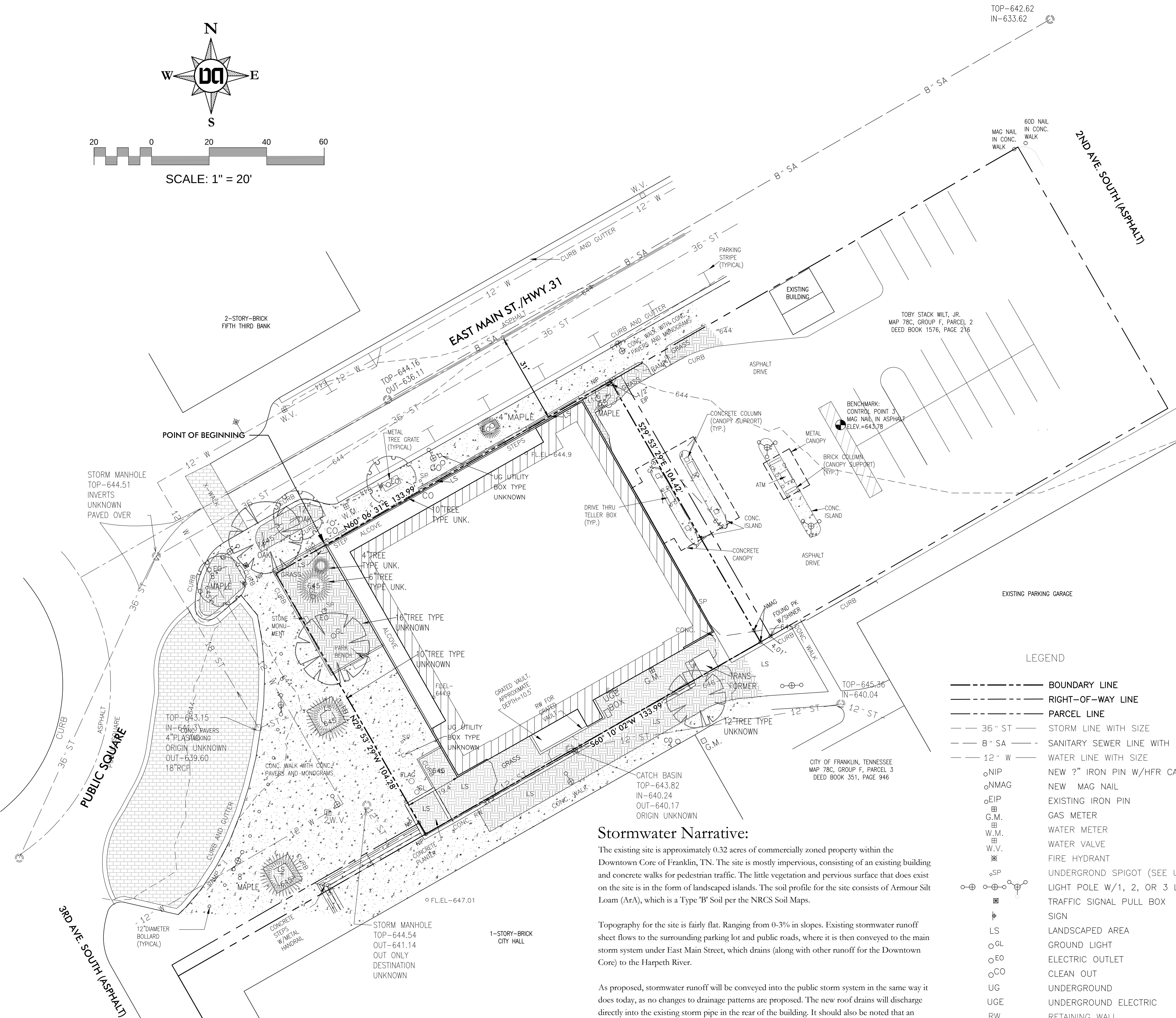
MINIMUM REQUIRED SETBACK LINES:	
BUILD TO LINE:	Back of Sidewalk / 8' Min
SIDE YARD:	None
REAR YARD:	5' Min / 10' Between Structures
BUILDING FOOTPRINT:	Existing - 9,486 SF
BUILDING SQUARE FOOTAGE:	Existing - 32,340 SF
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site

Legal Description

Land lying in the 9th Civil District of Franklin, Williamson County, Tennessee, being the property conveyed to the First Tennessee Bank National Association, as evidenced by deed of record in book 825, page 565, and that portion of land lying between said First Tennessee Bank National Association property and the City of Franklin Tennessee property, of record in deed book 351, page 946, Register's office of Williamson County, Tennessee, and being more particularly described according to a survey by Michael K. Story of HFR Design, Inc. dated 10-10-14 as follows:

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Existing Conditions Plan



Stormwater Narrative:

The existing site is approximately 0.32 acres of commercially zoned property within the Downtown Core of Franklin, TN. The site is mostly impervious, consisting of an existing building and concrete walks for pedestrian traffic. The little vegetation and pervious surface that does exist on the site is in the form of landscaped islands. The soil profile for the site consists of Armour Silt Loam (A₁), which is a Type 'B' Soil per the NRCS Soil Maps.

Topography for the site is fairly flat. Ranging from 0-3% in slopes. Existing stormwater runoff sheet flows to the surrounding parking lot and public roads, where it is then conveyed to the main storm system under East Main Street, which drains (along with other runoff for the Downtown Core) to the Harpeth River.

As proposed, stormwater runoff will be conveyed into the public storm system in the same way it does today, as no changes to drainage patterns are proposed. The new roof drains will discharge directly into the existing storm pipe in the rear of the building. It should also be noted that an increase of less than 5,000 SF of Impervious surface is proposed for the development of this site, as well as less than 10,000 SF of disturbance. This exempts the development from having to obtain a Stormwater Permit and Grading Permit as well as exempting it from having to comply with Peak Runoff Control and Green Infrastructure - Runoff Reduction Requirements as stated in the City of Franklin Stormwater Management Ordinance Sec. 23-102.

Drawing Date:
July 2, 2015

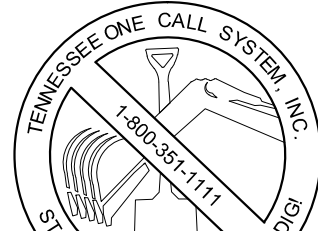
Revisions:
Pre-App Comments:
8/7/2015
DRT Comments:
9/3/2015

231 Public Square

Being Parcel 1 on Tax Map 78C, Group F
231 Public Square
Franklin, Williamson County, Tennessee



PERMITS:



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #15154
231 Public Square

C2.0
Sheet 2 of 3

Electric Service
Middle Tennessee Electric
Membership Corporation
2156 Edward Curd Lane
Franklin, Tennessee 37067
615.794.1102

Gas Service
Piedmont Natural Gas
www.piedmontng.com

Water Service
City of Franklin Water and Sewer
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Tax Map 78C Group F, Parcel 1
Zoned: CC

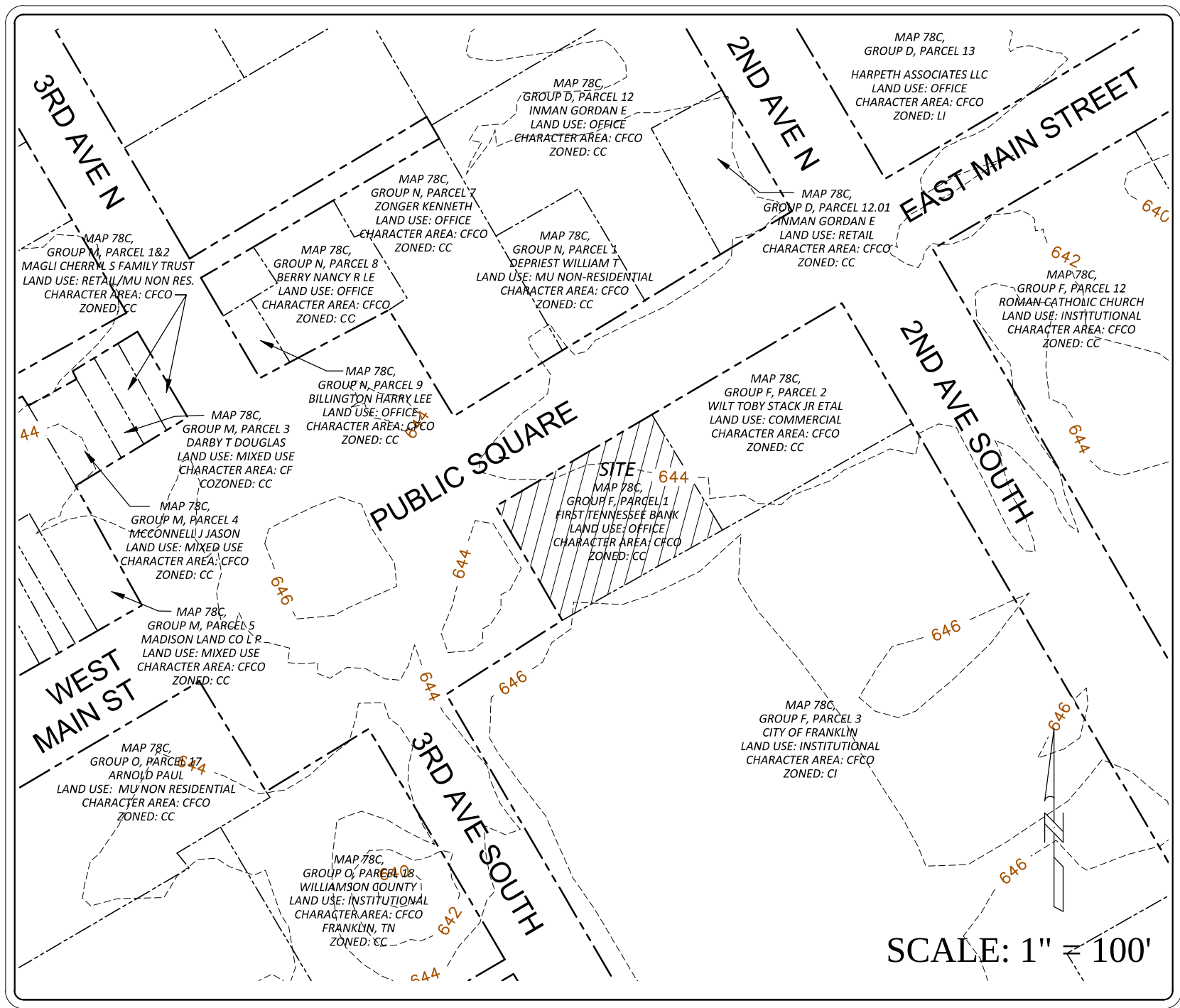
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HFR DESIGN
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Floodnote
This Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current Flood
Insurance Rate Maps (FIRM) Number
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VICINITY MAP

Site Data

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ADDRESS:	231 Public Square
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	4
EXISTING ZONING & CHARACTER OV:	Central Commercial / CFCD 1
OTHER APPLICABLE OVERLAYS:	HPO/Downtown Franklin Local Historic District
APPLICABLE DEVELOPMENT STANDARDS:	Traditional (Downtown Core)
ACREAGE OF SITE/PROJECT AREA:	13,982 S.F. / 0.32 AC
MINIMUM REQUIRED SETBACK LINES:	
BUILD TO LINE:	Back of Sidewalk / 8' Min
SIDE YARD:	None
REAR YARD:	5' Min / 10' Between Structures
BUILDING COVERAGE:	79.8% Proposed / 80% Allowed
BUILDING HEIGHT:	4 Stories Proposed
BUILDING FOOTPRINT:	Existing - 9,486 SF Proposed - 11,624 SF
BUILDING SQUARE FOOTAGE:	Existing - 32,340 SF Proposed - 46,971 SF
*PARKING REQUIREMENTS:	Required Parking for Existing Building: 247 Required Parking for Proposed Building: 236 Required Parking for Proposed Building per Occupancy Rate and Shared Parking Adjustments: 156
*NOTE: See Parking Analysis Document submitted to IDT for further information.	
MINIMUM LANDSCAPE SURFACE	0.1 of Total Site / 0.1 Proposed

Proposed Modification of Standards

1 Stand-Alone Drive-Through

Current Requirement:

- City of Franklin Zoning Ordinance Sec 4.1.6(1)(a) & 4.1.6(13)(a)
- Applicant proposes that an automated teller machine kiosk and drive thru structures be detached even though they are not located internal to the block.

Statement of Impacts

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated maximum domestic flow demand for this development is 24,125 GPD.
- No adverse Impact is anticipated on existing storm infrastructure. Footprint of proposed improvements to site is less than 5,000 SF with negligible to no increase in impervious surface (Final ISR Forthcoming)
- The site will have its main access off of 2nd Avenue South (Major Collector), approximately 100' South of the intersection with East Main Street (Major Arterial) as well as two alternate access points further south on 2nd Avenue South. Approximate Traffic Flows shown below (Based on ITE Trip Generation Handbook, 8th Edition):
AM In = 20 Trips/hr PM In = 66 Trips/hr
AM Out = 6 Trips/hr PM Out = 52 Trips/hr
The Trips shown above would have a negligible impact to the existing streets.
- Site is located approximately 4,500' from the nearest Fire Department, and 2,000' from the nearest police department.
- The Site will be served by a Fire Sprinkler System, and is within 100' of the nearest fire Hydrant at the corner of Public Square and East Main Street. Fire Flow information forthcoming.
- Proposed disturbance is less than 10,000 SF and Increased Impervious Surface is less than 5,000 SF - therefore no adverse impacts on the existing Stormwater Infrastructure is anticipated and a Stormwater Management Plan is not required.

Development Plan

Site Description

The 231 Public Square site is located within the Central Commercial zoning district and within the CFCD-1 character area and HPO overlay areas. The 231 Public Square development scope includes renovations to the existing First Tennessee Bank building currently located on the property, and an addition to the front of the building (facing the square) in order to repair the geometry of the square broken by the current 20'-0" setback of the existing building. We are planning to reuse the structure of the existing building and add an entirely new skin that is more in keeping with the fabric of downtown Franklin and in compliance with the traditional, downtown core development standards, the CFCD-1 character area design standards, and the HPO overlay design guidelines. The future use includes a branch bank and fine-dining restaurant at ground level, office space on the 2nd & 3rd floors, and an outdoor restaurant on the existing roof (4th story of the building). The parapet height of the existing building is 48'-5". The design of the new building envelope proposes to lower that parapet line to 44'-0" at the perimeter of the building, serving as the guardrail for the rooftop restaurant. Stairs and elevators providing access to all floors and the rooftop are located at corners, internal to the block and away from the street edge, to minimize the impact of the height at street level. The rooftop restaurant will have a covered area that is set back approximately 20' from the building edge to be less visible from the street.

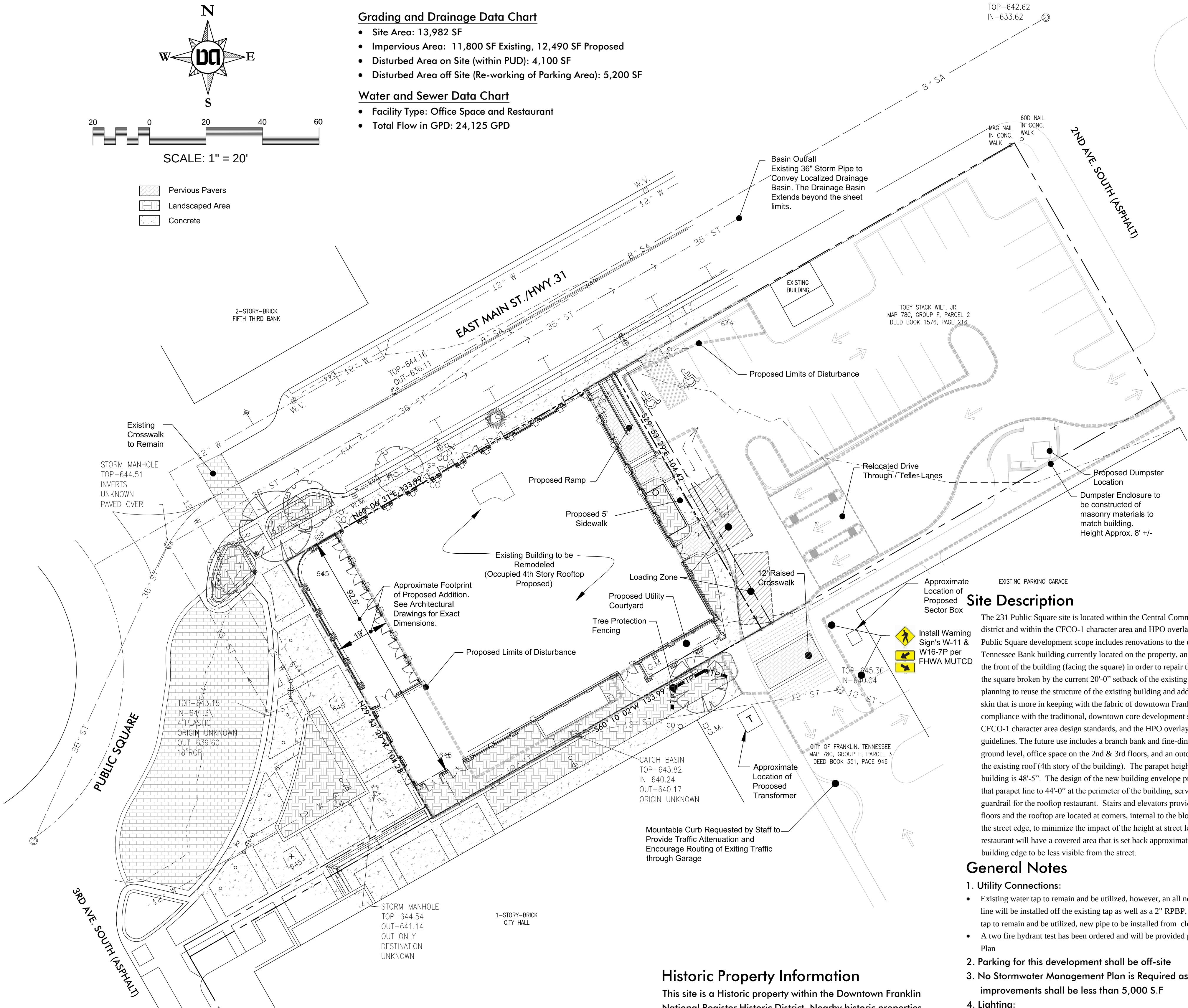
General Notes

- Utility Connections:**
 - Existing water tap to remain and be utilized, however, an all new 2" service line will be installed off the existing tap as well as a 2" RPBP. Existing sewer tap to remain and be utilized, new pipe to be installed from clean out
 - A two fire hydrant test has been ordered and will be provided prior to the Site Plan
- Parking for this development shall be off-site**
- No Stormwater Management Plan is Required as proposed improvements shall be less than 5,000 S.F**
- Lighting:**
 - The lighting of the building will include the Code required building mounted emergency egress lighting as well as building illumination in keeping with the requirements set forth in Section 5.11 of the Franklin Zoning Ordinance. An exterior lighting plan and fixture cutsheets are not yet available as the design is not at that level of development.

Historic Property Information

This site is a Historic property within the Downtown Franklin National Register Historic District. Nearby historic properties include:

- Hiram Masonic Lodge No. 7 - Located approximately 100' South at 115 2nd Avenue S



Drawing Date:
July 2, 2015

Revisions:
Pre-App Comments:
8/7/2015
DRT Comments:
9/3/2015

231 Public Square

Being Parcel 1 on Tax Map 78C, Group F

231 Public Square

Franklin, Williamson County, Tennessee



PERMITS:



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #15154
231 Public Square

C3.0

Sheet 3 of 3



Appendix C2.0-1a: View of Existing Entrance from the Square

231 Public Square - PUD Development Plan



Appendix C2.0-1b: View of Proposed Entrance from the Square

231 Public Square - PUD Development Plan



Appendix C2.0-2a: View of Existing Building from the Square

231 Public Square - PUD Development Plan



Appendix C2.0-2b: View of Proposed Building from the Square

231 Public Square - PUD Development Plan



Appendix C2.0-3a: View of Existing Building from East Main

231 Public Square - PUD Development Plan



Appendix C2.0-3b: View of Proposed Building from East Main

231 Public Square - PUD Development Plan



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 231 Public Sq. (Downtown Franklin Historic District)
Applicant: Studio Eight Design (Matthew K. Taylor, Principal)
Owner: Jodi Wolfe
Project #: PL #5913

Type of Work: Development Plan PUD Concept Approval

Status: **Approval with conditions**
(See “Approved Work Specifications” below)

Approval Date: August 10, 2015
Expiration Date: August 10, 2016 (if work has not commenced)

PROJECT INFORMATION

The applicant is requesting a partial Certificate of Appropriateness (COA) for a Development Plan Planned Unit Development (PUD) Concept Plan for 231 Public Square. **The review pertains to the following design elements ONLY: building height, massing, scale, and setbacks.**

The development plan has not yet been reviewed or approved by the Franklin Municipal Planning Commission or the Franklin Board of Mayor and Aldermen.

APPLICABLE DESIGN GUIDELINES

- Secretary of Interior’s Standards for Rehabilitation (p.3)
- Infill Buildings (p.104)
- Roofs (p.114)
- Utilities (p.122)

APPROVED WORK SPECIFICATIONS

The Development Plan PUD Concept Plan is approved with conditions with the following:

3. As conditions of approval:

- The elevator tower facing toward 3rd Avenue South must be recessed 20’ from the plane of the façade. Note: The attached renderings dated August 19, 2015 incorporates this decision into the design, and the revised design will be carried forward throughout the remainder of the City review process.



-
- The **rooftop deck** should not be visible from the street per *Guidelines*, which state that “modern roof elements such as...decks” be installed so they are not visible from the street (p.114, #3). The parapet wall should be utilized to screen it from view.
 - Any **utilities** proposed for placement on the top of the building should be placed such that distance or elements like parapets keep them from view, per *Guidelines* (p.122, #4).
4. **Please note that the Development Plan PUD Concept Approval by the Franklin Historic Zoning Commission dated August 10, 2015, is a COA based on building height, massing, scale, and setbacks only. Building materials and façade design elements (including, but not limited to, proportion and rhythm of openings, storefront configurations, signage, building-mounted lighting, and building architectural features) were not considered during this Development Plan PUD Concept Review and are therefore not approved for issuance of a COA at this time. Those elements are subject to review and issuance of a Certificate of Appropriateness by the Franklin Historic Zoning Commission prior to or concurrently with the City of Franklin Site Plan review.**

Amanda Hall, AICP | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6737

<http://www.franklintn.gov/>



View of Building Entry from the Square
50% Design Development

19 August 2015

231 PUBLIC SQUARE
RENOVATION AND ADDITION

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

714 EIGHTH AVENUE SOUTH • NASHVILLE, TENNESSEE 37203 • 615.250.8150 • s8-design.com

© Studio Eight Design :: Matt Taylor, Architect, PLLC





View from East Main Street Approach
50% Design Development

19 August 2015

231 PUBLIC SQUARE
RENOVATION AND ADDITION

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

714 EIGHTH AVENUE SOUTH • NASHVILLE, TENNESSEE 37203 • 615.250.8150 • se8-design.com

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View of the Building Corner from the Square
50% Design Development

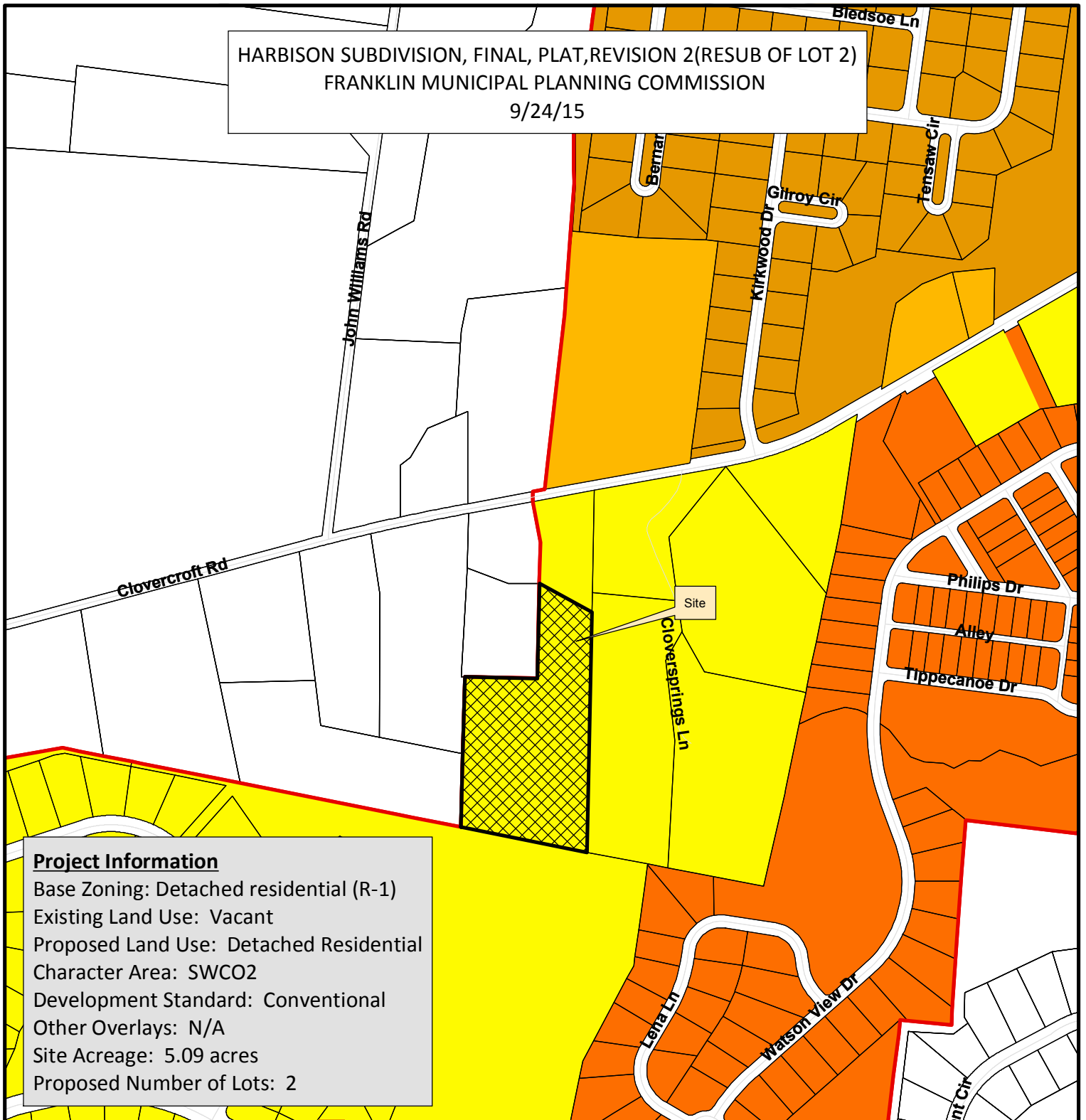
231 PUBLIC SQUARE
RENOVATION AND ADDITION

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HARBISON SUBDIVISION, FINAL, PLAT, REVISION 2 (RESUB OF LOT 2)
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Project Information

Base Zoning: Detached residential (R-1)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.09 acres
Proposed Number of Lots: 2

Harbison Subdivision

Harbison Subd	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
Nichol Mill Lofts PUD	



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Fire-Planning

[Wilke_Russell D SD Plat.pdf](#)

1. Fire Protection

- Please provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

- Owner has acknowledged and has decided to install fire sprinkler systems on both proposed residences.
- This item was not fully addressed.

The applicant was asked to provide the results of a two-hydrant flow test to determine fire flow at/near the properties. In response, "Owner has acknowledged and has decided to install fire sprinkler systems on both proposed residences."

While this adds an increased level of safety for the future occupants, a minimum fire flow is required in accordance with the International Fire Code (Appendix B). For 1 and 2 Family Dwellings up to but not exceeding 3,600 sq ft., a minimum of 1,000 gpm at 20 psi is required. A reduction in minimum fire flow may be considered with the inclusion of residential fire sprinklers.

The applicant shall provide the results of a two-hydrant flow test to determine the minimum available fire flow as well as for consideration of the residential fire sprinkler system design.

The decision by the applicant to install residential fire sprinklers in both proposed dwelling units shall be indicated on the plat with wording to the effect of/similar to: "Dwellings constructed to be provided with residential fire sprinkler systems in accordance with NFPA 13D."

The applicant is encouraged to contact the fire department for additional discussions/coordination.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- No sureties associated with this plat. No action necessary from applicant.
- Acknowledged
- No sureties associated with this plat. No action necessary from applicant.

Planning

General Comments

3. one stop procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Stormwater

General Comments

4. Stream Buffer

- Provide Stream Buffer note:

"There shall be no mowing, clearing, Grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee. ."

- Addressed

5. Plats

- Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

- Addressed

Water/Sewer

General Comments

6. Utility easement.

- The depth of the sanitary sewer lines shall be noted on the plat, to ensure the width of the easements are correct. The exclusive sanitary sewer line easement shall be shown to lot 3.

- Addressed

•

The previous comment "The depth of the sanitary sewer lines shall be noted on the plat, to ensure the width of the easements are correct. The exclusive sanitary sewer line easement shall be shown to lot 3." was not completely addressed. Provide the depth of MH "A" and MH "B". Show that the sewer line to lot 3 is in the center of the easement. The sewer easement detail is not clear. There is an existing sewer easement that is not indicated on the detail. The sewer easement for the sewer line extension must be 20' wide and the sewer line must be in the center of the easement. The sewer line width is determined by the depth of the sewer line.

Zoning

Wilke_Russell D SD Plat.pdf

7. Plat

- Revise Note 13 to indicate the City of Franklin, not Williamson County.
- Addressed
- Revise the label of the City Limits line to accurately state which side is county and which is city.

NOTES

- 1) THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE LOT 2 AND CREATE TWO LOTS.
- 2) BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE, NAD83.
- 3) SUBJECT PARCEL: MAP 80, PARCEL 035.04.
- 4) SUBJECT PROPERTY ZONED: R1-RESIDENTIAL. (CHARACTER AREA, SEWARD HALL) MINIMUM REQUIRED SETBACKS ARE AS FOLLOWS:
FRONT 60'
SIDE 25'
REAR 50'
- 5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 47187C0220F, MAP REVISED SEPTEMBER 29, 2006.
- 6) THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 2, MINOR REVISION OF HARBISON SUBDIVISION AS OF RECORD IN PLAT BOOK 46, PAGE 115.
- 7) WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- 8) ALL UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE TAKEN FROM VISIBLE LOCATIONS AND MAPPING PROVIDED BY THE FOLLOWING AGENCIES:
MIDDLE TENNESSEE ELECTRIC-POWER
MILCROFTON UTILITY DISTRICT-WATER 12" LINE
NOTE:
THIS PLAT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION EVENT, DIAL 811, TENNESSEE ONE CALL.
- 9) PROPERTY OWNER INFORMATION:
RUSSELL D. & JOY C. WILKE
4064 CLOVERCROFT ROAD
FRANKLIN, TN, 37064
DEED BOOK 5033, PAGE 458
PLAT BOOK 46, PAGE 115
- 10) PURSUANT TO TENNESSEE CODE ANNOTATED 13-4-308: A PERMANENT INGRESS/EGRESS EASEMENT SHALL EXIST AS SHOWN ON LOTS 1 AND 2.
- 11) THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
- 12) THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 13) STREAM BUFFER NOTE: THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
- 14) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 15) THE EASEMENT FOR "INTERCEPTOR DRAIN DISCHARGE" AS SHOWN IN PLAT BOOK 46 PAGE 115 IS TO BE VACATED WITH THE RECORDING OF THIS PLAT. PARCEL 35.01 IS SERVED BY CITY SEWER.
- 16) THE APPLICABLE DEVELOPMENT STANDARDS ARE: TRADITIONAL OR CONSERVATION SUBDIVISION, DEVELOPER'S OPTION.

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 5033, PAGE 458, 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 115, R.O.W.C., RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK PAGE , R.O.W.C.

OWNER: RUSSELL D. WILKE _____ DATE _____

OWNER: JOY C. WILKE _____ DATE _____

OWNER: JOSE MEDINA _____ DATE _____

OWNER: MARIA E. MEDINA _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED "RESUBDIVISION OF LOT 13, SPENCER CREEK SUBDIVISION REVISION 5" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT, LOCAL, AND/OR STATE GOVERNMENT REQUIREMENTS, OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CARE OF DEFAULT.

MILCROFTON UTILITY DISTRICT _____ DATE: _____

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE DAY OF 2015. *Randall A. Mercier* #1974
SURVEYOR TENN. LICENSE NO. _____ DATE 9-3-15

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 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN, MUNICIPAL PLANNING COMMISSION.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ 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, TO ASSURE COMPLETION OF SUCH SYSTEMS.

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

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREETS, AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

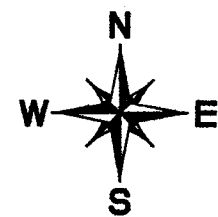
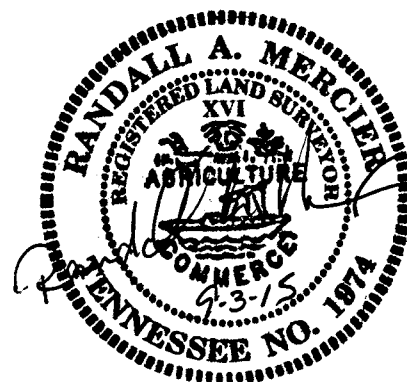
I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED
IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, AND \$ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
randy@arrowheadsurvey.com
615-599-7347 PH

HARBISON SUBDIVISION
FINAL PLAT
REVISION 2 (RESUBDIVISION OF LOT 2)
FRANKLIN, WILLIAMSON COUNTY, TN
COF#5922 (COF#5923)

TOTAL ACRES = 5.09	TOTAL LOTS = 2
ACRES NEW STREETS: 0	FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH	CLOSURE ERROR: 1:15,000
SCALE: 1"=100'	DATE: 8-10-15 REV: 9-3-15



LOT 1
JUDITH L. SANDS SD
PB 20 PG 132

EXIST SS MH
RIM EL= 723.6
12" PVC
INV IN= 714.4
INV OUT= 714.3

LOT 1
JUDITH LAYNE SD
PB 21 PG 17

SEWER EASEMENT
**SEE DETAIL
EXIST GRAVEL DR
20' SEWER EASEMENT
40' INGRESS/EGRESS &
UTILITIES EASEMENT
PB 21 PG 17

LOT 2
MINOR REVISION, EMILY SANDS PROPERTY
PB 41 PG 106

LOT 2
PLAN OF KUHLO SUBDIVISION
PB 22 PG 140

OPEN SPACE
CALDWELL ESTATES SEC 2
PB 21 PG 12

CLOVERCROFT RD (50' ROW)
(MINOR COLLECTOR)

PB 46 PG 115
4059 CLOVERCROFT RD
40' INTERM
POWER EASEMENT

20' SEWER MAIN EASE
DB 4108 PG 768

BRIDGE
3-48" CMP
PIPES

PROP MH "A"

PROP MH "B"

LOT 2
3.09 ACRES
134,452.30 SQ. FT.
4063 CLOVERCROFT RD

LOT 3
2.00 ACRES
87,067.22 SQ. FT.
4061 CLOVERCROFT RD

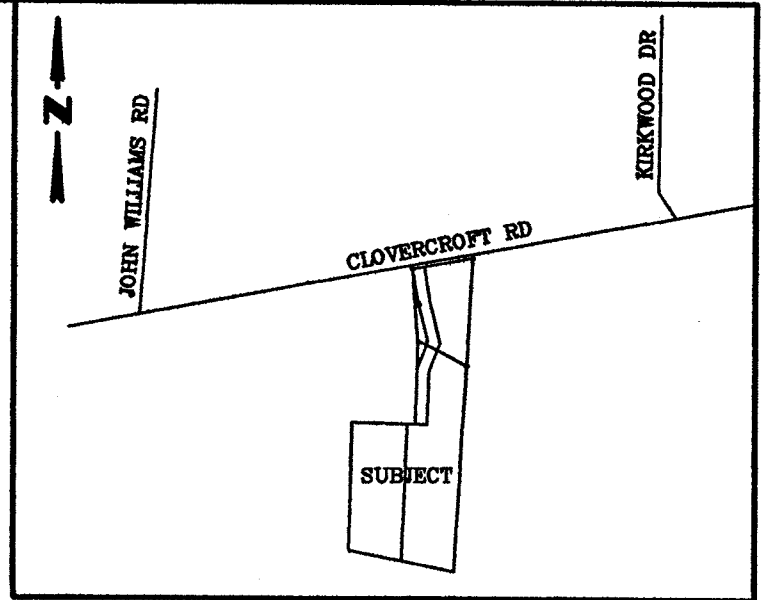
20' EXCLUSIVE WATER
TRANSMISSION LINE
EASEMENT
(12" PVC LINE)

WATERWAY NATURAL AREA
(60' FROM TOP BANK)
**SEE NOTE 13

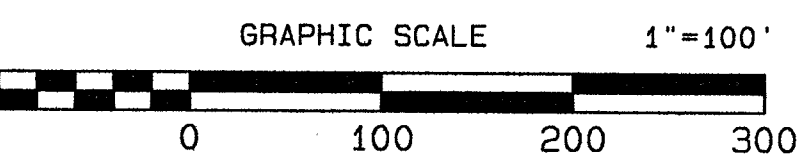
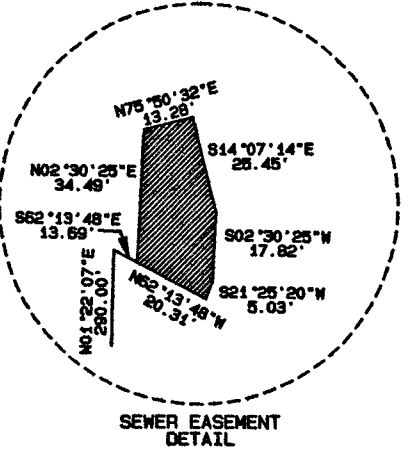
RYAN C. LESKO
MAP 80 PARCEL 35
DB 4247 PG 735

PROPOSED SEWER MANHOLE DATA
DEPTH OF LINES
(8" PVC PER CITY OF FRANKLIN)

SS MH "A"
RIM EL= 723.8
INV IN= 719.0
INV OUT= 717.8
SS MH "B"
RIM EL= 742.0
INV OUT= 737.0



VICINITY
MAP
(NOT TO SCALE)



- LEGEND
- IRON PIN (SET)
 - IRON PIN (FOUND)
 - E— ELECTRIC LINE
 - G— GAS LINE
 - S— SANITARY SEWER LINE
 - W— WATER LINE
 - Ⓢ SANITARY SEWER MANHOLE

Harbison Subdivision/Final Plat

Revision 2 (Re-subdivision of Lot 2)

Project Number: 5922 (COF#5923)

September 3, 2015

Franklin Municipal Planning Commission,

The following line items, per comments printed and received August 25, 2015, have been addressed, revised or added on the subdivision plat entitled, "Harbison Subdivision/Final Plat, Revision 2 (Re-subdivision of Lot 2)".

Addressing

1. Addressing. (Addressed)

Fire-Planning:

2. Fire Protection. Owner has acknowledged and has decided to install fire sprinkler systems on both proposed residences.

Performance Agreement and Surety

3. Engineering Sureties. Acknowledged.

Planning

4. Project Number. (Addressed)

5. Sealed and Signed Plans. (Addressed)

6. Character area. (Addressed)

7. Setbacks. (Addressed)

8. Affidavits. (Addressed)

9. Final Plat. (Addressed)

Stormwater

10. Provide Stream Buffer Note. (Addressed)

Plats

11. Provide Stormwater Maintenance Note. (Addressed)

Water/Sewer

12. Utility Easement. (Addressed)

13. Sanitary Sewer. (Addressed)

Engineering-Final Plat Checklist

14. Plat. (Addressed)

Harbison Subdivision/Final Plat

Revision 2 (Re-subdivision of Lot 2)

Project Number: 5922 (COF#5923)

September 3, 2015

Sincerely,



Randall A. Mercier, PLS
Arrowhead Survey
4154 Old Hillsboro Rd.
Franklin, TN. 37064



OWNER AFFIDAVIT

We/I JOSE MEDINA AND MARIA E. MEDINA

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

PLAT BOOK 46, PAGE 115

(Property Parcel/Tax ID Number)

and located at:

4059 CLOVERCROFT ROAD, FRANKLIN

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

4059 CLOVERCROFT RD

Property Owner Mailing Address

FRANKLIN, TN 37067

City, State & Zip

Subscribed and sworn to before me this

27th day of August, 20 15.

Notary Public

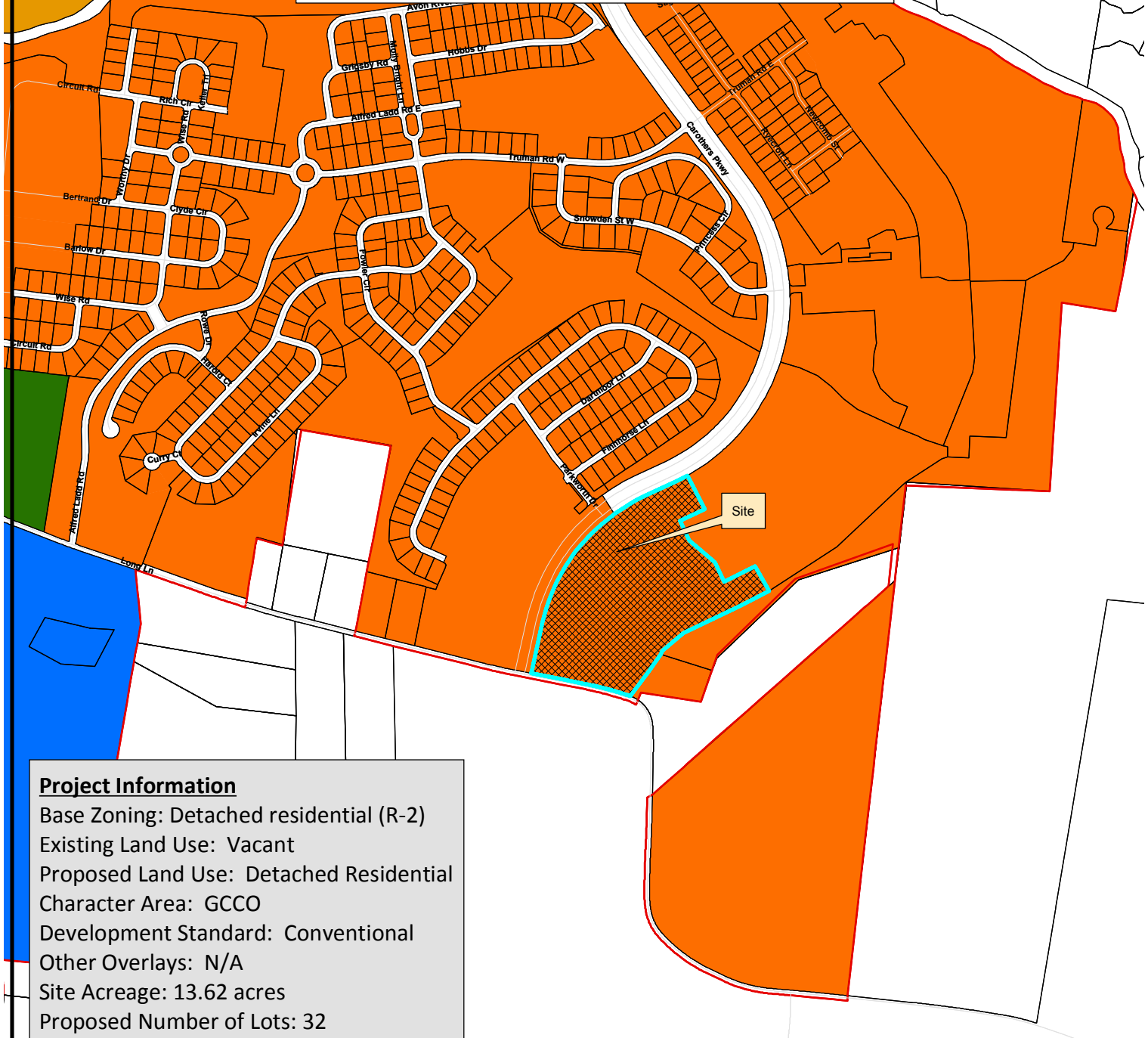
My Commission Expires: 9/11/2017



HIGHLANDS AT LADD PARK, PUD SUBDIVISION, FINAL PLAT

FRANKLIN MUNICIPAL PLANNING COMMISSION

9/24/15



Project Information

Base Zoning: Detached residential (R-2)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: GCCO
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 13.62 acres
 Proposed Number of Lots: 32

Highlands at Ladd Park

Parcels selection

Parcels selection



AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

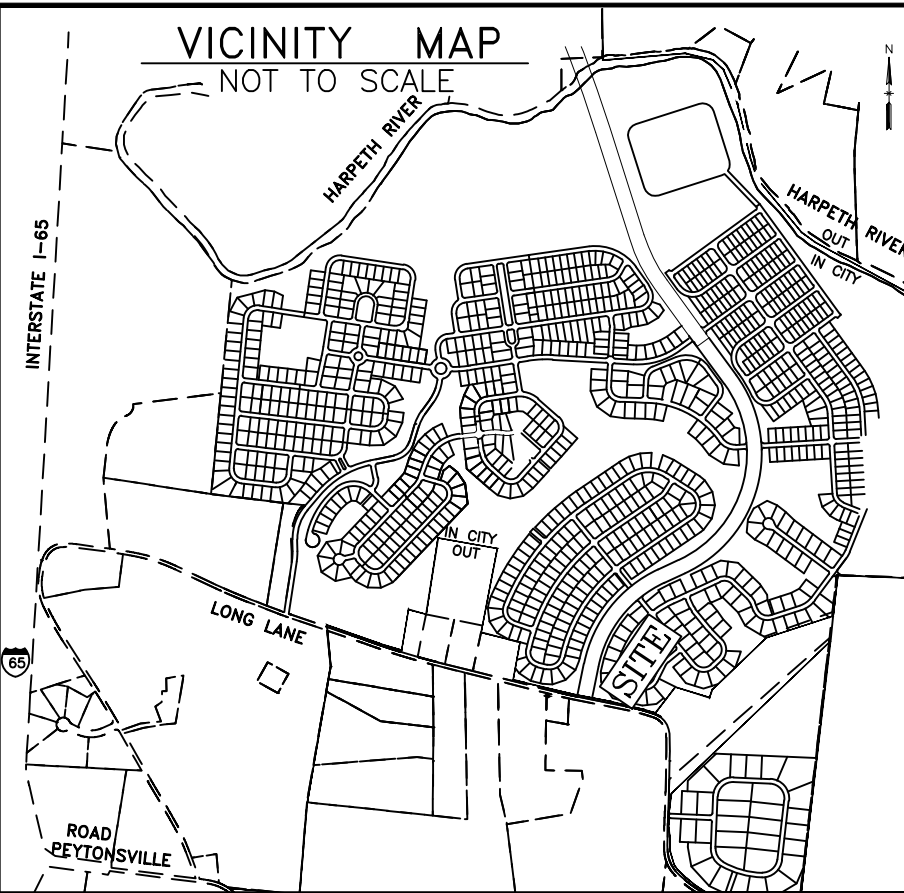
CI Civic and Institutional District

Nichol Mill Lofts PUD



250 500 1,000
Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
1123	15,470.67	0.355	4	1191	12,965.47	0.298	4
1124	15,406.73	0.354	4	1192	12,287.67	0.282	3
1125	13,401.83	0.308	3	1193	13,199.46	0.303	4
1126	12,839.79	0.295	3	1194	12,605.04	0.289	4
1127	11,250.00	0.258	3	1195	11,866.44	0.272	3
1128	12,328.11	0.283	3	1196	11,252.49	0.258	3
1129	13,373.22	0.307	3	1197	11,252.49	0.258	3
1130	13,473.12	0.309	3	1198	10,642.22	0.244	3
1131	11,712.79	0.269	3	1199	12,509.80	0.287	4
1132	11,714.48	0.269	3	1200	12,832.11	0.295	4
1133	11,714.47	0.269	3	1201	11,672.47	0.268	3
1134	11,714.47	0.269	3	TOTAL LOTS	379,444.32	8.710	
1135	11,714.48	0.269	3	O.S. 2034	4,857.82	0.112	
1136	14,299.08	0.328	4	O.S. 2035	5,221.17	0.120	
1137	14,662.42	0.337	4	O.S. 2036	77,916.73	1.789	
1180	15,294.53	0.351	4	O.S. 2037	20,724.60	0.476	
1181	11,700.00	0.269	3	O.S. 2038	20,314.44	0.466	
1182	11,382.21	0.261	3	TOTAL O.S.	129,034.76	2.963	
1183	12,906.24	0.296	4	ROW	84,806.85	1.947	
TOTAL				TOTAL	593,285.93	13.620	

LEGEND

PROPOSED FIRE HYDRANT	○
LIGHT POLE	□
CURB INLET	■
MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○
STREET ADDRESS	4008
PROPERTY/R.O.W. LINE	---
PUBLIC UTILITY & DRAINAGE EASEMENT	PUDE
PROPOSED WATER LINE	8" W
PROPOSED SEWER LINE	8" S
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTE 17	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTE 17	

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 30 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS AND DEDICATE ROW FOR HIGHLANDS AT LADD PARK SECTION 32.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 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.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
- THIS PROPERTY IS ZONED R2 AND GCOO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL ON FOR SPECIFIC SETBACK INFORMATION.
- ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' OFF THE BACK OF WALK.

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8530

615.370.8500

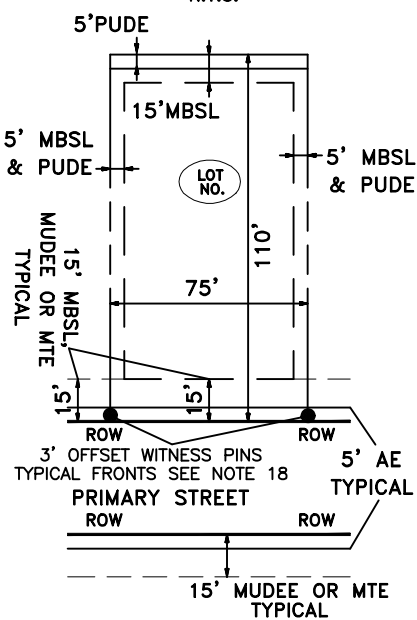
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

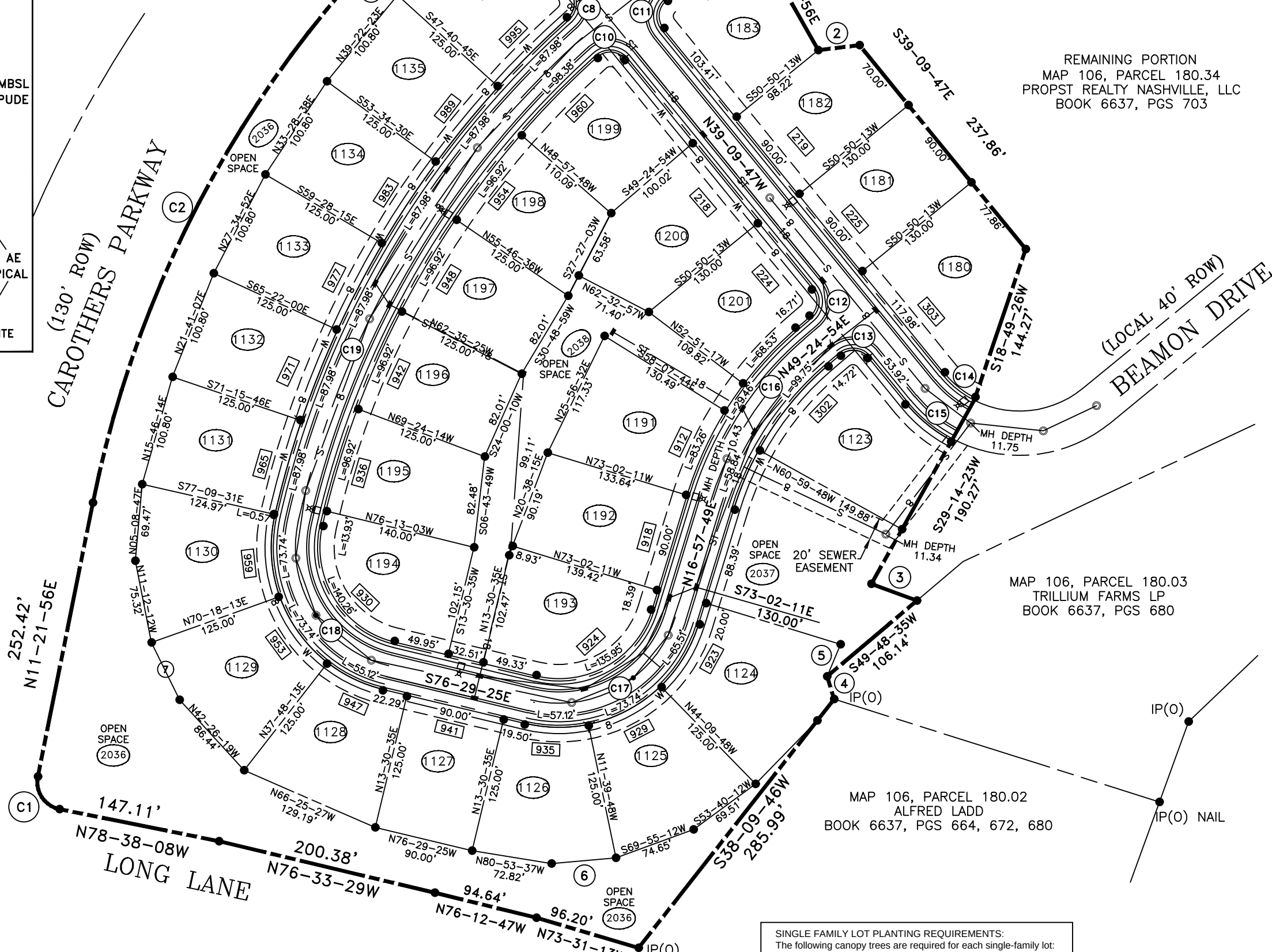


TYPICAL LOT DETAIL

LADD PARK - SECTION D, P
MINIMUM SETBACKS & LOT CRITERIA
N.T.S.



ALL LOTS SHALL FOLLOW THE
TYPICAL LOT DETAIL UNLESS
OTHERWISE SHOWN



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-04	25.00'	25.00'	39.27'	35.36'	S33-38-6E
C2	30-57-19	1020.00'	282.44'	551.08'	544.40'	N26-50-36E
C3	06-13-24	1020.00'	55.45'	110.79'	110.74'	N45-25-57E
C4	04-35-06	1020.00'	40.83'	81.63'	81.60'	N50-50-13E
C5	06-13-25	1020.00'	55.45'	110.79'	110.74'	N56-14-28E
C6	93-35-34	29.01'	21.29'	32.67'	29.16'	N84-40-33W
C7	92-17-33	20.00'	20.82'	32.22'	28.84'	N6-58-59E
C8	87-22-47	20.00'	19.11'	30.50'	27.63'	S4-31-37W
C9	87-22-48	20.00'	19.11'	30.50'	27.63'	S82-51-11E
C10	92-53-03	20.00'	21.03'	32.42'	28.99'	N65-36-18W
C11	92-53-02	20.00'	21.03'	32.42'	28.99'	N7-16-44E
C12	88-34-41	20.00'	19.51'	30.92'	27.93'	S5-7-34W
C13	91-25-19	20.00'	20.50'	31.91'	28.63'	N84-52-26W
C14	23-49-37	90.00'	18.99'	37.43'	37.16'	S51-4-35E
C15	23-08-26	130.00'	26.82'	52.50'	52.15'	S50-44-0E
C16	32-27-05	300.00'	87.30'	169.92'	167.65'	N33-11-21E
C17	86-32-47	110.00'	103.56'	166.16'	150.80'	S60-14-12W
C18	89-17-37	110.00'	108.65'	171.43'	154.60'	S31-50-36E
C19	35-17-04	835.00'	265.56'	514.22'	506.13'	N30-26-45E

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency Date

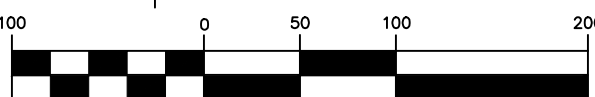
City of Franklin, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in Book 6337, pg. 703 and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.

By: _____ Date: _____
JOHN N. HUGHEY (PROPST NASHVILLE, LLC) MANAGER PARCEL 181.34
BOOK 6337, PG. 703

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REMAINING PORTION
MAP 106, PARCEL 180.34
PROPST REALTY NASHVILLE, LLC
BOOK 6637, PGS 703

CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 32, 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 Sewer Management Date
Department City of Franklin, TN
(Where applicable)

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

General Manger Milcrofton Date
Utility District

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 32, have been installed in accordance with City specifications, or

amount of \$ _____ for drainage and _____ for streets, \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL
FOR RECORDING

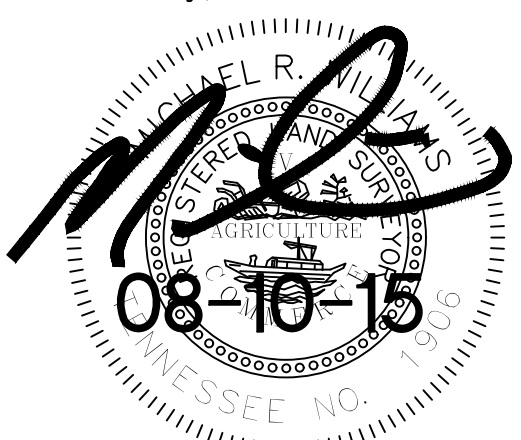
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of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

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF SURVEY

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

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



COF PROJECT # (5924)

THE HIGHLANDS AT LADD PARK
PUD SUBDIVISION, FINAL PLAT,
SECTION 32

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 13.620 TOTAL LOTS: 35

ACRES NEW STREETS: 1.947 FEET NEW STREETS: 2,172±

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' DATE: 08-10-15

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

[final plat ladd sec 32-Model.pdf](#)

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5865 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
- Noted
- Any unposted sureties associated with this development from site plan(s) 5865 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

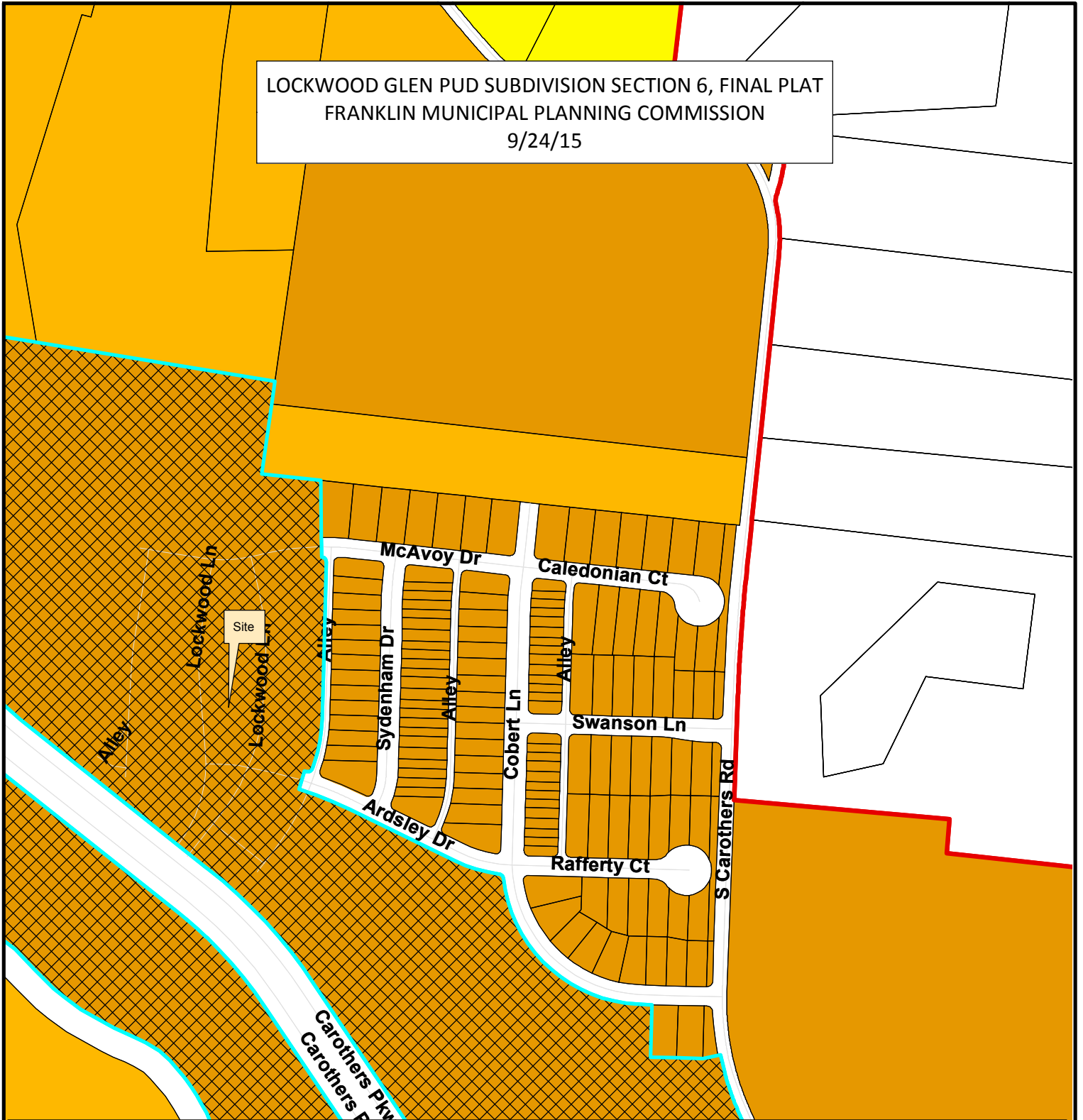
General Comments

2. one stop procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.
- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

LOCKWOOD GLEN PUD SUBDIVISION SECTION 6, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Lockwood Glen Section 6

 Lockwood Glen Section 6

 AG Agricultural District

 ER Estate Residential

 R-1 Residential District

 R-2 Residential District

 R-3 Residential District

 R-6 Historic Core Residential District

 RM-10 Attached 10 Residential District

 RM-15 Attached 15 Residential District

 RM-20 Attached 20 Residential District

 SD-R Specific Development-Residential

 SD-X Specific Development-Variety

 OR Office Residential District

 GO General Office District

 CC Central Commercial District

 NC Neighborhood Commercial District

 GC General Commercial District

 LI Light Industrial District

 HI Heavy Industrial District

 CI Civic and Institutional District

0 0.0375 0.075 0.15 Miles

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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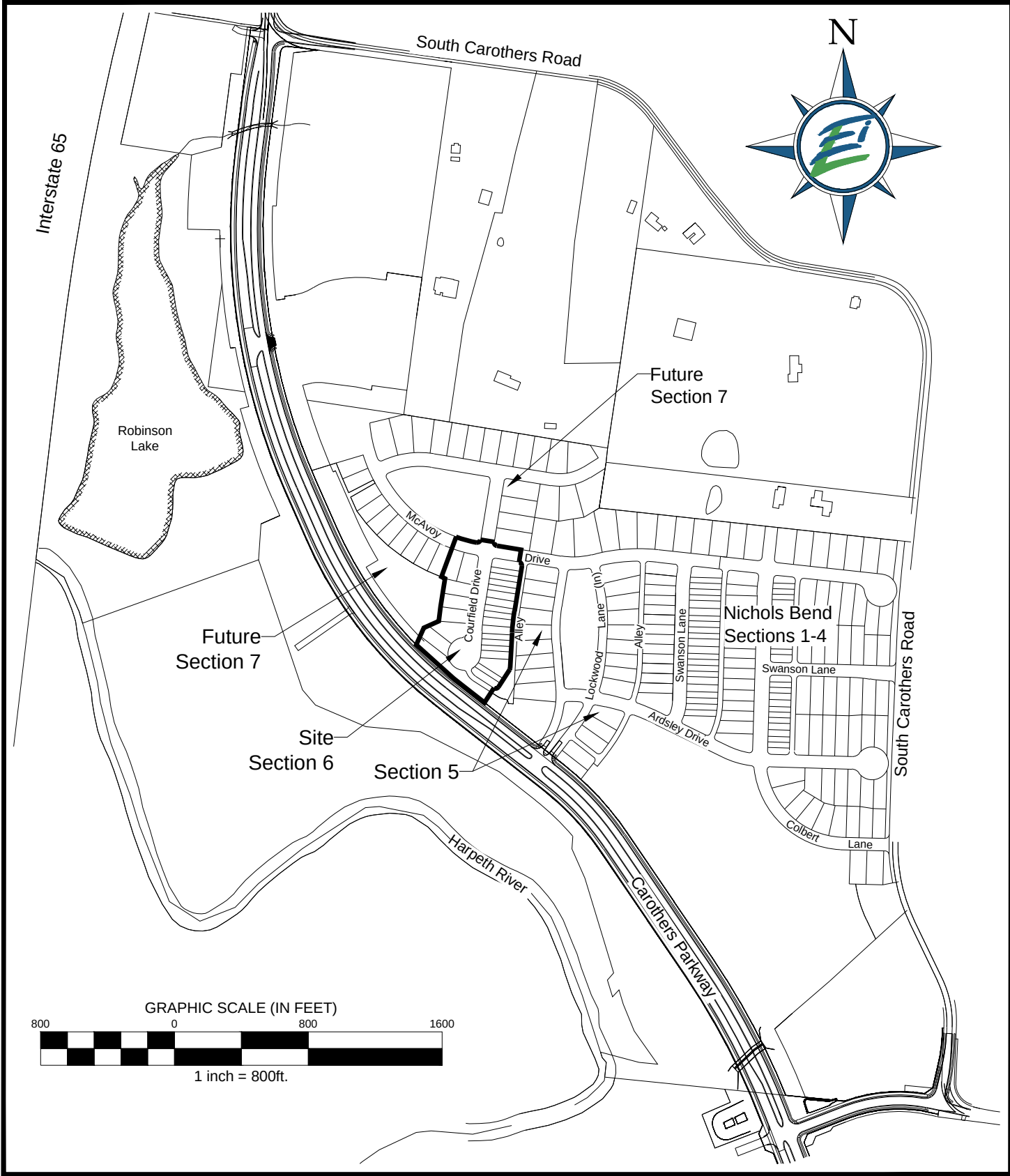
Site Data (Section 6)

Project Name:	Lockwood Glen Section 6 "Formerly known as Nicho's Bend PUD Subdivision" 5808
COF Project #:	Lockwood Glen
Subdivision:	Lots 184-209 with Lot 191 being "Open Space"
Lot numbers:	South Carothers Road
Address:	Franklin
City:	Williamson
County:	Tennessee
State:	14th
Civil District:	
Existing zoning and charter area overlay:	SD-R 2.82 (Sec. 5 - 2.55) - McEwen Character Area 6
Other applicable overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay District (FWO)
Applicable development standard:	Conventional
Acreage of site:	4.022
Minimum required setback lines:	Cottage Lots with Street Access (Lots 184-190)
Yard fronting on any street:	8 Feet
Side yard:	4 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Townhome Lots (192-209)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet Min. or 19 Feet Min. (per approved Concept Plan)
Owners representative:	Crescent Lockwood, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	980-321-6270
Email address:	tkglenn@crescent-resources.com
Contact name:	Keith Glenn
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	michael.ray@eli-llc.com
Contact name:	Michael Ray
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Contact names:	Michael Ray

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Notes

- The purpose of this plat is to create 25 single-family residential lots.
- This property is not located within a flood hazard area as per FEMA FIRM Community Panel No. 47187C0214 F, dated September 29, 2006.
- The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space area to be public drainage easement.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Rear yard fences on Lots 192, 194 & 209 shall not be located so that they compromise safety by blocking this visibility at the associated intersections.



Open Space Table		
Lot #	Square Feet	Acres
191	15,770	0.36

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

Total area: 175,210 S.F. or 4.022 Acres

Road Data:

Acreage in new roads (including alley row)	1.135 Acres
Linear footage of new roads	748 Feet
Linear footage of alleys	143 Feet

Deed Reference

TAX MAP 089, PART OF PARCEL 48.01
Owner: Crescent Lockwood, LLC
Deed Book 5791, Page 585
Register's Office for Williamson County, TN

Owner Information

Keith Glenn
Crescent Lockwood, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 980-321-6270
tkglenn@crescent-resources.com

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 585, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots 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: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner

Date

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

- The sewer system designated in Lockwood Glen PUD Subdivision - Section 6 has been installed in accordance with City specifications, or
- 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

Certificate Of Approval of Water

I hereby certify that:

- The water system designated in Lockwood Glen PUD Subdivision - Section 6 has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District

Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- the streets, drainage, and sidewalks designated in Lockwood Glen PUD Subdivision - Section 6 has 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, Streets Department
City of Franklin, Tennessee

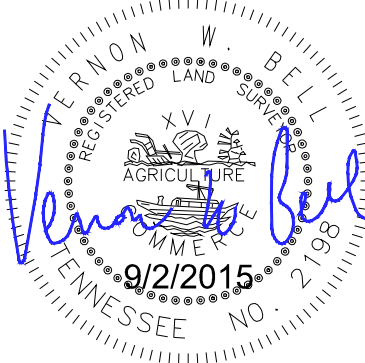
Date

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Closure Error 1:15,000

Surveyor Information
Vernon W. Bell
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: bernie.bell@eli-llc.com



LOCKWOOD GLEN PUD
SUBDIVISION - SECTION 6

SHEET 1 OF 3

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5919

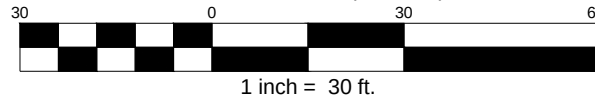
DATE: 09-02-2015



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



TN STATE PLANE
NAD 83
GRAPHIC SCALE (IN FEET)

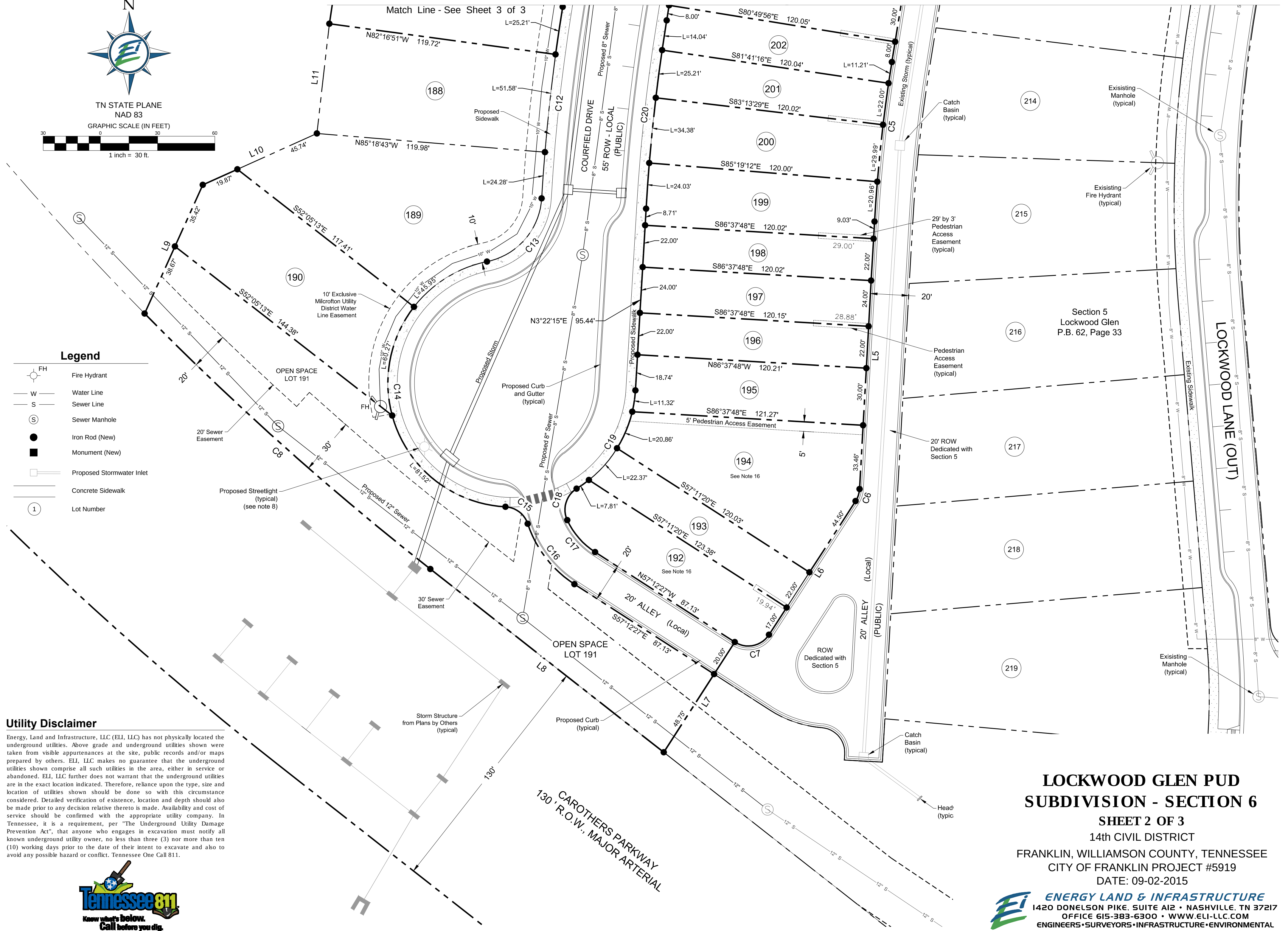


Legend

- FH Fire Hydrant
- W Water Line
- S Sewer Line
- (S) Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- ① Lot Number

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) 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. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



LOCKWOOD GLEN PUD SUBDIVISION - SECTION 6

SHEET 2 OF 3

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

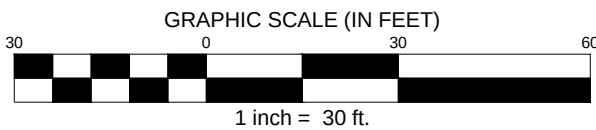
CITY OF FRANKLIN PROJECT #5919

DATE: 09-02-2015



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

Line Table		
Line #	Direction	Length
L1	S80° 49' 56"E	55.00'
L2	S80° 49' 56"E	98.05'
L3	S9° 10' 04"W	50.00'
L4	S9° 10' 04"W	185.79'
L5	S3° 12' 55"W	140.49'
L6	S32° 56' 53"W	83.51'
L7	S32° 47' 33"W	68.75'
L8	N51° 51' 54"W	155.63'
L9	N24° 19' 37"E	74.09'
L10	N65° 45' 44"E	65.61'
L11	N6° 29' 00"E	57.91'
L12	N8° 30' 24"E	54.83'
L13	N9° 23' 58"E	59.06'
L14	N66° 40' 21"W	15.31'
L15	N20° 02' 04"E	170.80'



Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	525.00'	85.65'	S74° 38' 22"E	85.56'
C2	13.00'	20.76'	N54° 55' 39"E	18.63'
C3	13.00'	20.60'	S35° 26' 19"E	18.51'
C4	13.00'	20.42'	S35° 49' 56"E	18.38'
C5	810.00'	84.15'	S6° 11' 30"W	84.11'
C6	13.00'	6.75'	S18° 04' 54"W	6.67'
C7	13.00'	20.39'	S77° 52' 13"W	18.36'
C8	1572.02'	201.13'	N48° 11' 58"W	201.00'
C9	575.00'	99.69'	S74° 55' 57"E	99.57'
C10	13.00'	20.21'	S35° 21' 57"E	18.23'
C12	995.00'	101.06'	S6° 15' 29"W	101.02'
C13	36.00'	47.17'	S40° 52' 59"W	43.87'
C14	65.00'	187.74'	S4° 19' 41"E	128.96'
C15	13.00'	15.62'	S52° 39' 28"E	14.70'
C16	60.00'	40.80'	S37° 43' 29"E	40.02'
C17	40.00'	22.52'	N41° 04' 40"W	22.22'
C18	13.00'	18.90'	N16° 41' 58"E	17.28'
C19	65.00'	62.37'	N30° 51' 32"E	60.00'
C20	940.00'	97.66'	N6° 11' 30"E	97.61'
C21	13.00'	20.42'	N54° 10' 04"E	18.38'

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) 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. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



Legend	
	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
	Lot Number

LOCKWOOD GLEN PUD SUBDIVISION - SECTION 6

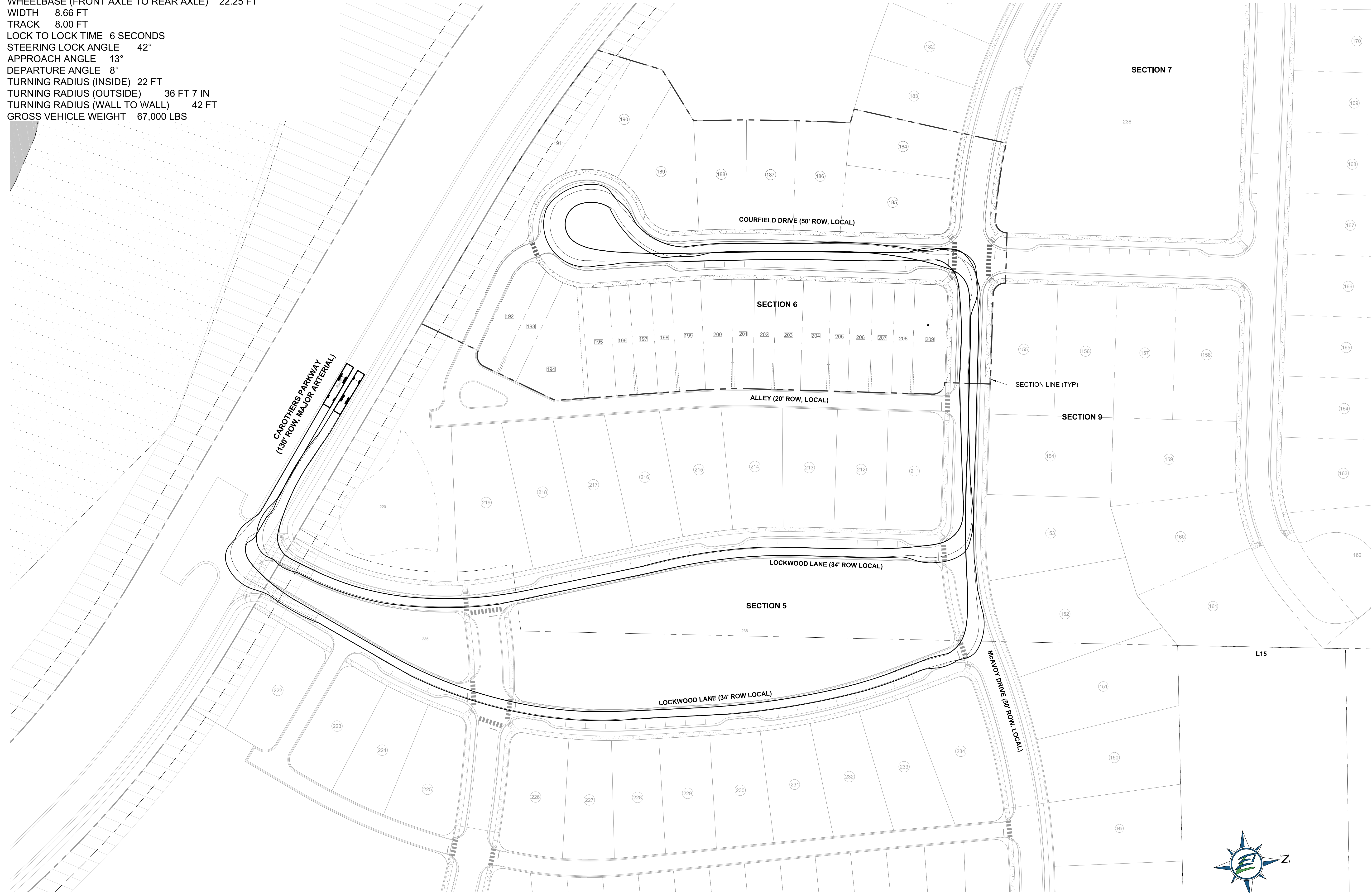
SHEET 3 OF 3

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5919
DATE: 09-02-2015



CITY OF FRANKLIN TOWER 2 (SUTPHEN SP 100 AERIAL PLATFORM)

LENGTH 51.25 FT
FROM BUMPER TO CENTERLINE OF FRONT AXLE 10 FT
WHEELBASE (FRONT AXLE TO REAR AXLE) 22.25 FT
WIDTH 8.66 FT
TRACK 8.00 FT
LOCK TO LOCK TIME 6 SECONDS
STEERING LOCK ANGLE 42°
APPROACH ANGLE 13°
DEPARTURE ANGLE 8°
TURNING RADIUS (INSIDE) 22 FT
TURNING RADIUS (OUTSIDE) 36 FT 7 IN
TURNING RADIUS (WALL TO WALL) 42 FT
GROSS VEHICLE WEIGHT 67,000 LBS



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

**LOCKWOOD GLEN
FINAL PLAT
SECTION 6**
CITY OF FRANKLIN PROJECT NO. 5919
FRANKLIN, TENNESSEE

Issue Date: September 3, 2015
ELI Project No: 14-11-1102
Drafted By: LCW
Checked By: LCW
Sheet Title:

**VEHICLE
TRACKING
PLAN**

Sheet No.
T-1.00

COF no: 5919

CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- Applicant shall contact Lori Jarosz at lori.jarosz@franklintn.gov to receive addresses. All addresses are required to be on final plats before recording.

Performance Agreement and Surety

[Lockwood Glen PUD Subdivision, Final Plat, Section 6 - submittal 001.pdf](#)

2. Engineering Sureties

- Applicant shall post sureties in the following amounts:

II. City Sewer: \$207,000

III. Public Streets: \$258,000

VI. Public Sidewalks: \$71,000

VII. Drainage: \$83,000

Temporary EPSC Measures: \$38,000

Temporary Street Access: \$10,000

Planning

General Comments

3. Lot 210

- Applicant shall revise Lockwood Glen Section 6, Site Plan to show the removal of Lot 210 as shown on the plat. The plat and the site plan must match.

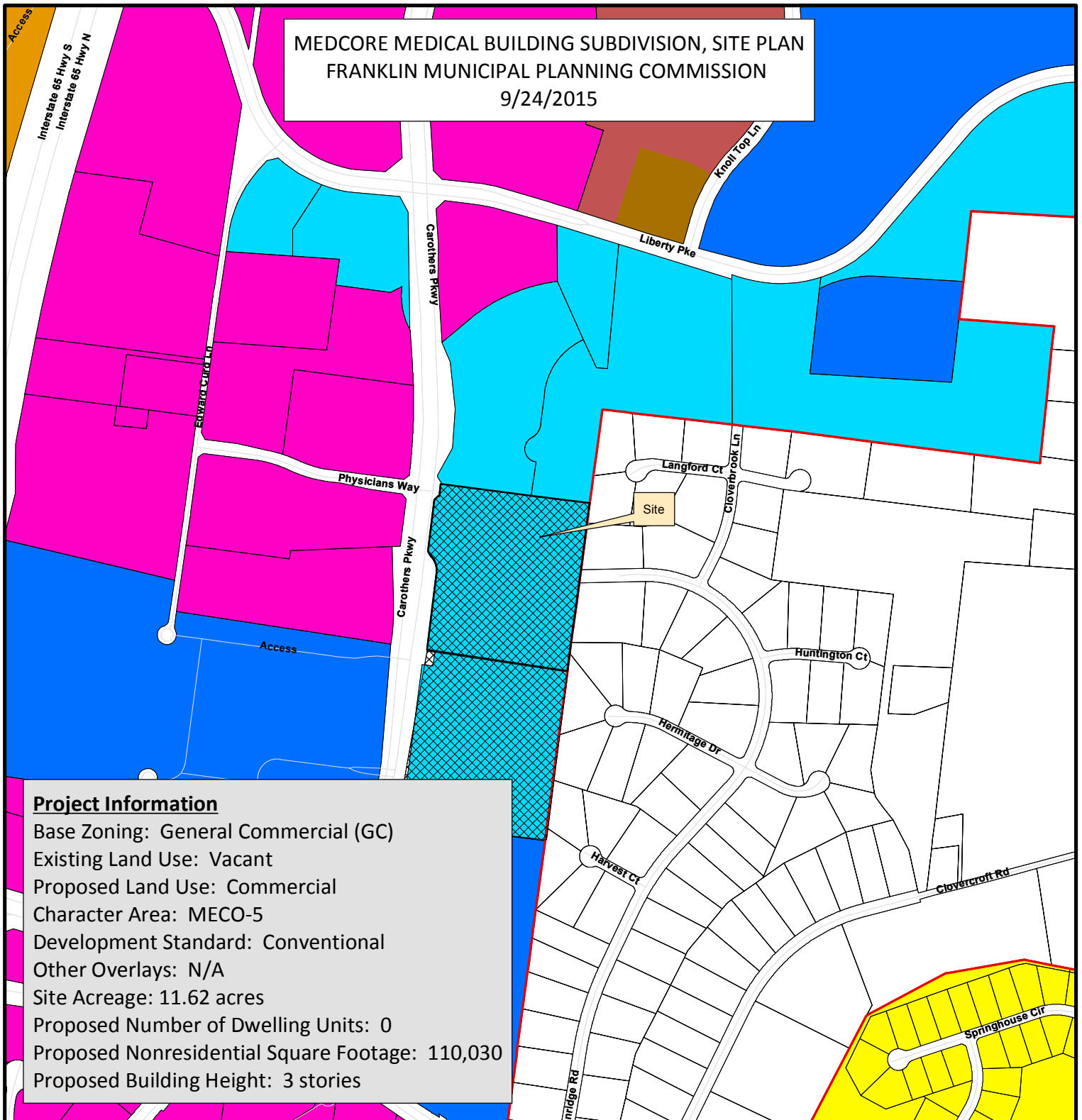
4. One Stop

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

MEDCORE MEDICAL BUILDING SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/2015



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.62 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 110,030
Proposed Building Height: 3 stories

Medcore Medical Building	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



0 375 750 1,500
Feet

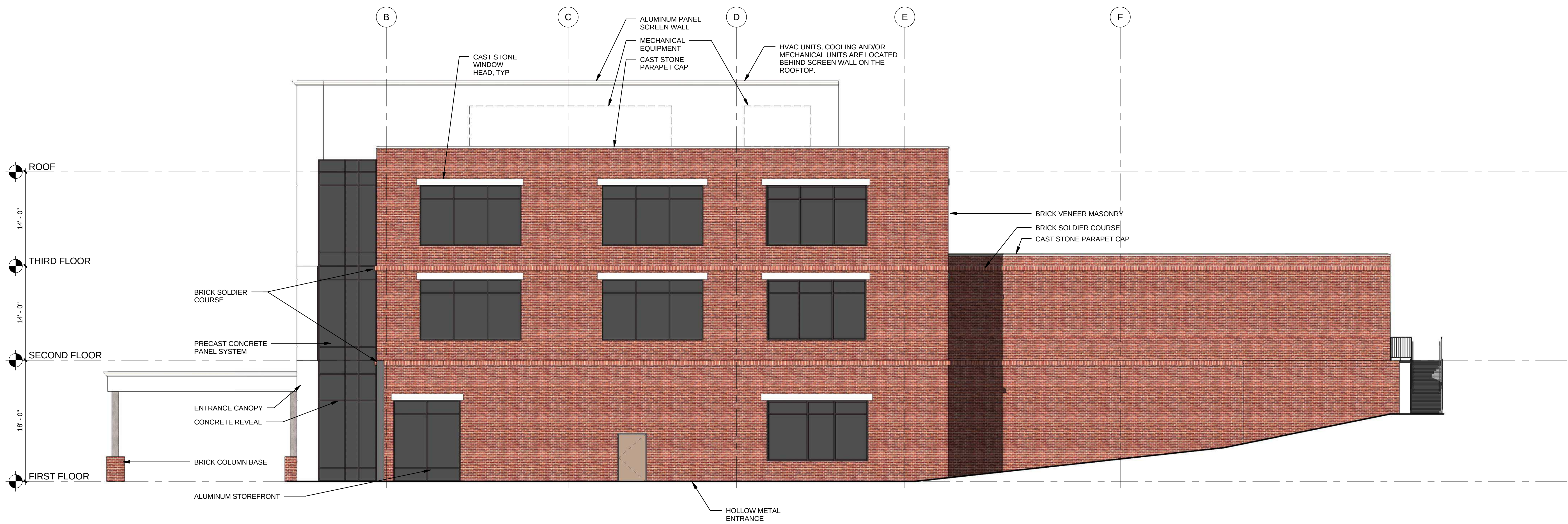
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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WEST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	8926	N/A
Net* of Wall	5093	N/A
Net* - Architectural Precast	2056	40%
Net* Veneer Brick	2845	56%
Net* - Cast Stone	192	4%
Net* - Aluminum Metal Panel	0	0%

*Excludes roof forms, windows, doors, awnings, and similar features

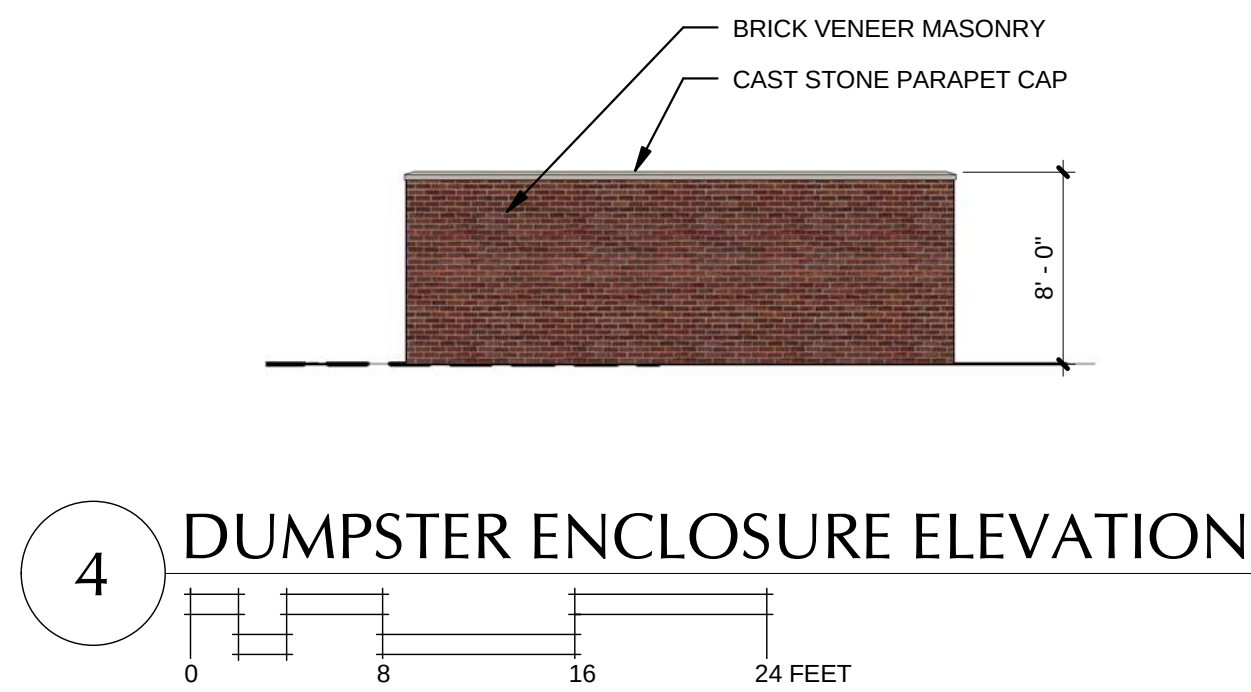
1 WEST ELEVATION



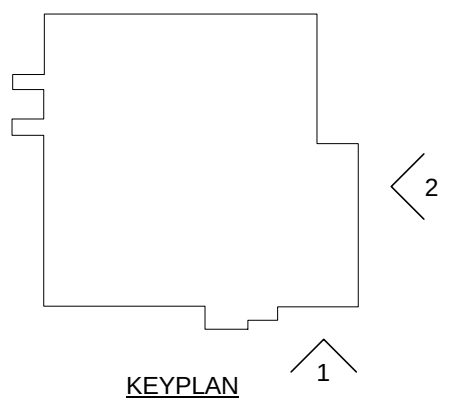
SOUTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	7672	N/A
Net* of Wall	6517	N/A
Net* - Architectural Precast	793	12%
Net* Veneer Brick	5019	77%
Net* - Cast Stone	128	2%
Net* - Aluminum Metal Panel	577	9%

*Excludes roof forms, windows, doors, awnings, and similar features

2 SOUTH ELEVATION



4 DUMPSTER ENCLOSURE ELEVATION



"These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission."

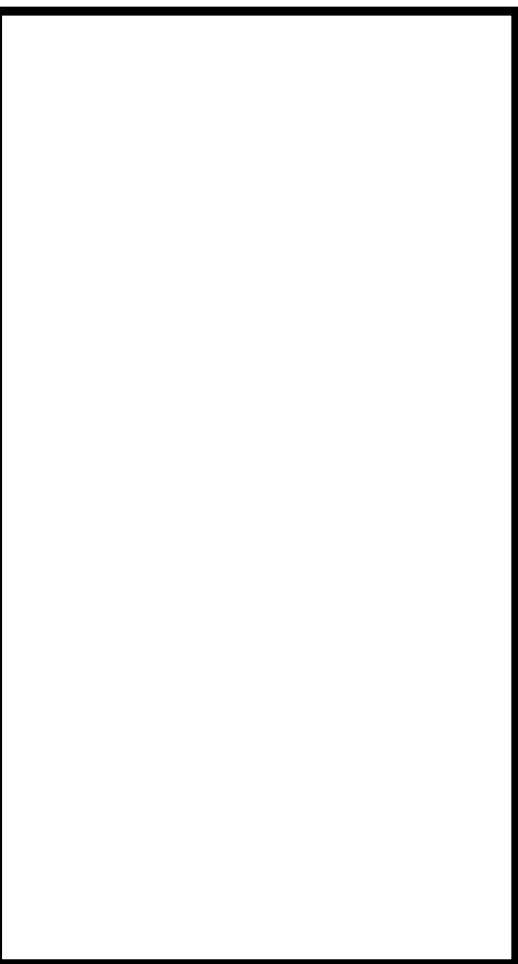
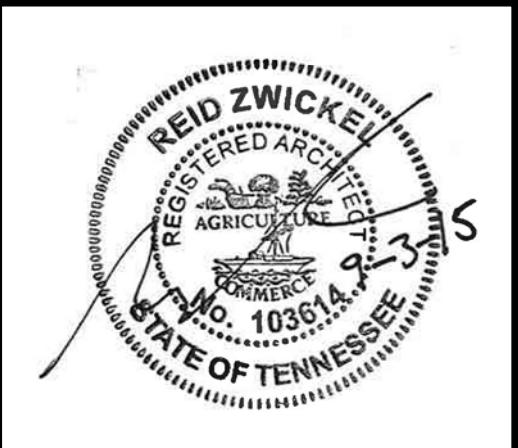
tm p

TMPartners, PLLC

5210 Maryland Way
Suite 200
Brentwood, TN 37027-5065

615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

Architecture
Interiors
Planning



**SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE**

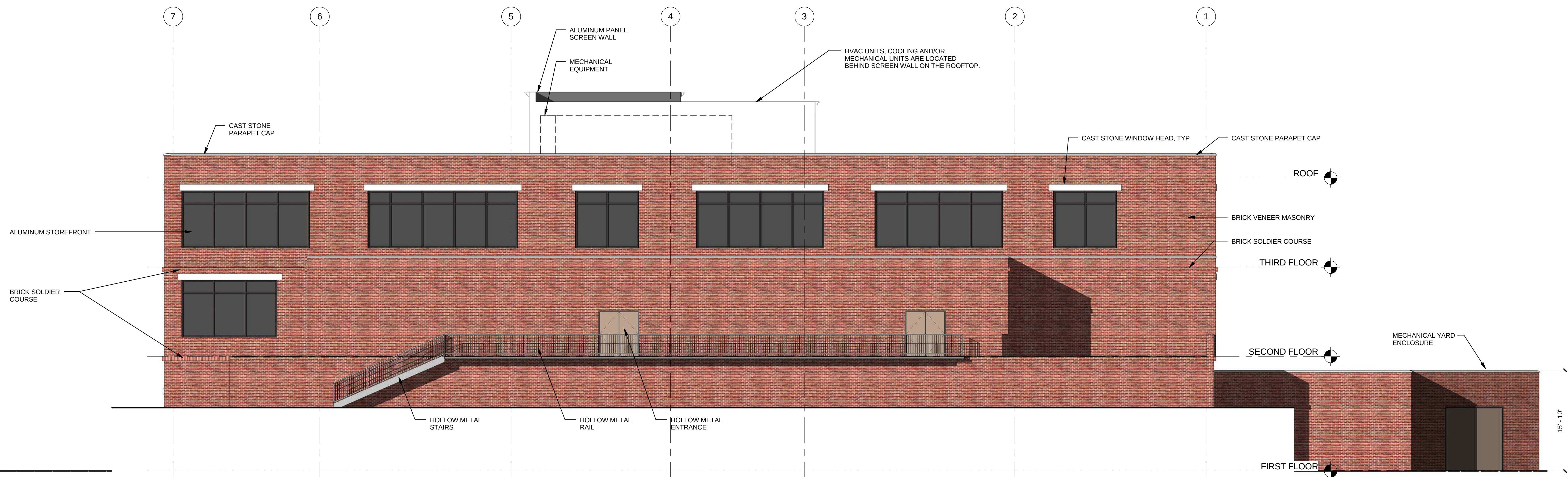
CITY OF FRANKLIN PROJ No. #5118

REVISIONS

DR. BY	RR, AH, RZ, AV
CK. BY	RZ
PROJ. NO.	A07115
DATE	

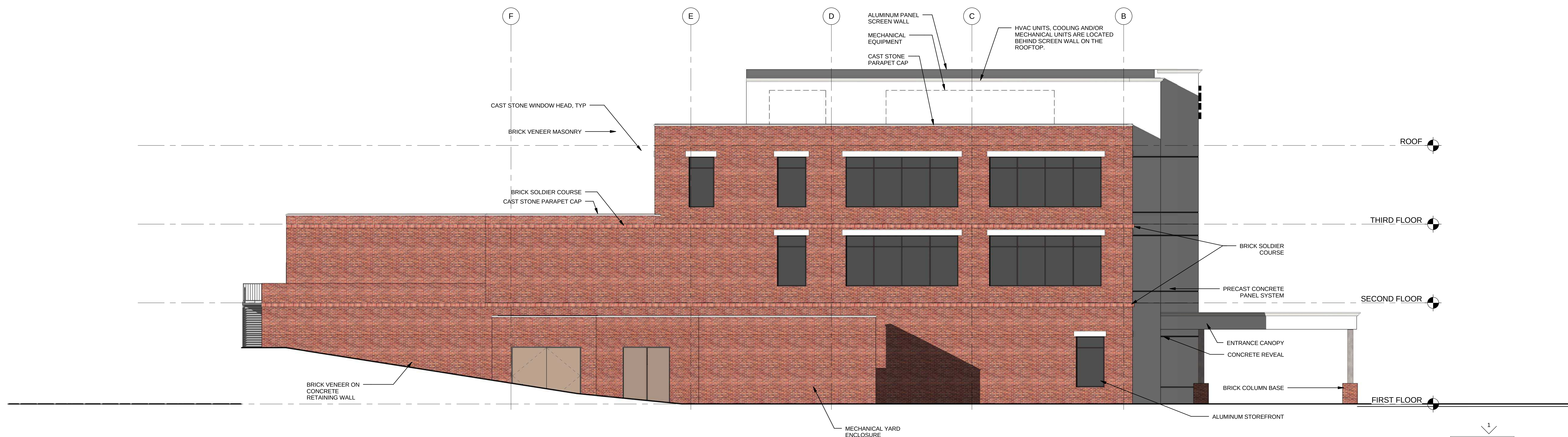
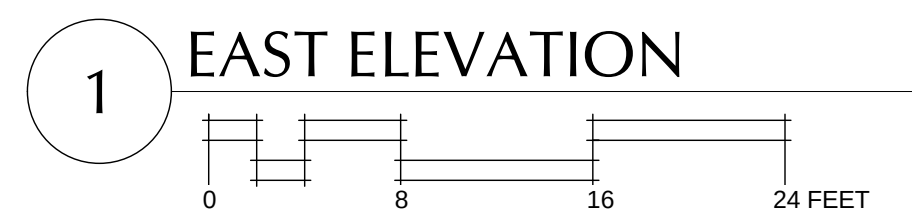
EXTERIOR ELEVATIONS

A400



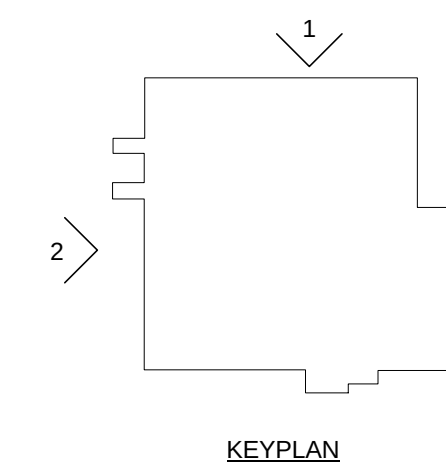
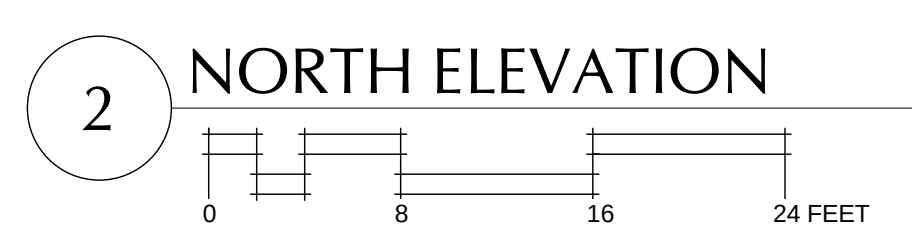
EAST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	7164	N/A
Net* of Wall	5996	N/A
Net* - Architectural		
Precast	0	0%
Net* Veneer Brick	5489	92%
Net* - Cast Stone	128	2%
Net* - Aluminum Metal Panel	379	6%

*Excludes roof forms, windows, doors, awnings, and similar features



NORTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	7706	N/A
Net* of Wall	6663	N/A
Net* - Architectural		
Precast	780	12%
Net* Veneer Brick	5180	78%
Net* - Cast Stone	119	2%
Net* - Aluminum Metal Panel	584	8%

*Excludes roof forms, windows, doors, awnings, and similar features



"These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission."

SCHEMATIC DESIGN- NOT FOR CONSTRUCTION 09-03-2015



TMPartners, PLLC

5210 Maryland Way
Suite 200
Brentwood, TN 37027-5065

615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

Architecture
Interiors
Planning



SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJ No. #5718

REVISIONS

DR. BY RR, AH, RZ, AV
CK. BY AH, RZ
PROJ. NO. A07115
DATE .

EXTERIOR
ELEVATIONS

A401

SITE DATA CHART	
PROJECT NAME:	SCOTT HAMILTON PROTON THERAPY CENTER
COF PROJECT #:	5918
SUBDIVISION:	MEDCORE MEDICAL BLDG
MAP:	MAP # 79
PARCEL #:	48.04
LOT:	3
ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY:	McEWEN 5
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.62 AC
SQUARE FOOTAGE OF SITE:	506,335 SF
OWNER:	E. WARNER BASS 150 THIRD AVE S#2800 NASHVILLE, TN 37201
DEVELOPER:	PROVISION SOLUTIONS JOHN PATTERSON 5847 SAN FELIPE RD, SUITE 2575 HOUSTON, TEXAS 77056 (281)705-0102
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN MCMASTER
BUILDING SETBACKS:	FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE:	110,030 SF
PH. 1 BUILDING AREA:	39,600 SF (3-STORY MEDICAL OFFICE) 9,380 SF (PROTON VAULT)
FUTURE BUILDING AREA:	± 61,050 SF (3-STORY MEDICAL OFFICE)
BUILDING HEIGHT:	± 40'
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO:	0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	178 TOTAL SPACES 174 STANDARD SPACES 4 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED:	1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE):	N/A
OPEN SPACE REQUIRED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
NOTES:	
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.	
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.	
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006	



STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2 YEAR, 24 HOUR STORM, AS A MINIMUM.
- EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED ONCE A WEEK AND 24 HOURS BEFORE A RAIN EVENT AFTER A .25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.
- DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

- STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- STRAW MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER."
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS SHALL BE STABILIZED THROUGH THE APPLICATION OF SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.
- OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SEDIMENT CONTROL PLANS.
 - A 25 FOOT UNDISTURBED STREAMSIDE BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTH OF STREAMS THAT TDEC DETERMINES TO BE A PERENNIAL OR INTERMITTENT STREAM. THE STREAMSIDE BUFFER SHALL BE FENCED OFF WHERE THERE IS NO ENCROACHMENT. BUFFER MEANS A VEGETATED AREA, INCLUDING TREES AND SHRUBS THAT EXISTS OR IS ESTABLISHED TO PROTECT A STREAM SYSTEM, LAKE, OR RESERVOIR AREA. THIS BUFFER ALSO APPLIES TO OTHER SENSITIVE AREAS SUCH AS SPRINGS, WETLANDS AND SINKHOLES. TDEC REQUIRES A 60 FOOT CONSTRUCTION BUFFER ON SOME STREAMS.
 - AN ORANGE CONSTRUCTION FENCE IS REQUIRED TO DESIGNATE THE BUFFER AREA BEFORE CLEARING OR TREE REMOVAL HAS BEGUN.
 - THIS STREAMSIDE BUFFER WILL BE LEFT IN UNDISTURBED OR ENHANCED (WHEN REQUIRED BY THE CITY) AND WILL BE PART OF OPEN SPACE AND RECOGNIZED ON COVENANTS WITH RESTRICTIONS OF HOW IT IS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION OR NONRESIDENTIAL PROPERTY OWNER. IF MORE THAN REGULAR MAINTENANCE IS EVER NEEDED, I.E. REMOVAL OF SMALL BRUSH OR TREES THAT HAVE FALLEN, A LANDSCAPE PLAN AND A TREE CUTTING PERMIT IS REQUIRED.
- ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES, WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING WILL BE REQUIRED, IF NECESSARY.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- CONSTRUCT AND STABILIZE SEDIMENT POND AND CONVEYANCES FIRST. STABILIZE MEANS:

A.) A UNIFORM (E. G., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF A MINIMUM OF 75 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR

- EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.
- INCLUDE A FOREBAY IN ANY DETENTION POND TO FACILITATE EASIER MAINTENANCE.
- WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.

SEDIMENT FENCE

SEDIMENT FENCES OR OTHER SEDIMENT BARRIERS, HAS BEEN INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRAD CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.

SEDIMENT FENCES:

USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.

INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1. NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE FENCE LINE.

TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND. INTERMITTENTLY, TURN FENCE UPHILL.

PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).

SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

- STRAW/HAY BALES (ARE NOT RECOMMENDED) SILT FENCES, SAND BAG BARRIERS, AND ROCK FILTERS (ESPECIALLY CONTINUOUS BERMS) ARE PREFERRED OVER STRAW/HAY BALES BECAUSE SEDIMENT REMOVAL EFFICIENCIES, DURABILITY, AND MAINTENANCE REQUIREMENTS ARE FAR LESS DESIRABLE IN STRAW/HAY BALES.

- **INLET PROTECTION:** WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB DROP INLETS HAVE BEEN INSTALLED.

- IDENTIFY STORM DRAIN PROTECTION: WHERE APPLICABLE, PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

SAND BAG BARRIER: USED TO CREATE A SMALL SEDIMENT TRAP UPSTREAM OF INLETS ON SLOPED, PAVED STREETS.

EXCAVATED DROP INLET SEDIMENT TRAP: AN EXCAVATED AREA AROUND THE INLET TO TRAP.

GUTTERBUDDY TYPE PROTECTION: USED TO CREATE A SMALL WATER PONDING AREA TO SETTLE SEDIMENT OUT BEFORE WATER ENTERS STORM DRAIN.

(EXCERPT FROM FRANKLIN BEST MANAGEMENT PRACTICE MANUAL)

SEDIMENT FENCES:

USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS

- INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT.
- THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
- NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-3 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.
- TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND.
- PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).
- SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

- SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 33%. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
- WHEN A SEDIMENT FENCE'S CAPACITY HAS BEEN REDUCED 33%, IT SHALL BE REPLACED.
- EROSIONS PREVENTION AND SEDIMENT CONTROL DEVICES, EP&SC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF YOUR EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.
- EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.

CONSTRUCTION ENTRANCE: THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF FRANKLIN'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. IT MUST BE INSTALLED WITHIN 24 HOURS OF GRADING OR THE PERMIT WILL BE REVOKED. THE USE OF FILTER CLOTH BENEATH CONSTRUCTION ENTRANCE IS REQUIRED. STONES SHOULD BE 3 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST A 6-INCH (15.2) DEEP AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 20 FEET WIDE. SEE DETAIL TCP-03 FOR SPECIFIC CONSTRUCTION ENTRANCE DETAILS. SEE [HTTP://WWW.FRANKLIN-GOV.COM/ENGINEERING/STORMWATER/BMP/TCP/TCP-03.PDF](http://www.FRANKLIN-GOV.COM/ENGINEERING/STORMWATER/BMP/TCP/TCP-03.PDF) FOR A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE MUST INSPECT BMPs.

• WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

• WHERE APPLICABLE, EXISTING VEGETATION AND BUFFER WILL BE MAINTAINED AND TEMPORARY COVER CROPS WILL BE USED.

• SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.

• BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASHWATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORMWATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.

• EP&SC AND STORMWATER CONTROLS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO FRANKLIN'S BMP MANUAL. YOU CAN FIND A COPY OF IT AT: [HTTP://WWW.FRANKLIN.GOV.COM/ENGINEERING/STORMWATER/INDEX.HTM](http://WWW.FRANKLIN.GOV.COM/ENGINEERING/STORMWATER/INDEX.HTM)

• STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.

• LARGE CONSTRUCTION SITES SHALL BE BUILT IN PHASES.

• STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.

DEWATERING: SEDIMENT TRAP/BASIN DEWATERING FOR CLEANOUT OR REPAIR MAY ONLY BE DONE WITH THE CITY OF FRANKLIN INSPECTOR'S PERMISSION. THE INSPECTOR MUST APPROVE THE DEWATERING METHOD FOR EACH APPLICATION. THE FOLLOWING METHODS MAY BE CONSIDERED:

- A. PUMP DISCHARGE MAY BE DIRECTED TO ANOTHER ON-SITE SEDIMENT TRAP OR BASIN, PROVIDED IT IS OF SUFFICIENT VOLUME AND THE PUMP INTAKE IS FLOATED TO PREVENT AGITATION OR SUCTION OF DEPOSITED SEDIMENTS; OR
- B. THE PUMP INTAKE MAY UTILIZE A REMOVABLE PUMPING STATION AND MUST DISCHARGE INTO AN UNDISTURBED AREA THROUGH A NON-EROSIVE OUTLET; OR
- C. THE PUMP INTAKE MAY BE FLOATED AND DISCHARGE INTO A DIRT BAG (12 OZ. NONWOVEN FABRIC), OR APPROVED EQUIVALENT, LOCATED IN AN UNDISTURBED BUFFER AREA.
- D. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.

THE PERMITEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.

OBTAINING OF ANY PERMITS IS THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT PERMIT HOLDER OR DEVELOPER.

PERMITEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES

- CHECK OUTLET REGULARLY FOR CLOGGING AND REMOVE ANY DEBRIS.
- CHECK BANKS AND BOTTOM SURFACE OF BASIN FOR EROSION AND CORRECT AS NECESSARY.
- CHECK AT LEAST ANNUALLY AND AFTER EACH EXTREME STORM EVENT, THE FACILITY SHOULD BE CLEANED OF ACCUMULATED DEBRIS. THE BANKS OF SURFACE PONDS SHOULD BE CHECKED AND AREAS OF EROSION REPAIRED. REMOVE NUISANCE WETLAND SPECIES AND TAKE APPROPRIATE MEASURES TO CONTROL MOSQUITOES.
- THIS MAINTENANCE TYPICALLY INCLUDES SEDIMENT, FLOATABLE, AND DEBRIS REMOVAL FROM INLETS, OUTLETS AND SKIMMERS
- POND VEGETATION NEEDS TO BE TRIMMED OR HARVESTED AS APPROPRIATE, GRASSY AREAS FREQUENTLY MOWED.
- THE OUTLET STRUCTURE FILTER SHALL BE CHECKED REGULARLY FOR CLOGGING AND SHALL BE CLEANED AND REPAIRED AS NECESSARY.
- REMOVE SEDIMENT WHEN ACCUMULATION REACHED 6 INCHES, OR IF RE-SUSPENSION IS OBSERVED OR PROBABLE. SEDIMENT MAY BE PERMITTED TO ACCUMULATE DEEPER THAN 6 INCHES IF THERE IS A PERMANENT MARKER INDICATING DEPTH WHERE SEDIMENT NEEDS TO BE REMOVED, AND THAT MARK HAS NOT BEEN MET.
- SOME SEDIMENT MAY CONTAIN CONTAMINANTS OR WHICH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIRES SPECIAL DISPOSAL PROCEDURE. IF THERE IS ANY UNCERTAINTY ABOUT WHAT THE SEDIMENT CONTAINS OR IT IS KNOWN TO CONTAIN CONTAMINANTS, THEN TDEC SHOULD BE CONSULTED AND THEIR DISPOSAL RECOMMENDATIONS FOLLOWED. THE TDEC DIVISION OF WATER POLLUTION CONTROL SHOULD BE CONTACTED AT (615) 532-0625.
- GENERALLY, SPECIAL ATTENTION OR SAMPLING SHOULD BE GIVEN TO SEDIMENT ACCUMULATED IN FACILITIES SERVING INDUSTRIAL, MANUFACTURING OR HEAVY COMMERCIAL SITES, FUELING CENTS OR AUTOMOTIVE MAINTENANCE AREAS, LARGE PARKING AREAS, IR OTHER AREAS WHERE POLLUTANTS (OTHER THAN CLEAN SOIL) ARE SUSPECTED TO ACCUMULATE AND BE CONVEYED BY STORM RUNOFF.
- SOME SEDIMENT COLLECTED MAY BE INNOCUOUS (FREE OF POLLUTANTS) AND CAN BE USED AS FILL MATERIAL, COVER OR LAND SPREADING. IT IS IMPORTANT THAT THIS MATERIAL NOT BE PLACED IN ANY WAY THAT WILL PROMOTE OR ALLOW RE-SUSPENSION IN STORM RUNOFF.

ENHANCED SWALE INSPECTION AND MAINTENANCE NOTES

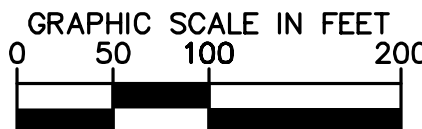
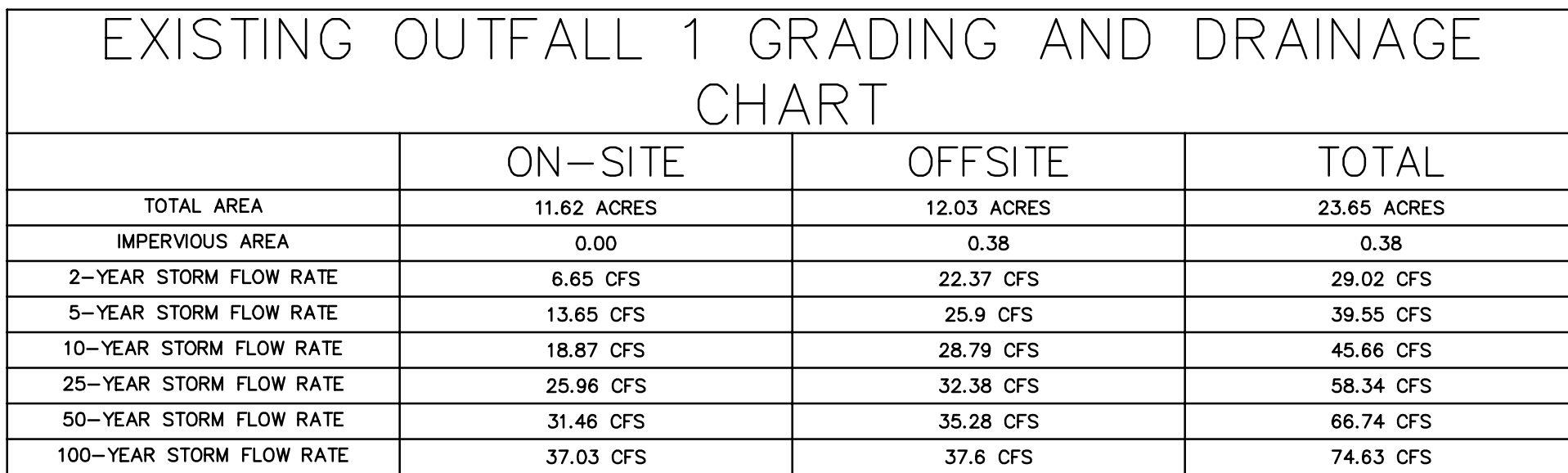
ACTIVITY	SCHEDULE
FOR DRY SWALES, MOW GRASS TO MAINTAIN A HEIGHT OF 4 TO 6 INCHES. REMOVE GRASS CLIPPINGS.	AS NEEDED (FREQUENT/SEASONAL)
INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT.	
REMOVE TRASH AND DEBRIS ACCUMULATED IN THE INFLOW FOREBAY.	
INSPECT AND CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED OF DRY SWALES.	
BASED ON INSPECTION, PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.	ANNUALLY (SEMI-ANNUALLY THE FIRST YEAR)
REPLANT WETLAND SPECIES (FOR WET SWALE) IF NOT SUFFICIENTLY ESTABLISHED.	
INSPECT PEA GRAVEL DIAPHRAGM FOR CLOGGING AND CORRECT THE PROBLEM.	
ROTO-TILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF TEH SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS.	
REMOVE SEDIMENT BUILDUP WITHIN THE BOTTOM OF THE SWALE ONCE IT HAS ACCUMULATED 25% OF THE ORIGINAL DESIGN VOLUME.	AS NEEDED

STORMWATER INFRASTRUCTURE "AS BUILT": FRANKLIN CODE SECTION 16-706 (2)(GG); AS NEW DEVELOPMENT CONSTRUCTION IS COMPLETED, AN "AS-BUILT" PLAN, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, MUST BE SUBMITTED UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED CONSTRUCTION PLANS THE LICENSED PROFESSIONAL SHALL CERTIFY THAT: THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLAN, AND FACILITIES MEET THE APPROVED STORMWATER MANAGEMENT PLAN AND SPECIFICATIONS, OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED. COORDINATE DATA SHALL BE PRESENTED IN THE STATE OF TENNESSEE PLANE SYSTEM WITH THE NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM (NAVOD) OF 1988. ELECTRONIC AND 2 PAPER COPIES (PER CITY REQUIREMENTS) ARE REQUIRED.

A. (SEE WEB SITE [HTTP://WWW.FRANKLIN-GOV.COM/PDF/ASBUILTREQUIREMENTS.](http://www.franklin-gov.com/PDF/ASBUILTREQUIREMENTS.))

209 Tenth Avenue South, Suite 501 Nashville, TN 37203 Tel: 615.259.0000 www.kimley-horn.com © 2015 Kimley-Horn and Associates, Inc. Kimley»Horn		GAMBLE DESIGN COLLABORATIVE DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE GDC	
SCOTT HAMILTON PROTON THERAPY CENTER FRANKLIN, TENNESSEE			
			
DESIGNED BY:		RJA	
DRAWN BY:		RJA	
CHECKED BY:		RLM	
DATE:		08/10/15	
KHA PROJECT NO. 118133000			
CITY OF FRANKLIN NOTES			
SHEET NUMBER C0.2			

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	77.04'	92.00'	47°58'48"	40.94'	74.81'	N16°51'24"W
C2	32.84'	108.00'	17°25'13"	16.55'	32.71'	N32°08'09"W



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA CHART

PROJECT NAME: SCOTT HAMILTON PROTON THERAPY CENTER

COF PROJECT #: 5918
SUBDIVISION: MEDCORE MEDICAL BLDG
MAP: MAP # 79
PARCEL #: 48.04
LOT: 3

ADDRESS: CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT

EXISTING ZONING: GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY: McEWEN 5
OTHER APPLICABLE OVERLAYS: N/A
DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 11.62 AC
SQUARE FOOTAGE OF SITE: 506,335 SF

OWNER: E. WARNER BASS
150 THIRD AVE S#2800
NASHVILLE, TN 37201

DEVELOPER: PROVISION SOLUTIONS
JOHN PATTERSON
5847 SAN FELIPE RD, SUITE 2575
HOUSTON, TEXAS 77056
(281)705-0102

APPLICANT: KIMLEY-HORN & ASSOCIATES
Address: 209 10TH AVE S, SUITE 501
NASHVILLE, TN 37203
615-564-2701
Phone: RYAN.MCMMASTER@KIMLEY-HORN.COM
Email: RYAN MCMMASTER
Contact Name: RYAN MCMMASTER

BUILDING SETBACKS: FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE: 110,030 SF
PH. 1 BUILDING AREA: 39,600 SF (3-STORY MEDICAL OFFICE)
9,380 SF (PROTON VAULT)
FUTURE BUILDING AREA: ± 61,050 SF (3-STORY MEDICAL OFFICE)

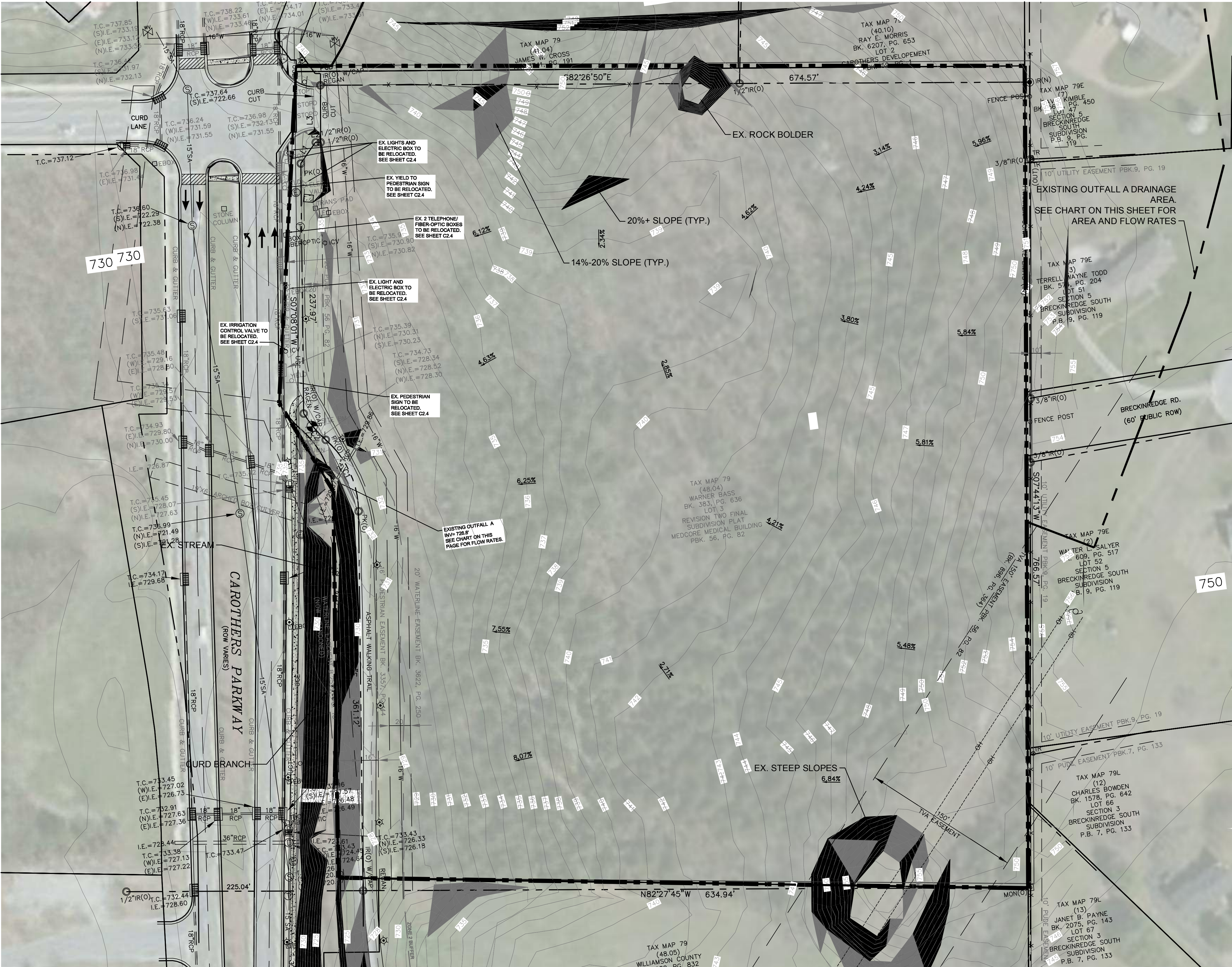
BUILDING HEIGHT: ± 40'
MINIMUM LANDSCAPE SURFACE RATIO: 0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO: 0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: 178 TOTAL SPACES
174 STANDARD SPACES
4 ADA SPACES
0 COMPACT SPACES

EXISTING TREE CANOPY: 9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED: 1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED: 1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE): N/A
OPEN SPACE REQUIRED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)

NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLE/JOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.50'	N42°25'25"E
L2	5.00'	S82°25'54"E
L3	54.27'	N07°34'06"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BEARING
C1	77.04'	92.00'	47°58'48"	40.94'	74.81'
C2	32.84'	108.00'	17°25'13"	16.55'	32.71'



EXISTING OUTFALL 1 GRADING AND DRAINAGE CHART

	ON-SITE	OFFSITE	TOTAL
TOTAL AREA	11.62 ACRES	12.03 ACRES	23.65 ACRES
IMPERVIOUS AREA	0	0.38	0.38
2-YEAR STORM FLOW RATE	6.65 CFS	22.37 CFS	29.02 CFS
5-YEAR STORM FLOW RATE	13.65 CFS	25.9 CFS	39.55 CFS
10-YEAR STORM FLOW RATE	18.87 CFS	28.79 CFS	45.66 CFS
25-YEAR STORM FLOW RATE	25.96 CFS	32.38 CFS	58.34 CFS
50-YEAR STORM FLOW RATE	31.46 CFS	35.28 CFS	66.74 CFS
100-YEAR STORM FLOW RATE	37.03 CFS	37.6 CFS	74.63 CFS

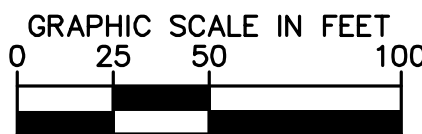
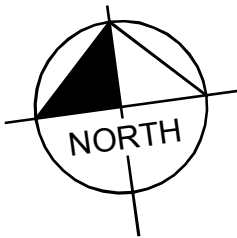
STORMWATER NARRATIVE

IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO THE EXISTING OUTFALL A AND CURD BRANCH. THERE IS A TIME OF CONCENTRATION OF 16.3 MINUTES.

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

NOTE: NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN, OTHER THAN THE EXISTING CAROTHERS PARKWAY.



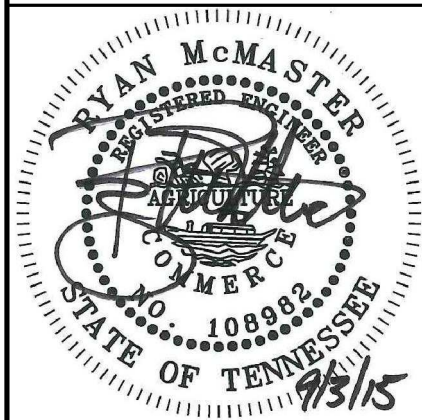
Kimley»Horn

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Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

GDC

SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



BY	DATE	REVISIONS	PER CITY COMMENTS
1	9/3/15		
DESIGNED BY:	RJA		
DRAWN BY:	RJA		
CHECKED BY:	BRC		
DATE:	08/10/15		
KHA PROJECT NO.	118133000		
ENLARGED EXISTING CONDITIONS PLAN			
SHEET NUMBER	C1.1		
COF# 5918			

Drawing name: K:\NSH_LDEV\118133000 - Carothers MOB\4-CADD\3-PlanSheets\C2.0 Site Layout - 118133000.dwg C2.0 Overall Site Layout Sep 03, 2015 11:14am by: brett.creasman

COF# 5918

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STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT

EXISTING ZONING:	GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY:	McEWEN 5
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.62 AC
SQUARE FOOTAGE OF SITE:	508,335 SF

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APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER

BUILDING SETBACKS:	FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE:	110,030 SF
PH. 1 BUILDING AREA:	39,600 SF (3-STORY MEDICAL OFFICE) 9,380 SF (PROTON VAULT)
FUTURE BUILDING AREA:	± 61,050 SF (3-STORY MEDICAL OFFICE)

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PROVIDED LANDSCAPE SURFACE RATIO:	0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	178 TOTAL SPACES
	174 STANDARD SPACES
	4 ADA SPACES
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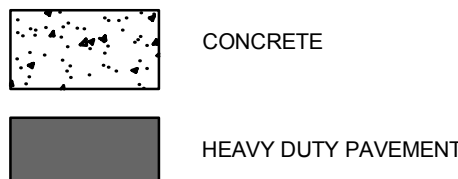
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NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT SHOWN OUTSIDE OF THE HEAVY DUTY AREAS SHALL BE LIGHT DUTY ASPHALT PAVEMENT.
3. CANOPIES OR OTHER STRUCTURES SHALL PROVIDE AT LEAST 13'6" OF UNOBSTRUCTED VERTICAL CLEARANCE ABOVE FINISHED GRADE.

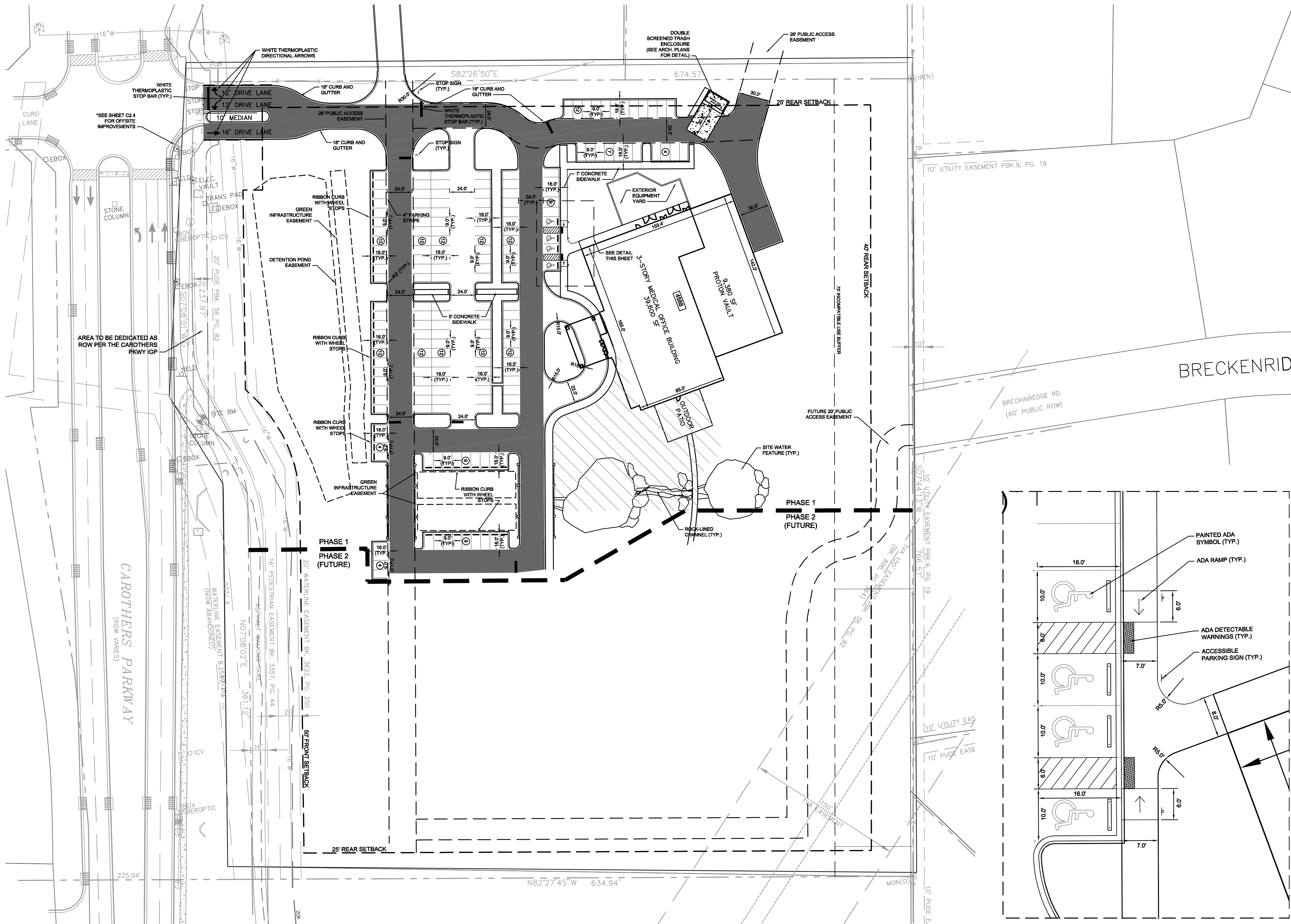
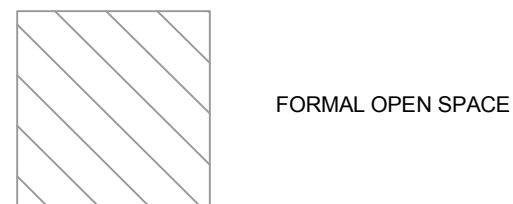
PAVEMENT LEGEND



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HATCH LEGEND

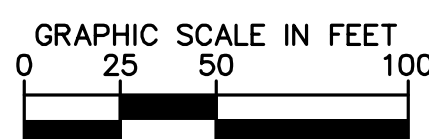
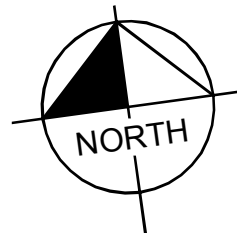


ADA PARKING

SCALE 1" = 10'

NOTE:

SEE SHEET C2.4 FOR OFFSITE
IMPROVEMENTS TO CAROTHERS PKWY



Kimley»»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE

[illegible]

DESIGNED BY: RJA

DRAWN BY: RJA

CHECKED BY: RLM
DATE: 8/10/15

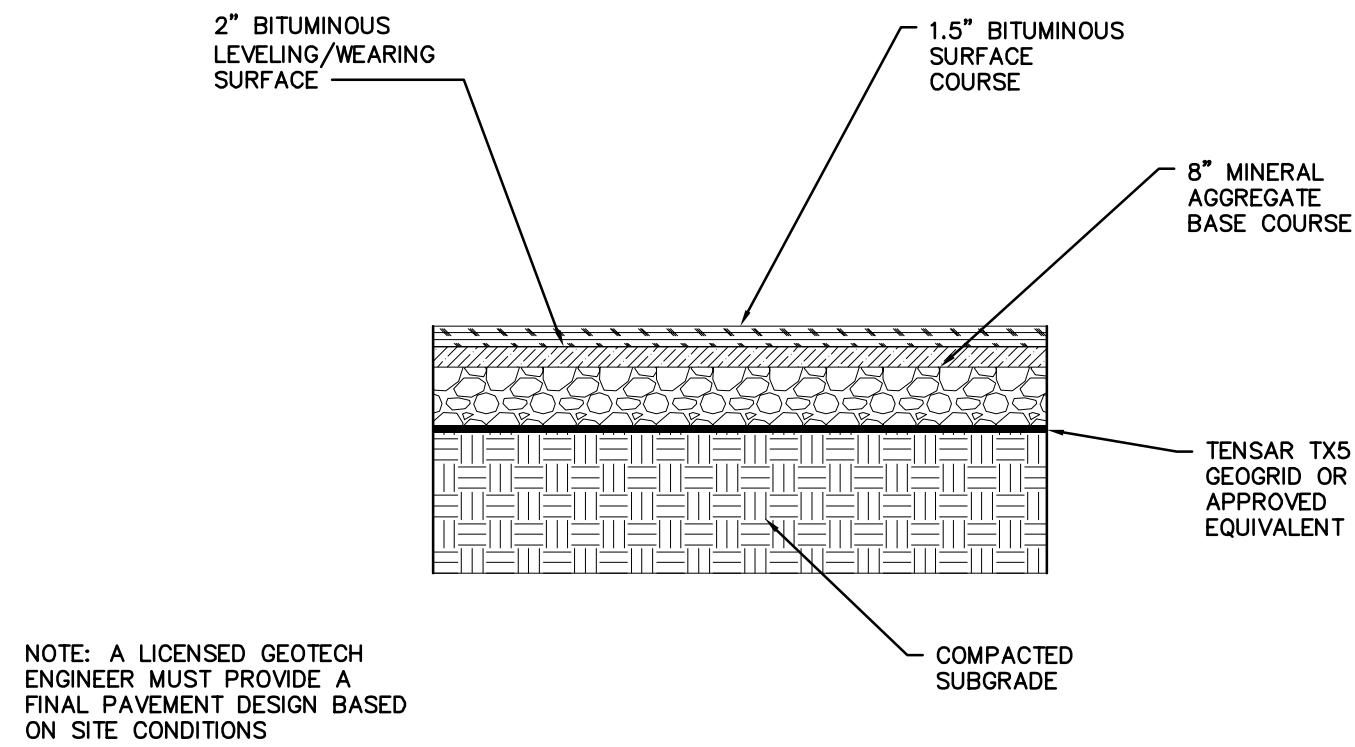
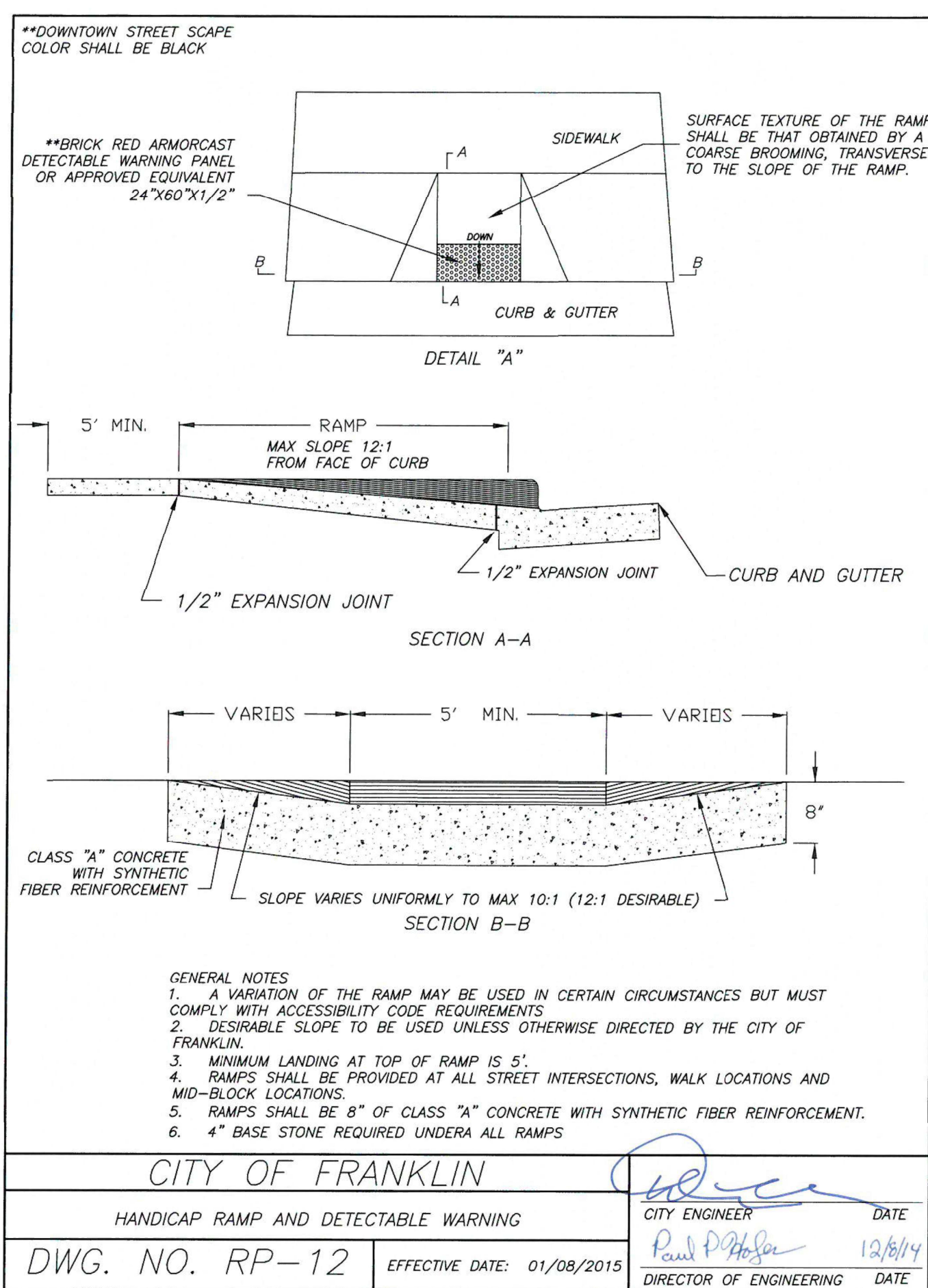
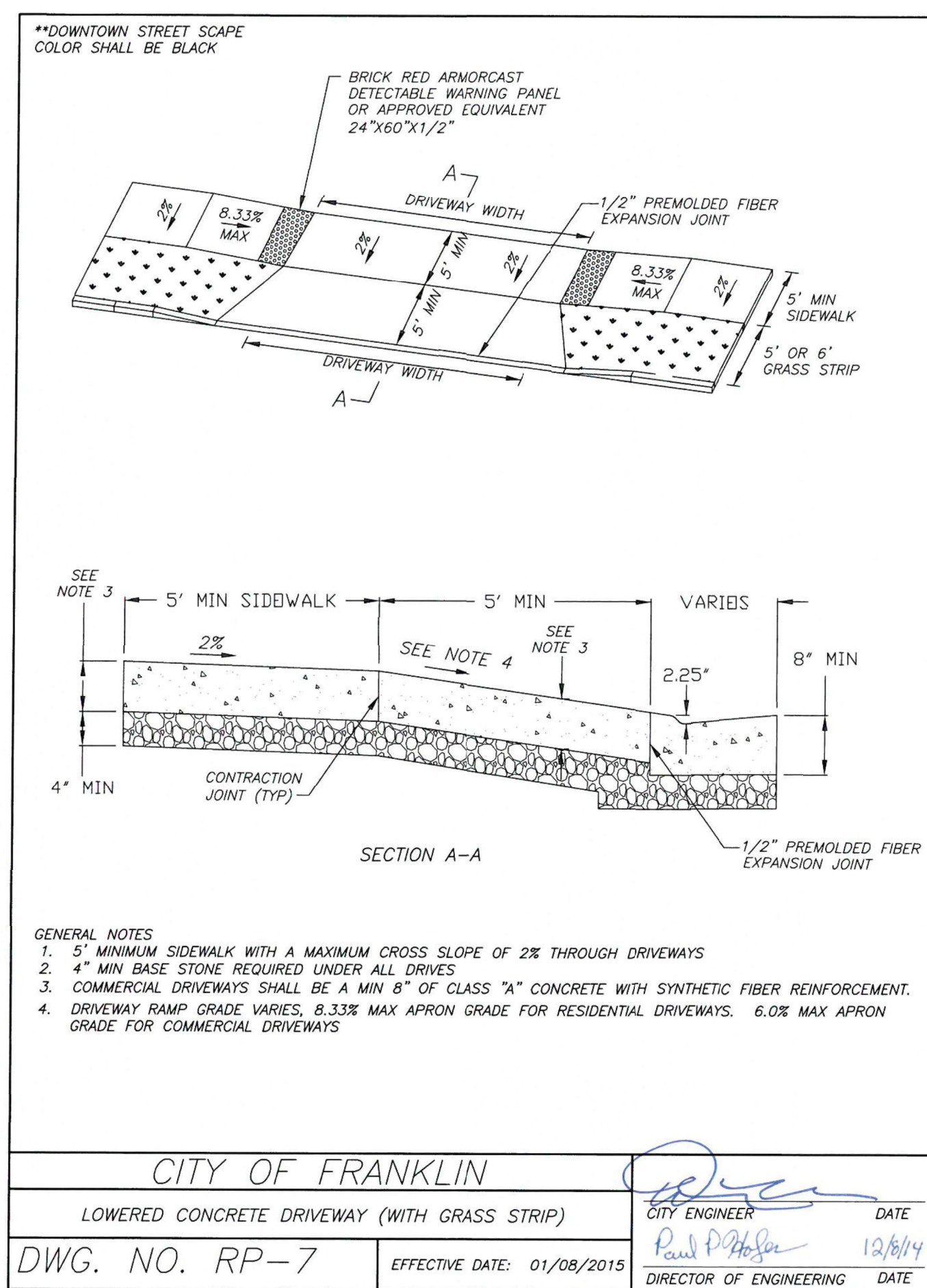
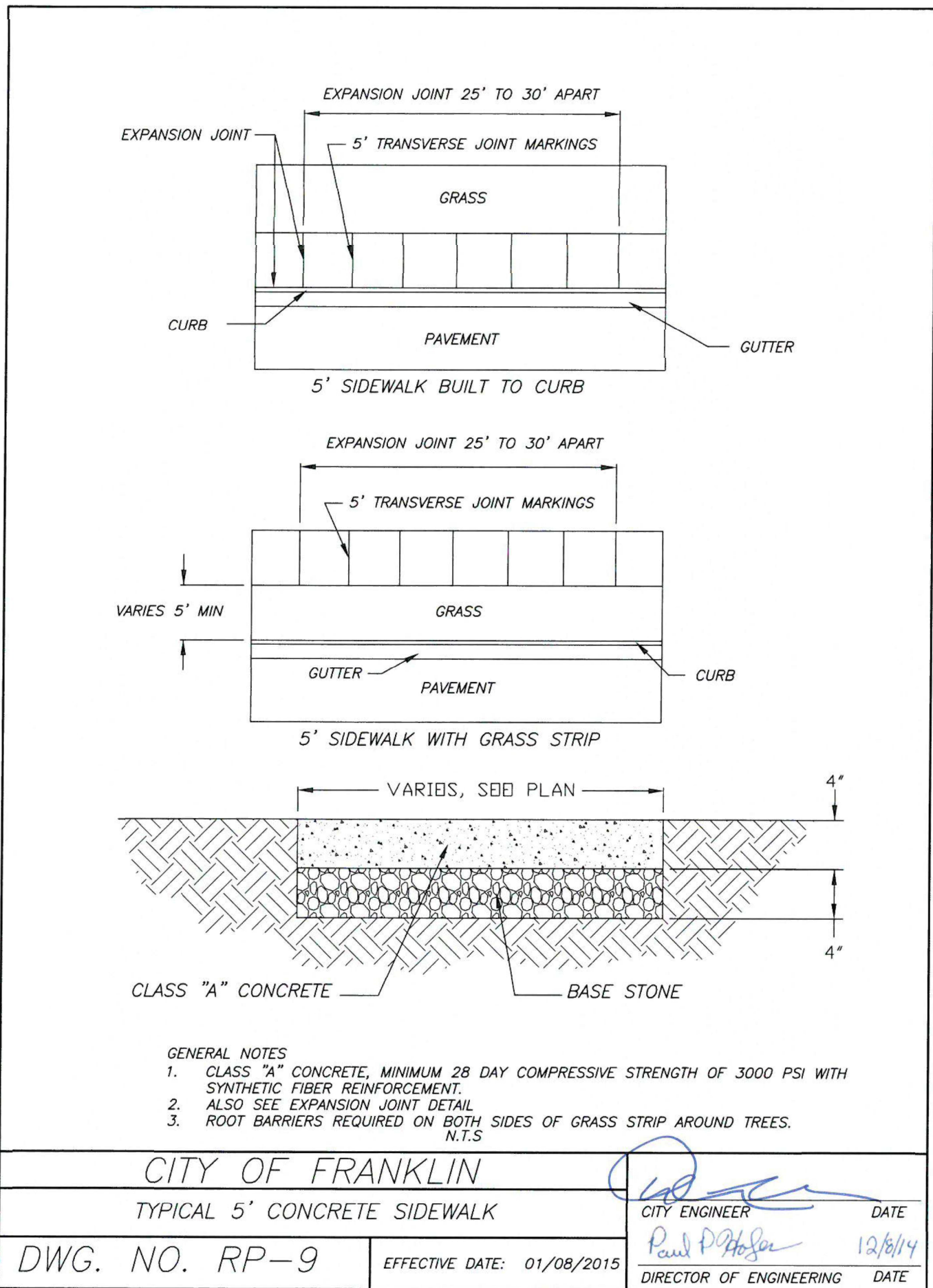
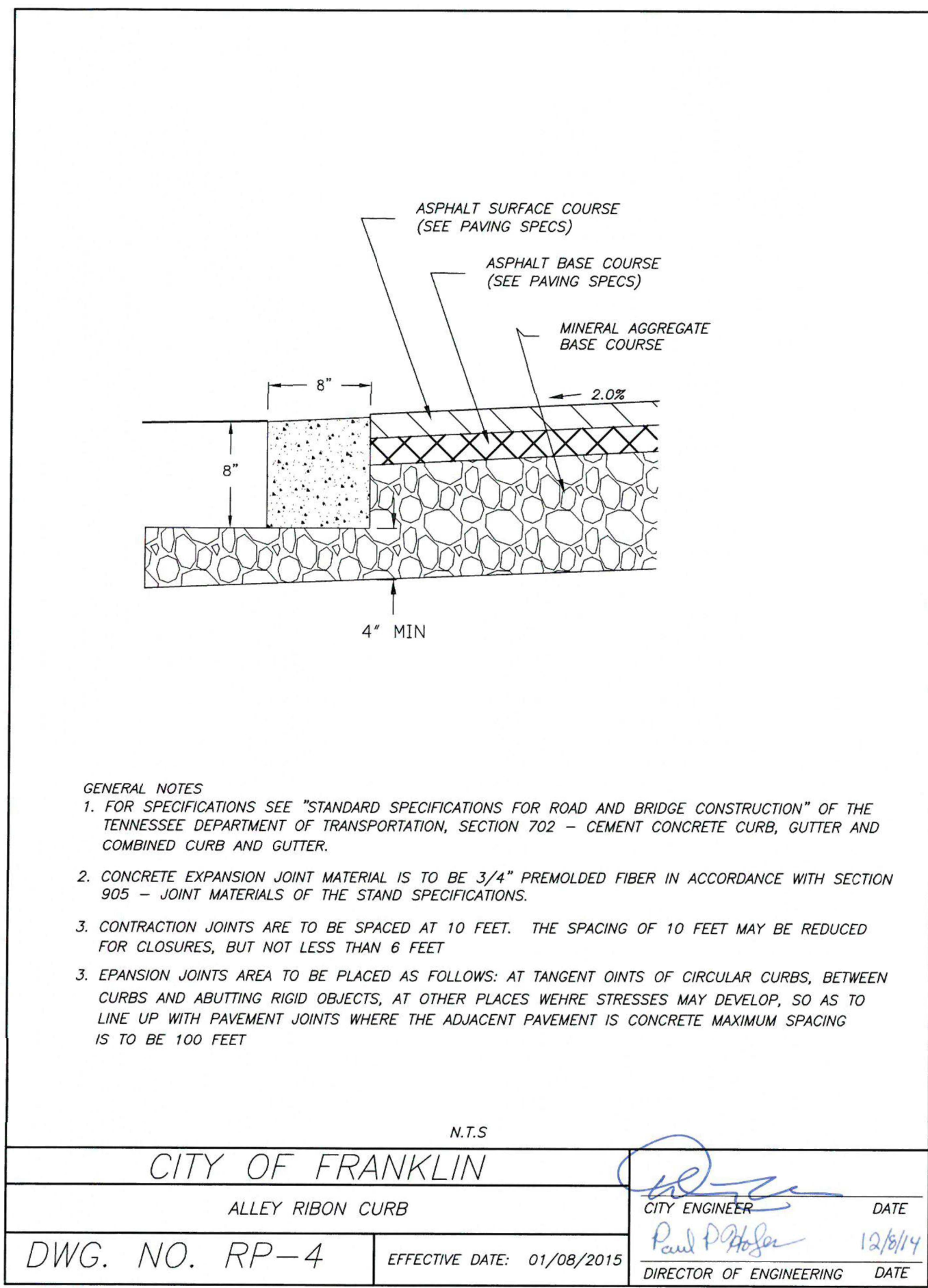
ENLARGED SITE PLAN

SHEET NUMBER

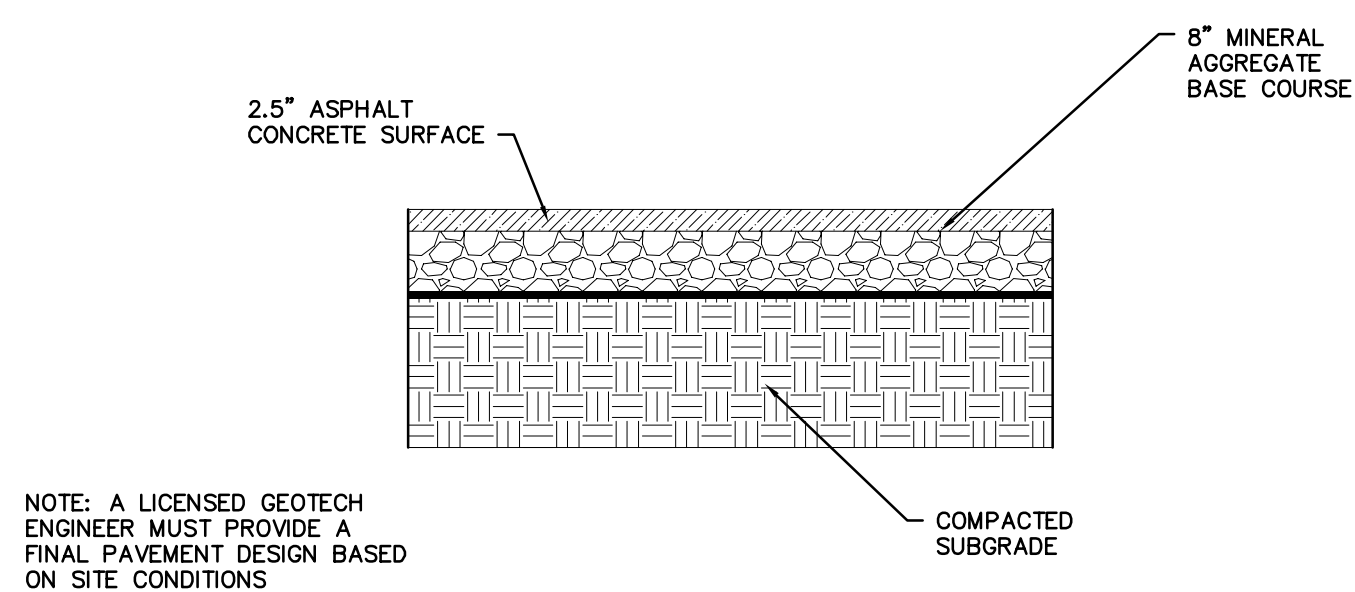
C2.1

COF# 5918

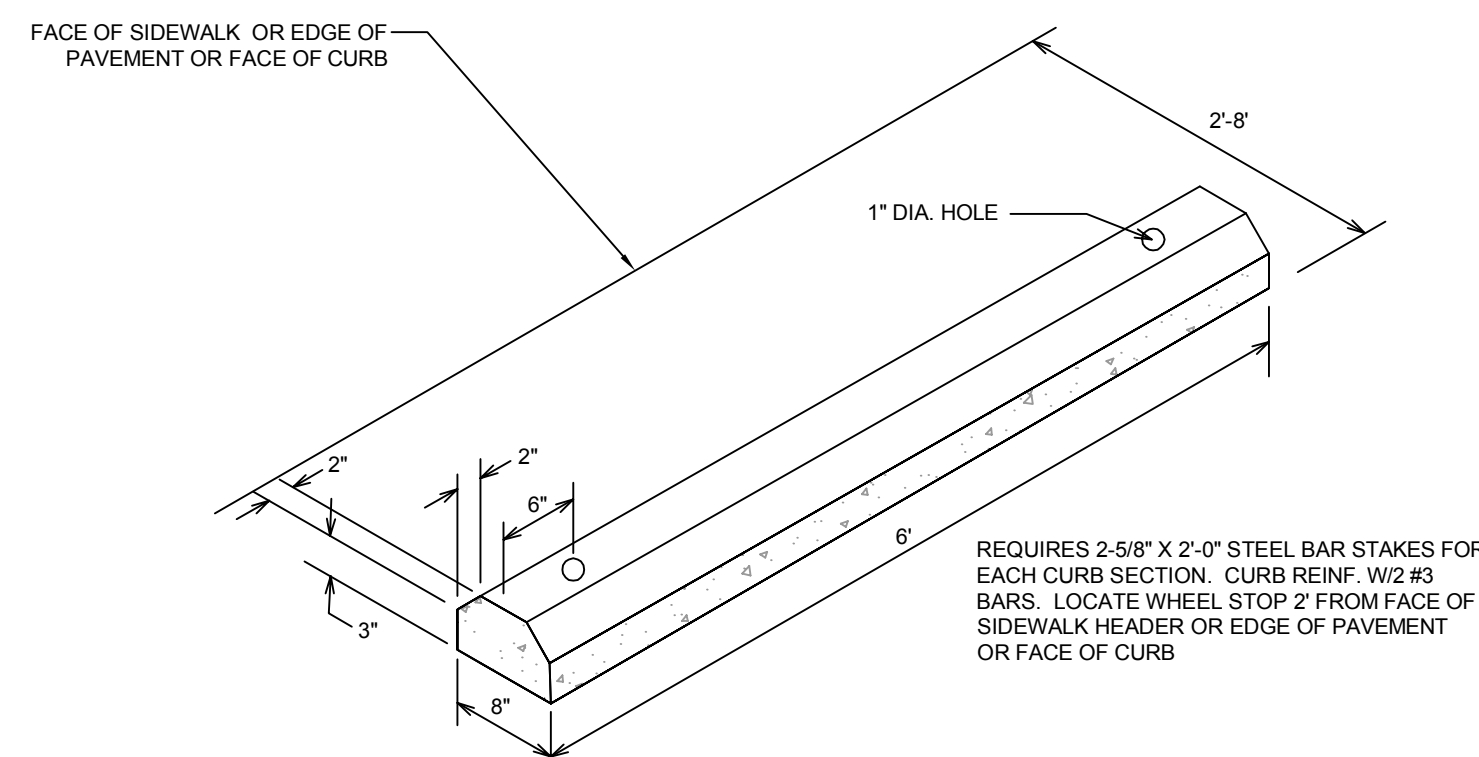
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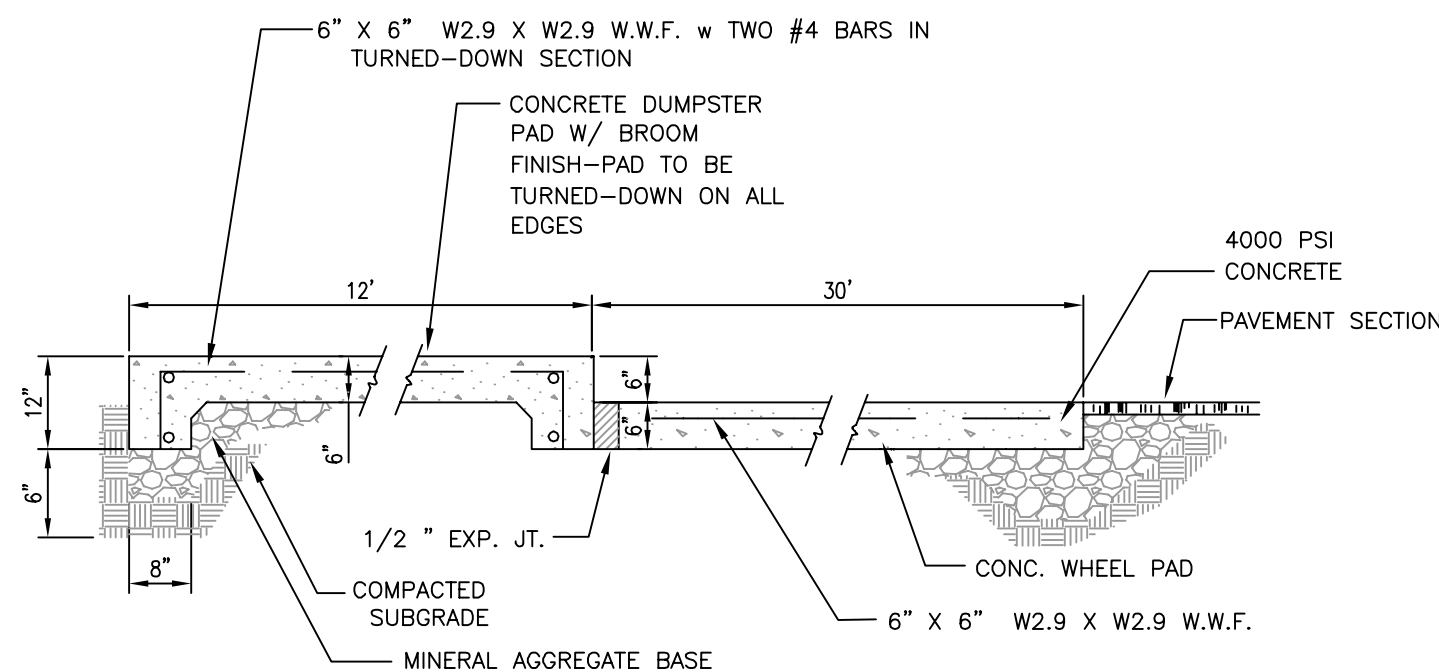
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SCALE:



2 TYPICAL PAVEMENT SECTION - LIGHT DUTY
SCALE:



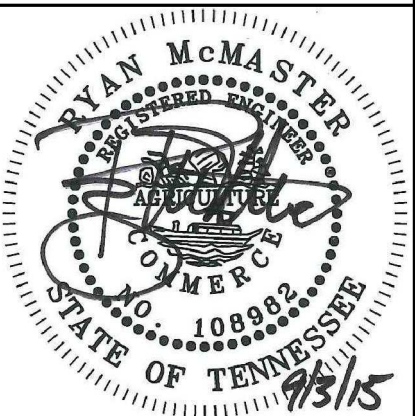
3 PRECAST CONCRETE WHEEL STOP
SCALE:



4 CONCRETE DUMPSTER PAD
SCALE:

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SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



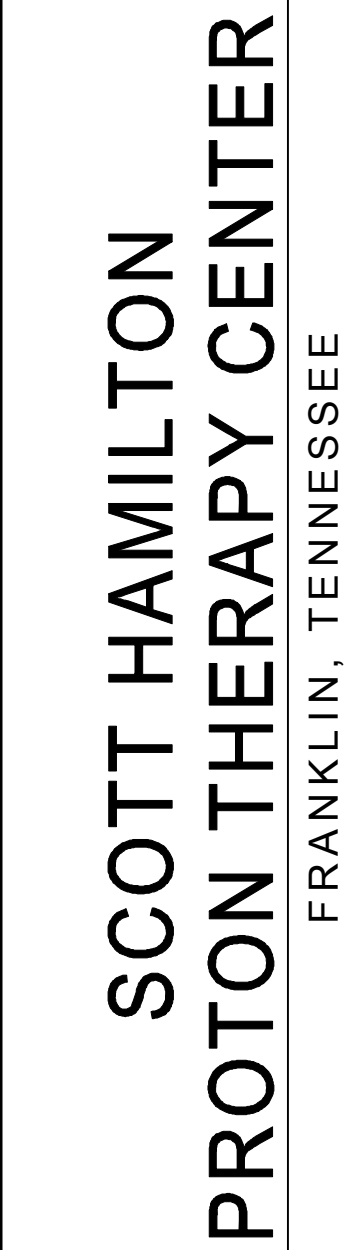
REVISIONS	BY	DATE	REVISIONS	BY	DATE
1	PER CITY COMMENTS	9/3/15			
DESIGNED BY:	CJM				
DRAWN BY:	CJM				
CHECKED BY:	RLM				
DATE:	08/10/15				
KHA PROJECT NO.	118133000				

SITE PLAN
DETAILS

SHEET NUMBER
C2.2

COF# 5918

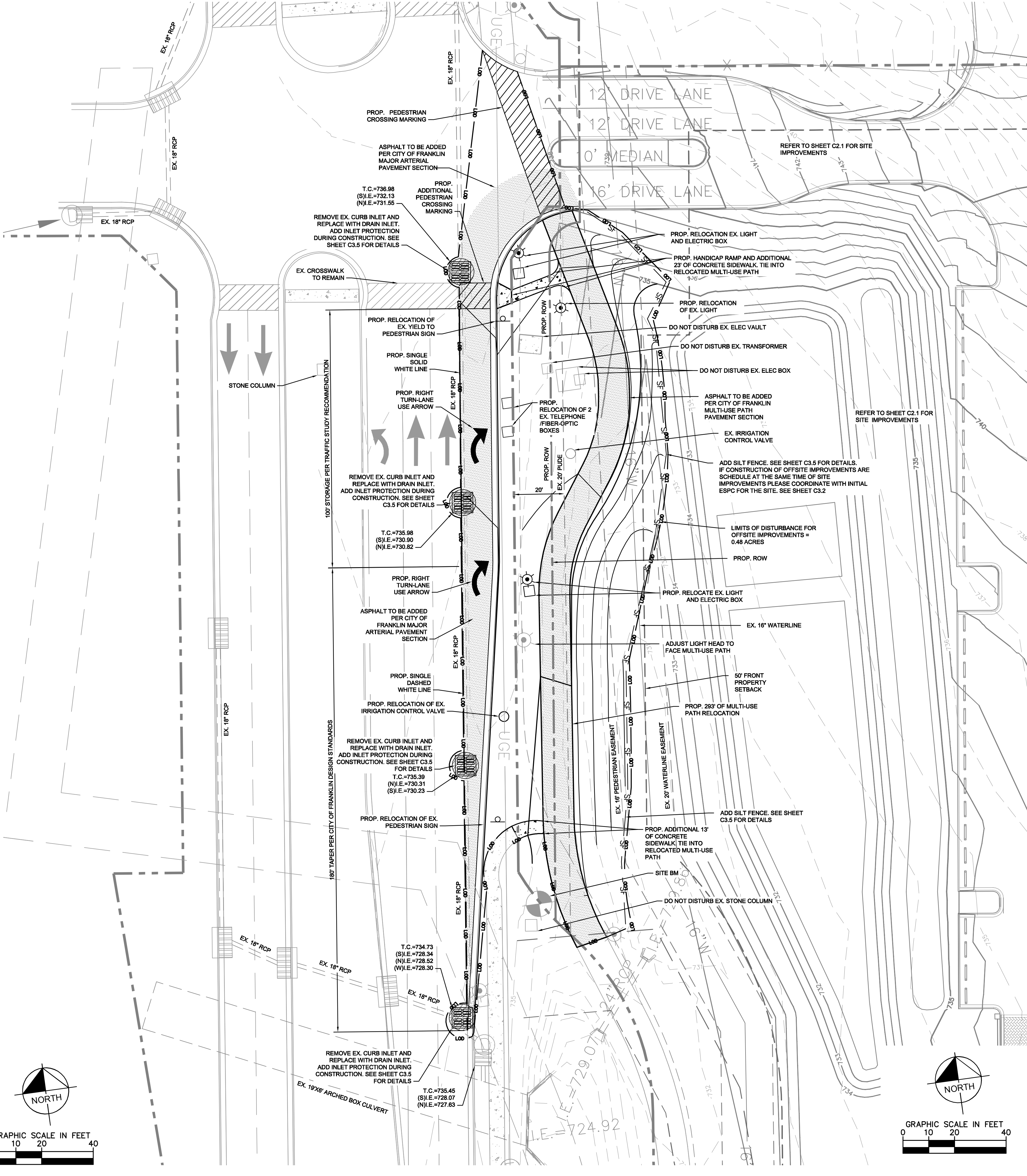
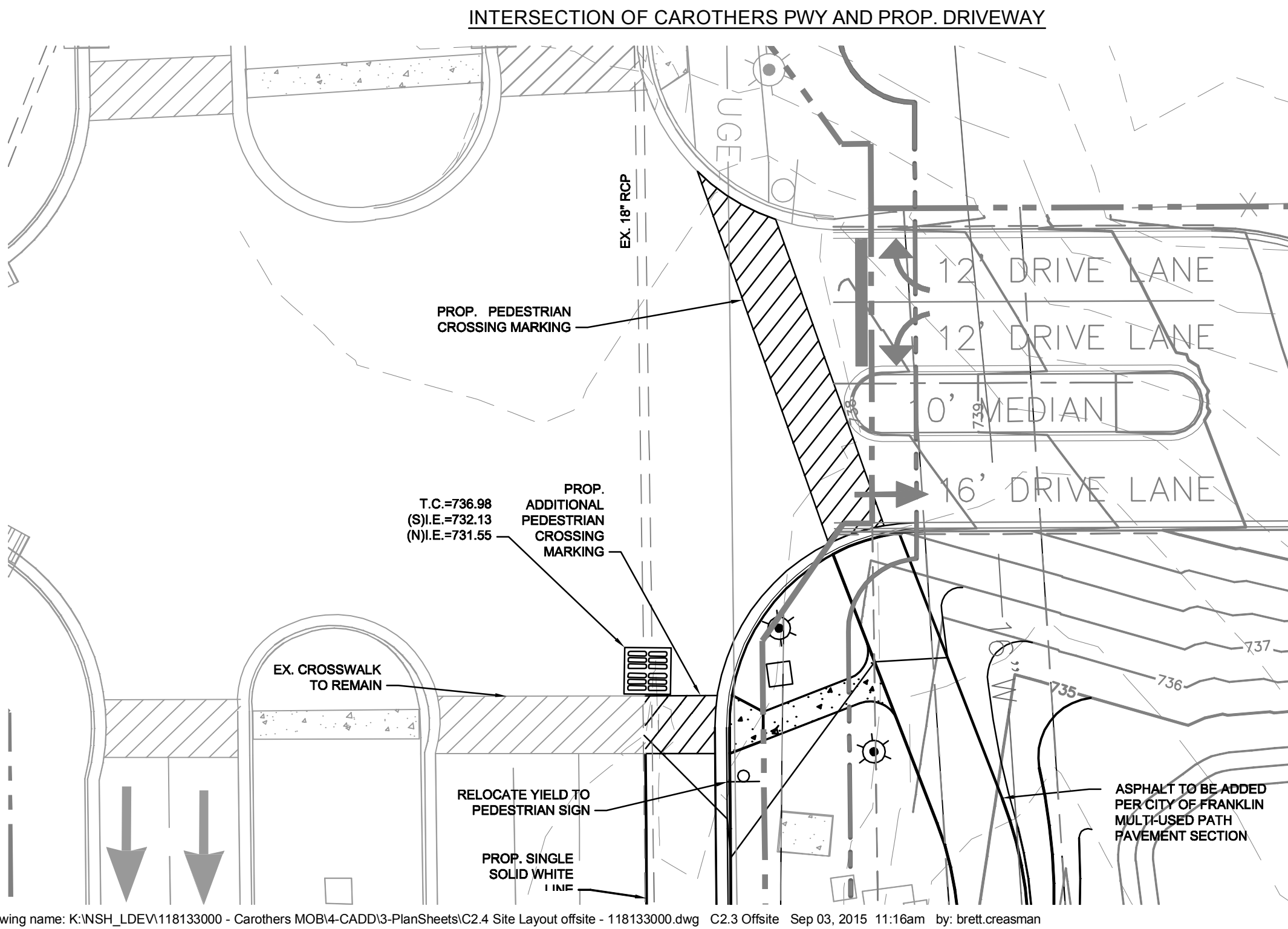
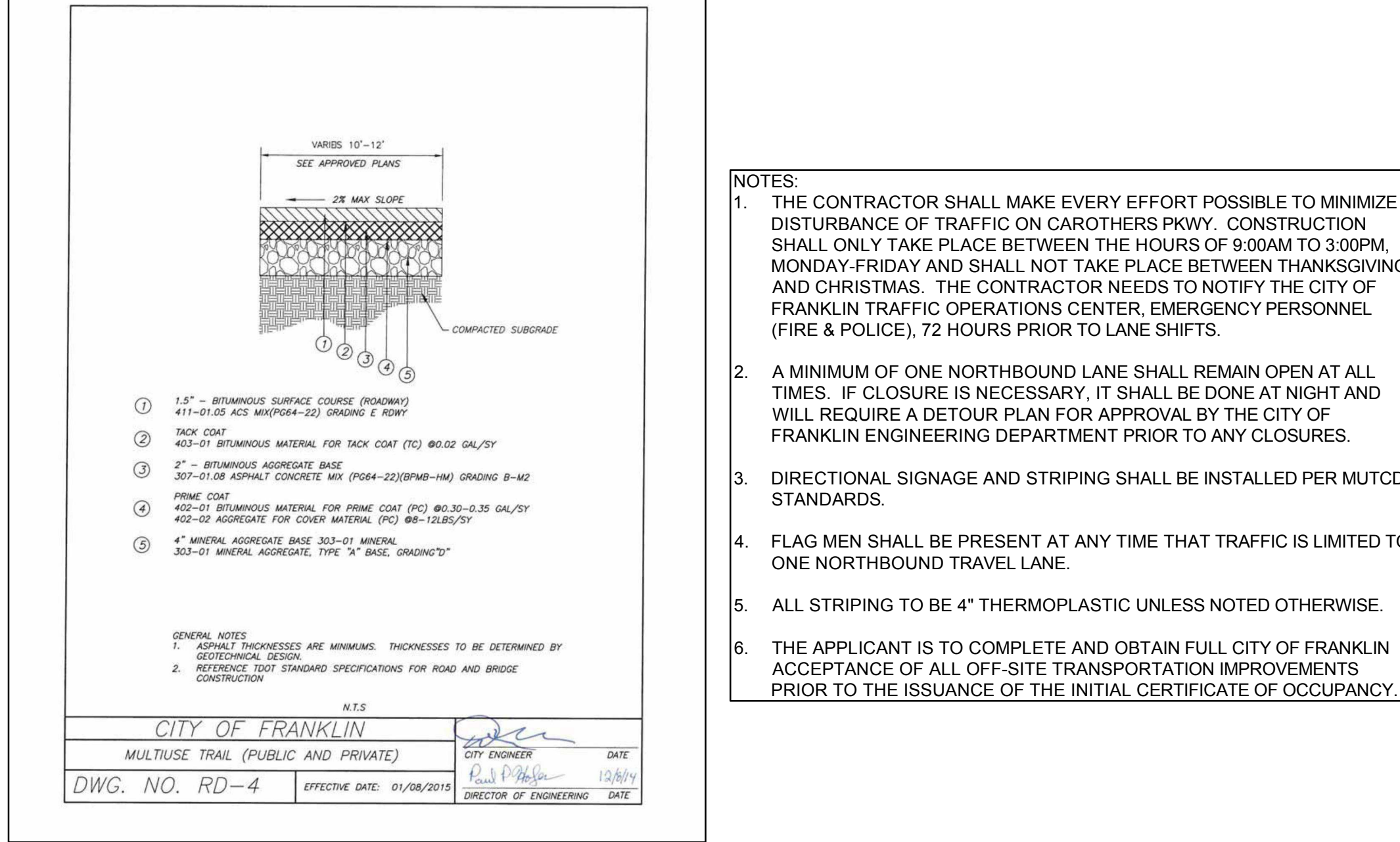
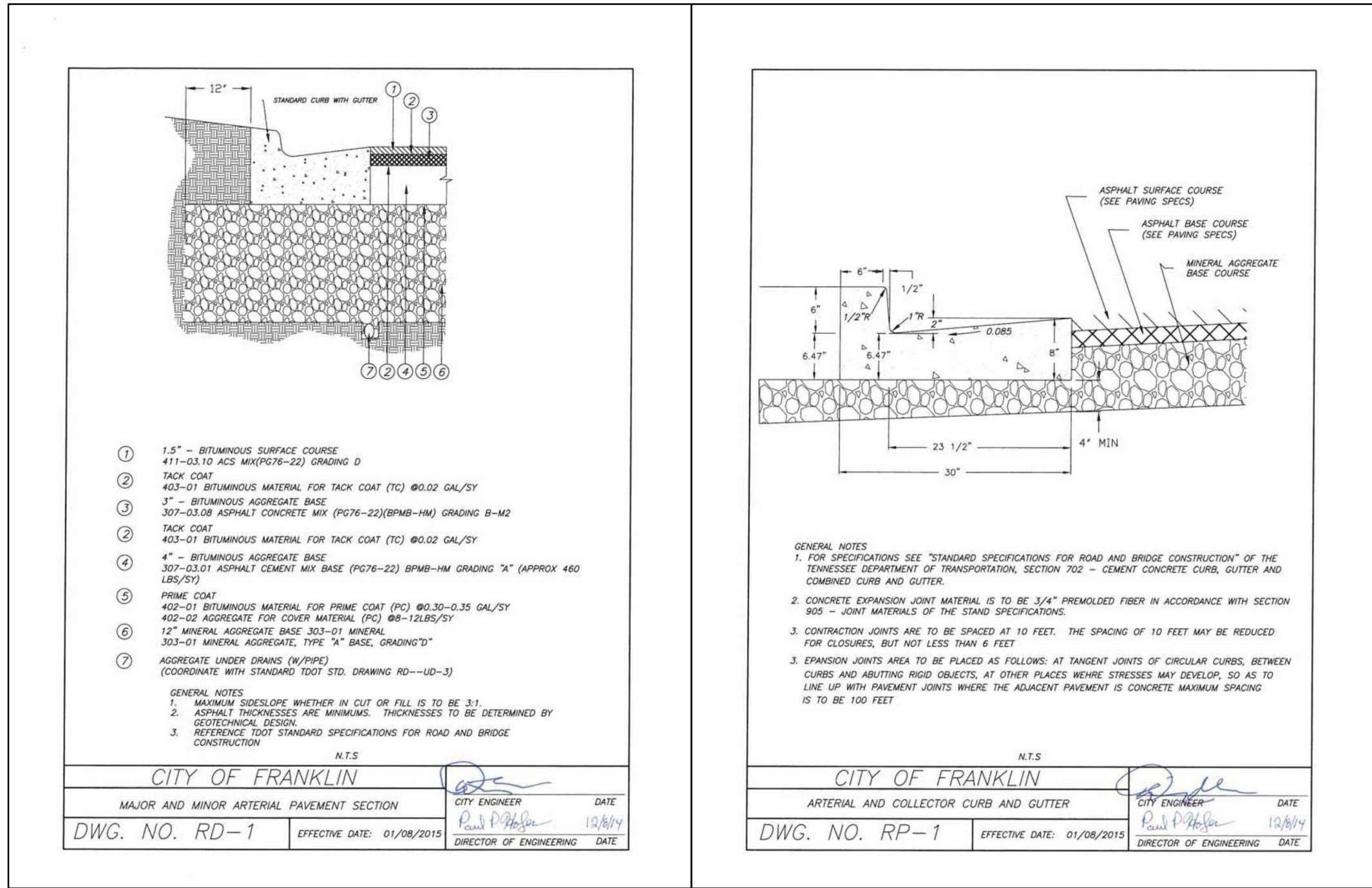
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GDC **GAMBLE**
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

COF# 5918

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE

RYAN McMASTER
REGISTERED PROFESSIONAL ENGINEER
No. 108892
STATE OF TENNESSEE
12/15

NO.	DATE	BY	REVISIONS
1	9/3/15	RLM	PER CITY COMMENTS

DESIGNED BY: RJA

DRAWN BY: RJA

CHECKED BY: RLM

DATE: 8/10/15

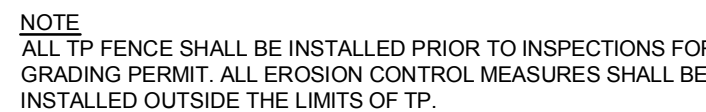
KHA PROJECT NO.
118133000

OFFSITE
IMPROVEMENT PLAN

SHEET NUMBER
C2.4

COF# 5919

SITE DATA CHART	
PROJECT NAME:	SCOTT HAMILTON PROTON THERAPY CENTER
COF PROJECT #:	5918
SUBDIVISION:	MEDCORE MEDICAL BLDG
MAP:	MAP # 79
PARCEL #:	48.04
LOT:	3
ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY:	MEWEN 5
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.62 AC
SQUARE FOOTAGE OF SITE:	506,335 SF
OWNER:	E. WARNER BASS 150 THIRD AVE SW#2800 NASHVILLE, TN 37201
DEVELOPER:	PROVISION SOLUTIONS JOHN PATTERSON 5847 SAN FELIPE RD, SUITE 2575 HOUSTON, TEXAS 77056 (281)705-0102
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	616-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER
BUILDING SETBACKS:	FRONT=50'; SIDE=25'; REAR=40'; 11,030 SF
BUILDING SQUARE FOOTAGE:	39,600 SF (3-STORY MEDICAL OFFICE)
PH. 1 BUILDING AREA:	49,380 SF (PROTON VAULT) ± 61,650 SF (3-STORY MEDICAL OFFICE)
FUTURE BUILDING AREA:	± 40'
BUILDING HEIGHT:	0.30 (2.07 AC PHASE 1)
MINIMUM LANDSCAPE SURFACE RATIO:	0.52 (3.58 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO:	N/A
MINIMUM PARKING REQUIREMENT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	178 TOTAL SPACES 174 STANDARD SPACES 4 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED:	1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE):	N/A
OPEN SPACE REQUIRED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
NOTES:	
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 531, FLIPZONE 4100 AND NAD 83 DATUM.	
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.	
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO AN ENTITY OTHER THAN THE OWNER.	
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006	

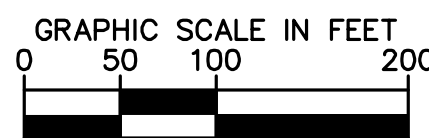
[illegible]

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

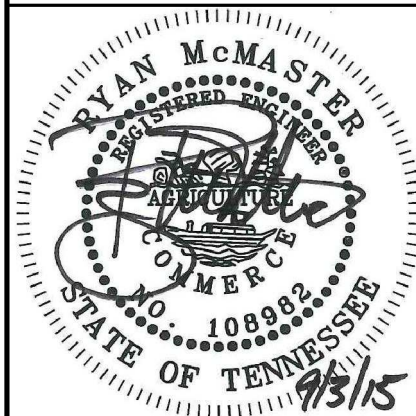
	ON-SITE	OFFSITE	TOTAL
TOTAL AREA	11.62	12.03	23.65
IMPERVIOUS AREA	4.91	0.38	5.29
DISTURBED AREA	8.83	0	8.83
RV VALUE	0.195	N/A	0.195
2-YEAR STORM FLOW RATE	3.86 CFS	22.37 CFS	26.23 CFS
5-YEAR STORM FLOW RATE	7.95 CFS	25.9 CFS	33.86 CFS
10-YEAR STORM FLOW RATE	11.22 CFS	28.79 CFS	40.01 CFS
25-YEAR STORM FLOW RATE	15.44 CFS	32.38 CFS	47.82 CFS
50-YEAR STORM FLOW RATE	18.41 CFS	35.28 CFS	53.69 CFS
100-YEAR STORM FLOW RATE	22.22 CFS	37.6 CFS	59.82 CFS

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

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



**SCOTT HAMILTON
PROTON THERAPY CENTER**
FRANKLIN, TENNESSEE

[illegible][illegible]

DRAWN BY:	RJA
CHECKED BY:	RLM

DATE:	8/10/15
KHA PROJECT NO. 118133000	

OVERALL GRADING
AND DRAINAGE PLAN

SHEET NUMBER
C3.0

COF# 5918

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SITE DATA CHART

PROJECT NAME: SCOTT HAMILTON PROTON THERAPY CENTER

COF PROJECT #: 5918
SUBDIVISION: MEDCORE MEDICAL BLDG
MAP: MAP # 79
PARCEL #: 48.04
LOT: 3

ADDRESS: CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT

EXISTING ZONING: GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY: McEWEN 5
OTHER APPLICABLE OVERLAYS: N/A
DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 11.62 AC
SQUARE FOOTAGE OF SITE: 506,335 SF

OWNER: E. WARNER BASS
150 THIRD AVE SW#2800
NASHVILLE, TN 37201

DEVELOPER: PROVISION SOLUTIONS
JOHN PATTERSON
5847 SAN FELIPE RD, SUITE 2575
HOUSTON, TEXAS 77056
(281)705-0102

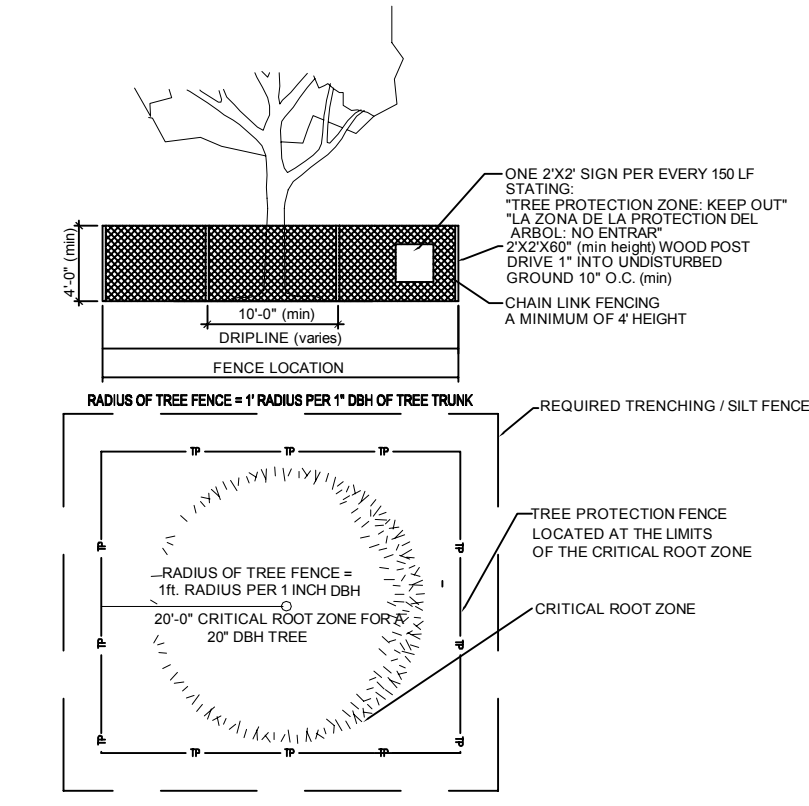
APPLICANT: KIMLEY-HORN & ASSOCIATES
Address: 209 10TH AVE S, SUITE 501
NASHVILLE, TN 37203
Phone: 615-564-2701
Email: RYAN.MCMMASTER@KIMLEY-HORN.COM
Contact Name: RYAN McMASTER

BUILDING SETBACKS: FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE: 110,030 SF
PH. 1 BUILDING AREA: 39,600 SF (3-STORY MEDICAL OFFICE)
9,380 SF (PROTON VAULT)
FUTURE BUILDING AREA: ± 61,050 SF (3-STORY MEDICAL OFFICE)

BUILDING HEIGHT: ± 40'
MINIMUM LANDSCAPE SURFACE RATIO: 0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO: 0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: 178 TOTAL SPACES
174 STANDARD SPACES
4 ADA SPACES
0 COMPACT SPACES

EXISTING TREE CANOPY: 9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED: 1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED: 1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE): N/A
OPEN SPACE REQUIRED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)

- NOTES:
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 - THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 - THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
 - THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 - THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006



NOTE:
ALL TP FENCE SHALL BE INSTALLED PRIOR TO INSPECTIONS FOR GRADING PERMIT. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED OUTSIDE THE LIMITS OF TP.

TREE PROTECTION DETAIL NOT TO SCALE

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A1	HEADWALL	N/A
A2	CURB INLET	738.87
A3	CURB INLET	744.21
A4	AREA DRAIN	740.26
A5	AREA DRAIN	741.19
A6	AREA DRAIN	740.52
B1	HEADWALL	N/A
B2	HEADWALL	N/A
B3	HEADWALL	N/A
B4	HEADWALL	N/A
B5	HEADWALL	N/A
B6	MANHOLE	739.41
Z1	HEADWALL	N/A
Z2	AREA DRAIN	733.25
Z2A	OUTLET STRUCTURE	N/A
Z3	JUNCTION BOX	734.28
Z4	JUNCTION BOX	743.28
Z4A	CATCH BASIN	743.05
Z5	JUNCTION BOX	746.10
Z5A	HEADWALL	N/A

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
Z6	JUNCTION BOX	749.38
Z7	JUNCTION BOX	750.84
Z8	HEADWALL	N/A
Z8A	JUNCTION BOX	751.56
Z8A	HEADWALL	N/A

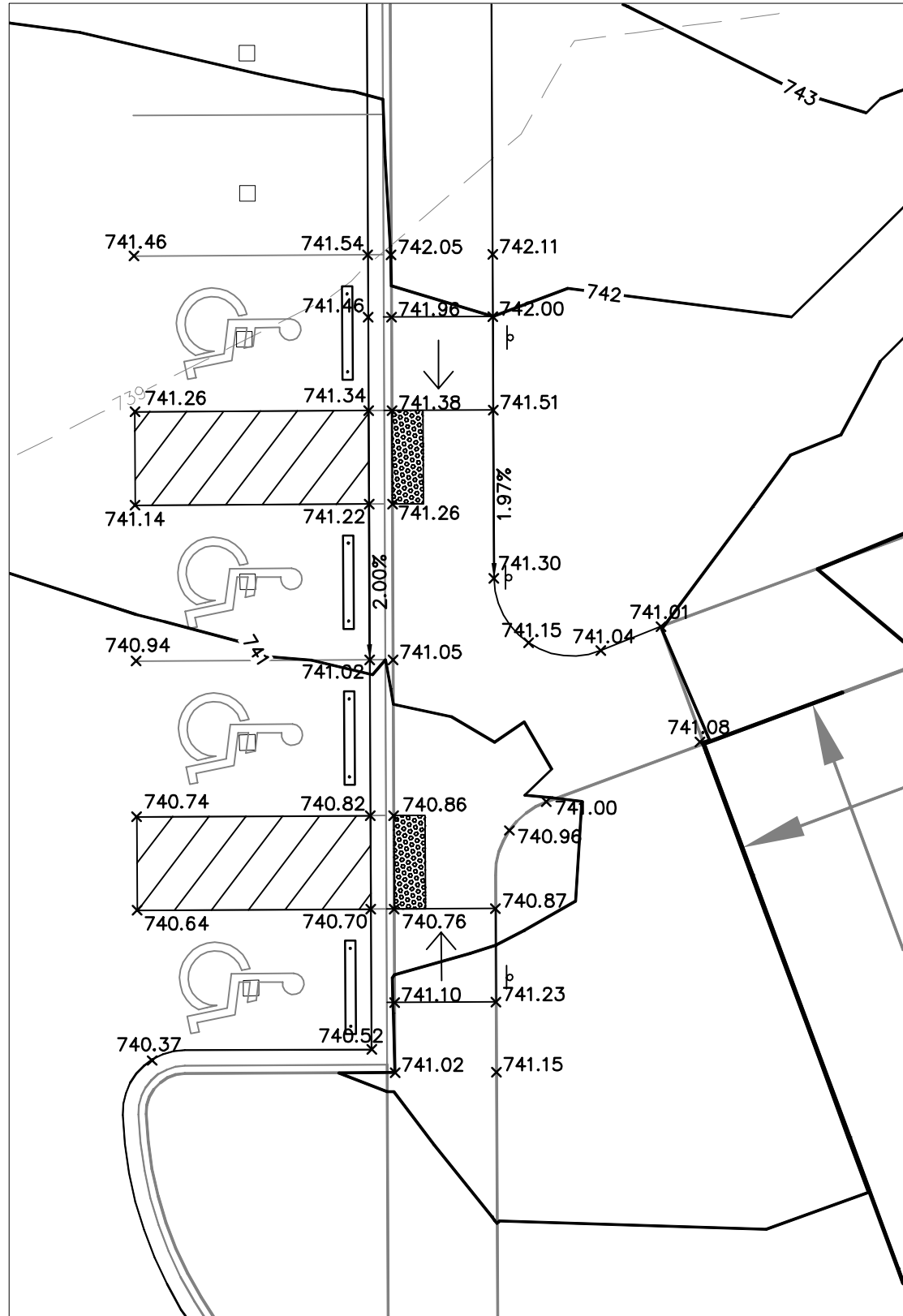
PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	
A2 - A1	736.80 (A2)	734.00 (A1)	18"	140'	2.01%	RCP	
A3 - A2	740.75 (A3)	737.00 (A2)	18"	138'	2.77%	RCP	
A4 - A5	737.59 (A4)	737.39 (A5)	12"	40'	0.50%	RCP	
A5 - A2	737.29 (A5)	736.90 (A2)	12"	79'	0.50%	RCP	
A6 - A4	737.86 (A6)	737.69 (A4)	12"	34'	0.50%	RCP	
B2 - B1	733.80 (B2)	731.00 (B1)	24"	81'	3.49%	RCP	
B4 - B3	737.50 (B4)	735.90 (B3)	12"	51'	3.19%	RCP	
B6 - B5	736.62 (B6)	735.30 (B5)	12"	126'	1.05%	RCP	
Z2 - Z1	727.60 (Z2)	726.80 (Z1)	30"	53'	1.53%	RCP	
Z2A - Z2	728.65 (Z2A)	727.70 (Z2)	24"	88'	1.40%	RCP	
Z3 - Z2	728.98 (Z3)	727.70 (Z2)	30"	211'	0.61%	RCP	
Z4 - Z3	732.00 (Z4)	729.15 (Z3)	24"	130'	2.20%	RCP	
Z4A - Z4	738.60 (Z4A)	737.84 (Z4)	18"	19'	4.14%	RCP	
Z5 - Z4	740.65 (Z5)	736.00 (Z4)	24"	253'	1.84%	RCP	
Z5A - Z5	741.50 (Z5A)	740.85 (Z5)	24"	31'	2.13%	RCP	
Z6 - Z5	743.89 (Z6)	741.85 (Z5)	18"	140'	1.46%	RCP	
Z7 - Z6	744.32 (Z7)	744.09 (Z6)	18"	47'	0.50%	RCP	
Z7A - Z7	745.34 (Z7A)	744.52 (Z7)	18"	22'	3.81%	RCP	
Z8 - Z7	744.93 (Z8)	744.52 (Z7)	18"	83'	0.50%	RCP	
Z8A - Z8	745.22 (Z8A)	745.13 (Z8)	18"	23'	0.40%	RCP	

OUTFALL 1 GRADING AND DRAINAGE CHART

	ON-SITE	OFFSITE	TOTAL
TOTAL AREA	11.62	12.03	23.65
IMPERVIOUS AREA	4.91	0.38	5.29
DISTURBED AREA	8.83	0	8.83
RV VALUE	0.195	N/A	0.195
2-YEAR STORM FLOW RATE	3.86 CFS	22.37 CFS	26.23 CFS
5-YEAR STORM FLOW RATE	25.9 CFS	7.95 CFS	33.86 CFS
10-YEAR STORM FLOW RATE	11.22 CFS	28.79 CFS	40.01 CFS
25-YEAR STORM FLOW RATE	15.44 CFS	32.38 CFS	47.82 CFS
50-YEAR STORM FLOW RATE	18.41 CFS	35.28 CFS	53.69 CFS
100-YEAR STORM FLOW RATE	22.22 CFS	37.6 CFS	59.82 CFS

GRADING & DRAINAGE GENERAL NOTES:

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



GRADING ENLARGEMENT SCALE 1" = 10'

NOTE:

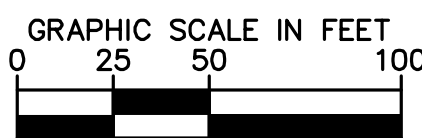
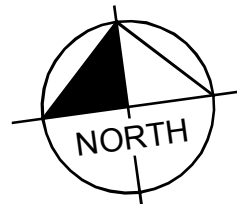
THE DETENTION POND IS DESIGNED TO HANDLE PHASE 1 AND FUTURE PHASE 2 IMPERVIOUS AREAS.

BIO-RETENTION #3 IS DESIGNED TO HANDLE PHASE 1 AND 13,000 SF OF IMPERVIOUS PHASE 2 AREA.

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

WATER QUALITY BMP NOTES:

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



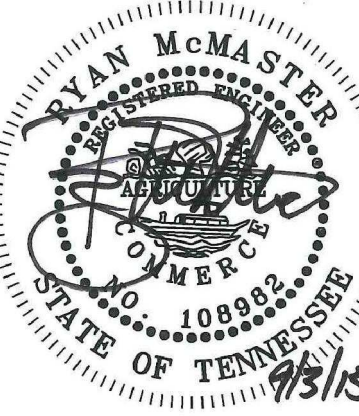
Kimley»Horn

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

GDC

SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



NO.	PER CITY COMMENTS	REVISIONS	DATE	BY
1			9/3/15	RLM

DESIGNED BY: RJA
DRAWN BY: RJA
CHECKED BY: RLM
DATE: 8/10/15
KHA PROJECT NO.
118133000

ENLARGED GRADING
AND DRAINAGE PLAN

SHEET NUMBER
C3.1

COF# 5918

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA CHART

PROJECT NAME:SCOTT HAMILTON PROTON THERAPY CENTER

COF PROJECT #:5918

SUBDIVISION:MEDCORE MEDICAL BLDG

MAP:MAP # 79

PARCEL #:48.04

LOT:3

ADDRESS:CAROTHERS PARKWAY

CITY:FRANKLIN

COUNTY:WILLIAMSON

STATE:TENNESSEE

CIVIL DISTRICT:8TH CIVIL DISTRICT

EXISTING ZONING:GENERAL OFFICE DISTRICT

CHARACTER AREA OVERLAY:McEWEN 5

OTHER APPLICABLE OVERLAYS:N/A

DEVELOPMENT STANDARD:CONVENTIONAL

ACREAGE OF SITE:11.62 AC

SQUARE FOOTAGE OF SITE:506,335 SF

OWNER:E. WARNER BASS

150 THIRD AVE S#2800

NASHVILLE, TN 37201

DEVELOPER:PROVISION SOLUTIONS

JOHN PATTERSON

5847 SAN FELIPE RD, SUITE 2575

HOUSTON, TEXAS 77056

(281)705-0102

APPLICANT:KIMLEY-HORN & ASSOCIATES

Address:209 10TH AVE S, SUITE 501

NASHVILLE, TN 37203

615-564-2701

Phone:615-564-2701

Email:RYAN.MCMMASTER@KIMLEY-HORN.COM

Contact Name:RYAN McMASTER

BUILDING SETBACKS:FRONT=50'; SIDE=25'; REAR=40';

BUILDING SQUARE FOOTAGE:110,030 SF

PH. 1 BUILDING AREA:39,600 SF (3-STORY MEDICAL OFFICE)

9,380 SF (PROTON VAULT)

FUTURE BUILDING AREA:± 61,050 SF (3-STORY MEDICAL OFFICE)

BUILDING HEIGHT:± 40'

MINIMUM LANDSCAPE SURFACE RATIO:0.30 (2.07 AC PHASE 1)

PROVIDED LANDSCAPE SURFACE RATIO:0.52 (3.58 AC PHASE 1)

MINIMUM PARKING REQUIREMENT:N/A

EXISTING PARKING:N/A

PARKING PROVIDED:178 TOTAL SPACES

174 STANDARD SPACES

4 ADA SPACES

0 COMPACT SPACES

EXISTING TREE CANOPY:9.58 AC EXISTING (82% OF TOTAL SITE)

TREE CANOPY PRESERVATION REQUIRED:1.44 AC (15% OF TOTAL SITE)

TREE CANOPY PRESERVATION PROVIDED:1.44 AC (15% OF TOTAL SITE)

PARKLAND(IF APPLICABLE):N/A

OPEN SPACE REQUIRED:ALL FORMAL - 0.35 AC (5% OF PHASE 1)

OPEN SPACE PROVIDED:ALL FORMAL - 0.35 AC (5% OF PHASE 1)

NOTES:

- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006

EROSION CONTROL MEASURES LEGEND

IP

OP

SF

TP

CW

MA

CE

TS

PS

DD

SB

LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

INLET PROTECTION - REFER TO DETAIL SHEET C3.5

OUTLET PROTECTION - REFER TO DETAIL SHEET C3.5

SILT FENCE - REFER TO DETAIL SHEET C3.5

TREE PROTECTION - REFER TO DETAIL SHEET C3.5

DESIGNATED CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.5

EROSION CONTROL MATTING - REFER TO DETAIL SHEET C3.5. CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER

CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.5

TEMPORARY STABILIZATION

PERMANENT STABILIZATION

DIVERSION DITCH - REFER TO DETAIL SHEET C3.5

SEDIMENT BASIN - REFER TO DETAIL SHEET C3.7

SITE EROSION CONTROL NOTES:

- SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
- SEE SHEET C3.5 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
- THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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

WATER QUALITY BMP NOTES:

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

EPSC PHASE 1 CONSTRUCTION SEQUENCE:

- INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT
- INSTALL SILT FENCE AND TREE PROTECTION.
- INSTALL SEDIMENT BASIN
- CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

EPSC GENERAL NOTES:

- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%
- EPSCs SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR >35% SLOPES).
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
- VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM.
- TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES.
- GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

PROPOSED OUTFALL A GRADING AND DRAINAGE CHART

	ON-SITE	OFFSITE	TOTAL
TOTAL AREA	11.62	12.03	23.65
IMPERVIOUS AREA	4.91	0.38	5.29
DISTURBED AREA	8.83	0	8.83
RV VALUE	0.195	N/A	0.195
2-YEAR STORM FLOW RATE	3.86 CFS	22.37 CFS	26.23 CFS
5-YEAR STORM FLOW RATE	7.95 CFS	25.9 CFS	33.86 CFS
10-YEAR STORM FLOW RATE	11.22 CFS	28.79 CFS	40.01 CFS
25-YEAR STORM FLOW RATE	15.44 CFS	32.38 CFS	47.82 CFS
50-YEAR STORM FLOW RATE	18.41 CFS	35.28 CFS	53.69 CFS
100-YEAR STORM FLOW RATE	22.22 CFS	37.6 CFS	59.82 CFS

Drawing name: K:\NSH_LDEV\118133000 - Carothers MOB\4-CADD\3-PlanSheets\C3.2 EPSC - 118133000.dwg C3.2 Initial EPSC - Pre Construction Plan Sep 03, 2015 11:17am by: brett.creasman

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Nashville, TN 37203
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GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**SCOTT HAMILTON
PROTON THERAPY CENTER**
FRANKLIN, TENNESSEE

BY	DATE	REVISIONS	PER CITY COMMENTS
RLM <td>9/3/15<td></td><td></td></td>	9/3/15 <td></td> <td></td>		
DESIGNED BY:	RLA		
DRAWN BY:	RLA		
CHECKED BY:	RLM		
DATE:	8/10/15		
KHA PROJECT NO.	118133000		
INITIAL EPSC / PRE CONSTRUCTION PLAN			
SHEET NUMBER	C3.2		

COF# 5918

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SITE DATA CHART

PROJECT NAME: SCOTT HAMILTON PROTON THERAPY CENTER

COF PROJECT #: 5918
SUBDIVISION: MEDCORE MEDICAL BLDG
MAP: MAP # 79
PARCEL #: 48.04
LOT: 3

ADDRESS: CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT

EXISTING ZONING: GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY: McEWEN 5
OTHER APPLICABLE OVERLAYS: N/A
DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 11.62 AC
SQUARE FOOTAGE OF SITE: 506,335 SF

OWNER: E. WARNER BASS
150 THIRD AVE S#2800
NASHVILLE, TN 37201

DEVELOPER: PROVISION SOLUTIONS
JOHN PATTERSON
5847 SAN FELIPE RD, SUITE 2575
HOUSTON, TEXAS 77056
(281)705-0102

APPLICANT: KIMLEY-HORN & ASSOCIATES
Address: 209 10TH AVE S, SUITE 501
NASHVILLE, TN 37203
Phone: 615-564-2701
Email: RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name: RYAN MCMASTER

BUILDING SETBACKS: FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE: 110,030 SF
PH. 1 BUILDING AREA: 39,600 SF (3-STORY MEDICAL OFFICE)
9,380 SF (PROTON VAULT)

FUTURE BUILDING AREA: ± 61,050 SF (3-STORY MEDICAL OFFICE)

BUILDING HEIGHT: ± 40'
MINIMUM LANDSCAPE SURFACE RATIO: 0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO: 0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: 178 TOTAL SPACES
174 STANDARD SPACES
4 ADA SPACES
0 COMPACT SPACES

EXISTING TREE CANOPY: 9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED: 1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED: 1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE): N/A
OPEN SPACE REQUIRED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)

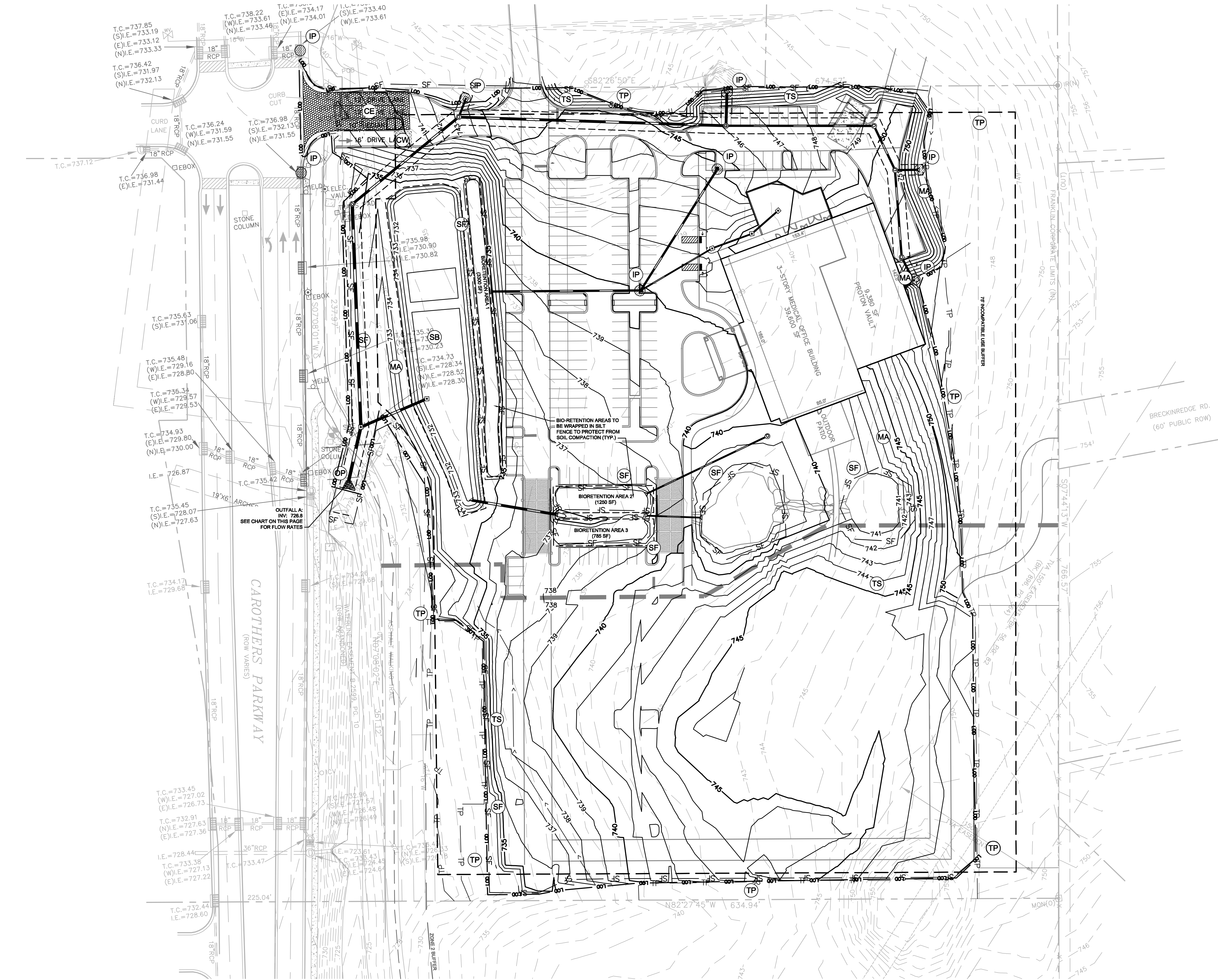
- NOTES:
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
 - THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
 - THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
 - BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
 - THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 - THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006

EROSION CONTROL MEASURES LEGEND

- IP INLET PROTECTION - REFER TO DETAIL SHEET C3.5
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3.5
- SF SILT FENCE - REFER TO DETAIL SHEET C3.5
- TP TREE PROTECTION - REFER TO DETAIL SHEET C3.5
- CW DESIGNATED CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.5
- MA EROSION CONTROL MATTING - REFER TO DETAIL SHEET C3.5. CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
- CE CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.5
- TS TEMPORARY STABILIZATION
- PS PERMANENT STABILIZATION
- DD DIVERSION DITCH - REFER TO DETAIL SHEET C3.5
- SB SEDIMENT BASIN - REFER TO DETAIL SHEET C3.7
- LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

SITE EROSION CONTROL NOTES:

- SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
- SEE SHEET C3.5 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
- THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT



BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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

WATER QUALITY BMP NOTES:

- WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
- CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIPs FROM COMPACTION.
- SEDIMENT BASIN NOT REQUIRED BECAUSE OF DRAINAGE AREA BEING LESS THAN 10 ACRES. (8.49 ACRES)

EPSC PHASE 2 CONSTRUCTION SEQUENCE:

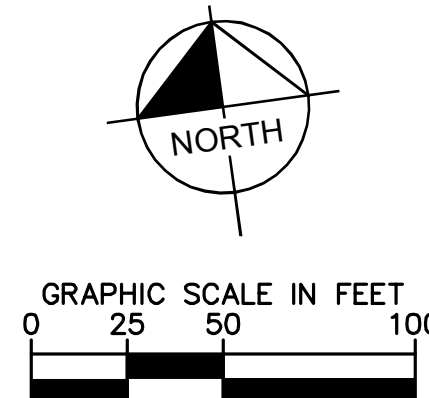
- CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
- CLEAR, GRUB, AND GRADE REMAINING SITE.
- CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EPSC GENERAL NOTES:

- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE. SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EPSCs SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR 33% SLOPES).
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
- VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM.
- TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES.
- GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

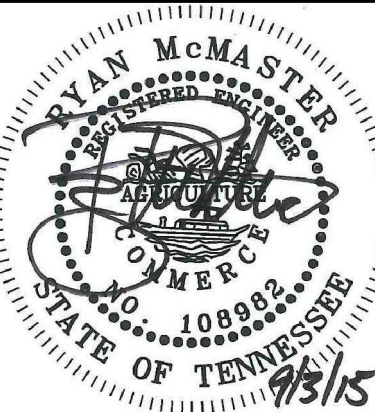
PROPOSED OUTFALL A GRADING AND DRAINAGE CHART

	ON-SITE	OFFSITE	TOTAL
TOTAL AREA	11.62	12.03	23.65
IMPERVIOUS AREA	4.91	0.38	5.29
DISTURBED AREA	8.83	0	8.83
RV VALUE	0.195	N/A	0.195
2-YEAR STORM FLOW RATE	3.86 CFS	22.37 CFS	26.23 CFS
5-YEAR STORM FLOW RATE	7.95 CFS	25.9 CFS	33.86 CFS
10-YEAR STORM FLOW RATE	11.22 CFS	28.79 CFS	40.01 CFS
25-YEAR STORM FLOW RATE	15.44 CFS	32.38 CFS	47.82 CFS
50-YEAR STORM FLOW RATE	18.41 CFS	35.28 CFS	53.69 CFS
100-YEAR STORM FLOW RATE	22.22 CFS	37.6 CFS	59.82 CFS



209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



BY	DATE	REVISIONS	COMMENTS
RLM	9/3/15	1	PER CITY COMMENTS
DESIGNED BY:	RLA		
DRAWN BY:	RLA		
CHECKED BY:	RLM		
DATE:	8/10/15		
KHA PROJECT NO.	118133000		
INTERIM EPSC / CONSTRUCTION PLAN			
SHEET NUMBER	C3.3		

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SITE DATA CHART

PROJECT NAME: SCOTT HAMILTON PROTON THERAPY CENTER

COF PROJECT #: 5918
SUBDIVISION: MEDCORE MEDICAL BLDG
MAP: MAP # 79
PARCEL #: 48.04
LOT: 3

ADDRESS: CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT

EXISTING ZONING: GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY: McEWEN 5
OTHER APPLICABLE OVERLAYS: N/A
DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 11.62 AC
SQUARE FOOTAGE OF SITE: 506,335 SF

OWNER: E. WARNER BASS
150 THIRD AVE SW#2800
NASHVILLE, TN 37201

DEVELOPER: PROVISION SOLUTIONS
JOHN PATTERSON
5847 SAN FELIPE RD, SUITE 2575
HOUSTON, TEXAS 77056
(281)705-0102

APPLICANT: KIMLEY-HORN & ASSOCIATES
Address: 209 10TH AVE S, SUITE 501
NASHVILLE, TN 37203
Phone: 615-564-2701
Email: RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name: RYAN MCMASTER

BUILDING SETBACKS: FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE: 110,030 SF
PH. 1 BUILDING AREA: 39,600 SF (3-STORY MEDICAL OFFICE)
FUTURE BUILDING AREA: 9,380 SF (PROTON VAULT)
± 61,050 SF (3-STORY MEDICAL OFFICE)

BUILDING HEIGHT: ± 40'
MINIMUM LANDSCAPE SURFACE RATIO: 0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO: 0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT: N/A
EXISTING PARKING: N/A
PARKING PROVIDED: 178 TOTAL SPACES
174 STANDARD SPACES
4 ADA SPACES
0 COMPACT SPACES

EXISTING TREE CANOPY: 9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED: 1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED: 1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE): N/A
OPEN SPACE REQUIRED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)

NOTES:

- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006

EROSION CONTROL MEASURES LEGEND

- INLET PROTECTION - REFER TO DETAIL SHEET C3.5
- OUTLET PROTECTION - REFER TO DETAIL SHEET C3.5
- SILT FENCE - REFER TO DETAIL SHEET C3.5
- TREE PROTECTION - REFER TO DETAIL SHEET C3.5
- DESIGNATED CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.5
- EROSION CONTROL MATTING - REFER TO DETAIL SHEET C3.5. CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
- CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.5
- TEMPORARY STABILIZATION
- PERMANENT STABILIZATION
- DIVERSION DITCH - REFER TO DETAIL SHEET C3.5
- SEDIMENT BASIN - REFER TO DETAIL SHEET C3.7
- LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

SITE EROSION CONTROL NOTES:

- SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
- SEE SHEET C3.5 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
- THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

EPSC PHASE 3 CONSTRUCTION SEQUENCE:

- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
- REMOVE SEDIMENT FROM SEDIMENT BASIN AND CONVERT TO DETENTION POND, AS SHOWN ON THESE PLANS.
- FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF FRANKLIN BMP MANUAL.

WATER QUALITY

STORMWATER WATER QUALITY REQUIREMENTS ARE USING LOW IMPACT DEVELOPMENT STRATEGIES AS OUTLINED IN COF STORMWATER BMP MANUAL. BIORETENTION AREAS ARE BEING USED TO INFILTRATE, EVAPORATE, AND TRANSPORT THE FIRST INCH OF RAINFALL RUNOFF, RESULTING IN A COMPOSITE RUNOFF REDUCTION COEFFICIENT OF LESS THAN 0.2

WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY CITY STAFF. THESE SIGNS WILL BE 8 X 12 MOUNTED ON GALVANIZED POST. THEY WILL PROVIDE IDENTIFICATION, EDUCATION, AND MAINTENANCE REMINDERS TO THE OWNER OF THE WATER QUALITY FEATURES ON-SITE.

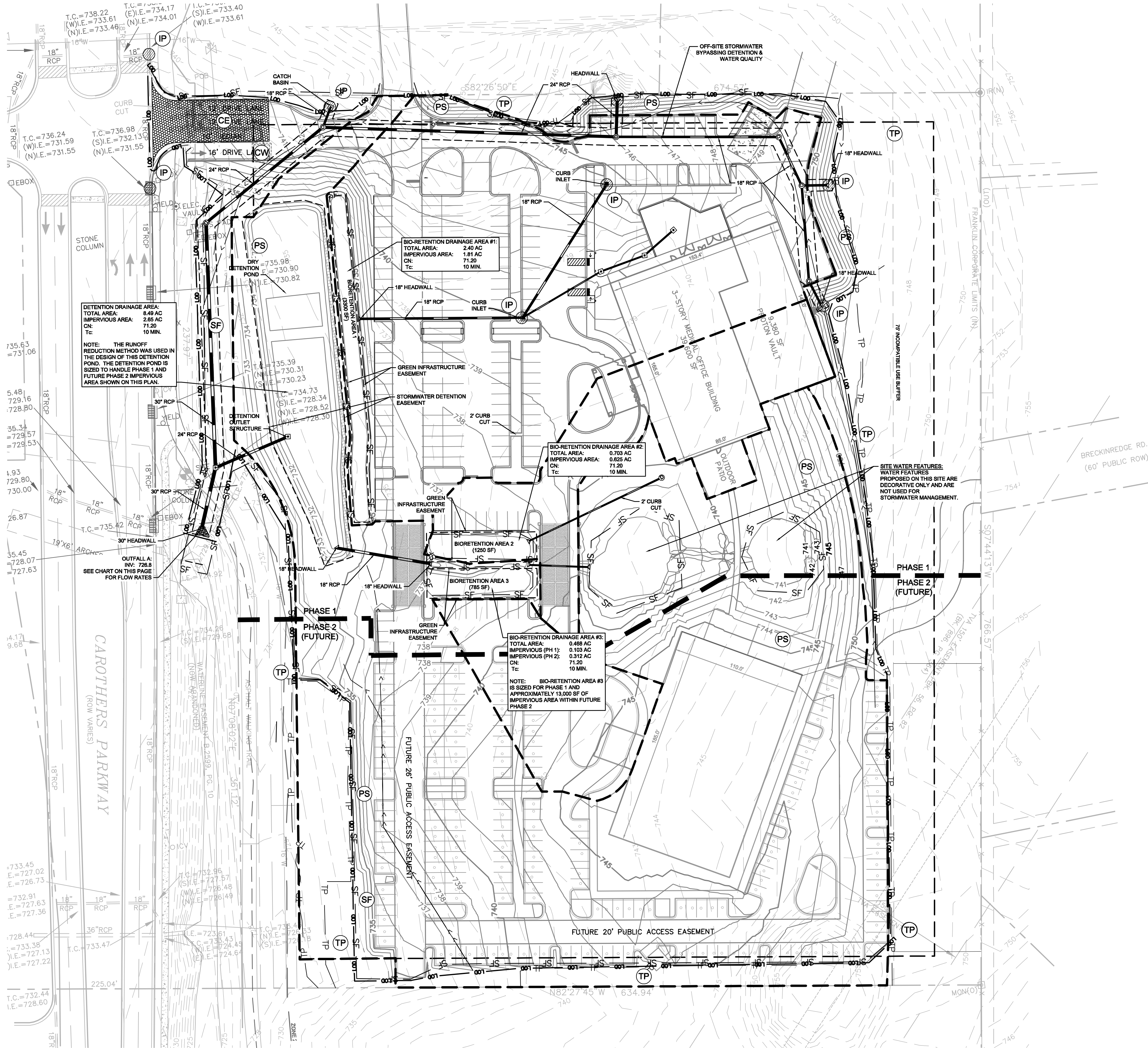
WATER QUALITY BMP NOTES:

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

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

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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



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ACTIVITY: Stabilized Construction Entrance

TCP- 01

SECTION B-B
N.T.S.

PLAN VIEW
N.T.S.

1

CONSTRUCTION ENTRANCE

SCALE:

Stormwater Best Management Practices –
Temporary Construction Site Runoff
Management

TCP-01-5

January 2014

ACTIVITY: Geotextiles

PESC – 02

ISOMETRIC VIEW
N.T.S.

WET SLOPE LINING
N.T.S.

2

EROSION CONTROL LINING

SCALE:

Stormwater Best Management Practices –
Permanent EP&SC

PESC-02-4

January 2014

ACTIVITY: Outlet Protection

PESC – 07

PLAN VIEW
N.T.S.

SECTION A-A
N.T.S.

Pipe Diameter in (mm)	Discharge ft ³ /s (m ³ /s)	Apron Length, L ft (m)	Rip-Rap D ₅₀ Diameter Min in (mm)
12 (300)	4.9 (0.14) 9.89 (0.28)	10 (3) 13 (4)	4 (100) 6 (150)
18 (450)	9.89 (0.28) 20.13 (0.57) 30.01 (0.85) 39.90 (1.13)	10 (3) 16 (5) 23 (7) 26 (8)	6 (150) 8 (200) 12 (300) 16 (400)
24 (600)	30.01 (0.85) 39.90 (1.13) 50.14 (1.42) 60.03 (1.70)	16 (5) 26 (8) 26 (8) 30 (9)	8 (200) 8 (200) 12 (300) 16 (400)

For larger or higher flows,
consult a registered civil engineer

3

OUTLET PROTECTION

SCALE:

Stormwater Best Management Practices –
Permanent EP&SC

PESC-07-3

January 2014

ACTIVITY: Tree Protection

PESC – 07

**TREE PROTECTION FENCING DETAIL
FOR 18' SAVED TREES**

NOTE
ALL TP FENCE SHALL BE INSTALLED PRIOR TO INSPECTIONS FOR GRADING PERMIT. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED OUTSIDE THE LIMITS OF TP.

4

TREE PROTECTION FENCING DETAIL

SCALE:

Stormwater Best Management Practices –
Permanent EP&SC

PESC-07-3

January 2014

ACTIVITY: Silt Fence

PESC – 07

A-A-SECTION
ELEVATION

5

SILT FENCE

SCALE:

Stormwater Best Management Practices –
Permanent EP&SC

PESC-07-3

January 2014

ACTIVITY: Inlet Protection

PESC – 07

CATCH BASIN PROTECTION (TYPE D)

7

INLET PROTECTION

SCALE:

Stormwater Best Management Practices –
Permanent EP&SC

PESC-07-3

January 2014

ACTIVITY: Diversion Ditch

PESC – 07

DIVERSION BERM

DIVERSION CHANNEL WITH BERM

8

DIVERSION DITCH

SCALE:

Stormwater Best Management Practices –
Permanent EP&SC

PESC-07-3

January 2014

Kimley»Horn

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Nashville, TN 37203
Main: 615.594.2701
www.kimley-horn.com
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GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

GDC

SCOTT HAMILTON

PROTON THERAPY CENTER

FRANKLIN, TENNESSEE

RYAN McMASTER

REGISTERED PROFESSIONAL ENGINEER

NO. 108892

STATE OF TENNESSEE

1/15

BY	DATE	REVISIONS
RLM	9/3/15	1

DESIGNED BY:

RJA

DRAWN BY:

RJA

CHECKED BY:

RLM

DATE:

8/10/15

KHA PROJECT NO.

118133000

GRADING, DRAINAGE
AND EPSC DETAILS

SHEET NUMBER

C3.5

COF# 5919

Drawing name: K:\NSH LDEV\118133000 - Carothers MOB\4-CADD\3-PlanSheets\C3.2 EPSC - 118133000.dwg C3.6 Grading Drainage and EPSC Details Sep 03, 2015 11:18am by: brett.creasman

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



1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA
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3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOLOS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. INSTALL UNDERDRAIN. FIRST, LAYER, INSTALL UNDERDRAIN PIPE, AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
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13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBLUT PLANS.

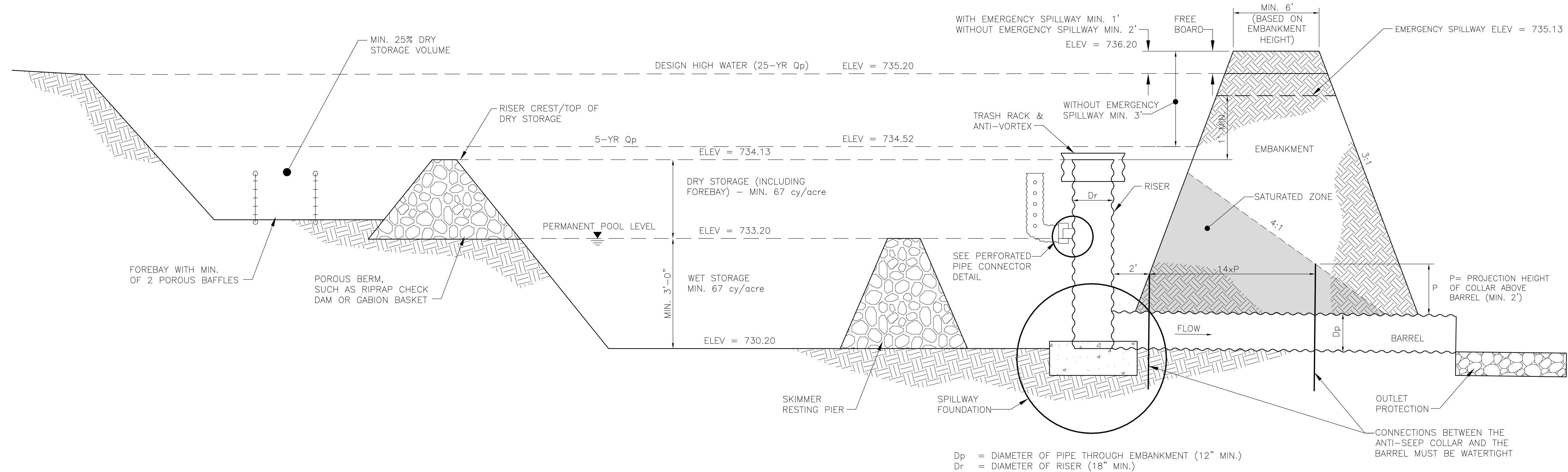


DESIGNED BY:	RJA
DRAWN BY:	RJA
CHECKED BY:	RLM
DATE:	8/10/15
KHA PROJECT NO. 118133000	

COF# 5918

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Drawing name: K:\NSH_LDEV\118133000 - Carothers MOB\4-CADD\3-PlanSheets\C3.2 EPSC - 118133000.dwg C3.7 Grading Drainage and EPSC Details Sep 03, 2015 11:18am by: brett.creasman



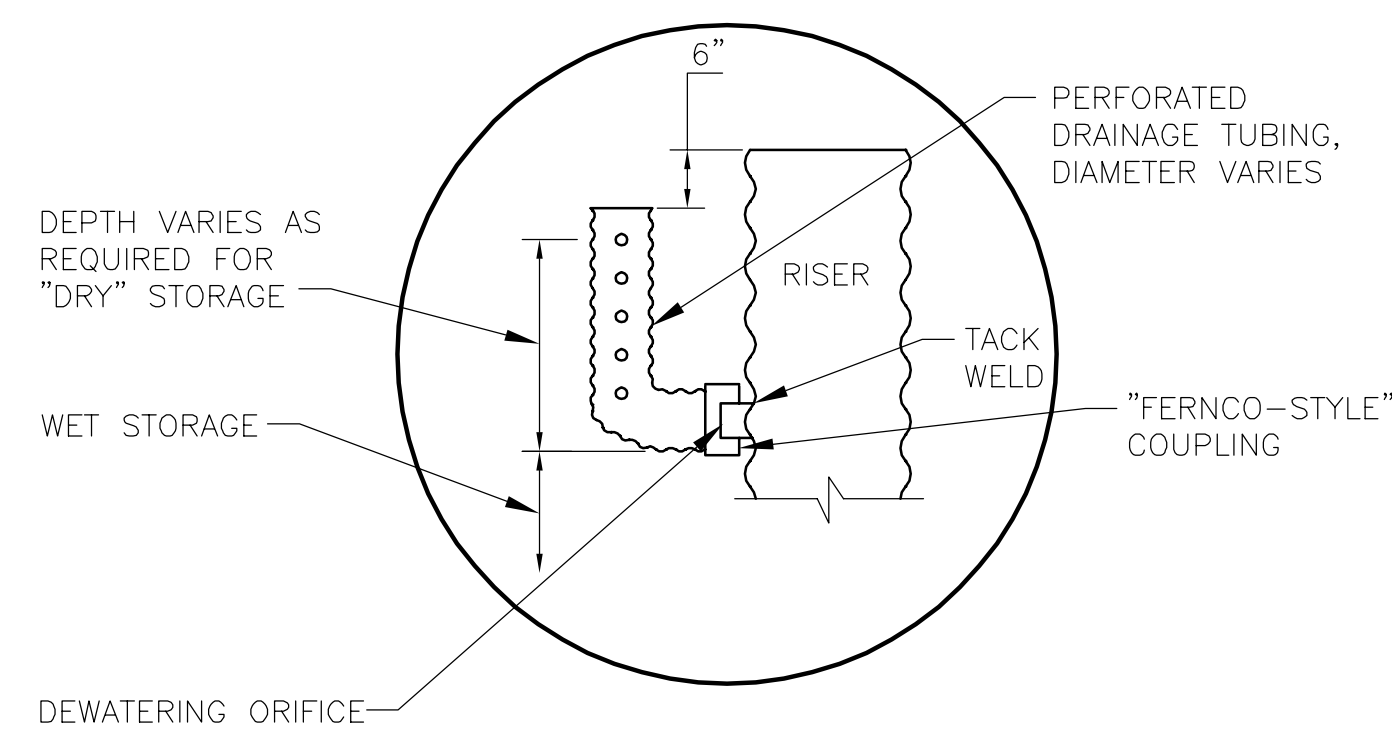
BASIN SCHEDULE

FACILITY	RISER PIPE DIA. (IN.)	BARREL PIPE DIA. (IN.)	PERMANENT POOL ELEVATION	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL	BOTTOM OF BASIN ELEVATION FEET, AMSL
BASIN 1	18"	24"	733.20	734.13	735.13	6'	3H:1V	736.20	730.20

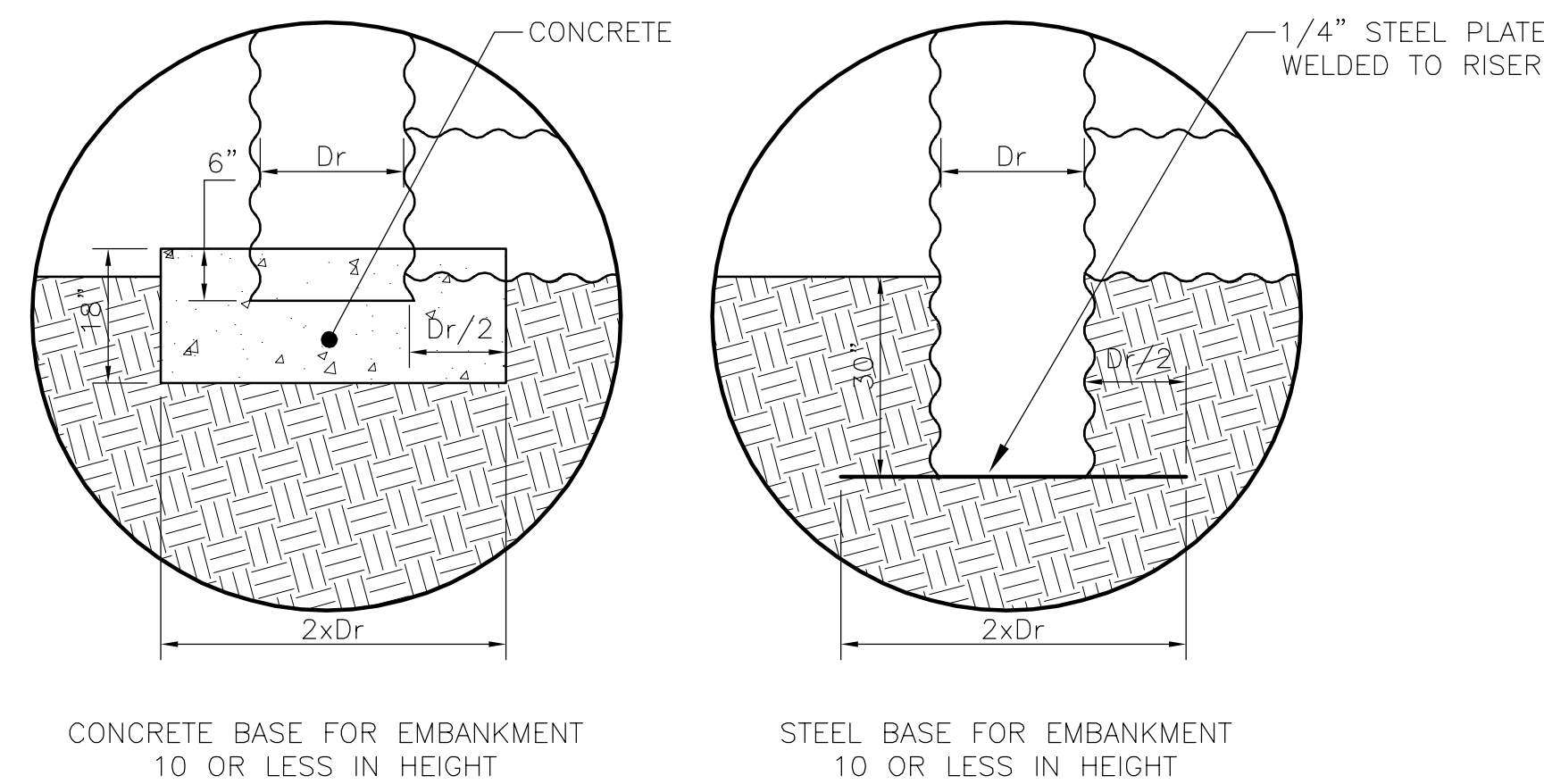
PERFORATED PIPE DEWATERING DEVICE SPECIFICATIONS

FACILITY	PIPE DIAMETER	INLET ELEVATION	NUMBER OF SLOTS/HOLES
BASIN 1	6"	733.20	4

DEWATERING DEVICE
PERFORATED VERTICAL
PIPE OR TUBING



SPILLWAY FOUNDATIONS
FOR RISER HEIGHTS $< 10'$

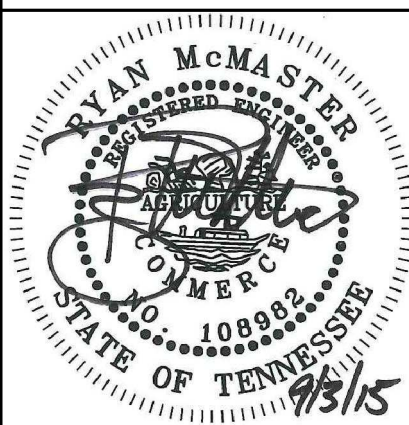


1 SEDIMENT BASIN
SCALE:

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**SCOTT HAMILTON
PROTON THERAPY CENTER**
FRANKLIN, TENNESSEE



BY		DATE	REVISED	BY
1		9/3/15	RLM	
DESIGNED BY:				RLM
DRAWN BY:				RLM
CHECKED BY:				RLM
DATE:		8/10/15		
KHA PROJECT NO. 118133000				

GRADING, DRAINAGE AND EPSC DETAILS

SHEET NUMBER
C3.7

COF# 5918

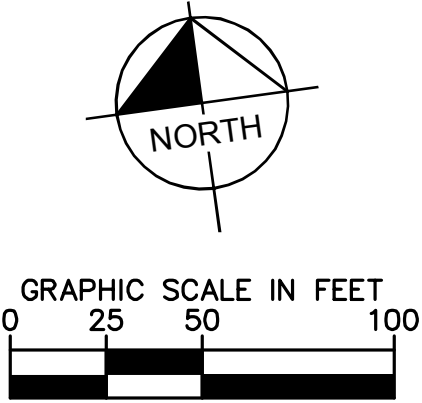
Drawing name: K:\NSH_LDEV\118133000 - Carothers MOB\4-CADD\3-PlanSheets\C4.1 Fire Protection Plan - 118133000.dwg C4.1 Enlarged ROW and Access Plan Sep 03, 2015 11:19am by: brett.creasman

PROJECT NAME:	SCOTT HAMILTON PROTON THERAPY CENTER
COF PROJECT #:	5918
SUBDIVISION:	MEDCORE MEDICAL BLDG
MAP:	MAP # 79
PARCEL #:	48.04
LOT:	3
ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY:	MCWEEN 5
OTHER DEVELOPMENT OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.62 AC
SQUARE FOOTAGE OF SITE:	506,335 SF
OWNER:	E. WARNER BASS 150 THIRD AVE S#2800 NASHVILLE, TN 37201
DEVELOPER:	PROVISION SOLUTIONS JOHN PATTERSON 5847 SAN FELIPE RD, SUITE 2575 HOUSTON, TEXAS 77056 (281)705-0102
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	RYAN.MCMMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER
BUILDING SETBACKS:	FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE:	110,030 SF
PH. 1 BUILDING AREA:	39,600 SF (3-STORY MEDICAL OFFICE) 9,380 SF (PROTON VAULT) ± 61,050 SF (3-STORY MEDICAL OFFICE)
FUTURE BUILDING AREA:	
BUILDING HEIGHT:	± 40'
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO:	0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	178 TOTAL SPACES 174 STANDARD SPACES 4 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED:	1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE):	N/A
OPEN SPACE REQUIRED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY WITHOUT THE UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPINGS AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAINTS" OF THE TENNESSEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



HYDRANT FLOW TEST REPORT:
DATE: AUGUST 25, 2015
TIME: 3:15 PM
COMPLETED BY: RFB, INC.
STATIC PRESSURE: 98 PSI
RESIDUAL PRESSURE: 94 PSI
FLOW: 1473 GPM



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**SCOTT HAMILTON
PROTON THERAPY CENTER**
FRANKLIN, TENNESSEE

[illegible]

ENLARGED ROW AND ACCESS PLAN

SHEET NUMBER

C4.1

COF# 5918

COF# 5918

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA CHART

PROJECT NAME:	SCOTT HAMILTON PROTON THERAPY CENTER
COF PROJECT #:	5918
SUBDIVISION:	MEDCORE MEDICAL BLDG
MAP:	MAP # 79
PARCEL #:	48.04
LOT:	3
ADDRESS:	CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	GENERAL OFFICE DISTRICT
CHARACTER AREA OVERLAY:	McEWEN 5
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.62 AC
SQUARE FOOTAGE OF SITE:	506,335 SF
OWNER:	E. WARNER BASS 150 THIRD AVE S#2800 NASHVILLE, TN 37201
DEVELOPER:	PROVISION SOLUTIONS JOHN PATTERSON 5847 SAN FELIPE RD, SUITE 2575 HOUSTON, TEXAS 77056 (281)705-0102
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	RYAN.MCMMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN MCMMASTER
BUILDING SETBACKS:	FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE:	110,030 SF
PH. 1 BUILDING AREA:	39,600 SF (3-STORY MEDICAL OFFICE)
FUTURE BUILDING AREA:	9,380 SF (PROTON VAULT)
	± 61,050 SF (3-STORY MEDICAL OFFICE)
BUILDING HEIGHT:	± 40'
MINIMUM LANDSCAPE SURFACE RATIO:	0.30 (2.07 AC PHASE 1)
PROVIDED LANDSCAPE SURFACE RATIO:	0.52 (3.58 AC PHASE 1)
MINIMUM PARKING REQUIREMENT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	178 TOTAL SPACES 174 STANDARD SPACES 4 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	9.58 AC EXISTING (82% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	1.44 AC (15% OF TOTAL SITE)
TREE CANOPY PRESERVATION PROVIDED:	1.44 AC (15% OF TOTAL SITE)
PARKLAND(IF APPLICABLE):	N/A
OPEN SPACE REQUIRED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
OPEN SPACE PROVIDED:	ALL FORMAL - 0.35 AC (5% OF PHASE 1)
NOTES:	1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM. 4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. 5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER. 6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006

CITY OF FRANKLIN WMS

CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)794-4554
CONTACT: BEN MCNEIL

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.

LEGEND

— W —	WATER LINE
— G —	GAS LINE
— S —	STORM SEWER
— SS —	SANITARY SEWER
— —	SANITARY SEWER SERVICE

SITE PLAN KEY NOTES:

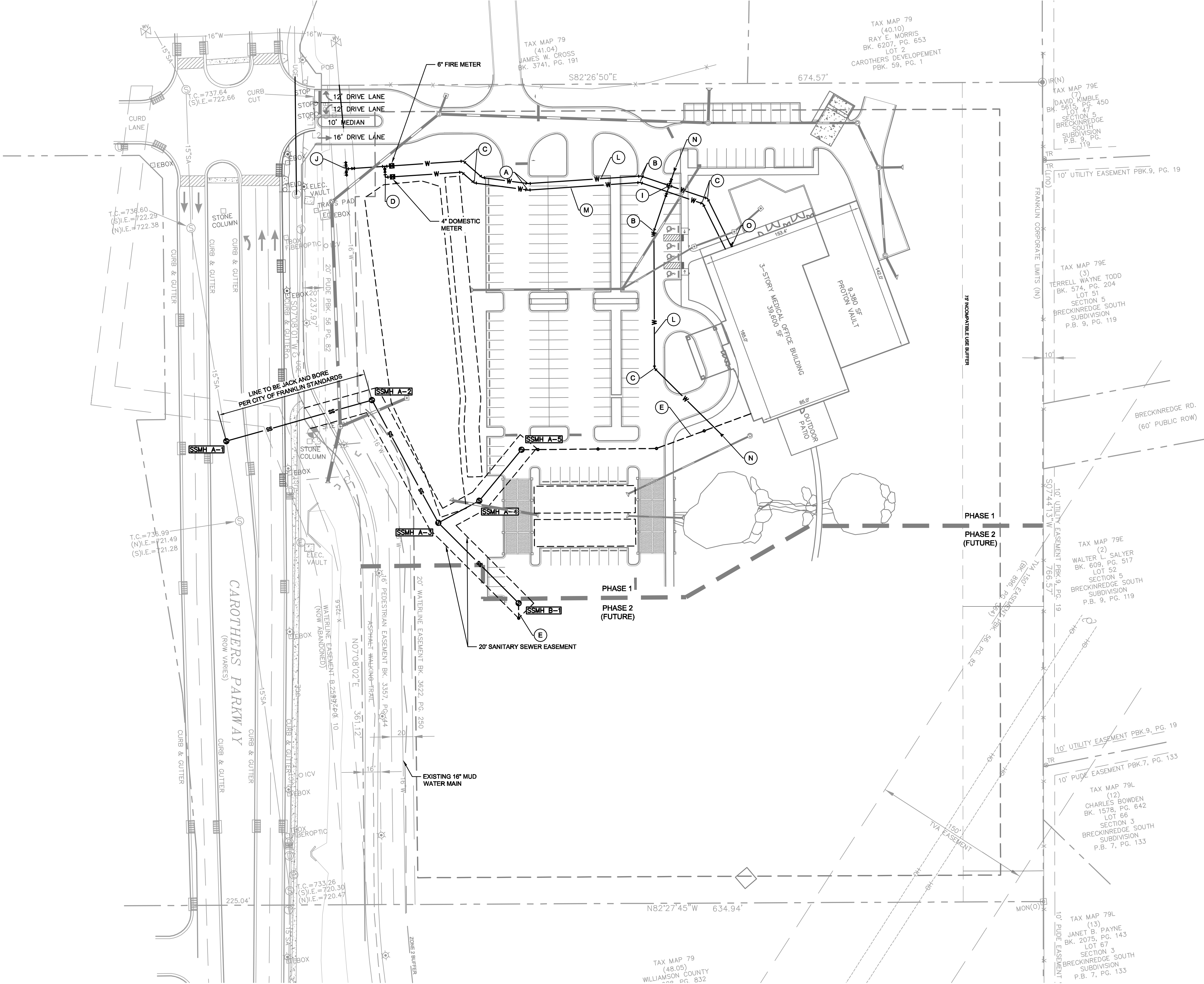
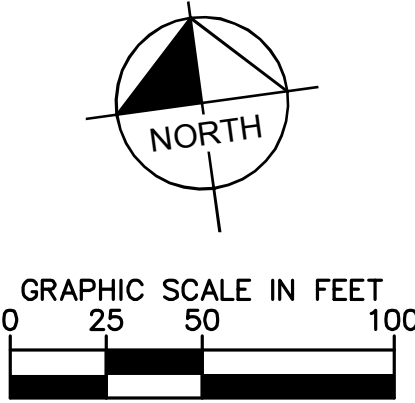
- (A) 11.25' BEND (TYP.)
- (B) 22.5' BEND (TYP.)
- (C) 45' BEND (TYP.)
- (D) 90' BEND (TYP.)
- (E) INSTALL SANITARY SEWER SERVICE @ 1% MIN. (TYP.)
- (F) 6" GATE VALVE
- (G) 16" BUTTERFLY VALVE
- (H) AIR RELEASE VALVE
- (I) 6" CROSS
- (J) 16" X 16" X 6" TAPPING SLEEVE AND VALVE
- (K) 6" X 6" TEE
- (L) 6" FIRE SERVICE
- (M) 4" DOMESTIC SERVICE
- (N) FIRE HYDRANT ASSEMBLY
- (O) FIRE DEPARTMENT CONNECTION

WATER LINE DESIGN SHOWN ON THIS PLAN IS PRELIMINARY ONLY. CONTRACTOR SHALL CONTACT MILCROFTON UTILITY DISTRICT FOR FINAL WATER LINE DESIGN, WATER LINE SPECIFICATIONS AND CONNECTION TO EXISTING 16" WATER LINE.

MILCROFTON UTILITY DISTRICT
6333 ARNO RD.
FRANKLIN, TN 37064
PHONE: (605) 794-5947
CONTACT: MIKE JONES

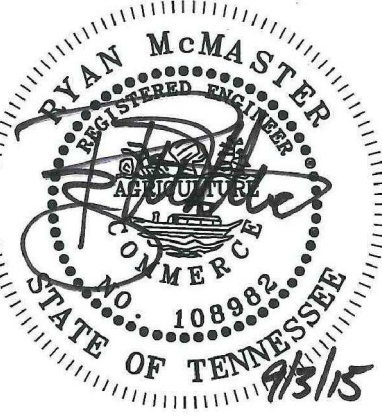
NOTE:
CHECK VALVES AND BACK FLOW PREVENTERS SHALL BE LOCATED INTERNAL TO THE PROPOSED BUILDING. COORDINATE WITH ARCHITECTURAL MEP PLANS FOR DETAILS.

HYDRANT FLOW TEST REPORT:
DATE: AUGUST 25, 2015
TIME: 3:15 PM
COMPLETED BY: RFB, INC.
STATIC PRESSURE: 98 PSI
RESIDUAL PRESSURE: 94 PSI
FLOW: 1473 GPM



209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE

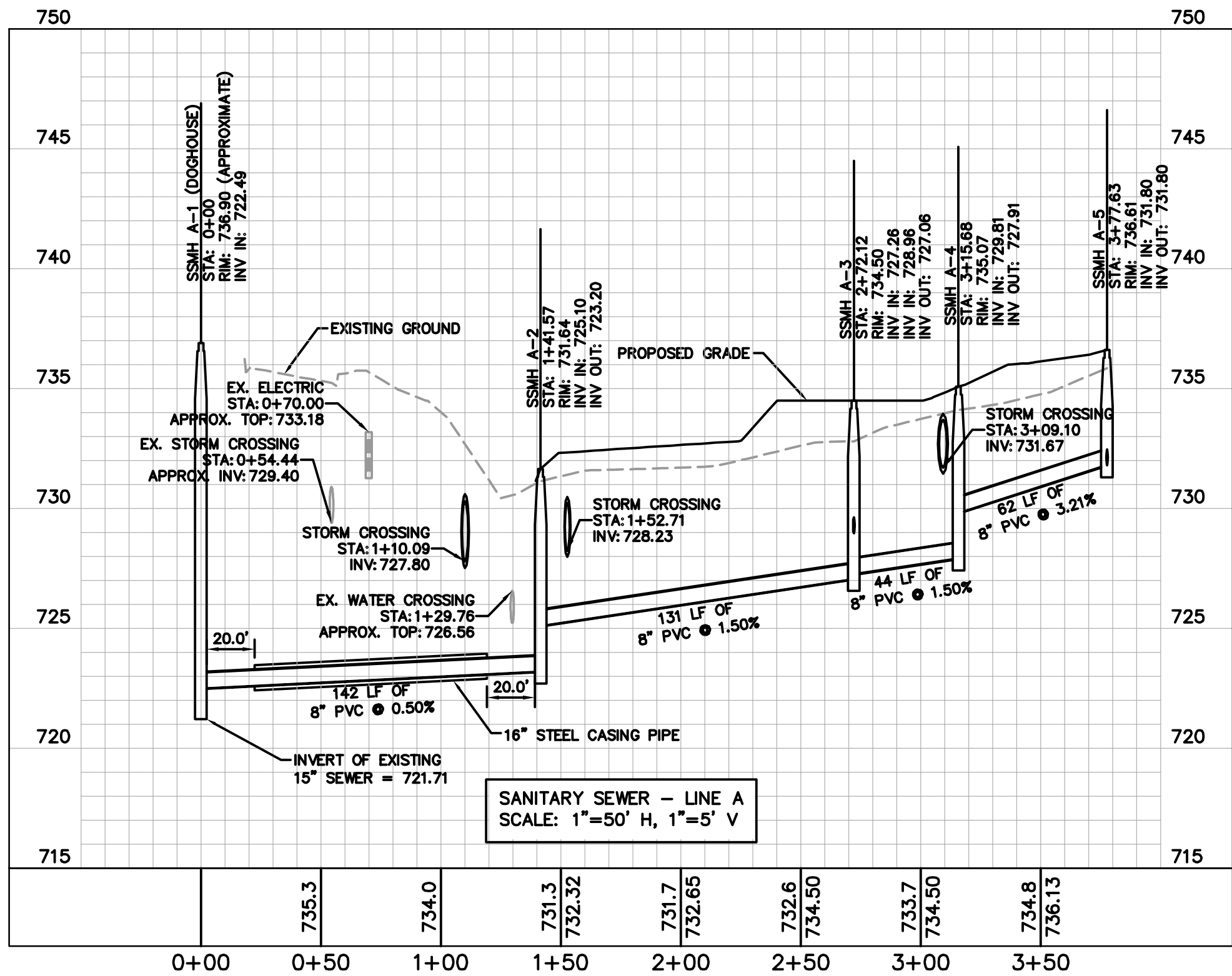
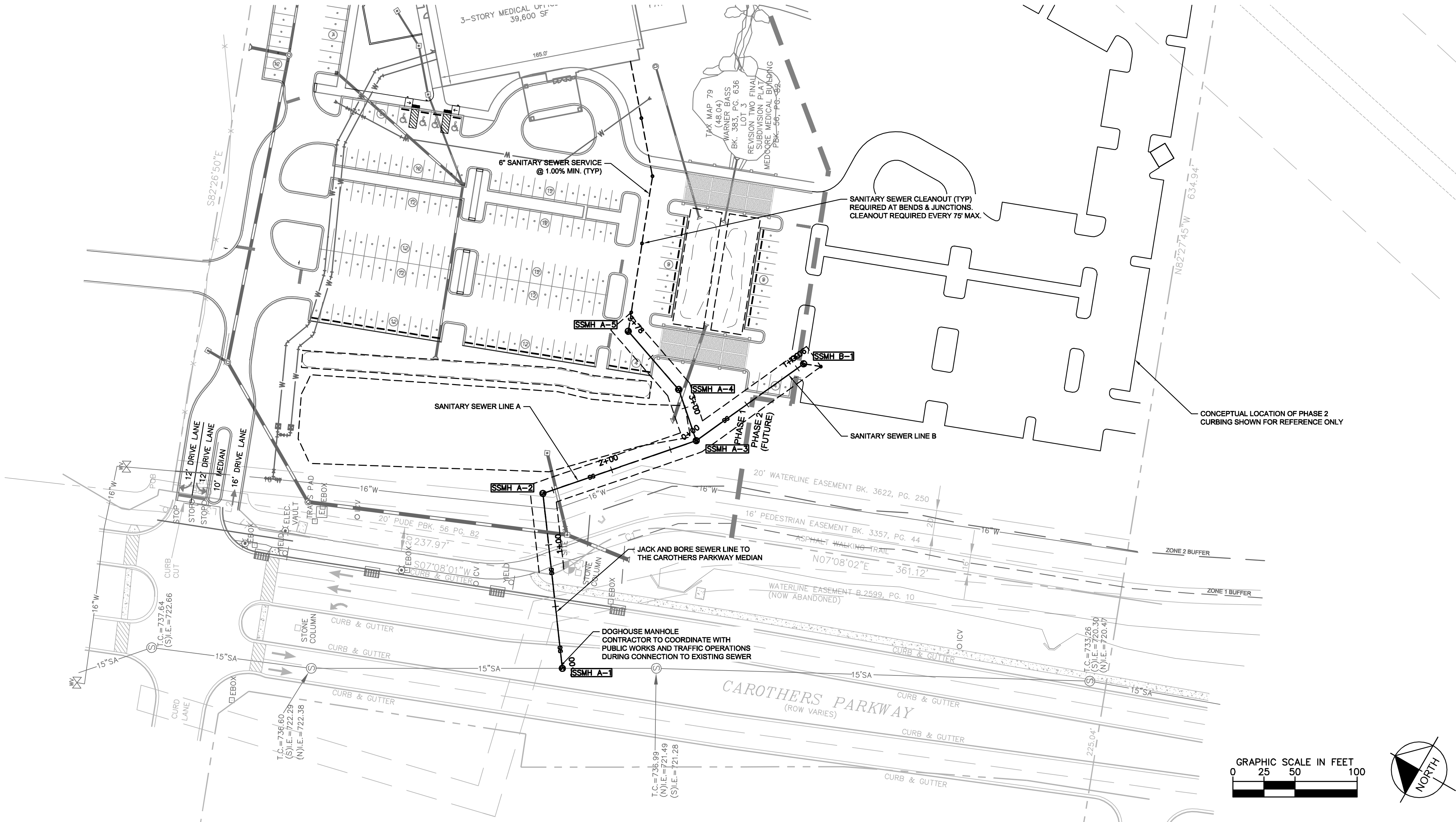


BY	DATE	REVISIONS	PER CITY COMMENTS
9/3/15			
DESIGNED BY:	RJA		
DRAWN BY:	RJA		
CHECKED BY:	RLM		
DATE:	8/10/15		
KHA PROJECT NO.	118133000		
SITE UTILITY PLAN			
SHEET NUMBER	C5.1		

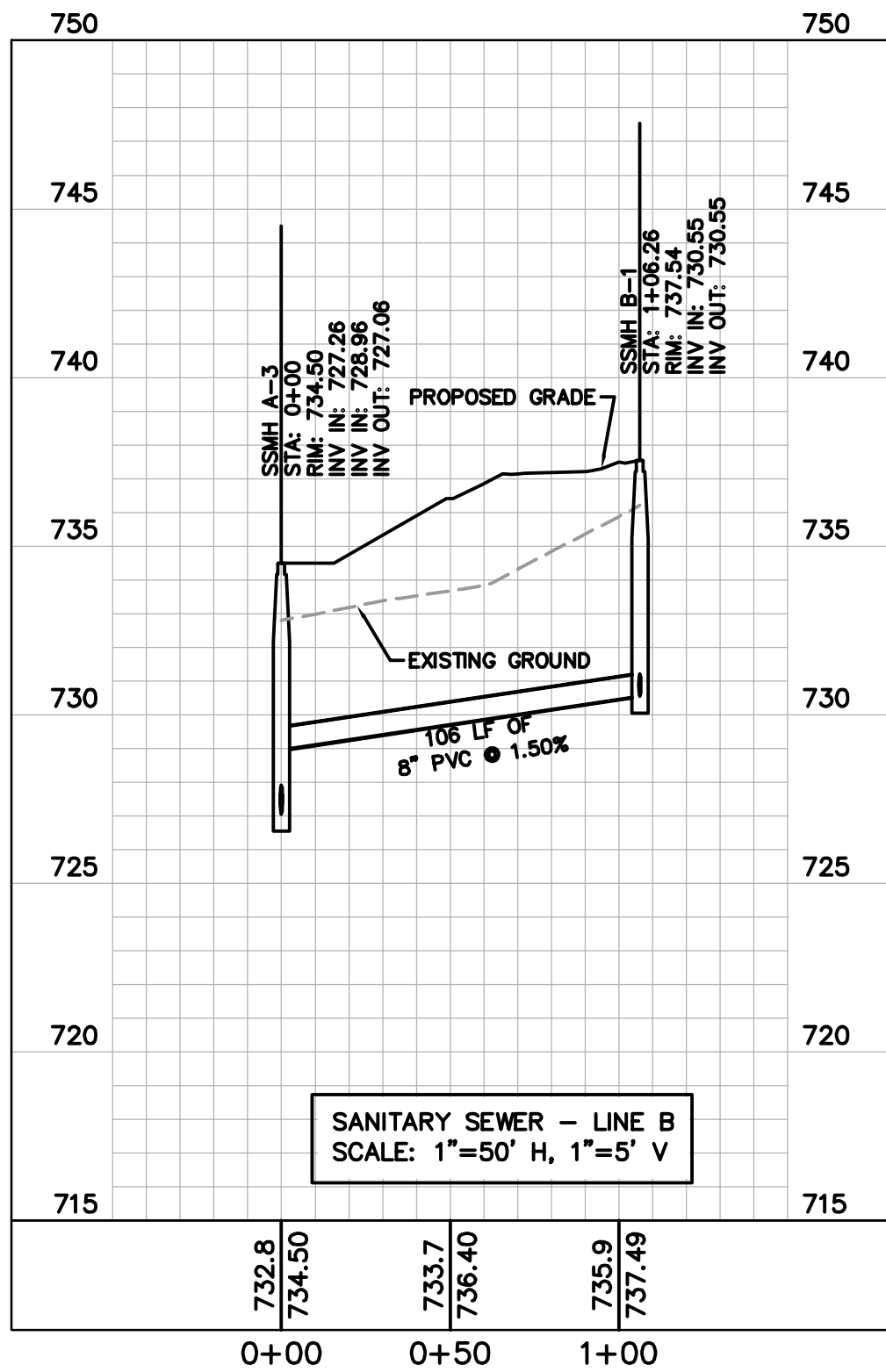
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MILCROFTON UTILITY DISTRICT
6333 ARNO RD.
FRANKLIN, TN 37064
PHONE: (605) 794-5947
CONTACT: MIKE JONES



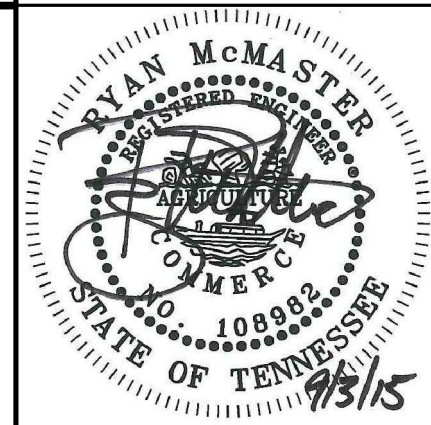
NOTE:
THE VERTICAL LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED. CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY CROSSINGS PRIOR TO ORDERING STRUCTURES. IF CONFLICTS EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.



Kimley»Horn
200 Fifth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.594.2701
www.kimley-horn.com
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



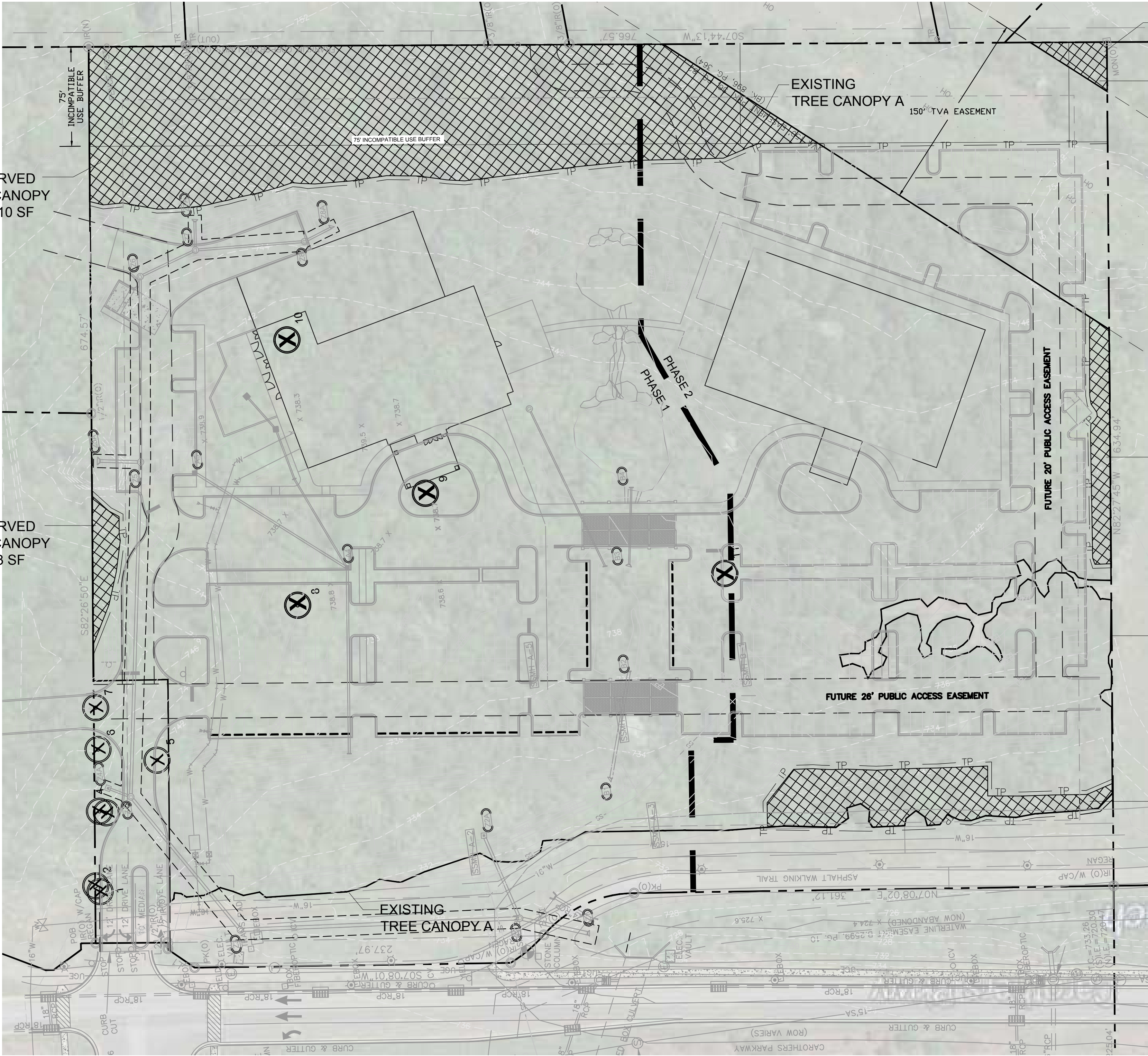
No.	DATE	BY	REVISIONS	
			PER CITY COMMENTS	RLM
1	9/3/15			
DESIGNED BY:			RJA	
DRAWN BY:			RJA	
CHECKED BY:			RLM	
DATE:			8/10/15	
			KHA PROJECT NO. 118133000	

SITE UTILITY PLAN
AND PROFILE -
SANITARY SEWER

SHEET NUMBER

C5.2

COF# 5918



EXISTING
TREE CANOPY B

PRESERVED
TREE CANOPY
1,070.22 SF

PRESERVED
TREE CANOPY
2,564.73 SF

EXISTING
TREE CANOPY A

PRESERVED
TREE CANOPY
7,616.81 SF

SITE DATA:

PROJECT NAME:	SCOTT HAMILTON PROTON THERAPY CENTER
PROJECT NUMBER:	5918
SUBDIVISION:	MEDCORE MEDICAL BLDG
SITE ACREAGE:	11.62 AC
ZONING:	GO - GENERAL OFFICE DISTRICT
APPLICABLE OVERLAYS:	MECO-5
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSA:	30%, 2.07 AC
PROVIDED LSA:	45%, 3.1 AC
ORIGINAL CANOPY COVER:	9.58 AC, 82% OF TOTAL SITE
PRESERVED CANOPY COVER:	1.44 AC, 15% OF ORIGINAL CANOPY
SPECIMEN TREE REMOVAL:	4 TREES, 112 INCHES DBH

SPECIMEN TREES

NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
1	HACKBERRY	24"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
2	OAK	30"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
3	HACKBERRY	30"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
4	HACKBERRY	30"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
5	HACKBERRY	24"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
6	HACKBERRY	24"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
7	HACKBERRY	30"	FAIR	ACCOUNTED FOR WITH ACCESS EASEMENT, NOT PART OF THIS SITE PLAN.
8	OAK	36"	FAIR	REMOVED
9	OAK	24"	FAIR	REMOVED
10	OAK	28"	FAIR	REMOVED
11	BOXELDER	24"	FAIR	REMOVED

TOTAL SPECIMEN INCHES REMOVED: 112
TOTAL HEALTHY INCHES REMOVED: 112
REPLACEMENT REQUIRED: 224 INCHES

TREE CANOPY RETENTION

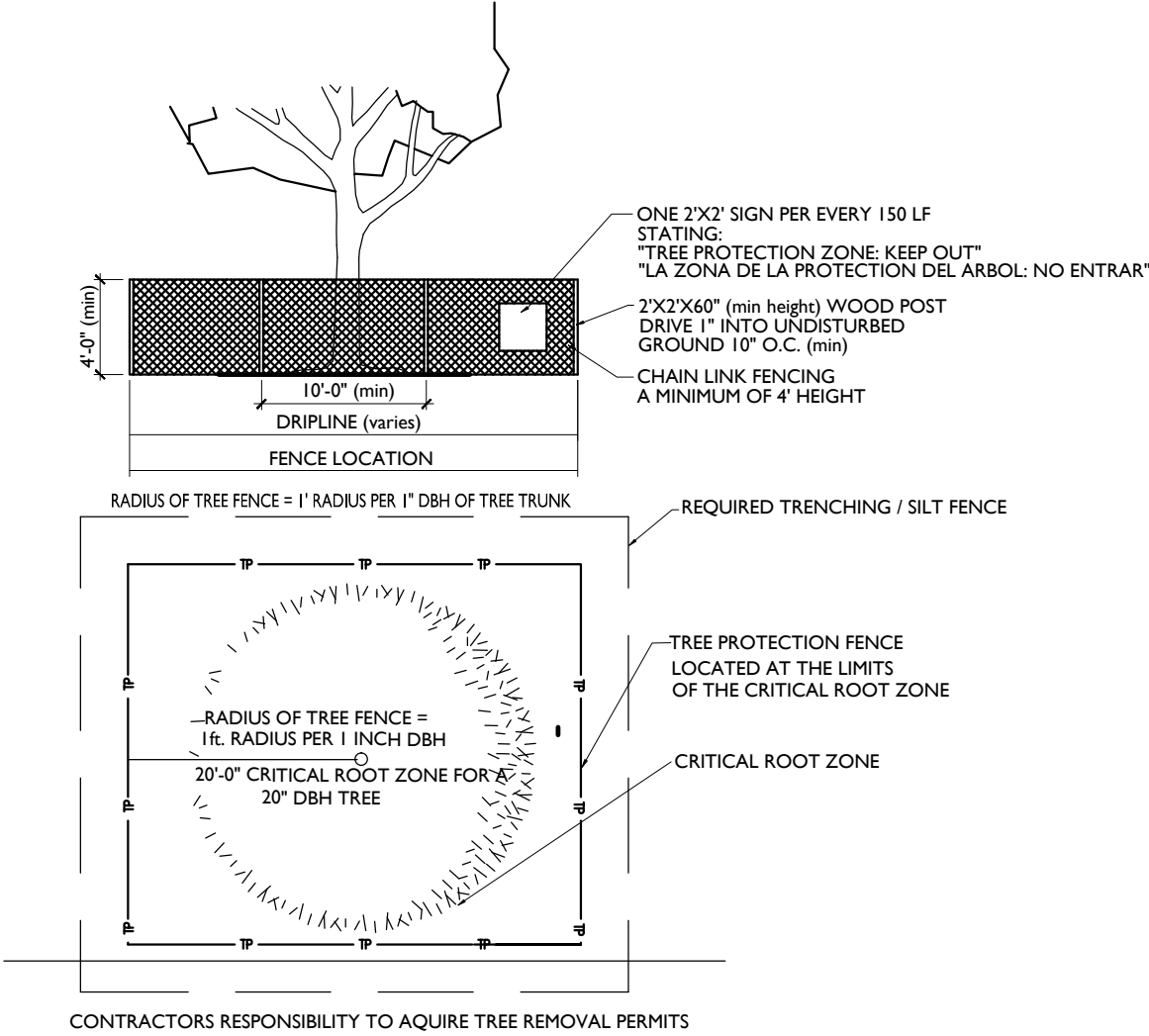
TREE CANOPY	EXISTING	REMOVED	RETAINED
A	416,212.23 SF	354,633.16 SF	61,579.07 SF
B	1,070.22	0 SF	1,070.22 SF
TOTAL SF	416,212.23 SF	353,619.87 SF	62,649.29 SF
TOTAL ACRES	9.58 AC	8.11 AC	1.44AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 417,282.44SF (82% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 62,592.36 SF (1.44 AC)
PROVIDED TREE CANOPY PRESERVATION: 62,649.29 SF (15%)

KEY:

- SPECIMEN TREE
- TREE PRESERVATION AREA



TREE PROTECTION FENCING DETAIL

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

TREE PRESERVATION / REMOVAL PLAN

Kimley»Horn

SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



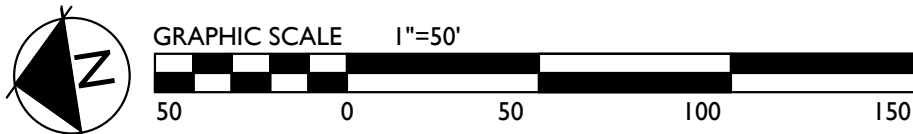
NO.	DATE	REVISIONS	PER CITY OF FRANKLIN COMMENTS
1	9.3.2015		

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 8/10/15

KHA PROJECT NO.
118133000

TREE
PRESERVATION

SHEET NUMBER
L1-00
COF# 5918





SPECIMEN TREE REPLACEMENT		
TOTAL SPECIMEN IN. REMOVED: 120	QUANTITY PROVIDED (PHASE I)	CALIPER INCH CONVERSION
TOTAL HEALTHY IN. REMOVED: 120		
REPLACEMENT IN. REQUIRED (TOTAL SITE): 224		
3" CALIPER CANOPY TREES	16	48
2" CALIPER CANOPY TREES	-	118
2" CALIPER UNDERSTORY TREES	59	
TOTAL CALIPER IN. OF REPLACEMENT TREE PROVIDED (PHASE I):	166	
DBH IN. OF SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):	224	
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:	(-58)	

SPECIMEN TREE REPLACEMENT CHART			
PHASE I	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
	224	166	58 IN
TOTAL REPLACEMENT			58 IN

LANDSCAPE REQUIREMENTS OF PHASE I: (ACI)			
PHASE I = 6.91 AC REQUIRED LSR = 0.30 (2.07 AC)	CANOPY (82" PER AC) = 255" UNDERSTORY (21" PER AC) = 66" SHRUBS (96 PER AC) = 298	QUANTITY PROVIDED	INCHES PROVIDED
TOTAL LSA WITHOUT TREE CANOPY = 3.10 AC (45%)			
EXISTING TREES			
EXISTING TREES (SEE TREE INVENTORY)			
4" CALIPER CANOPY TREES:			
3" CALIPER CANOPY TREES:	59		177
2" CALIPER CANOPY TREES:	26		52
AGGREGATE CANOPY CALIPER INCHES PROVIDED:			229
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			255
2" CALIPER UNDERSTORY TREES:	15		30
1.5" CALIPER UNDERSTORY TREES:			30
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:			66
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			66
MINIMUM 18" HEIGHT SHRUBS:	141		141
MINIMUM 30" HEIGHT SHRUBS:	308		308
TOTAL SHRUBS PROVIDED:			449
TOTAL SHRUBS REQUIRED:			298

SITE DATA:

PROJECT NAME:	SCOTT HAMILTON PROTON THERAPY CENTER
PROJECT NUMBER:	5918
SUBDIVISION:	MEDCORE MEDICAL BLDG
SITE ACREAGE:	11.62 AC
ZONING:	GO - GENERAL OFFICE DISTRICT
APPLICABLE OVERLAYS:	MECO-5
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSA:	30% 2.07 AC
PROVIDED LSA:	45% 3.1 AC
ORIGINAL CANOPY COVER:	9.58 AC, 82% OF TOTAL SITE
PRESERVED CANOPY COVER:	1.44 AC, 15% OF ORIGINAL CANOPY
SPECIMEN TREE REMOVAL:	4 TREES, 112 INCHES DBH

INCOMPATIBLE USE BUFFER	
DEVELOPING USE: GENERAL OFFICE	
EXISTING ADJACENT USE/ZONING: DETACHED RESIDENTIAL	
SITE ACREAGE: 11.6 AC	
BUFFER CLASS: B	
BUFFER WIDTH: 75'	
BUFFER LENGTH: 766.57'	
MINIMUM TREES REQUIRED: (15 TREES PER 100 LF)	
TREES PROVIDED: 0	
MINIMUM SHRUBS REQUIRED: (60 SHRUBS PER 100 LF)	
SHRUBS PROVIDED: 0	
*NOTE: APPLICANT REQUESTS EXISTING TREE CANOPY TO BE PRESERVED TO COUNT TOWARDS BUFFER REQUIREMENTS FOR 415 LF	

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%
5% * 6.91 SITE AC = 0.35 AC, 15,058 SF
NOTE: ALL OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA (SF)	PAVED AREA	% PAVED IMPERVIOUS
AREA I	FORMAL	PLAZA	15,227	2,095 SF	13.8%

XX	REQUIRED PLANT MATERIAL	XX	SPECIMEN REPLACEMENT
XX		XX	

PLANT SCHEDULE	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES									
18	AR		ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL, B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
26	BN		BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2" CAL, B/B	8'-10'	DECIDUOUS AS SHOWN	MULTI-CANED	
17	LT		LIRIODENDRON TULIPIFERA	TULIP POPLAR TREE	3" CAL, B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
38	QB		QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL, B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
11	TD		TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL, B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
11	ZS		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL, B/B	10'-12'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
UNDERSTORY TREES									
14	AP		ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	2" CAL, B/B	6'-8'	DECIDUOUS AS SHOWN	BALANCED CANOPY	
7	AT		ASIMINA TRILOBA	PAYPAW	2" CAL, B/B	6'-8'	DECIDUOUS AS SHOWN	BALANCED CANOPY	
1	CC		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL, B/B	6'-8'	DECIDUOUS AS SHOWN	BALANCED CANOPY	
8	CF		CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL, B/B	6'-8'	DECIDUOUS AS SHOWN	BALANCED CANOPY	
14	CK		CORNUS KOUSA	KOUSA DOGWOOD	2" CAL, B/B	6'-8'	DECIDUOUS AS SHOWN	BALANCED CANOPY	
14	INS		ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS' HOLLY	2" CAL, B/B	6'-8'	EVERGREEN AS SHOWN	FULL BRANCHING	
16	MV		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL, B/B	6'-8'	EVERGREEN AS SHOWN	BALANCED CANOPY	
SHRUBS									
10	BM		BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	7 GAL.	30" X 24"	EVERGREEN 36" O.C.		
94	HQ		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL.	24" X 24"	DECIDUOUS 42" O.C.		
58	ICN		ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	3 GAL.	30" X 24"	EVERGREEN 42" O.C.		
37	IDB		ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL.	30" X 24"	EVERGREEN 36" O.C.		
128	IG		ILEX GLABRA	INKBERRY	3 GAL.	24" X 24"	EVERGREEN 42" O.C.		
18	IV		ILEX VERTICILLATA	WINTERBERRY	3 GAL.	18" X 24"	DECIDUOUS 36" O.C.		
18	JV		JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	3 GAL.	30" X 24"	EVERGREEN 36" O.C.		
59	MC		MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	30" X 24"	DECIDUOUS 36" O.C.		
12	PL		PRUNUS LAUROCESTRUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3 GAL.	24" X 24"	EVERGREEN 42" O.C.		
5	SJ		SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	3 GAL.	24" X 24"	DECIDUOUS 36" O.C.		
8	TEG		THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	7 GAL.	30" X 24"	EVERGREEN 48" O.C.		
7	VA		VIBURNUM X RHYTHIDOPHYLOIDES	ALLEGHANY VIBURNUM	3 GAL.	30" X 24"	EVERGREEN 36" O.C.		
PERENNIALS									
394	MIX		RUBICEKIA HIRTA	BLACKEYED SUSAN	4" POT			40% MIX	
SF			AMSONIA TABERNAEMONTANA	BLUESTAR	4" POT			20% MIX	
			ECHINACEA PURPUREA	PURPLE CONEFLOWER	4" POT			40% MIX	
GROUND COVER									
SEED	SS		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	6,401 SF			RATE 10 ILBS/ACRE	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

AFTER INSTALLATION LANDSCAPE
WILL BE MAINTAINED BY:

PROVISION SOLUTIONS
JOHN PATTERSON
5847 SAN FELIPE RD. SUITE 2575
HOUSTON, TEXAS 77056
(281) 705-0102

ATTENTION OWNER/INSTALLER:

This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Applicant: Provision Solutions
Landscape Architect: Greg Gamble 615.975.5765
Franklin Planning Department: 615.791.3212

MINIMUM BUFFER/SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the:
☒ Rooftop
☐ Ground

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING

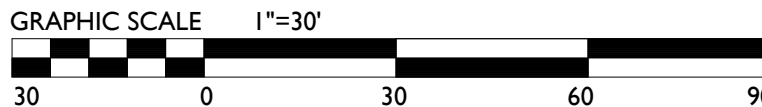
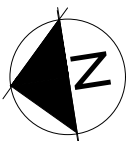
LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:

- ☒ Foundation Planting
- ☒ Perimeter Planting Strip
- ☒ Interior VJA Planting
- ☒ Utility Box Screen from view
- ☒ HVAC Screen
- ☒ Dumpster Screen
- ☒ Loading/service Area
- ☒ Incompatible Use Buffer

Purpose:

- Along primary facade
- Screen VJAs and to create "modules"
- Create VJA, "modules"
- Screen Utility Boxes and Meters from view
- Screen HVAC from view
- Screen dumpster from view
- Buffer the street or residential property
- Buffer the adjacent less intensive use



LANDSCAPE PLAN

209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Phone: 615.564.2701
Email: greg@kimley-horn.com
© 2015 Kimley-Horn and Associates, Inc.

Kimley»Horn

GAMBLE
DESIGN COLLABORATIVE
LANDSCAPE ARCHITECTURE

GLDC

SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE



NO.	DATE	BY	REVISIONS	PER CITY OF FRANKLIN COMMENTS
1	9.3.2015			
DESIGNED BY: RJA				
DRAWN BY: RJA				
CHECKED BY: RLM				
DATE: 8/10/2015				
KHA PROJECT NO. 118133000				

LANDSCAPE PLAN

SHEET NUMBER

L2-00

COF# 5918

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

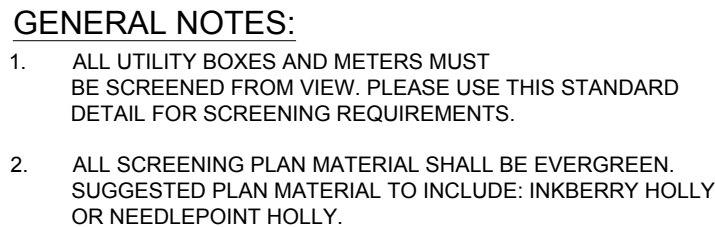
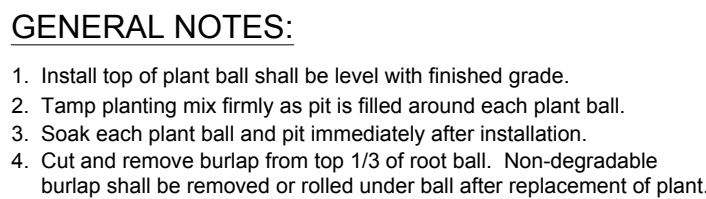
LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
- B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 - 1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
 - 2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
 - 3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
- C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
- D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
- E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
- F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. No staking of trees permitted.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3" diameter minimum, mulch shall be a minimum of 3" from the trunk.

4" LAYER OF MULCH
4" SAUCER BERM
REMOVE TOP 1/3 OF BURLAP FROM B&B TREES
FINISH GRADE
MIN. 12" SIDE CLEARANCE
PLANTING MIX (3 PARTS TOPSOIL, 1 PART PEAT MOSS)
TAMP SOIL UNDER BALL TO MINIMIZE SETTLEMENT
EXISTING SUBGRADE

DETAIL #
NTS

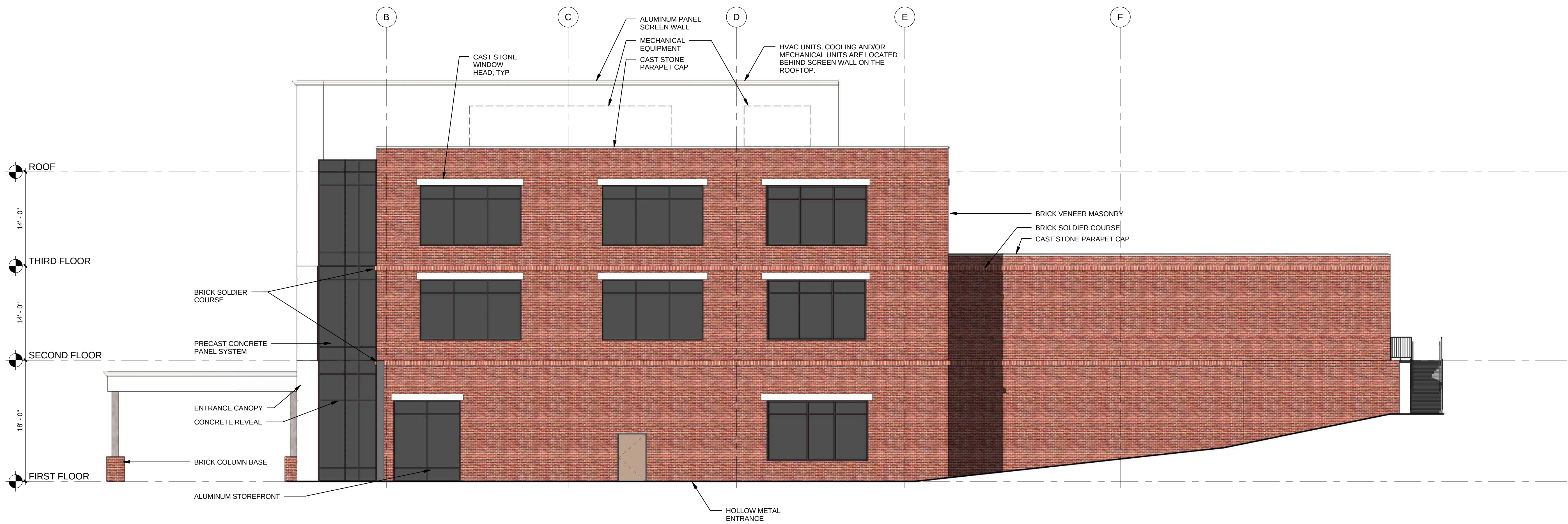
		200 Tenth Avenue South, Suite 601 Franklin, TN 37003 Main: 615.584.2701 Fax: 615.584.2701 www.kimley-horn.com © 2015 Kimley-Horn and Associates, Inc.	
		GAMBLE DESIGN COLLABORATIVE DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE	
SCOTT HAMILTON PROTON THERAPY CENTER FRANKLIN, TENNESSEE			
			
No.	REVISIONS	DATE	BY
1	PER CITY OF FRANKLIN COMMENTS	9.3.2015	
DESIGNED BY:		RJ	
DRAWN BY:		RJ	
CHECKED BY:		RJ	
DATE:		8/10/2017	
KHA PROJECT NO. 118133000			
LANDSCAPE DETAIL			
SHEET NUMBER L3-00 COF# 5918			



WEST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	8926	N/A
Net* of Wall	5093	N/A
Net* - Architectural Precast	2056	40%
Net* Veneer Brick	2845	56%
Net* - Cast Stone	192	4%
Net* - Aluminum Metal Panel	0	0%

*Excludes roof forms, windows, doors, awnings, and similar features

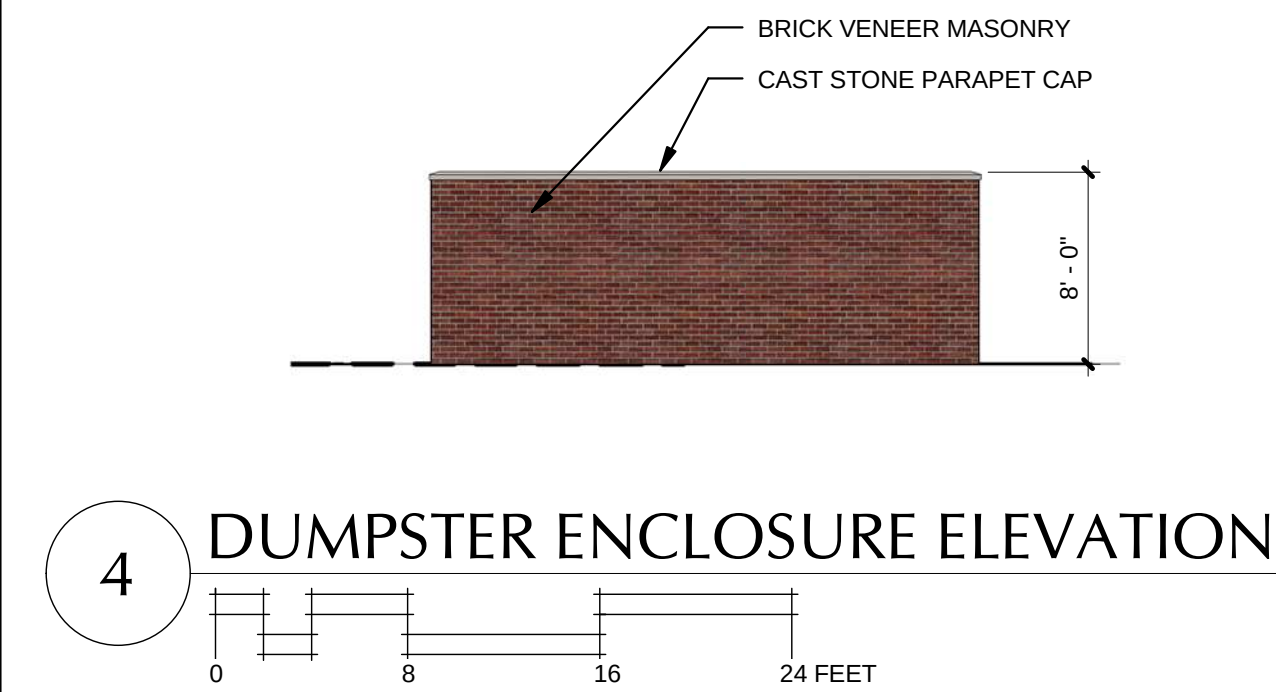
1 WEST ELEVATION



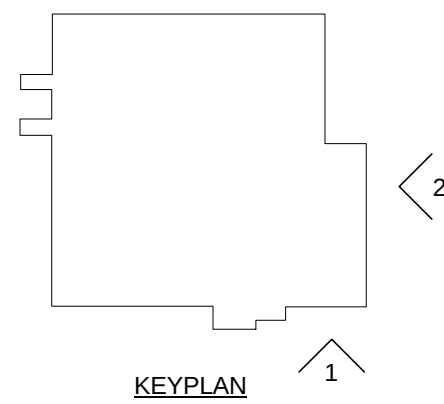
SOUTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	7672	N/A
Net* of Wall	6517	N/A
Net* - Architectural Precast	793	12%
Net* Veneer Brick	5019	77%
Net* - Cast Stone	128	2%
Net* - Aluminum Metal Panel	577	9%

*Excludes roof forms, windows, doors, awnings, and similar features

2 SOUTH ELEVATION



4 DUMPSTER ENCLOSURE ELEVATION



"These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission."

SCHEMATIC DESIGN- NOT FOR CONSTRUCTION 09-03-2015

TMPartners, PLLC
5210 Maryland Way
Suite 200
Brentwood, TN 37027-5065
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com
Architecture
Interiors
Planning

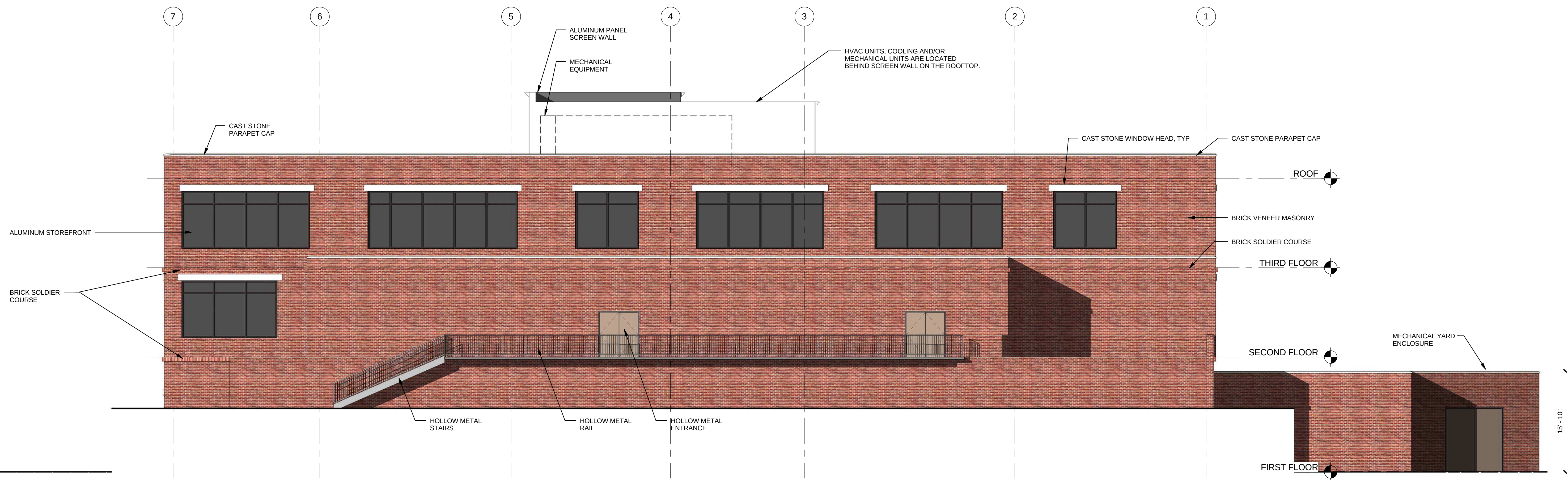
**SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE**
CITY OF FRANKLIN PROJ. NO. #5118

REVISIONS	

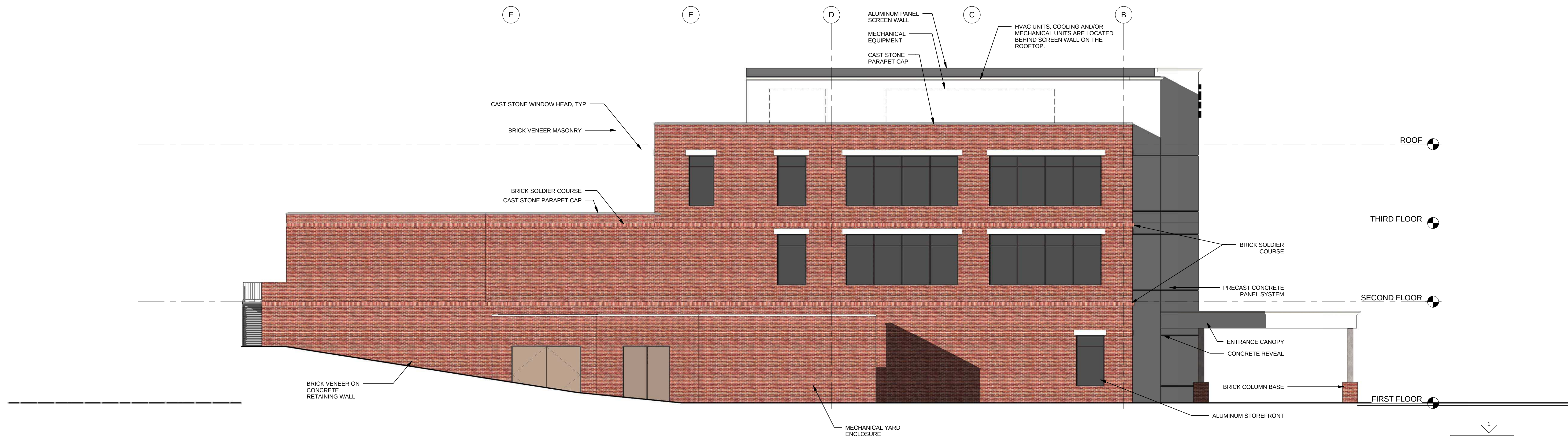
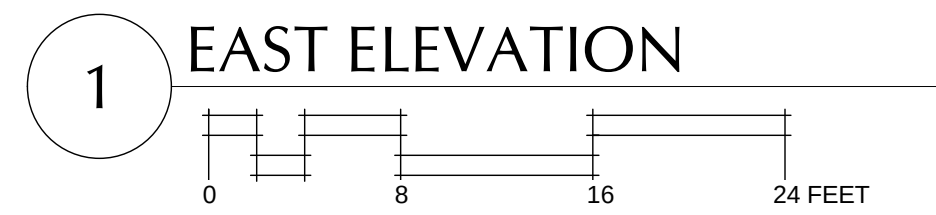
DR. BY	RR, AH, RZ, AV
CK. BY	RZ
PROJ. NO.	A07115
DATE	

**EXTERIOR
ELEVATIONS**

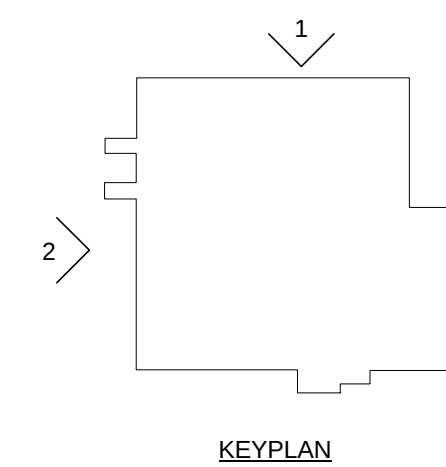
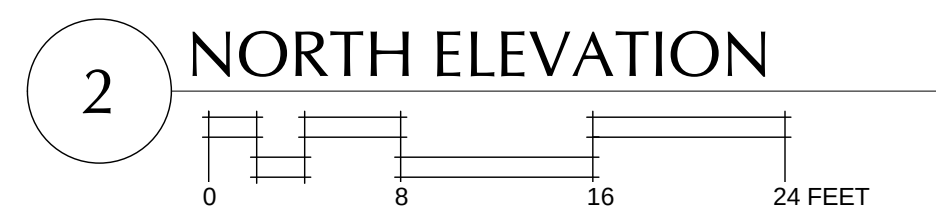
A400



EAST ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	7164	N/A
Net* of Wall	5996	N/A
Net* - Architectural		
Precast	0	0%
Net* Veneer Brick	5489	92%
Net* - Cast Stone	128	2%
Net* - Aluminum Metal Panel	379	6%
*Excludes roof forms, windows, doors, awnings, and similar features		



NORTH ELEVATION		
	Surface Area	Percent of Net*
Gross of Wall	7706	N/A
Net* of Wall	6663	N/A
Net* - Architectural		
Precast	780	12%
Net* Veneer Brick	5180	78%
Net* - Cast Stone	119	2%
Net* - Aluminum Metal Panel	584	8%
*Excludes roof forms, windows, doors, awnings, and similar features		



"These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission."

SCHEMATIC DESIGN- NOT FOR CONSTRUCTION 09-03-2015



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Architecture
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SCOTT HAMILTON
PROTON THERAPY CENTER
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJ No. #5718

REVISIONS

DR. BY RR, AH, RZ, AV
CK. BY AH, RZ
PROJ. NO. A07115
DATE

EXTERIOR
ELEVATIONS

A401

Drawing name: K:\NSH_LDEV\118133000 - Carothers MOB\4-CADD\3-PlanSheets\C2.0 Site Layout - 118133000.dwg C2.0 Overall Site Layout Sep 03, 2015 11:14am by: brett.creasman

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

General Comments

1. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall fix elevation callouts near Langord Ct. Appear to be in error on contours.

Engineering - Site Plan Checklist

General Comments

2. J. Stormwater Managment Plan

- Applicant shall make the following modifications to the proposed bioretention details:
 - Clarify "stone slope protection" material to be used. Material shall be large diameter river rock or equivalent. Rip rap will not be acceptable due to the high visibility of these slopes.
 - Add geotextile fabric between the bottom of the stone sump layer and the native soils to prevent migration of the native soils up into the stone layer.

General Comments

3. J. Stormwater Managment Plan

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

4. E. Roadway Design and Plan & Profile

- Applicant shall provide the design of the Carothers Parkway turn lanes as recommended in the TIS. The applicant shall incorporate the design of the northbound right turn lane as an integral part of the site plans. The applicant may submit the design of the southbound left turn lane as a separate off-site improvement submittal. Both turn lanes are to be constructed at no cost to the City of Franklin, and shall be completed and accepted prior to the issuance of the first Certificate of Occupancy.

Note that the applicant has included the design of the northbound turn lane with this latest revision of the Site Plan. This comment to remain open as a reminder to staff pending the submittal of the separate Off-Site Improvement plans.

Performance Agreement and Surety

General Comments

5. Engineering Sureties

- Applicant shall post sureties in the following amounts:

II. City Sewer: \$82,000

III. Public Streets: \$296,000

VII. Drainage: \$171,000

VIII. Green Infrastructure: \$44,000

Temporary EPSC Measures: \$66,000

6. Landscape

- Landscape surety \$49,000.00

Planning

General Comments

7. One Stop Post PC

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Planning (Landscape)

General Comments

8. Buffer Plant material

- Applicant shall verify with an exhibit that the number of trees and shrubs as required by COF Zoning Ordinance exist in the incompatible use buffer.

9. Street Trees

- Shall be provided

Stormwater

General Comments

10. Bioretention

- Applicant shall show bio-retention areas protected in initial plans. If cut or fill is drastic orange construction fencing will suffice.

Water/Sewer

General Comments

11. Sanitary sewer

- Applicant shall revise sanitary sewer plan and profile as noted.
 - Applicant shall show 6" sewer service from MH A-3 to building 1.
 - In meeting with Ryan, we discussed possibility of 8" private sewer line from A-3. If applicant wishes to have private 8" sewer line, from MH A-3 to building.

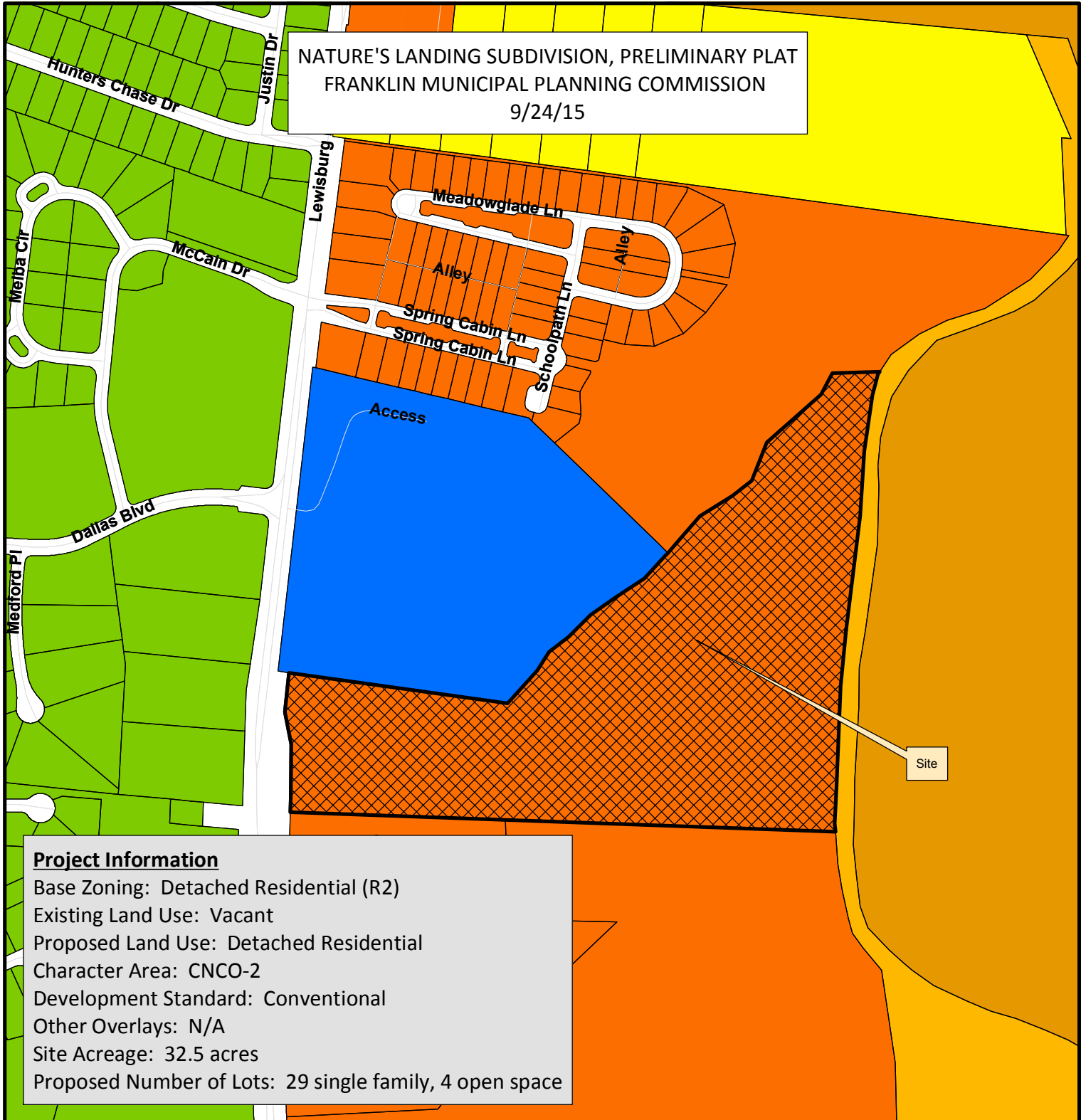
Zoning

[Carothers MOB Pre-App Submittal 2015-07-24.pdf](#)

12. HVAC

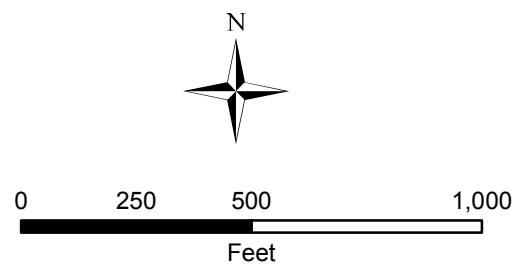
- This issue has not been fully addressed. Mechanical screening is required to be an integral part of the building. Roof forms shall be used to screen the equipment. Parapet walls or a penthouse are acceptable on flat roofs. An aluminum panel screen wall is not acceptable on a new brick building.

NATURE'S LANDING SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Project Information
 Base Zoning: Detached Residential (R2)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 32.5 acres
 Proposed Number of Lots: 29 single family, 4 open space

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



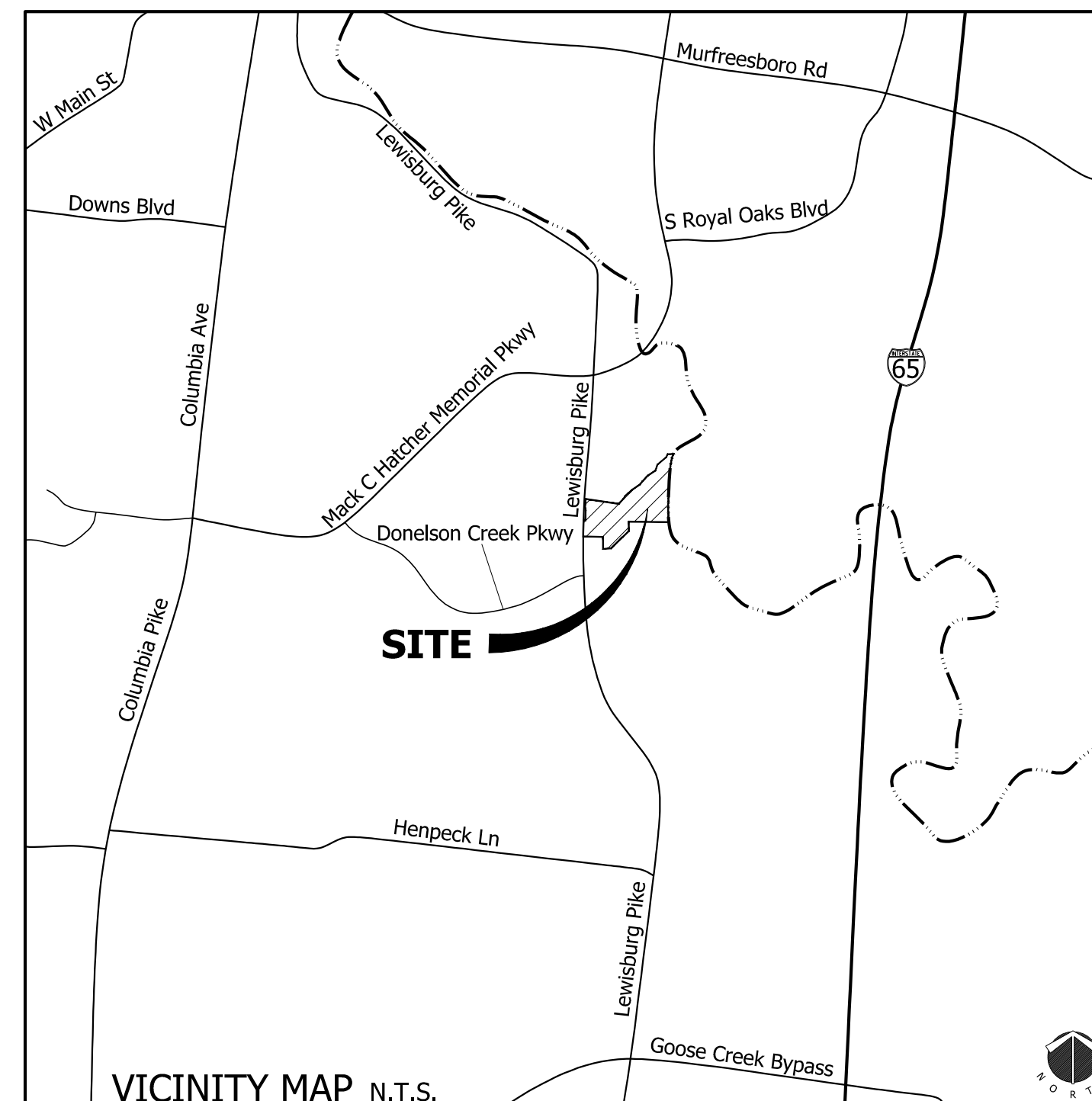
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PRELIMINARY PLAT NATURE'S LANDING

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

SHEET INDEX

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



MAP 89, PARCEL 18.00,
19.00, & 19.04

DEVELOPER

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

PROPERTY OWNERS

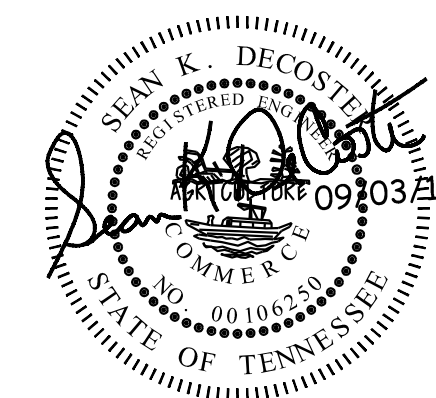
ROBERT N. MOORE (PARCEL 18.00)
1053 LEWISBURG PIKE
FRANKLIN, TN 37064

MAMIE JETER (PARCEL 19.00 & 19.04)
1093 LEWISBURG PIKE
FRANKLIN, TN 37064

ENGINEER

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

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



CITY COMMENTS: SEPTEMBER 3, 2015
PRELIMINARY PLAT SUBMITTAL: AUGUST 10, 2015
PRE-APP SUBMITTAL: JUNE 29, 2015
JOB NO.: 15-078-01

CITY OF FRANKLIN PROJECT# 5925

Site Data:

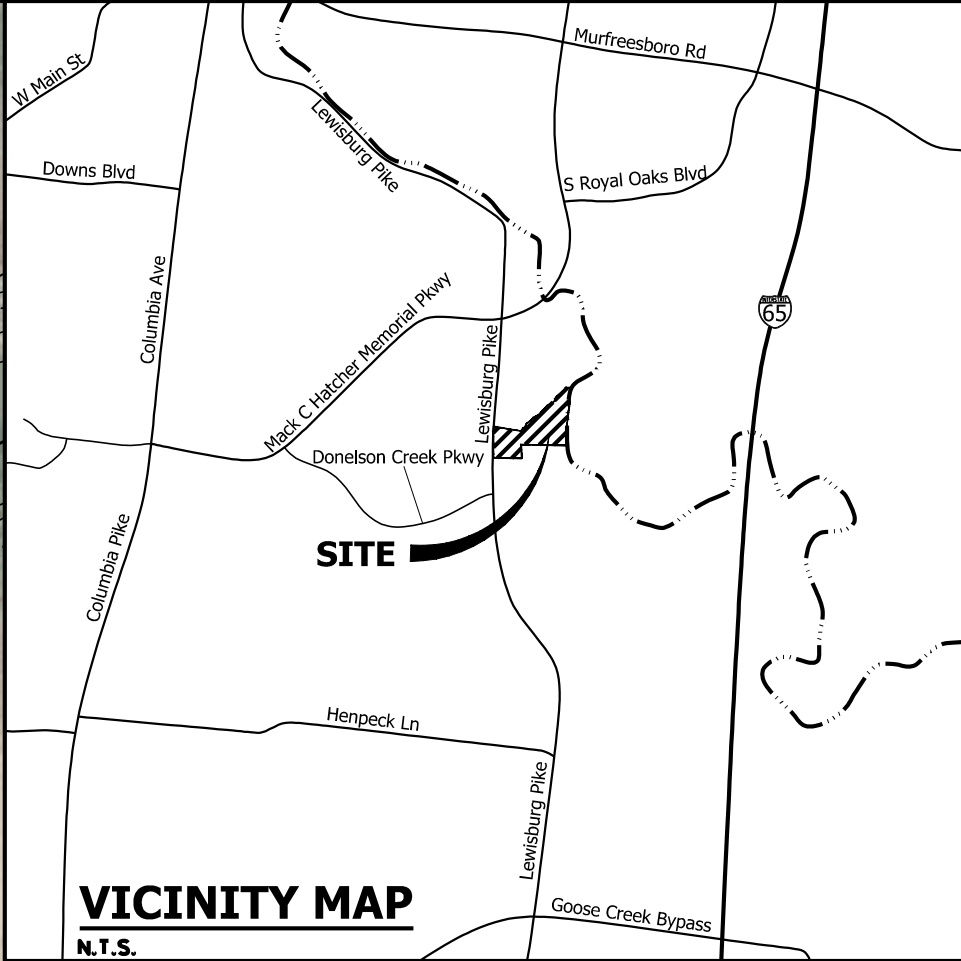
Project Name: Natures Landing
Address: Lewisburg Pike
Franklin, TN
8th
89, 18.00, 19.00, & 19.04
Robert N. Moore (Parcel 18.00)
1053 Lewisburg Pike
Franklin, TN 37064

Mamie Jeter (Parcel 19.00 & 19.04)
1093 Lewisburg Pike
Franklin, TN 37064

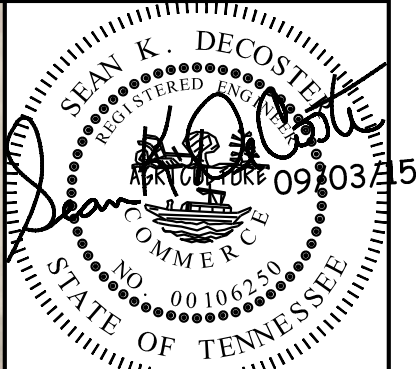
Developer: Franklin Land Co., LLC
621 Bradley Court
Franklin, TN 37067
Contact: James R. Carbine
Phone: (615)456-7986
±32.5 ac
Residential District (R-2)
Camton (CNCO-2)
Floodway Fringe Overlay (FFO)
Floodway Overlay (FWO)
Conventional
Residential Detached
0.89 DUA
Harperth River
Front: 40'
Street Facing Side: 40'
Side: 10'
Rear: 40'

Site Area:
Existing Zoning:
Character Area Overlay:
Other Overlays:
Development Standard:
Proposed Land Use:
Proposed Density:
Drainage Basin:
Building setbacks:
Max. Building Height Allowed:

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



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHWEST AVE., SUITE 200
NASHVILLE, TN 37203
(615) 242-9969



EXISTING CONDITIONS PLAN

PRELIMINARY PLAT
NATURE'S LANDING

LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS
	PRE-APP SUBMITTAL
	PRELIMINARY PLAT SUBMITTAL
	CITY COMMENTS

DATE	DATE
06/29/2015	06/29/2015
08/10/2015	08/10/2015
09/03/2015	09/03/2015

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

C1.00

JOB NO.: 15-078-01
CITY OF FRANKLIN PROJ# 5925

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

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

MAP 89, PARCELS 18.00, 19.00, & 19.04

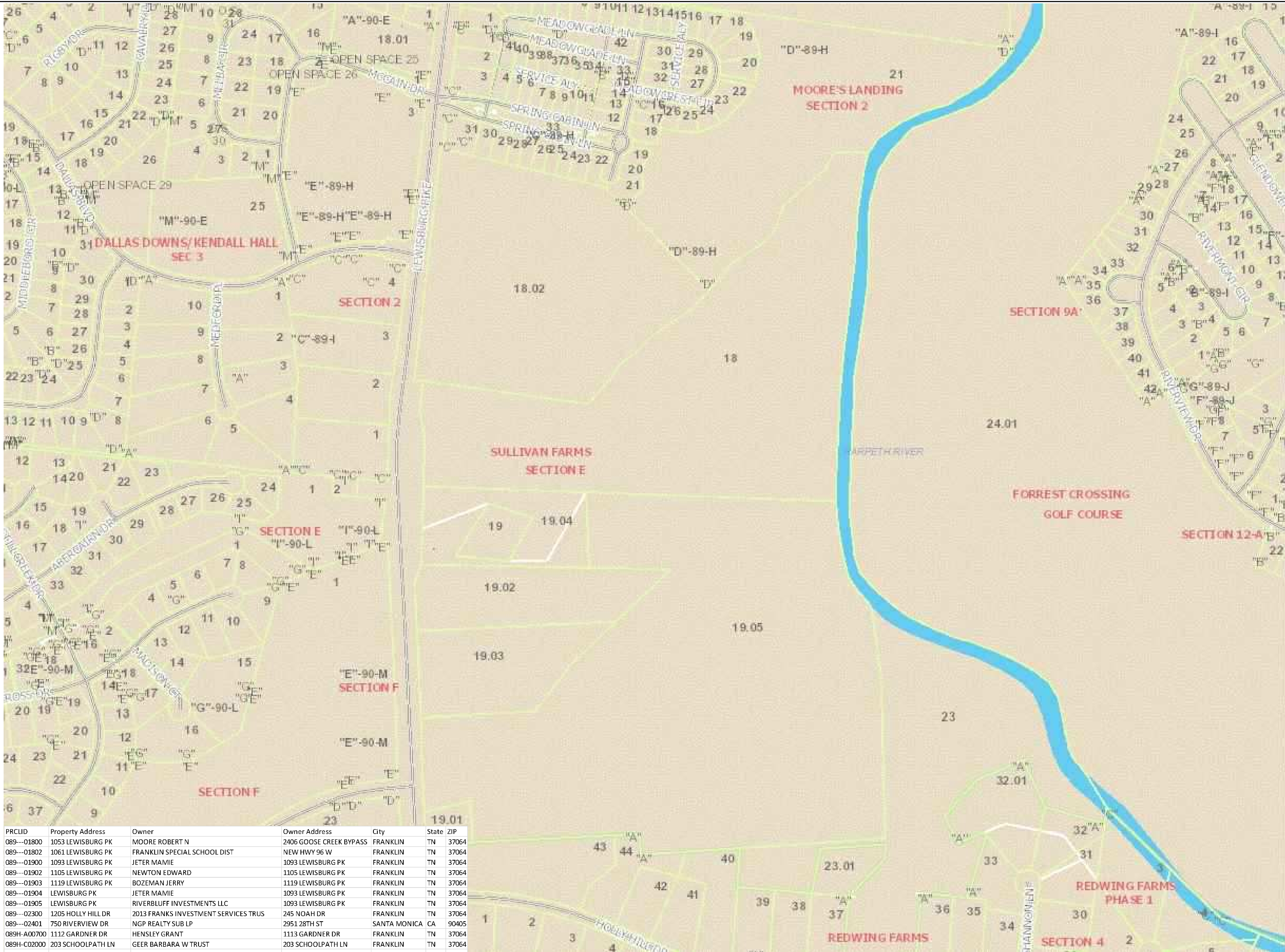
PROJECT BENCHMARK:
DESCRIPTION: MAG NAIL SET FLUSH
IN ASPHALT
ELEVATION: 648.58

0 20 40 60 80 100 200 300
GRAPHIC SCALE 1"=100'

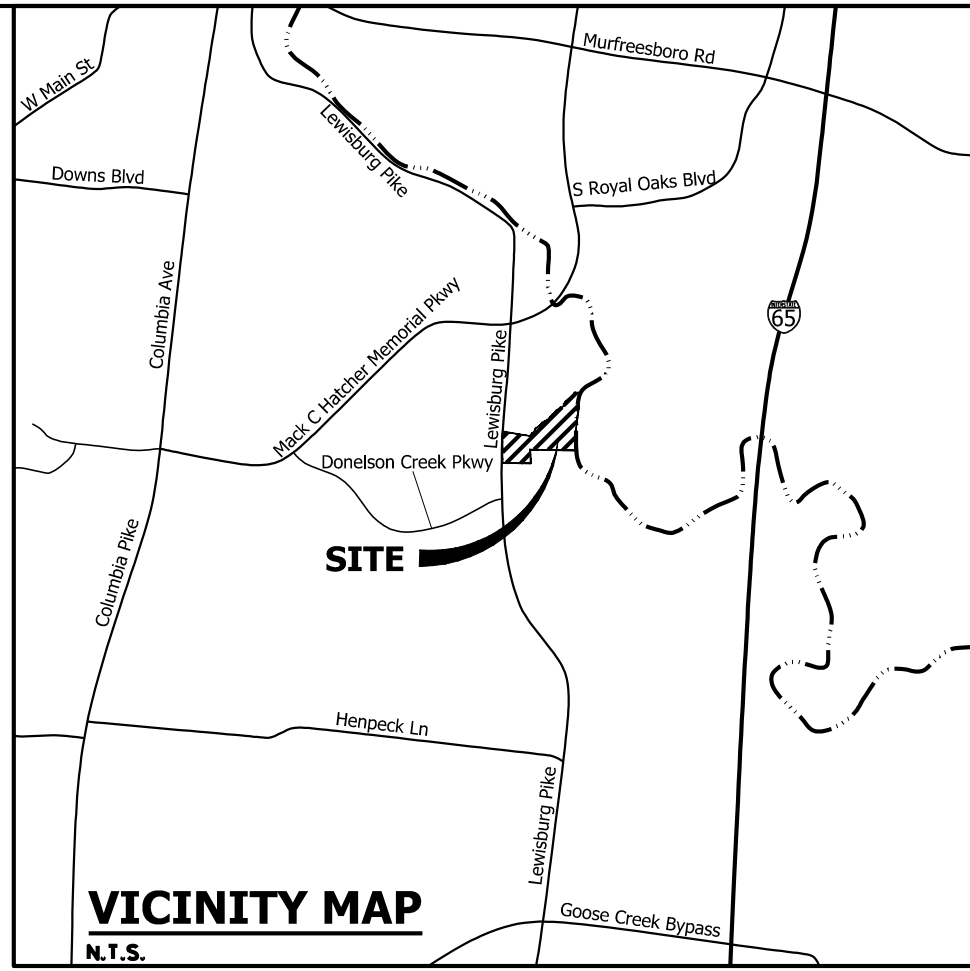
TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 1100, NAD 83
DATUM

Sep 03, 2015 - 9:14am T:\CADD\2015\15-078-01\CADD\civil\Prelim Plat\15-078-01_C100 - Existing Conditions Plot.dwg

Sep 03, 2015 - 9:14am T:\CAD\2015\15-078-01\CADD\Civil\Plan Plots\15-078-01_C200 - Overall Site Location Map.dwg



PRCLID	Property Address	Owner	Owner Address	City	State	ZIP
089-01800	1053 LEWISBURG PK	MOORE ROBERT N	2406 GOOSE CREEK BYPASS	FRANKLIN	TN	37064
089-01802	1061 LEWISBURG PK	FRANKLIN SPECIAL SCHOOL DIST	NEW HWY 96 W	FRANKLIN	TN	37064
089-01900	1093 LEWISBURG PK	JETER MAMIE	1093 LEWISBURG PK	FRANKLIN	TN	37064
089-01902	1105 LEWISBURG PK	NEWTON EDWARD	1105 LEWISBURG PK	FRANKLIN	TN	37064
089-01903	1119 LEWISBURG PK	BOZEMAN JERRY	1119 LEWISBURG PK	FRANKLIN	TN	37064
089-01904	LEWISBURG PK	JETER MAMIE	1093 LEWISBURG PK	FRANKLIN	TN	37064
089-01905	LEWISBURG PK	RIVERBLUFF INVESTMENTS LLC	1093 LEWISBURG PK	FRANKLIN	TN	37064
089-02300	1205 HOLLY HILL DR	2013 FRANKS INVESTMENT SERVICES TRUS	245 NOAH ST	FRANKLIN	TN	37064
089-02401	750 RIVERVIEW DR	NGP REALTY SUB LP	2951 28TH ST	SANTA MONICA	CA	90405
089H-A00700	1112 GARDNER DR	HENSLEY GRANT	1113 GARDNER DR	FRANKLIN	TN	37064
089H-C02000	203 SCHOOLPATH LN	GEER BARBARA W TRUST	203 SCHOOLPATH LN	FRANKLIN	TN	37064
089H-C02100	201 SCHOOLPATH LN	SPENCER DANIEL C	201 SCHOOLPATH LN	FRANKLIN	TN	37064
089H-D01900	415 MEADOWCREST CIR	GREGG BLAKE	415 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02000	413 MEADOWCREST CIR	DICK JOE L	413 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02100	MEADOWCREST CIR	MOORES LANDING HOMEOWNERS ASSOC INC	PO BOX 60176	FRANKLIN	TN	37068
089H-D02200	411 MEADOWCREST CIR	ALDAY GEOFFREY	411 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02300	409 MEADOWCREST CIR	ALLEN ROBERT B	409 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02400	407 MEADOWCREST CIR	DUNHAM TERRY L	407 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-D02500	405 MEADOWCREST CIR	STALLWOOD V KAY	405 MEADOWCREST CIR	FRANKLIN	TN	37064
089H-C00100	1072 LEWISBURG AVE	STEED WAYNE	1072 LEWISBURG AVE	FRANKLIN	TN	37064
089H-C00200	1070 LEWISBURG PK	WASHBURN WILLIAM	1070 LEWISBURG PK	FRANKLIN	TN	37064
089H-C00300	1068 LEWISBURG AVE	HANNAH MIKE L	1068 LEWISBURG PK	FRANKLIN	TN	37064
089H-C00400	1066 LEWISBURG PK	ALDAY JOHN M	1066 LEWISBURG PK	FRANKLIN	TN	37064
090L-A00300	112 MEDFORD PLACE	COOPER DONNA	112 MEDFORD PL	FRANKLIN	TN	37064
090L-A00400	118 MEDFORD PLACE	MILLER JASON B	118 MEDFORD PLACE	FRANKLIN	TN	37064
090L-G00100	STILLCREEK DR	SULLIVAN FARMS HOMEOWNERS ASSOC	308 WILLIAMSON SQ	FRANKLIN	TN	37064
090L-I00100	LEWISBURG PK	ZARING HOMES INC	11300 CORNELL PARK DR	CINCINNATI	OH	45242
090L-I00200	1080 LEWISBURG PK	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065
090M-E00100	DONELSON CREEK PKWY	SULLIVAN FARMS HOMEOWNERS ASSOC	308 WILLIAMSON SQ	FRANKLIN	TN	37064



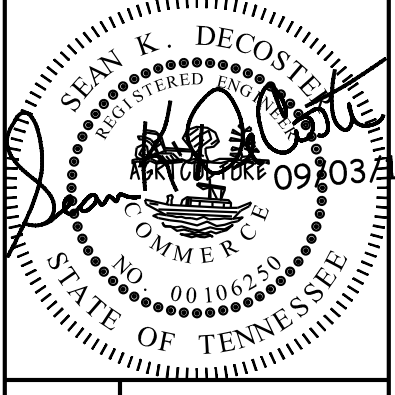
CIVIL SITE

DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

610 SOUTHWEST AVENUE, SUITE 100, NASHVILLE, TN 37203

615.242.9966 WWW.CIVILSITEGROUP.COM



OVERALL SITE LOCATION MAP

PRELIMINARY PLAT

NATURE'S LANDING

LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE
	PRE-APP SUBMITTAL	06/29/2015
	PRELIMINARY PLAT SUBMITTAL	08/10/2015
	CITY COMMENTS	09/03/2015

C2.00

JOB NO.: 15-078-01

CITY OF FRANKLIN PROJ# 5925

MAP 89, PARCELS 18.00, 19.00, & 19.04

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

0 40 80 120 160 200 400 600
GRAPHIC SCALE 1"=200'

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

CONDITIONS OF APPROVAL:

Engineering - Preliminary Plat Checklist

General Comments

1. E. Preliminary Plat

- Applicant shall show correct stream buffer. The stream buffer is to be measured as an offset from top of bank. As depicted, the buffer shown appears to be an averaged offset from the bottom of bank.

General Comments

2. C. Statement of Expected Project Impact

- The previous comment "Applicant shall provide a statement describing the anticipated impact on water, sewer, re-claimed water, and drainage facilities, including expected needs in total gallons per day." was not addressed.

3. C. Statement of Expected Project Impact

- The applicant shall show a sidewalk to be constructed along the east side of Lewisburg Pike, including a stream crossing, to provide pedestrian connection with Moore's Elementary School.

[2015-07-13_15-078-01_Preliminary Plat Submittal.pdf](#)

4. Stormwater

- Applicant shall show 10' easement between each lot on typical lot and/or layout.

5. D. Existing Conditions Plan

- Comment was not addressed:
Applicant shall label existing outfall location and provide standard stormwater data chart on existing conditions plan.

Engineering - PUD Plan Checklist

General Comments

6. F. Development Plan

- Applicant shall show full "swept path," including front, back and side vehicle overhang, for fire truck turning movements. The submitted autoturn exhibit appears to indicate wheel tracks only.

Planning

General Comments

7. Plat Note

- The Plat note that states the side setback is 10' shall read exactly the same as Table 3-6 note 7. "Minimum of 8 feet each side, minimum of 20 feet between dwellings"

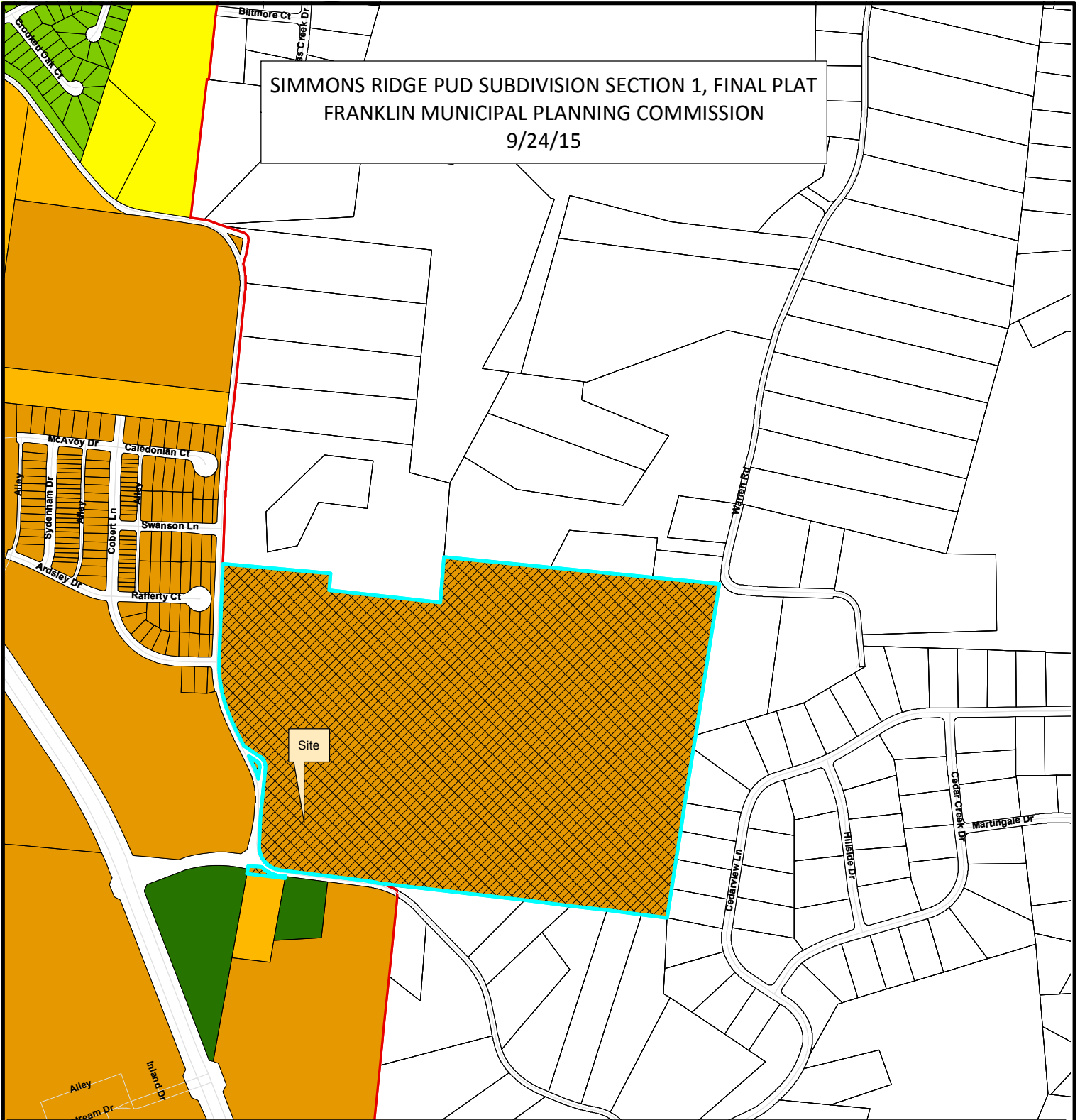
Zoning

[2015-08-10_15-078-01 Preliminary Plat Submittal.pdf](#)

8. FFO

- The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

SIMMONS RIDGE PUD SUBDIVISION SECTION 1, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Simmons Ridge Section 1

Simmons Ridge Section 1

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

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



0 0.075 0.15 0.3 Miles

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

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 19 BUILDABLE LOTS 2 OPEN SPACE LOTS & 5 ON-STREET PARKING AREAS, A-E
- 2) EXISTING ZONING SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61)
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 33 FEET
SIDE YARD: 5 FEET
REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 87.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE, LLC
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
8. SURVEYOR: ENTERPRISE CONSTRUCTION, INC.
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 239-4958
EMAIL: tomking3@gmail.com
13. 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 AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
14. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
15. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES.
16. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006.
17. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
18. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTE/MC.
19. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
20. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
21. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
22. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
23. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
24. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
25. THE OWNER/SUBDIVIDER, SIMMONS RIDGE LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
26. NO BUILDINGS EXIST ON THE PROPERTY.
27. OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
28. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
29. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
30. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
31. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBILITY FOR THE SEWER SERVICE EXTENDS FROM ASPHALT TO THE DWELLING.

Handicap Accessible Lots		
Section	Number of Lots	
1	0	

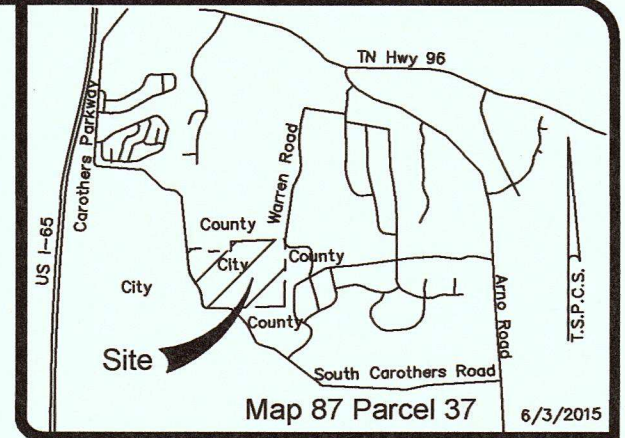
Building Type by Lot		
Detached Units	Attached Units	
Lots 1,2&15 (3)	Lots 3-14 16-19(16)	

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425

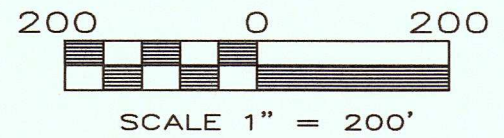
JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961



Vicinity Map
Scale: 1" = 600'



DON ADAMS
MAP 89 PARCEL 3516
Deed Book 486, Page 119

Parcel Area Table			
Parcel #	SF	ACRE	
1	4882	0.11	
2	4882	0.11	
3	4069	0.09	
4	2170	0.05	
5	4340	0.10	
6	3797	0.09	
7	2170	0.05	
8	2712	0.06	
9	4340	0.10	
10	3798	0.09	
11	2170	0.05	

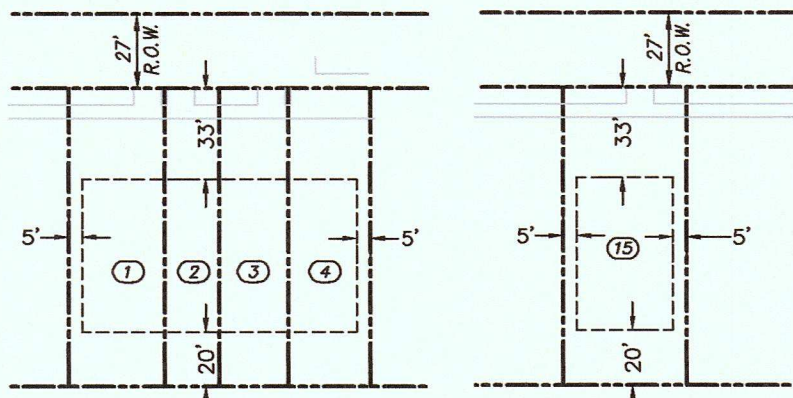
Parcel Area Table			
Parcel #	SF	ACRE	
12	4340	0.10	
13	3797	0.09	
14	4340	0.10	
15	5994	0.14	
16	4367	0.10	
17	2717	0.06	
18	2166	0.05	
19	3730	0.09	
501	191833	4.40	
502	30158	0.69	

ON-STREET PARKING AREAS			
Space	SF	ACRE	
A	637	0.02	
B	637	0.02	
C	419	0.01	
D	419	0.01	
E	596	0.01	

5 On-Street Parking Areas A,B,C,D,E
(On-Street Parking Areas A to be owned & maintained by the HOA)

LEGEND

- Iron Rod Existing - iron rod (ex) ●
- Iron Rod Set - iron rod (s) ○
- Fence - —
- Property Line - —
- Utility Pole w guy wire —
- Water Main — W —
- Sanitary Sewer Main — SS —
- Storm Sewer Pipe — 18" —
- Fire Hydrant —
- Street Lamp —
- Road Sign —
- Right of Way Dedication —
- 15' Microturf Water Main Easement —
- 20' Sanitary Sewer Main Easement —
- Shared Access Easement to be maintained by HOA (A)
- Public Utility Easement PUE
- Public Drainage Easement PDE



Typical Multi Family Layout N.T.S. Typical Single Family Layout N.T.S.

Simmons Ridge
PUD Subdivision
Section 1

LOT AREA = 70,781 s.f. = 1.63 Ac.
R.O.W. Area = 32,130 s.f. = 0.74 Ac.
OFF-SITE R.O.W. DED. = 29,663 s.f. = 0.68 Ac.
OPEN SPACE = 221,991 s.f. = 5.09 Ac.
COMMON OPEN SPACE = 3,180 s.f. = .07 Ac.
TOTAL AREA SECTION 1 = 8.21 Ac.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 1" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Microturf Utility District

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, 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.

John M. Franks 9/3/15
Date

*Owner(s) - John Franks of Simmons Ridge, LLC (Book 2409, Page 297)

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plot as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plot correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King 9-3-15
Land Surveyor Date

Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 1" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 1 have been installed in accordance with City specifications, or
- (2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

Date

Date : 08/28/15 Per City Comments

SIMMONS RIDGE PUD SUBDIVISION
SECTION 1
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

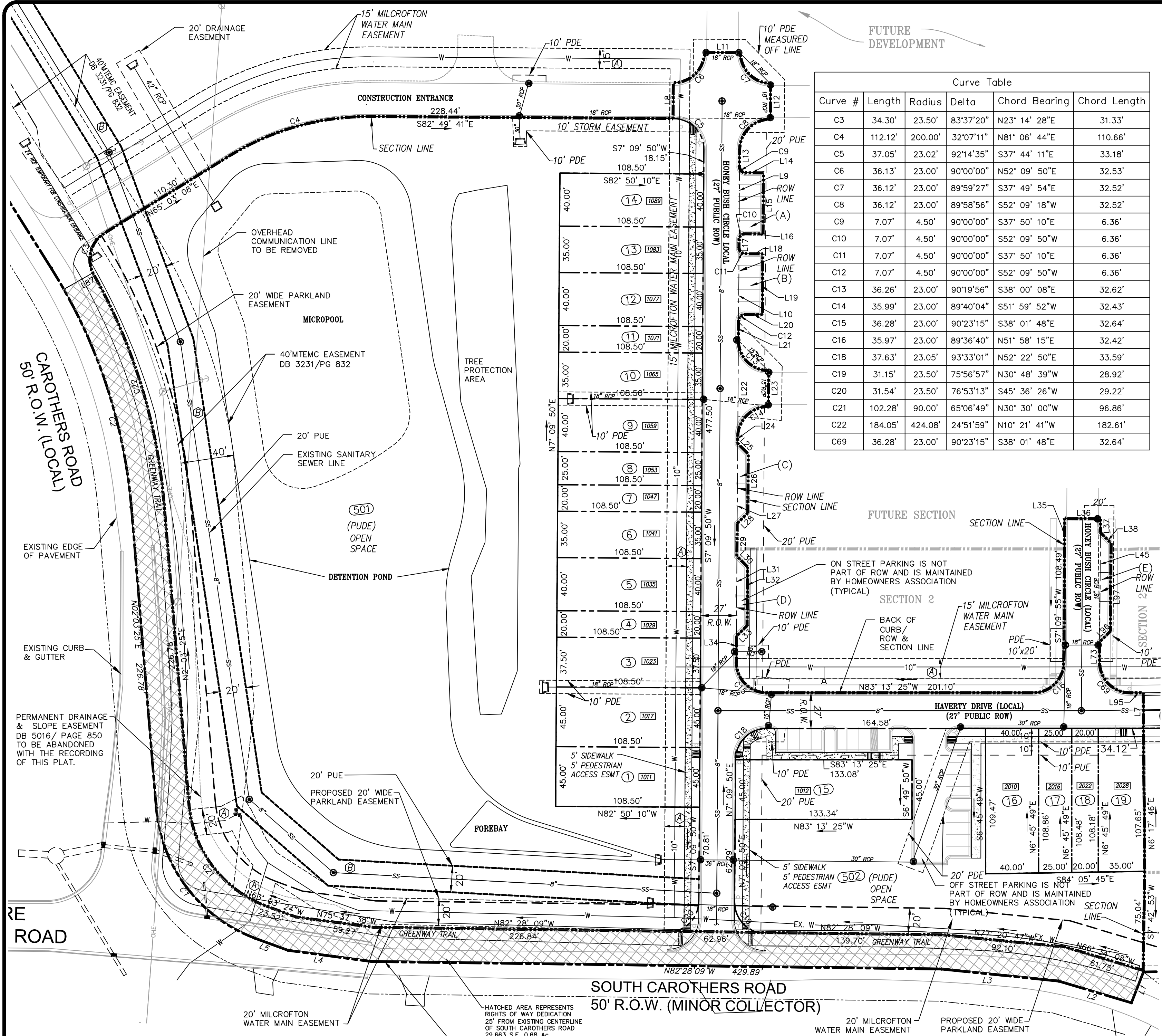
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 8.21 ac. Total Lots = 21

Acres New Streets = 0.74 ac. Feet New Streets = 1154'

Civil District : 4th Closure Error : 1/10,000+

Scale : 1"=200' Date : 06/03/15 City Project No. :5921



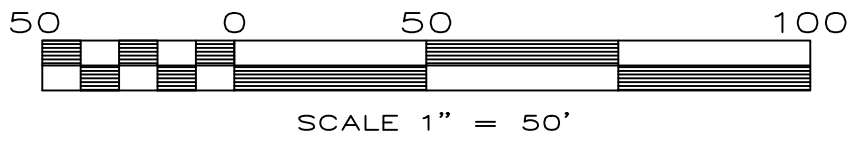
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	34.30'	23.50'	83°37'20"	N23° 14' 28"E	31.33'
C4	112.12'	200.00'	32°07'11"	N81° 06' 44"E	110.66'
C5	37.05'	23.02'	92°14'35"	S37° 44' 11"E	33.18'
C6	36.13'	23.00'	90°00'00"	N52° 09' 50"E	32.53'
C7	36.12'	23.00'	89°59'27"	S37° 49' 54"E	32.52'
C8	36.12'	23.00'	89°58'56"	S52° 09' 18"W	32.52'
C9	7.07'	4.50'	90°00'00"	S37° 50' 10"E	6.36'
C10	7.07'	4.50'	90°00'00"	S52° 09' 50"W	6.36'
C11	7.07'	4.50'	90°00'00"	S37° 50' 10"E	6.36'
C12	7.07'	4.50'	90°00'00"	S52° 09' 50"W	6.36'
C13	36.26'	23.00'	90°19'56"	S38° 00' 08"E	32.62'
C14	35.99'	23.00'	89°40'04"	S51° 59' 52"W	32.43'
C15	36.28'	23.00'	90°23'15"	S38° 01' 48"E	32.64'
C16	35.97'	23.00'	89°36'40"	N51° 58' 15"E	32.42'
C18	37.63'	23.05'	93°33'01"	N52° 22' 50"E	33.59'
C19	31.15'	23.50'	75°56'57"	N30° 48' 39"W	28.92'
C20	31.54'	23.50'	76°53'13"	S45° 36' 26"W	29.22'
C21	102.28'	90.00'	65°06'49"	N30° 30' 00"W	96.86'
C22	184.05'	424.08'	24°51'59"	N10° 21' 41"W	182.61'
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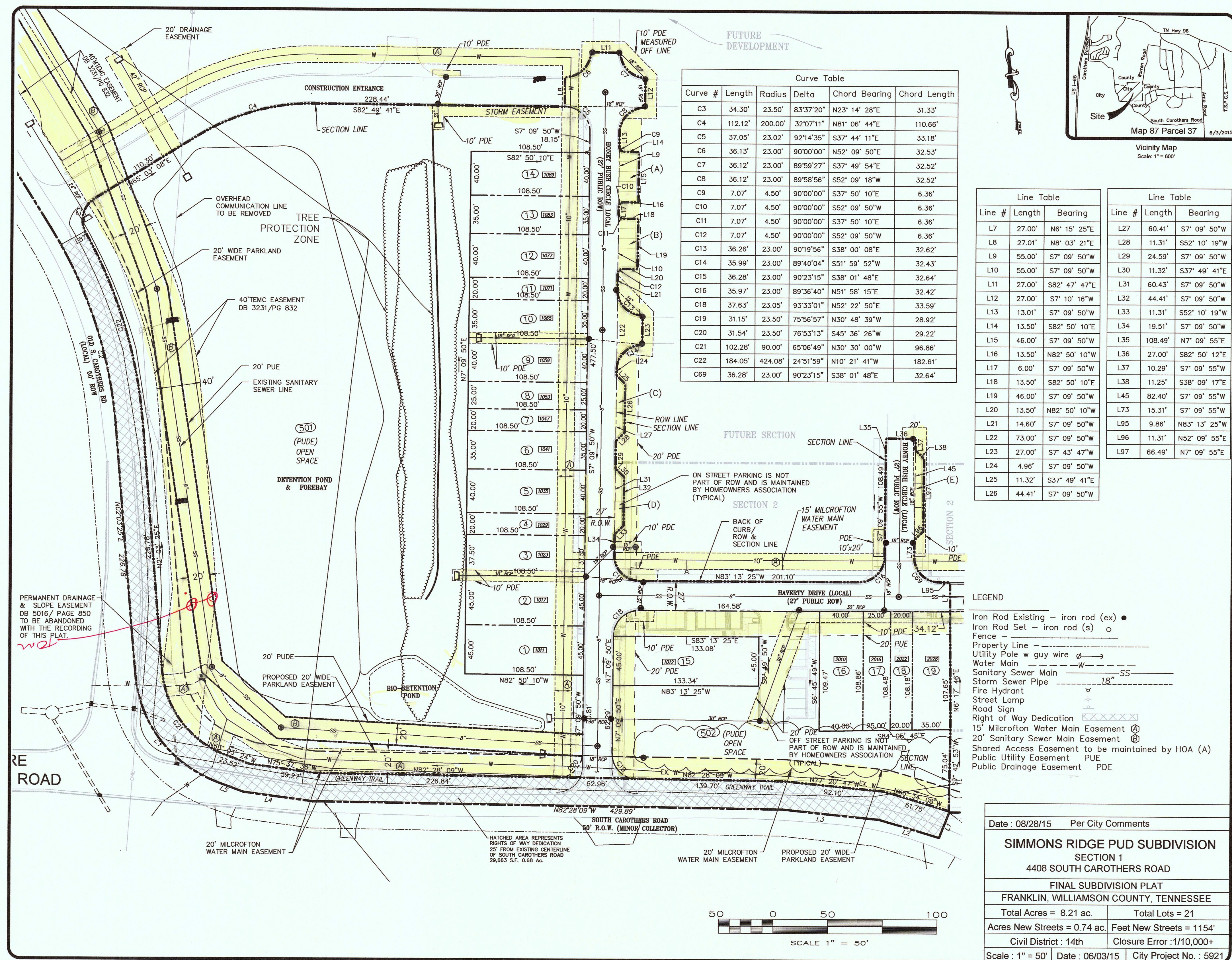
Line Table		
Line #	Length	Bearing
L7	27.00'	N6° 15' 25"E
L8	27.01'	N8° 03' 21"E
L9	55.00'	S7° 09' 50"W
L10	55.00'	S7° 09' 50"W
L11	27.00'	S82° 47' 47"E
L12	27.00'	S7° 10' 16"W
L13	13.01'	S7° 09' 50"W
L14	13.50'	S82° 50' 10"E
L15	46.00'	S7° 09' 50"W
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L33	11.31'	S52° 10' 19"W
L34	19.51'	S7° 09' 50"W
L35	108.49'	N7° 09' 55"E
L36	27.00'	S82° 50' 12"E
L37	10.29'	S7° 09' 55"W
L38	11.25'	S38° 09' 17"E
L45	82.40'	S7° 09' 55"W
L73	15.31'	S7° 09' 55"W
L95	9.86'	N83° 13' 25"W
L96	11.31'	N52° 09' 55"E
L97	66.49'	N7° 09' 55"E

- LEGEND
- Iron Rod Existing – iron rod (ex) ●
 - Iron Rod Set – iron rod (s) ○
 - Fence – ———
 - Property Line – ———
 - Utility Pole w guy wire ○→
 - Water Main ——— W ———
 - Sanitary Sewer Main ——— SS ———
 - Storm Sewer Pipe ——— 18" ———
 - Fire Hydrant ———
 - Street Lamp ———
 - Road Sign ———
 - Right of Way Dedication ———
 - 15' Milcrofton Water Main Easement (A)
 - 20' Sanitary Sewer Main Easement (B)
 - Shared Access Easement to be maintained by HOA (A)
 - Public Utility Easement PUE
 - Public Drainage Easement PDE

Date : 08/28/15		Per City Comments	
SIMMONS RIDGE PUD SUBDIVISION			
SECTION 1			
4408 SOUTH CAROTHERS ROAD			
FINAL SUBDIVISION PLAT			
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
Total Acres = 8.21 ac.		Total Lots = 21	
Acres New Streets = 0.74 ac.		Feet New Streets = 1154'	
Civil District : 14th		Closure Error :1/10,000+	
Scale : 1" = 50'	Date : 06/03/15	City Project No. : 5921	







CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment "Due to the limited area for streets and utilities applicant shall provide easements for all utilities including gas, electric and communications." was not completely addressed.

Parks

General Comments

2. Fees In Lieu

- Parks- Fees shall be due before recoding final plat.

Please see attached invoice that has been uploaded.(Invoice Simmons Ridge.pdf)

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5787 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

4. Final Plat

-
- The final plat can not be recorded until the site plan is through the Post-PC process.

5. Parking Lots In Open Space Lots

- The off-street parking lots shall be in open space lots with lot numbers.

6. Pins

- Applicant shall update plat to show all required pins/monuments.

7. R.O.W Limits

- Applicant shall edit the limits of the right-of-way to include the future connection of Cordial Street.

8. One Stop

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

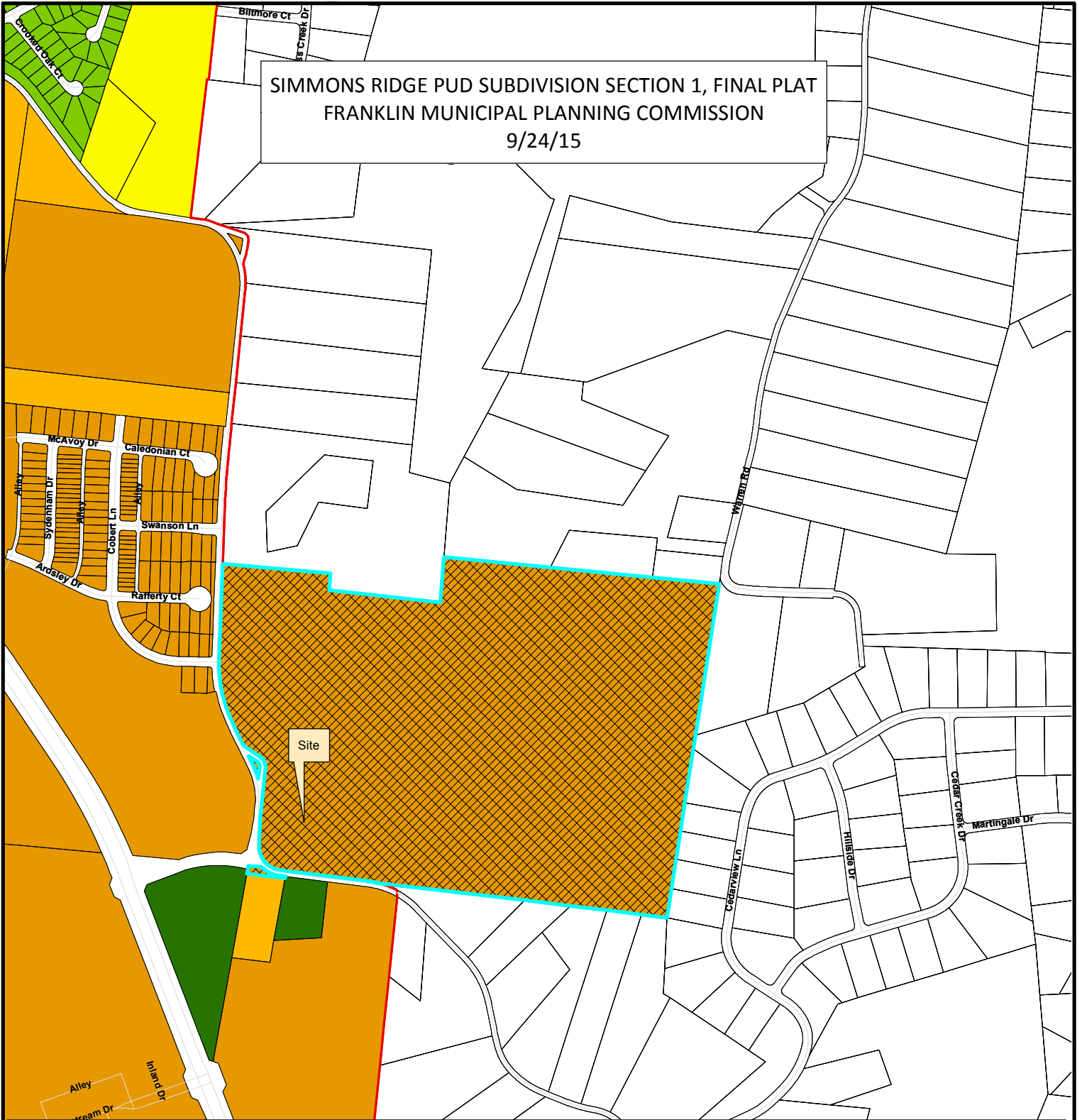
Water/Sewer

General Comments

9. Sewer services

- The previous comment "Due to the size of the lots applicant shall add a not to the final plat
 - The City of Franklin's responsibility for the sewer services shall end at the edge of asphalt. The homeowner is responsible for sewer service from asphalt to dwelling." was addressed but a correction is required. Provide proper grammar. The current wording of the note is not clear.

SIMMONS RIDGE PUD SUBDIVISION SECTION 1, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Simmons Ridge Section 1

Simmons Ridge Section 1

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



0 0.075 0.15 0.3 Miles

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

- THE PURPOSE OF THIS PLAT IS TO CREATE 19 BUILDABLE LOTS 2 OPEN SPACE LOTS & 5 ON-STREET PARKING AREAS, A-E
- EXISTING ZONING SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61)
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 33 FEET
SIDE YARD: 5 FEET
REAR YARD: 20 FEET
- SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 87.
- STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- OWNER/SUBDIVIDER: SIMMONS RIDGE, LLC
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
- SURVEYOR: ENTERPRISE CONSTRUCTION, INC.
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 239-4958
EMAIL: tomking3@gmail.com
- 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 AS INDICATED, TENNESSEE ONE CALL 1-800-351-1111.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES.
- THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF ITEM.
- ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE OWNER/SUBDIVIDER, SIMMONS RIDGE LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- NO BUILDINGS EXIST ON THE PROPERTY.
- OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
- THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBILITY FOR THE SEWER SERVICE EXTENDS FROM ASPHALT TO THE DWELLING.

Handicap Accessible Lots		
Section	Number of Lots	
1	0	

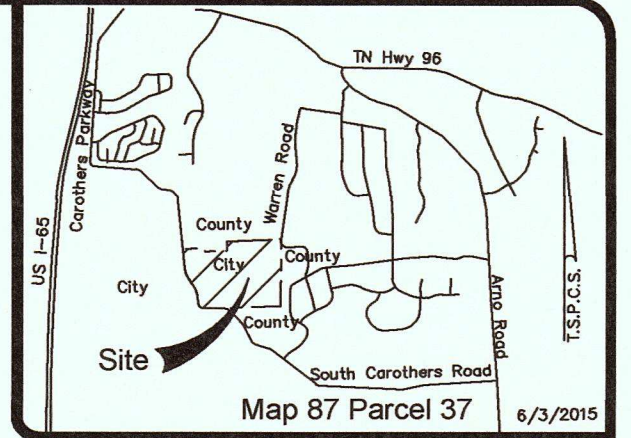
Building Type by Lot		
Detached Units	Attached Units	
Lots 1,2&15 (3)	Lots 3-14 16-19(16)	

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425

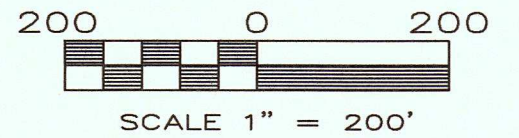
JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961



Vicinity Map
Scale: 1" = 600'



DON ADAMS
MAP 89 PARCEL 3516
Deed Book 486, Page 119

Parcel Area Table			
Parcel #	SF	ACRE	
1	4882	0.11	
2	4882	0.11	
3	4069	0.09	
4	2170	0.05	
5	4340	0.10	
6	3797	0.09	
7	2170	0.05	
8	2712	0.06	
9	4340	0.10	
10	3798	0.09	
11	2170	0.05	

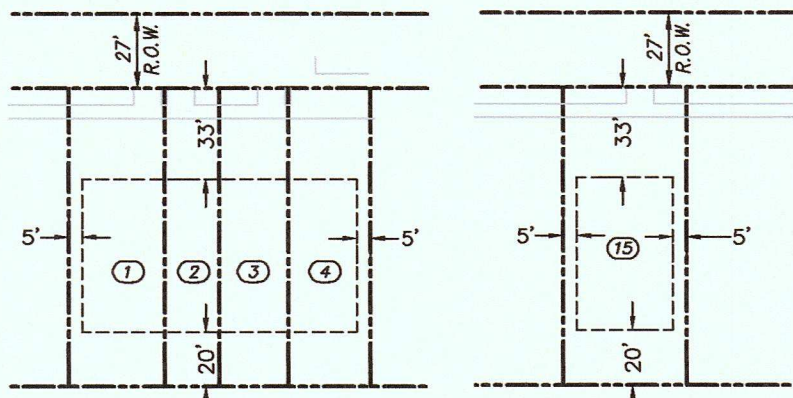
Parcel Area Table			
Parcel #	SF	ACRE	
12	4340	0.10	
13	3797	0.09	
14	4340	0.10	
15	5994	0.14	
16	4367	0.10	
17	2717	0.06	
18	2166	0.05	
19	3730	0.09	
501	191833	4.40	
502	30158	0.69	

ON-STREET PARKING AREAS			
Space	SF	ACRE	
A	637	0.02	
B	637	0.02	
C	419	0.01	
D	419	0.01	
E	596	0.01	

5 On-Street Parking Areas A,B,C,D,E
(On-Street Parking Areas A to be owned & maintained by the HOA)

LEGEND

- Iron Rod Existing - iron rod (ex) ●
- Iron Rod Set - iron rod (s) ○
- Fence - —
- Property Line - —
- Utility Pole w guy wire —
- Water Main — W —
- Sanitary Sewer Main — SS —
- Storm Sewer Pipe — 18" —
- Fire Hydrant —
- Street Lamp —
- Road Sign —
- Right of Way Dedication —
- 15' Microturf Water Main Easement —
- 20' Sanitary Sewer Main Easement —
- Shared Access Easement to be maintained by HOA (A)
- Public Utility Easement PUE
- Public Drainage Easement PDE



Typical Multi Family Layout N.T.S. Typical Single Family Layout N.T.S.

Simmons Ridge
PUD Subdivision
Section 1

LOT AREA = 70,781 s.f. = 1.63 Ac.
R.O.W. Area = 32,130 s.f. = 0.74 Ac.
OFF-SITE R.O.W. DED. = 29,663 s.f. = 0.68 Ac.
OPEN SPACE = 221,991 s.f. = 5.09 Ac.
COMMON OPEN SPACE = 3,180 s.f. = .07 Ac.
TOTAL AREA SECTION 1 = 8.21 Ac.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 1" have been installed in accordance with city specifications, or
- A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Microturf Utility District

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, 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.

John M. Franks 9/3/15
*Owner(s) - John Franks of Simmons Ridge, LLC (Book 2409, Page 297) Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plot as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plot correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King 9-3-15
Land Surveyor Date
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 1" have been installed in accordance with city specifications, or
- A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 1 have been installed in accordance with City specifications, or
- A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

Date

Date : 08/28/15 Per City Comments

SIMMONS RIDGE PUD SUBDIVISION
SECTION 1
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

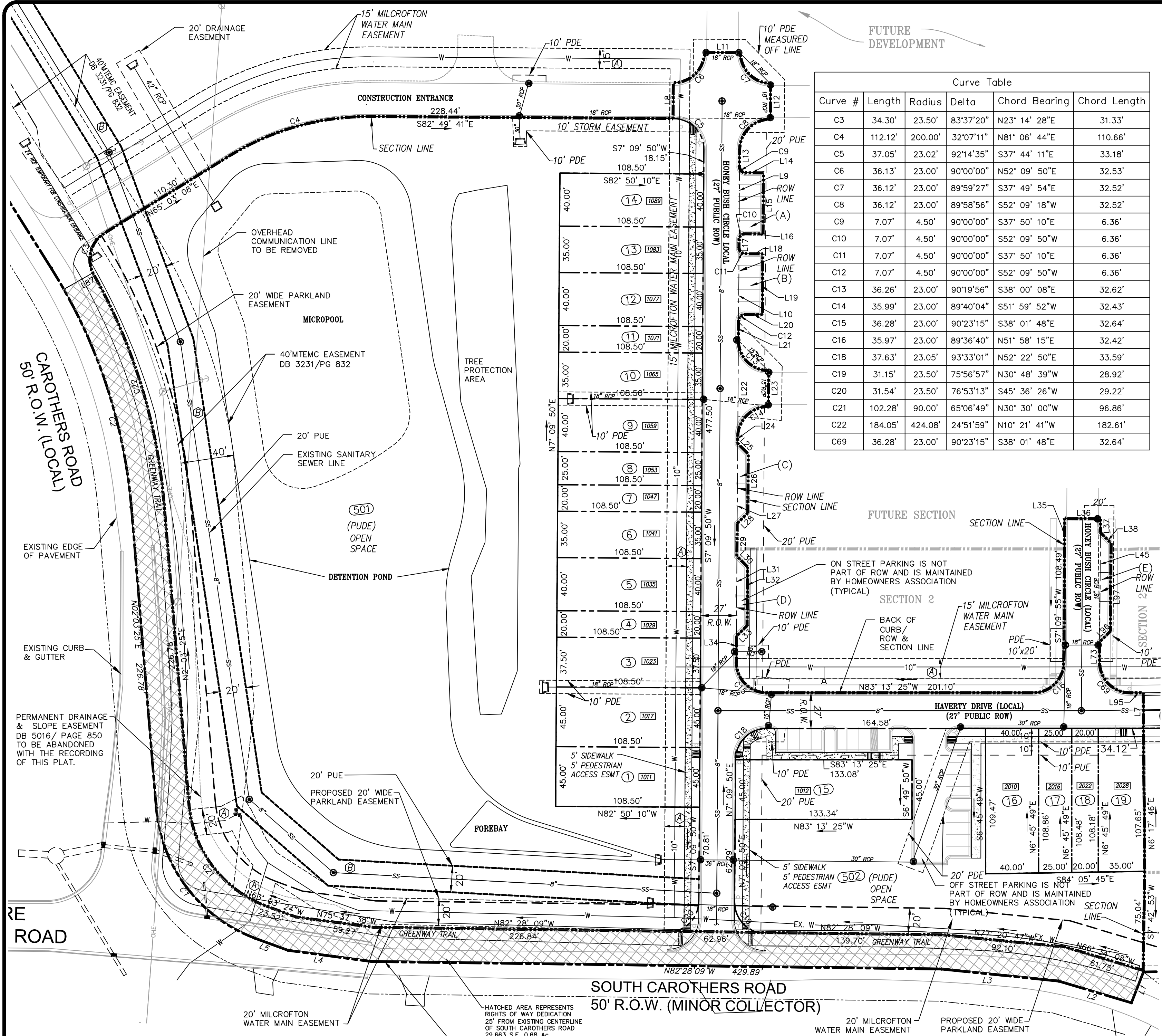
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 8.21 ac. Total Lots = 21

Acres New Streets = 0.74 ac. Feet New Streets = 1154'

Civil District : 4th Closure Error : 1/10,000+

Scale : 1"=200' Date : 06/03/15 City Project No. :5921



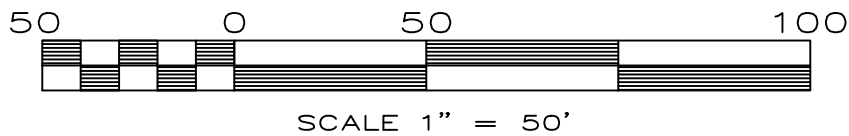
Curve Table					
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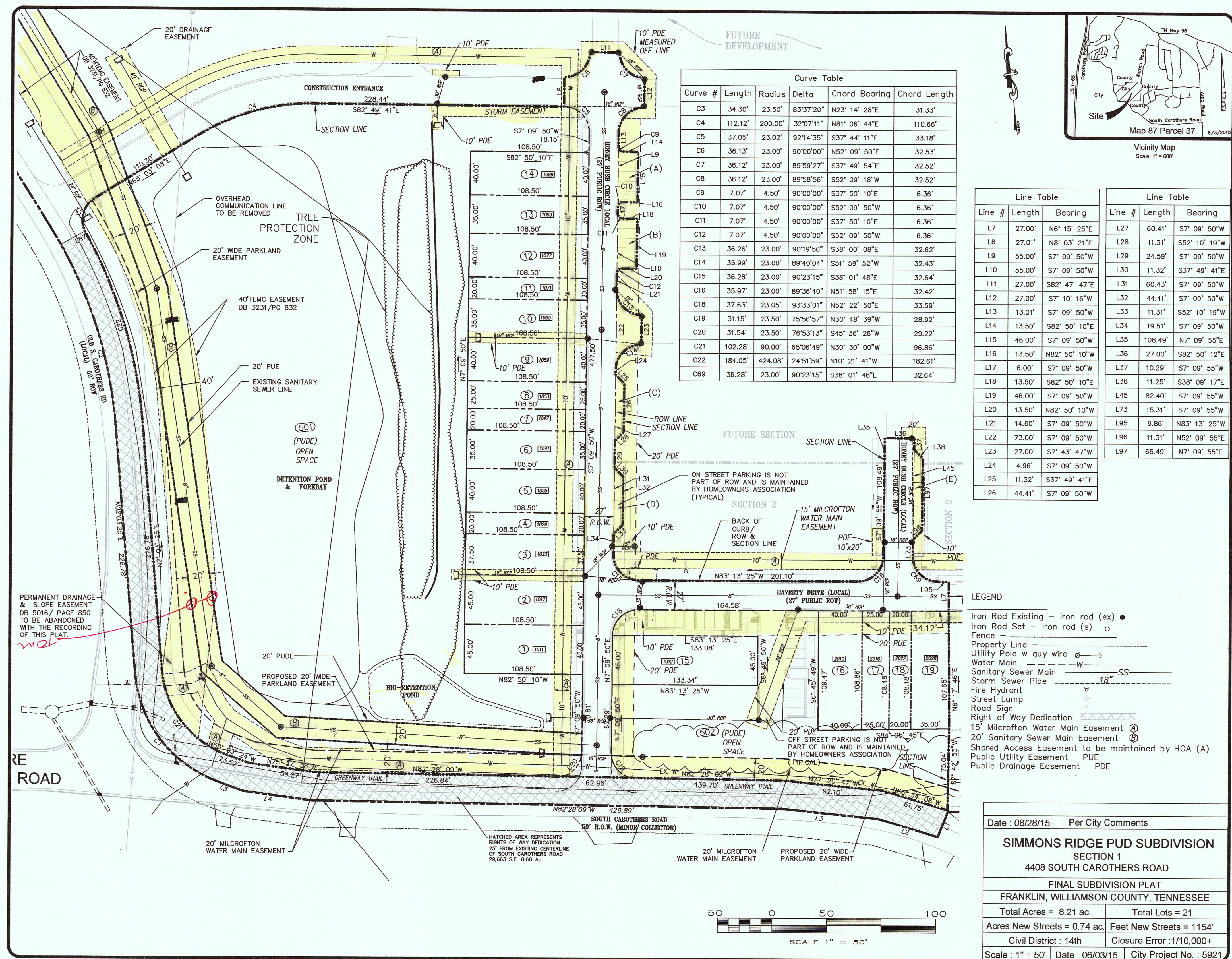
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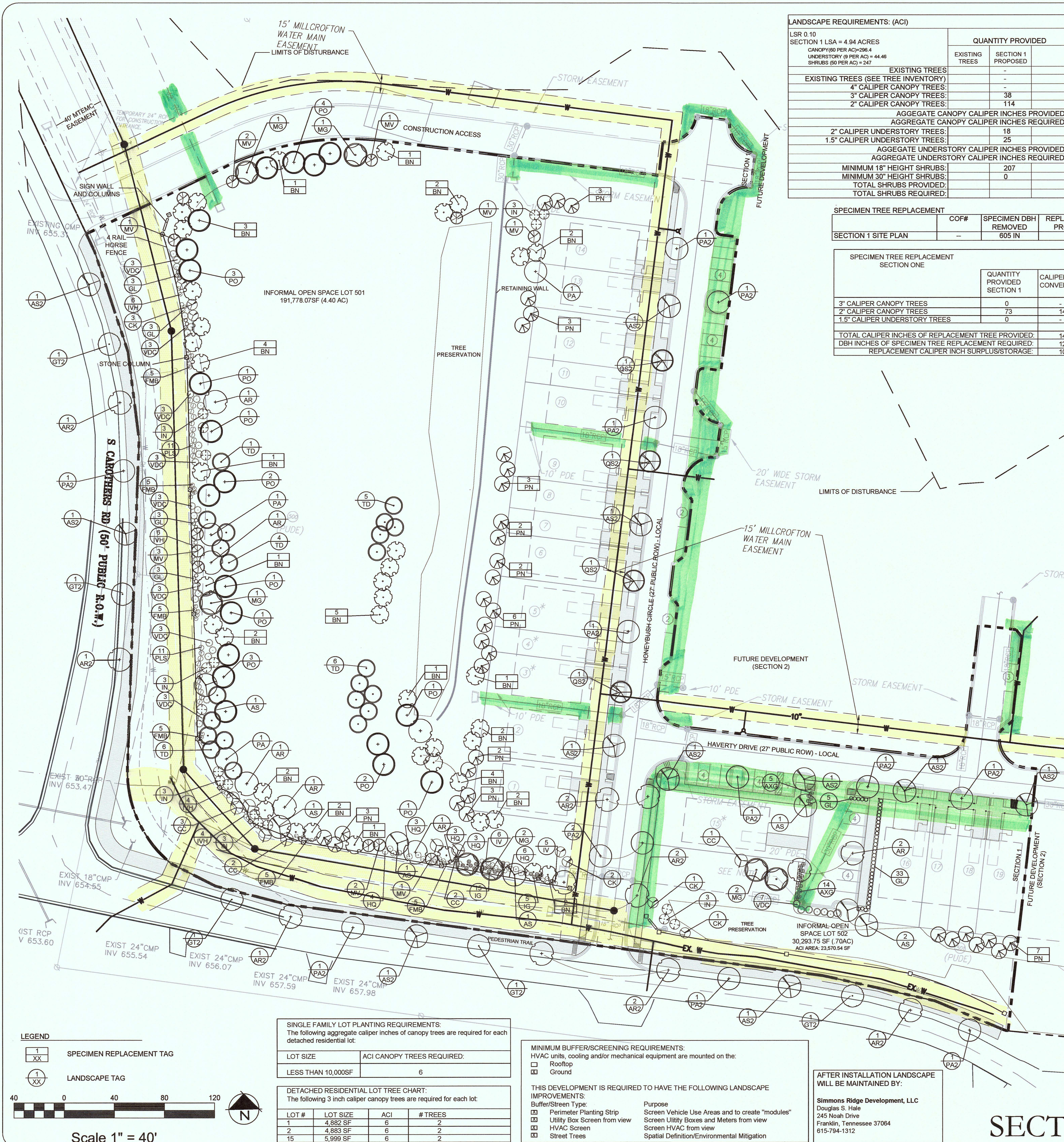
Line Table		
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L35	108.49'	N7° 09' 55"E
L36	27.00'	S82° 50' 12"E
L37	10.29'	S7° 09' 55"W
L38	11.25'	S38° 09' 17"E
L45	82.40'	S7° 09' 55"W
L73	15.31'	S7° 09' 55"W
L95	9.86'	N83° 13' 25"W
L96	11.31'	N52° 09' 55"E
L97	66.49'	N7° 09' 55"E

- LEGEND
- Iron Rod Existing – iron rod (ex) ●
 - Iron Rod Set – iron rod (s) ○
 - Fence – ———
 - Property Line – ———
 - Utility Pole w guy wire ○→
 - Water Main ——— W ———
 - Sanitary Sewer Main ——— SS ———
 - Storm Sewer Pipe ——— 18" ———
 - Fire Hydrant ———
 - Street Lamp ———
 - Road Sign ———
 - Right of Way Dedication ———
 - 15' Milcrofton Water Main Easement (A)
 - 20' Sanitary Sewer Main Easement (B)
 - Shared Access Easement to be maintained by HOA (A)
 - Public Utility Easement PUE
 - Public Drainage Easement PDE

Date : 08/28/15		Per City Comments	
SIMMONS RIDGE PUD SUBDIVISION			
SECTION 1			
4408 SOUTH CAROTHERS ROAD			
FINAL SUBDIVISION PLAT			
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
Total Acres = 8.21 ac.		Total Lots = 21	
Acres New Streets = 0.74 ac.		Feet New Streets = 1154'	
Civil District : 14th		Closure Error :1/10,000+	
Scale : 1" = 50'	Date : 06/03/15	City Project No. : 5921	







LANDSCAPE REQUIREMENTS: (ACI)				
LSR 0.10 SECTION 1 LSA = 4.94 ACRES CANOPY (60 PER AC)=296.4 UNDERSTORY (8 PER AC) = 44.46 SHRUBS (60 PER AC) = 247	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	SECTION 1 PROPOSED	TOTAL PROPOSED	CALIPER INCHES
	EXISTING TREES	-	-	-
	EXISTING TREES (SEE TREE INVENTORY)	-	-	-
4" CALIPER CANOPY TREES:	-	-	-	-
3" CALIPER CANOPY TREES:	38	38	76	128
2" CALIPER CANOPY TREES:	114	114	304	296.4
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				304
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				296.4
2" CALIPER UNDERSTORY TREES:	18	18	36	
1.5" CALIPER UNDERSTORY TREES:	25	25	50	
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				86
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				44.5
MINIMUM 18" HEIGHT SHRUBS:	207	207	207	
MINIMUM 30" HEIGHT SHRUBS:	0	0	0	
TOTAL SHRUBS PROVIDED:			207	
TOTAL SHRUBS REQUIRED:			247	

SPECIMEN TREE REPLACEMENT			
COF#	SPECIMEN DBH REMOVED	REPLACEMENT PROVIDED	
SECTION 1 SITE PLAN	-	605 IN	146

SPECIMEN TREE REPLACEMENT SECTION ONE		
	QUANTITY PROVIDED SECTION 1	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	0	-
2" CALIPER CANOPY TREES	73	146
1.5" CALIPER UNDERSTORY TREES	0	-
TOTAL CALIPER INCHES OF REPLACEMENT TREE PROVIDED:		
DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED:		
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		
	1210 IN	1064

OPEN SPACE REQUIREMENT CHART - SECTION 1
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 7.55AC OPEN SPACE REQUIRED: 1.13 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 0.38 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 0.76 AC

OPEN SPACE PROVIDED:				
LOT #	CLASSIFICATION	TYPE	AREA (SF)	PAVED AREA
501	INFORMAL	DETENTION	181,778.07	0 SF
502	INFORMAL	TREE SAVE/PARKING	30,293.75	5,014 SF
			17%	

OPEN SPACE TAKEDOWN CHART							
DEVELOPMENT	DEVELOPABLE ACREAGE	REQUIRED INFORMAL	PROPOSED INFORMAL	REQUIRED FORMAL	PROVIDED FORMAL	MINIMUM TOTAL ACRES	PROPOSED TOTAL ACRES
DEVELOPMENT PLAN (REV 3)	88.6	8.87	38.34	4.43	5.35	13.30	45.74
SECTION 1	7.55	.76	5.10	0.38	0.0	1.13	5.10

SECTION 1 LANDSCAPE PLANT SCHEDULE - OPEN SPACE LOT 501, 502									
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES		
CANOPY TREES									
8 AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
7 AS	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
3 PA	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
20 PO	PLATANUS OCCIDENTALIS	SYCAMORE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
21 TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
7 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL B/B	10'-12'	EVERGREEN	AS SHOWN	FULL AND DENSE		
UNDERSTORY TREES									
8 CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5" CAL B/B	6'-8"	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY		
7 CK	CORNUS KOUSA	KOUSA DOGWOOD	1.5" CAL B/B	6'-8"	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY		
10 MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL B/B	6'-8"	EVERGREEN	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY		
18 IN	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL B/B	6'-8"	EVERGREEN	AS SHOWN	FULL AND DENSE		
SHRUBS									
20 IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	5 GAL	24"X30"	DECIDUOUS				
30 FMB	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	5 GAL	24"X24"	DECIDUOUS				
19 AXG	ABELIA X GRANDIFLORA	GLOSSY ABELIA	7 GAL	24"X30"	EVERGREEN				
31 VDC	VIBURNUM DILATATUM 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIBURNUM	7 GAL	24"X30"	EVERGREEN				
50 GL	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER HOLLY	7 GAL	24"X30"	EVERGREEN				
22 PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP CHERRY LAUREL	7 GAL	24"X30"	EVERGREEN				
16 HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL	24"X30"	DECIDUOUS				
5 IV	ILEX VERTICILLATA	WINTERBERRY HOLLY	5 GAL	20"X24"	DECIDUOUS				
14 IG	ILEX GLABRA	INKBERRY HOLLY	5 GAL	20"X24"	EVERGREEN				

SECTION 1 SPECIMEN REPLACEMENT TREE SCHEDULE									
QTY SYM	BOTANICAL NAME		COMMON NAME		SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES									
34	PN	PINUS NIGRA	AUSTRIAN BLACK PINE		2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	FULL AND DENSE
39	BN	BETULA NIGRA	RIVER BIRCH		2" CAL, B/B	8'-10'	DECIDUOUS	AS SHOWN	

SECTION 1 STREET TREE SCHEDULE								
QTY SYM BOTANICAL NAME	COMMON NAME		SIZE	HEIGHT	LEAF	SPACING	NOTES	
CANOPY TREES								
4 AR2 ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE		2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER	
7 AS2 ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE		2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER	
4 QS2 QUERCUS SHUMARDII	SHUMARD OAK		2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER	
9 PA2 PLATANUS X ACERIFOLIA	LONDON PLANETREE		2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER	

SECTION 1 STREET TREE SCHEDULE - S CAROTHERS ROAD									
QTY SYM BOTANICAL NAME	COMMON NAME		SIZE	HEIGHT	LEAF	SPACING	NOTES		
CANOPY TREES									
6 AR2 ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE		2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER		
4 AS2 ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE		2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER		
4 PA2 PLATANUS X ACERIFOLIA	LONDON PLANETREE		2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER		
5 GT2 GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST		2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER		

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

MAINTENANCE NOTE:
ALL COMMON OPEN SPACE LOTS AND THE FRONT/SIDE YARDS OF ALL ATTACHED MULTIFAMILY HOMES WILL BE MAINTAINED BY THE SIMMONS RIDGE HOME OWNERS ASSOCIATION (HOA).

THE REAR YARDS OF THE ATTACHED MULTIFAMILY AND THE ENTIRE SINGLE FAMILY LOT SHALL BE MAINTAINED BY THE HOME OWNER UNLESS OTHERWISE STATED IN THE HOA DOCUMENTS OR BY AGREEMENT WITH THE HOA.

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements, thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Owner: Simmons Ridge LLC
Landscape Architect: Greg Gamble 615.975.5765
Franklin Planning Department: 615.791.3212

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

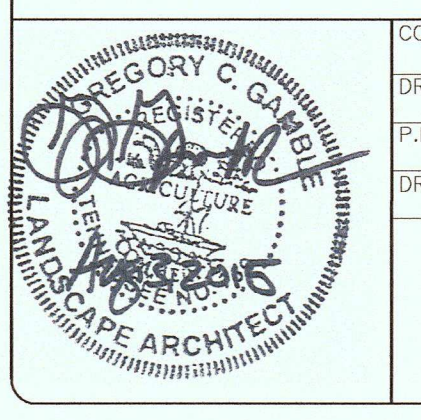
Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

SITE DATA:
PROJECT NAME: SIMMONS RIDGE PUD
PROJECT NUMBER: 4408 SOUTH CAROTHERS ROAD
LOT NUMBER: 1-19, 501, 502
ADDRESS: 4408 SOUTH CAROTHERS ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 89, PARCEL 87
SITE ACREAGE: 7.55 AC
SITE ZONING CLASSIFICATION: CONVENTIONAL
DEVELOPMENT STANDARDS: 10 RATIO AND 76 AC
MINIMUM REQUIRED LSA: .74 RATIO AND 5.57 AC
PROVIDED LSA: 44%, 39.18 AC (TOTAL SITE)
ORIGINAL CANOPY COVER: 45%, 17.63 AC (TOTAL SITE)
TREE CANOPY REQUIRED: 85%, 33.31 AC (TOTAL SITE)
PRESERVED CANOPY COVER PROVIDED: 19 TREES, 805 INCHES
SPECIMEN TREES REMOVED:

3. REVISED DUE STORMWATER CHANGES	8.3.2015
2. POST PC SUBMITTAL	4.14.2015
1. REVISED PER CITY OF FRANKLIN	3.5.2015
REVISIONS	DATE

CLIENT: SIMMONS RIDGE, LLC
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447
PROJECT: SIMMONS RIDGE PUD SUBDIVISION
SECTION 1, REVISION 1
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

SECTION 1 SITE PLAN



CC PROJECT NO. 01130-0002
DRAWING DATE: FEBRUARY 9, 2015
P.L.C.: C.R.
DRAWN:

L2.0
COF#5787

SECTION ONE LANDSCAPE PLAN

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment "Due to the limited area for streets and utilities applicant shall provide easements for all utilities including gas, electric and communications." was not completely addressed.

Parks

General Comments

2. Fees In Lieu

- Parks- Fees shall be due before recoding final plat.

Please see attached invoice that has been uploaded.(Invoice Simmons Ridge.pdf)

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5786 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

4. Note 1

- Applicant shall address number of lots being created. 26 lots are shown yet labeled as only 23 residential lots.

5. Final Plat

- The final plat can not be recorded until the site plan is approved through the Post-PC process.

6. Parking Lots In Open Space Lots

- The off-street parking lots shall be included in open space lots with lot numbers.

7. Pins

- Applicant shall update plat to show all required pins/monuments.

8. Section 1 Lines

- Applicant shall lighten limits of Section 1 on Section 2 plat.

9. One Stop

• Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **October 6, 2015** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Water/Sewer

General Comments

10. Sewer service

• The previous comment "Due to the size of the lots applicant shall add a not to the final plat

- The City of Franklin's responsibility for the sewer services shall end at the edge of asphalt. The homeowner is responsible for sewer service from asphalt to dwelling." was addressed but a correction is required. Provide proper grammar. The current wording of the note is not clear.

ORDINANCE 2015-53

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.3, SUBSECTION 3.3.1 (3) PERTAINING TO LOT MEASUREMENTS AND AMEND CHAPTER 3, SECTION 3.3, SUBSECTION 3.3.3, TABLE 3-6 ENTITLED “SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [10]” AND TABLE 3-8 ENTITLED “SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]” TO ADD MINIMUM LOT FRONTAGE REQUIREMENTS FOR RESIDENTIAL DETACHED.”

WHEREAS, the City of Franklin has sound design principles for residential neighborhoods that foster a sense of community; and

WHEREAS, the City’s predominant detached residential character consists of homes that address the street, unless there is a particular design approach that utilizes the Planned Unit Development process; and

WHEREAS, there is a growing occurrence for a lot within an existing, established neighborhood to be re-platted to allow a new lot to be created in its backyard, resulting in a full-sized house located behind an existing house; and

WHEREAS, structures located behind principal dwellings in the rear yard space should be ancillary and subordinate (“accessory”) to the primary dwelling fronting the street; and

WHEREAS, a house fronting a backyard reduces the backyard privacy for the principal dwelling as well as neighboring properties on either side; and

WHEREAS, homes should have reasonable access to the street for safety purposes and easement-only access can become problematic; and

WHEREAS, this text amendment adds a minimum lot frontage requirement for street- and alley-loaded detached residential properties; and

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

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

SECTION I. That Chapter 3, Section 3.3, Subsection 3.3.1 (3) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

(3) ~~Lot Width Measurements~~

(a) Lot Width

Lot width is the distance between the side lot lines measured at the point of the ~~front~~ **building Front Yard Setback** line.

(b) Lot Frontage

Lot frontage is the length of the front lot line measured at the street.

SECTION II. That Chapter 3, Table 3-6, Site Development Standards for Residential Building Types in Conventional Areas [1], [2], [3], [10], of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~, to add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [10]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[9]	30[9]			
		Collector	150	100	90	75	60	35	40[9]	40[9]			
		Arterial/ Mack Hatcher	225	150	125	100	80	45	50[9]	50[9]			
	Side Yard Setback (feet) [6] [11]		50	35	25	[7]	[8]	[8]	[8][9]	[8][9]			
	Rear Yard Setback (feet)[6]		100	65	50	40	30	25	30[9]	30[9]			
	Minimum Lot Size (square feet)		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	5,000[9]	5,000[9]			
	Minimum Lot Width (feet)		200	150	100	75	60	50	50[9]	50[9]			
	Minimum Lot Frontage (feet) [12]		160	120	80	60	48	40	40[9]	40[9]			
Residential Detached (Alley Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	25	25	30[9]	30[9]			
		Collector	150	100	90	75	60	35	40[9]	40[9]			
		Arterial/ Mack Hatcher	225	150	125	100	80	45	50[9]	50[9]			
	Side Yard Setback (feet) [6]		50	35	25	[7]	[8]	[8]	[8][9]	[8][9]			
	Rear Yard Setback (feet) [6]		100	65	50	40	30	25	30[9]	30[9]			
	Minimum Lot Size (square feet)		1 per 15 acres	45,000	30,000	15,000	9,000	5,000	4,000[9]	4,000[9]			
	Minimum Lot Width (feet)		200	150	100	75	60	50	40[9]	40[9]			

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [10]

Standard			AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20
	Minimum Lot Frontage (feet) [12]		160	120	80	60	48	40	40[9]	40[9]			
Residential Attached	Front Yard and Side Street Setback (feet) [4] [5]	Local							30[9]	30[9]	30	30	30
		Collector							40[9]	40[9]	40	40	40
		Arterial/Mack Hatcher							50[9]	50[9]	50	50	50
	Side Yard Setback (feet)								15 [9][11][12]	15 [9][11][12]	15 [11][12]	15 [11][12]	15 [11][12]
	Rear Yard/Alley Setback (feet)								30 [9]	30 [9]	25	25	25

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.
- [5] In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.
- [6] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [7] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [8] Minimum of five feet each side, minimum 12 feet between dwellings.
- [9] Larger or smaller setbacks, **lot widths**, **lot frontages** and lot sizes, **beyond the range presented in this table**, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments.
- [10] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots.
- [11] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin.
- [12] **The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.**

SECTION III. That Chapter 3, Table 3-8, Site Development Standards for Traditional Areas [1], [2], [3], of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0–15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9] [13]	0-5 feet	0 feet

TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]

Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			
Minimum Lot Size	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks, **lot widths, lot frontages** and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.
- [6] In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing the street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.
- [14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.**

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey

Dr. Ken Moore

City Administrator/Recorder

Mayor

Approved as to form by:

Kristen Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED:

09-24-15

PASSED FIRST READING:

10-13-15

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

September 15, 2015

TO: Franklin Municipal Planning Commission

FROM: Amanda Hall, Preservation Planner c/o Franklin Historic Zoning Commission

SUBJECT: Recommendation for Consideration of Ordinance 2015-53, "Minimum Lot Frontage Requirements for Residential Detached"

Purpose: The Franklin Historic Zoning Commission (HZC) respectfully requests that the Franklin Municipal Planning Commission consider favorable recommendation of the proposed Ordinance 2015-53, "Minimum Lot Frontage Requirements for Residential Detached."

Background: Increased infill development within the Central Franklin area has prompted the City to create an Infill Working Group to provide guidance to the staff in respect to neighborhood context and transitional features. One specific concern is the creation of new infill lots with incongruent lot frontages. The HZC has consulted the Executive Director of the Tennessee Historical Commission and State Historic Preservation Officer, E. Patrick McIntyre, Jr., to provide comment on the subject. The attached letter, dated August 27, 2015, notes that the increase of infill structures within National Register Historic Districts may compromise the balance between contributing structures (those that are fifty years old or older and retain their historic features) and non-contributing structures (those that are less than fifty years old or older buildings that have been substantially altered). If National Register Historic Districts undergo too many changes, they may lose eligibility for listing.

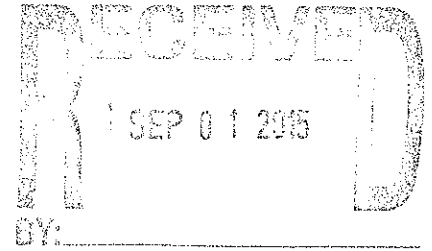
National Register Historic Districts are listed on the National Register of Historic Places (NRHP), the federal government's official list of places worthy of recognition and preservation. In addition to the honorific status placement on NRHP provides, listed properties may also be eligible for federal preservation tax credits. All listed properties are afforded additional protections, as any potential federal projects within the vicinity of the properties must undergo Section 106 Review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. The City of Franklin hosts seven historic districts, four of which are listed on the NRHP:

- Adams Street Historic District
- Hincheyville Historic District
- Lewisburg Avenue Historic District
- Natchez Street Historic District

Recommendation: The HZC requests that the Franklin Municipal Planning Commission recommend approval of Ordinance 2015-53 to the Board of Mayor and Aldermen since the adoption of a minimal lot frontage will maintain the character of the historic districts through the reinforcement of the traditional lot widths, curb cuts, and building siting and orientation.



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON ROAD
NASHVILLE, TENNESSEE 37214
OFFICE: (615) 532-1550
www.tnhistoricalcommission.org



August 27, 2015

The Honorable Ken Moore
Mayor, City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

Dear Mayor Moore:

Mary Pearce of the Heritage Foundation asked the State Historic Preservation Office to comment on the subject of flag lots being approved in Franklin's National Register-listed historic districts. My understanding is that these lots allow new construction of any size to be erected on individual lots within the districts. If this construction is larger than the historic resource on the lot, it changes the sense of time and place in the district—a key defining characteristic. New construction also introduces a non-contributing resource into the district. If there are too many non-contributing resources--or more non-contributing resources than contributing-- the district may be removed from the National Register, as it no longer meets the criteria for which it was listed.

Historic districts are listed in the National Register of Historic Places for their architectural and/or historic significance. A National Register district is typically composed of resources (generally houses or commercial buildings) that are fifty years old or older and retain their historic features, including materials, design, and workmanship. These resources are considered contributing to the character of the district. Districts also contain non-contributing resources--those that are less than fifty years old, or older buildings that have been substantially altered.

Sometimes a National Register listed historic district undergoes so many changes that it ceases to meet the National Register criteria, and at which point it is no longer eligible for listing. This is a concern with the flag lots in Franklin's historic districts. I know that Franklin-- a community recognized across the nation for its stewardship of its historic neighborhoods--does not want to erode the character of this special city, and so that is why I am reaching out today. Thanks for your consideration, and please do not hesitate to contact me any time our office may be of service to you.

Sincerely,

E. Patrick McIntyre, Jr.
Executive Director and
State Historic Preservation Officer

Cc: Amanda Hall, Preservation Planner, City of Franklin
Eric Stuckey, City Administrator, City of Franklin
Mary Pearce, Executive Director, Heritage Foundation

CHARACTER AREAS

SPECIAL AREA 4

Character

1. The area to the north and east of the downtown core has been developed more recently compared to the rest of Central Franklin, and consists of predominantly residential neighborhoods. The character of this area is primarily conventional, with a conventional development pattern.
2. The Hillsboro Road and Murfreesboro Road areas consist of established, detached residential subdivisions with homes on larger lots. Neighborhoods reflect a low to medium density. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of these areas. A limited amount of attached residential, civic and institutional uses are also present. The Liberty Pike area includes established residential development with smaller lots.
3. Remaining infill that occurs on properties in this area will reflect the existing character. These areas will remain important gateways and corridors into Central Franklin.

Land Use

4. Residential uses, including both detached and attached residential, will remain the predominant land use in the future. Future commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Future commercial uses should be permitted at the intersection of Hillsboro Road and Del Rio Pike. This area is contemplated as a Mixed-Use Center.
5. Established single family residential uses along Hillsboro Road, Liberty Pike and Murfreesboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged.

Development Form

6. The area should follow standards for conventional areas. New infill and redevelopment in the area will be mostly conventional to respect the character of established conventional area, with a conventional development pattern. Either traditional or conventional standards may apply to the site located at the northwest corner of the intersection of Hillsboro Road and Del Rio Pike, that includes the Independence Square Shopping Center (see Key Area description below).
7. Buildings will be at a scale of 1-3 stories in height. Buildings may be at a scale up to 4 stories pursuant to a PUD in certain circumstances. However, buildings at a height of 4 stories is inconsistent with the established character of a majority of the area and should be discouraged.
8. For the site located at the northwest corner of Hillsboro Road and Del Rio Pike, development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Structured parking, if provided, must provide active ground floor uses and landscape and/or architectural features to diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.

CHARACTER AREAS

Connectivity

9. Development will provide an interconnected street network with sidewalks present. Pedestrian connectivity will be enhanced for all streets, but particularly along Hillsboro Road, Franklin Road and Murfreesboro Road to the downtown core.

Open Space

10. Floodplain regulations represent a constraint to be considered for future private development in the area to the east of the Harpeth River. Open space in the Murfreesboro Road area, now established, will remain mostly private with the exception of the highly visible Pinkerton Park and Fort Granger Park. Public accessibility to the Harpeth River, in the area to the west of the Harpeth River, is needed to accommodate a planned greenway network that extends north-south along the river.



Single family subdivision on



Hillsboro Road



Liberty Pike at Ralston Lane



*Single family subdivision on
Murfreesboro Road*



*Single family conventional
housing types*

CHARACTER AREAS

SPECIAL AREA 6

Character

1. The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character. Liberty Pike is a primary east-west corridor in the area. The CSX railroad runs north-south through this area.
2. The area contains The Factory at Franklin, which is listed in the National Register of Historic Places and is within the Franklin Road Local Historic District. Other industrial buildings are present along Harpeth Industrial Court and Eddy Lane.
3. Future development will keep the industrial character of the area. Future redevelopment along Franklin Road, including The Factory at Franklin and Harpeth Industrial Court area, should reflect the character of the area along Franklin Road.

Land Use

4. The area contains a unique and wide mix of land uses that include detached and attached residential, commercial, industrial, civic and institutional uses. Future uses will include those uses common to Activity Centers identified in Table 1-1. Commercial uses are appropriate, but retail is limited to local and neighborhood retail. Light industry uses are considered appropriate.

Development Form

5. The area should follow standards for traditional areas. The area will develop in the form of an Activity Center. Future buildings will include infill and redevelopment at a scale of 1-3 stories in height. Four story buildings may be permitted pursuant to a PUD in certain circumstances.
6. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view.
Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.
7. Architectural design of the area should retain or provide elements of the industrial character of the area.

CHARACTER AREAS

Connectivity

8. Pedestrian connectivity will be enhanced for all streets, but particularly along Franklin Road. A system of connected sidewalks should be present.

Open Space

9. The area has an existing urban industrial character, therefore open space is minimal. Established civic and institutional sites will contribute to open space in this area.



The Factory at Franklin

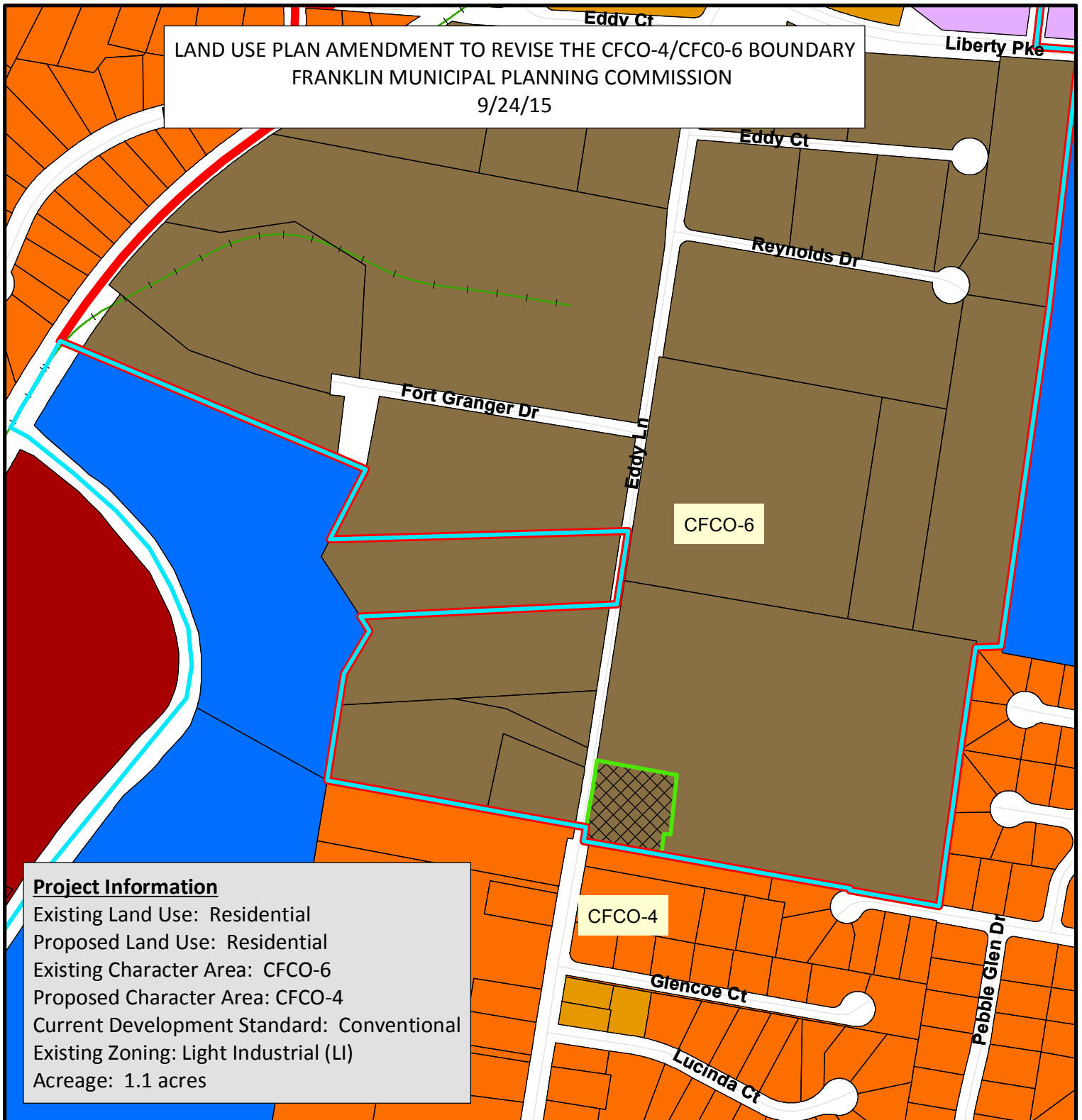


Jamison Station



Eddy Lane

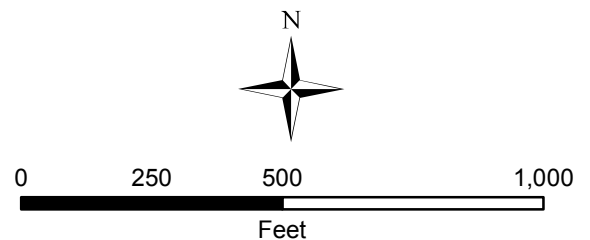
LAND USE PLAN AMENDMENT TO REVISE THE CFCO-4/CFCO-6 BOUNDARY
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15



Project Information

Existing Land Use: Residential
Proposed Land Use: Residential
Existing Character Area: CFCO-6
Proposed Character Area: CFCO-4
Current Development Standard: Conventional
Existing Zoning: Light Industrial (LI)
Acreage: 1.1 acres

- | | |
|--|--|
| CFCO-4 Boundary | RM-20 Attached 20 Residential District |
| CFCO-6 Boundary | SD-R Specific Development-Residential |
| Proposed Boundary | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Historic Core Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |



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It was compiled from the most authentic information available.
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405 Eddy Lane

PROPOSED LAND USE PLAN MAP AMENDMENT

PREPARED FOR AVENUE 11 DEVELOPMENT, LLC

AUGUST 10, 2015

COF # 5928



SITE DATA CHART

PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	5928
SUBDIVISION:	N.A.
LOT NUMBER:	N.A.
ADDRESS:	405 EDDY LANE
MAP AND PARCEL :	MAP 78, PARCEL 71.00
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	NINTH
EXISTING ZONING	LIGHT INDUSTRIAL
EXISTING CHARACTER AREA:	CFCO 6
PROPOSED CHARACTER AREA:	CFCO 4
OTHER APPLICABLE OVERLAYS:	NONE
ACREAGE OF SITE:	1.1 ACRES
SQUARE FOOTAGE OF SITE:	48,156 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
Yard fronting on any street:	30'
Side yard:	15'
Rear yard:	25'
OWNER:	AVENUE 11 DEVELOPMENT
Address:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
Phone No.:	(615) 972-9568
Fax No.:	NONE
E-mail address:	KURT@AVE11DEV.COM
Contact Name:	KURT DENNY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
Address:	144 S.E.PARKWAY, SUITE 200 FRANKLIN, TN 37064
Phone No.:	(615) 975-5765
Fax No.:	(615) 790-1350
E-mail address:	greg.gamble@gdc-tn.com
Contact Name:	GREG GAMBLE



LAND USE PLAN AMENDMENT

TABLE OF CONTENTS

DESCRIPTION AND JUSTIFICATION.

Avenue 11 Development, LLC requests a map amendment to the City of Franklin Land Use Plan for a property located at 405 Eddy Lane. This request would only redraw the boundary between CFCO 4 and CFCO 6. This property is located with the Central Franklin Character Area 6 and is currently zoned Light Industrial.

Avenue 11 requests that the defining line for Character Area 6 be relocated to the northern boundary of the lot. This would place the property within the Central Franklin Character Area 4. Character Area 6 recommends only industrial uses with an Activity Center, and does not identify residential as a recommended use.

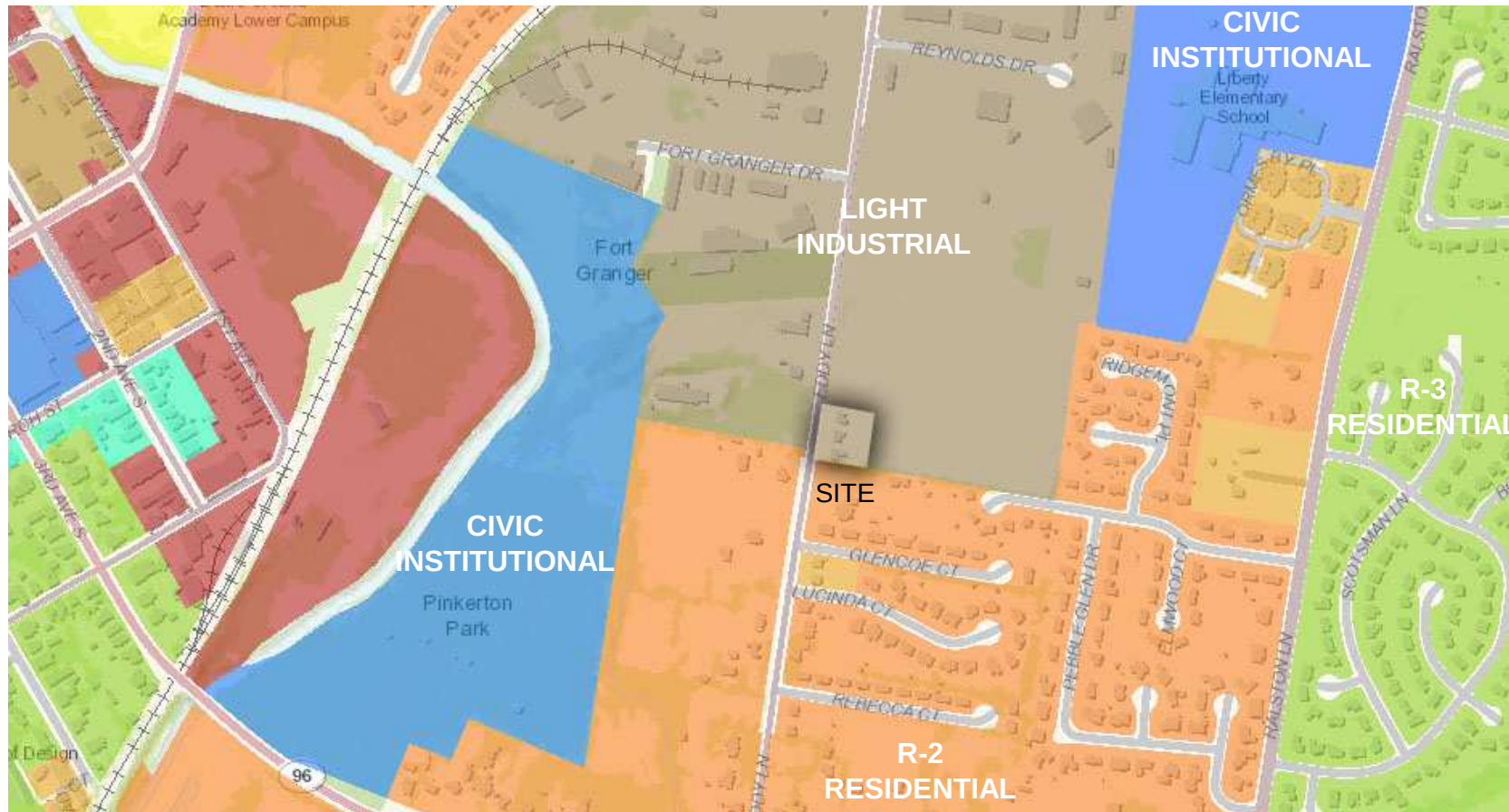
There are three existing detached homes located on the property. The property has been residential in use for many years prior to the adoption of the LUP. The property to the north of these homes is zoned Light Industrial. Predominant land uses are light industrial, office, service and retail. To the south of the property along Eddy Lane and side streets all occupied properties are detached residential homes.

If Land Use Plan Map is amended as requested and this property becomes part of the CFCO Character Area 4, this property would remain residential in use, and remain compatible with the other residential uses on the southern portion of Eddy Lane.

If this request is supported by the Franklin Planning Commission, Avenue 11 Development, LLC intends to request the rezoning of the property from Light Industrial to a Residential Zone. Ultimately, Avenue 11 would like to remove the three homes and build new homes.

SITE DATA CHART	3
CHARACTER AREAS	4
ZONING AND EXISTING USES	5
EXISTING CONDITIONS	6
PHYSICAL FEATURES	7

ZONING AND EXISTING USES



- 405 EDDY LANE IS ZONED LIGHT INDUSTRIAL
- THE EXISTING LAND USE IS RESIDENTIAL WITH THREE DETACHED RENTAL HOMES.
- THE CHARACTER OF EDDY LANE IS SPLIT WITH EXISTING LIGHT INDUSTRIAL, RETAIL COMMERCIAL, OFFICE, AND CIVIC USES LOCATED ON THE NORTHERN HALF, AND RESIDENTIAL HOMES LOCATED ON THE SOUTHERN HALF.

CHARACTER AREAS

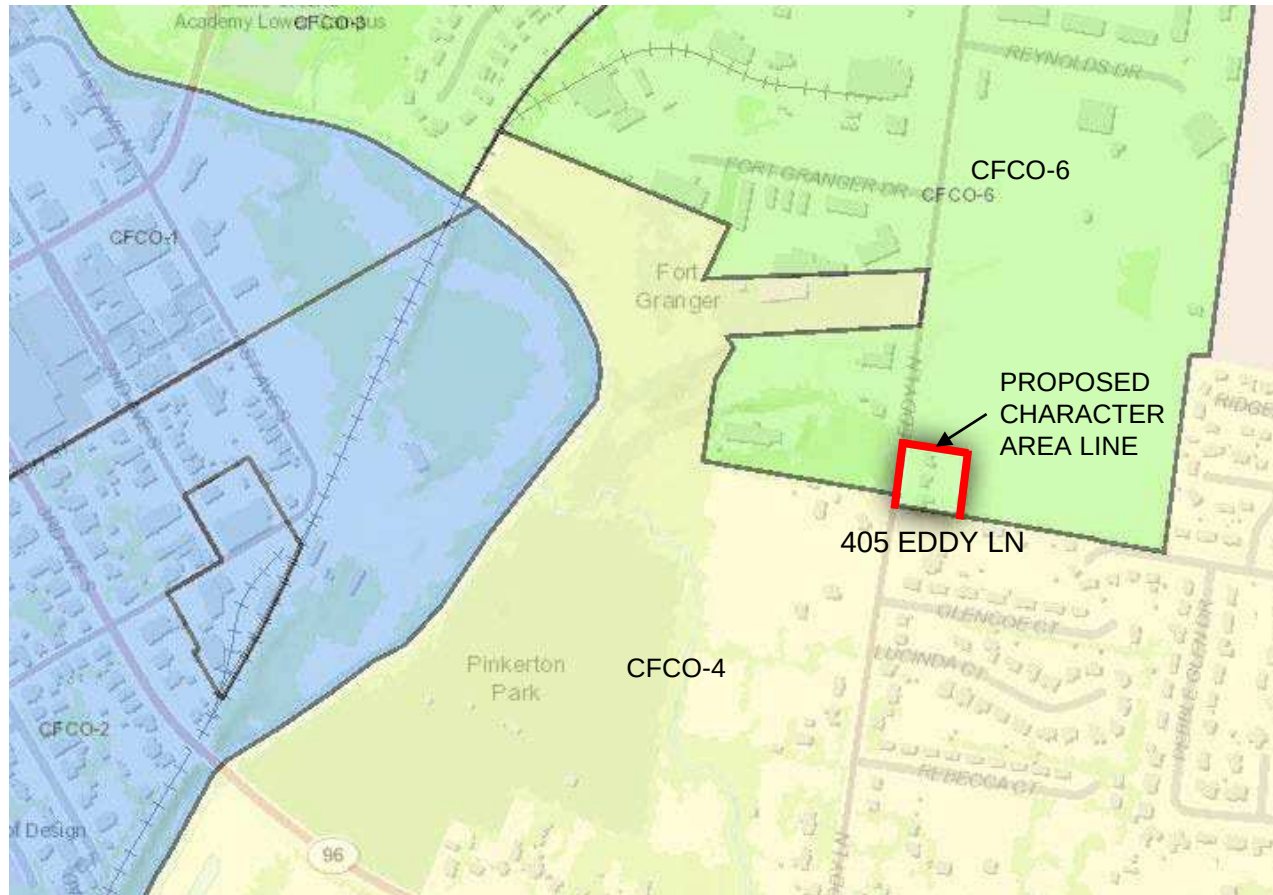
LAND USE COMPARISON

CFCO-6

- THE AREA EAST OF FRANKLIN ROAD ALONG LIBERTY PIKE AND EDDY LANE HAS AN ESTABLISHED INDUSTRIAL CHARACTER.
- FUTURE USES WILL INCLUDE THOSE USES COMMON TO ACTIVITY CENTERS IDENTIFIED IN TABLE 1-1. COMMERCIAL USES ARE APPROPRIATE, BUT RETAIL IS LIMITED TO LOCAL AND NEIGHBORHOOD RETAIL. LIGHT INDUSTRIAL USES ARE CONSIDERED APPROPRIATE.

CFCO-4

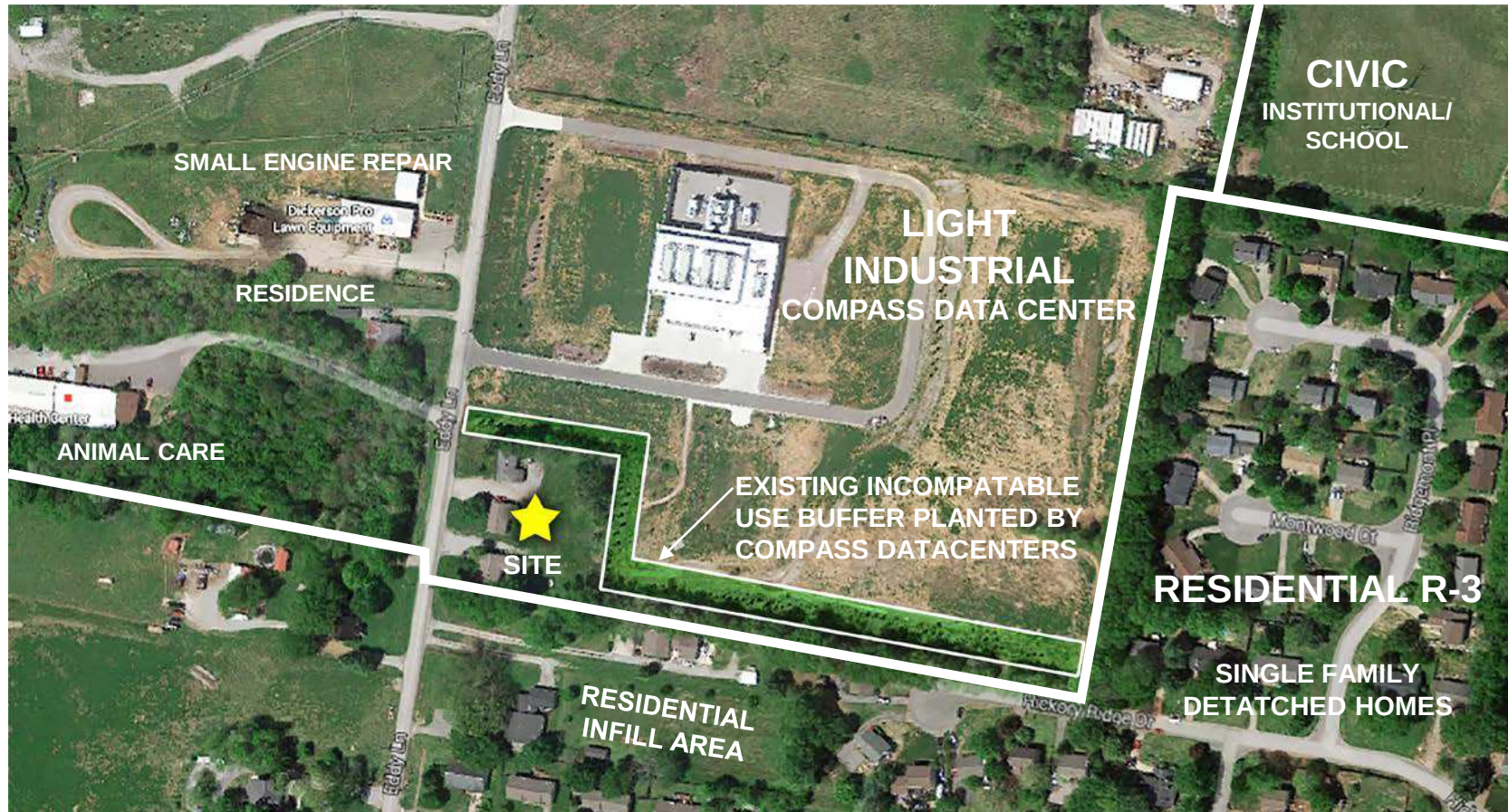
- CONSISTS OF PREDOMINANTLY RESIDENTIAL NEIGHBORHOODS. THE LIBERTY PIKE AREA INCLUDES ESTABLISHED RESIDENTIAL DEVELOPMENT WITH SMALLER LOTS.
- RESIDENTIAL USES, INCLUDING BOTH DETACHED AND ATTACHED RESIDENTIAL, WILL REMAIN THE PREDOMINANT LAND USE IN THE FUTURE.



HOW THIS AMENDMENT WILL FURTHER THE GOALS OF THE LUP

The Purpose and Vision of the CFCO is states, that in part, one of the goals is “concentrating on its small town identity”. The paragraph goes on to say that this includes “residential infill, neighborhood protection and preservation” The modification of the L.U.P. Map will in fact not only recognize existing neighborhood uses but reinforce the character of CFCO-4 as a residential area.

JUSTIFICATION OF REQUEST



HOW THE LAND USES HAVE CHANGED:

- Compass Data Center to the north was required to install an Incompatible Use landscape buffer along its entire southern boundary in recognition of the existing residential use at 405 Eddy Lane. This buffer is required by the City of Franklin Zoning Ordinance when uses of higher intensity are located adjacent to residential uses.
- There is a renewed interest along Eddy Lane for residential use due to existing infrastructure and proximity to the Central Franklin District.
- Both redevelopment and renovation of existing properties are occurring along Eddy Lane.

WHY THIS AMENDMENT IS APPROPRIATE:

- The property is currently a residential use.
- All existing development to the south of this property on Eddy Lane is residential.

ARROW MOLDED PLASTICS, INC.
DEEDBOOK 1145 PAGE 707 S.O.W.C.
MAP 78 PARCEL 72

1.10 ACRES
48,156 SQ. FT.

ARROW MOLDED PLASTICS, INC.
DEEDBOOK 1145 PAGE 707 S.O.W.C.
MAP 78 PARCEL 72

WILLIAM J. JONES
VICKI A. JONES
DEEDBOOK 784 PAGE 147 R.O.W.C.
PROPERTY MAP 78-D GROUP "C" PARCEL 7

HICKORY END ESTATES
PLATBOOK 12 PAGE 117 R.O.W.C.

7

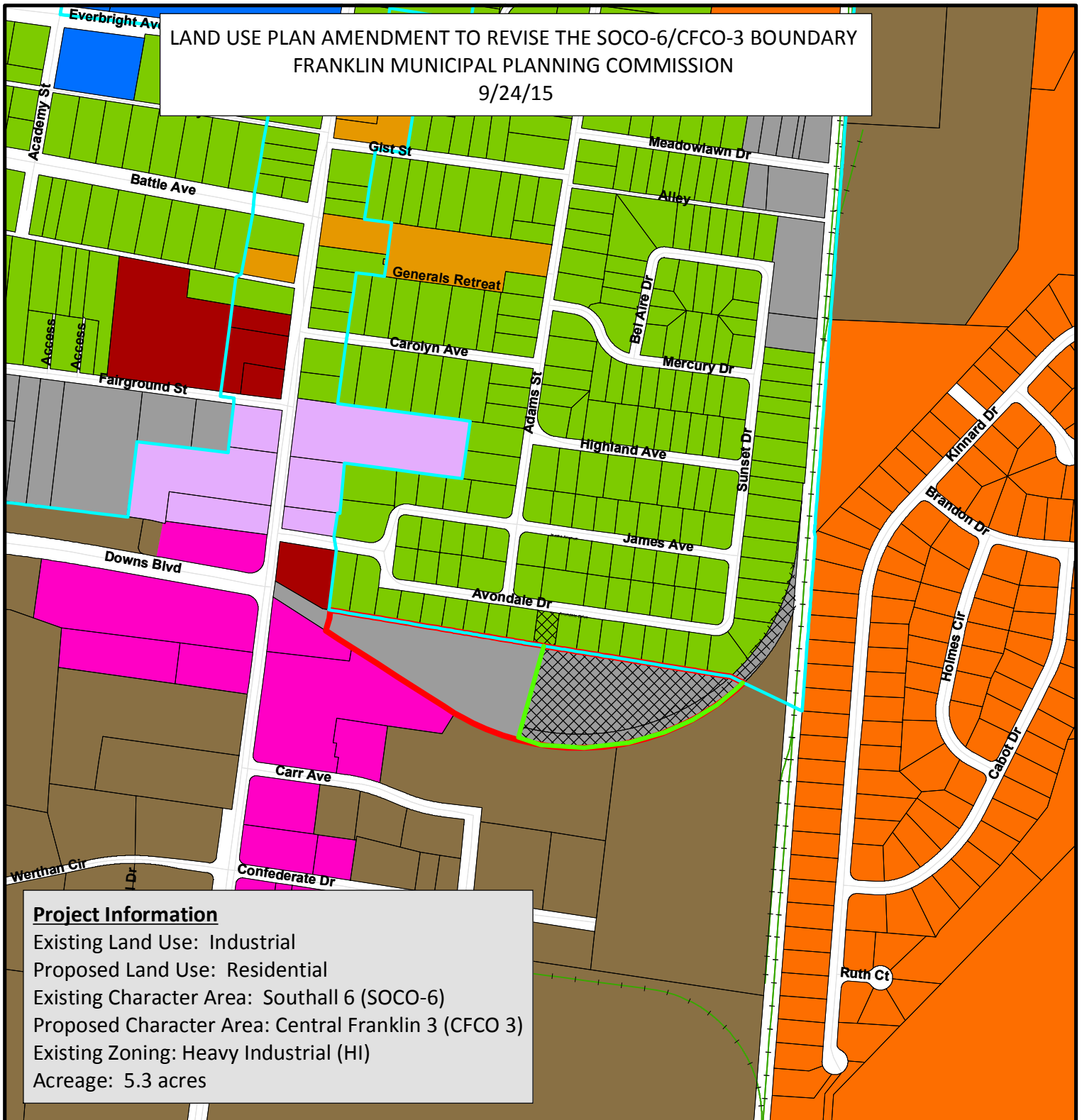
PHYSICAL FEATURES MAP

SIZE: 1.1 ACRES
LAND USE: 3 RESIDENTIAL HOMES
WATER: CITY OF FRANKLIN
SEWER: CITY OF FRANKLIN



LAND USE PLAN AMENDMENT TO REVISE THE SOCO-6/CFCO-3 BOUNDARY FRANKLIN MUNICIPAL PLANNING COMMISSION

9/24/15



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CHARACTER AREAS

SPECIAL AREA 3

Character

1. This area generally located south and west of the downtown core consists of established traditional residential neighborhoods. Note that a portion of the area is located along both sides of Franklin Road (including Myles Manor) and along Old Liberty Pike, north of the downtown core across the Harpeth River.
2. Many of these established neighborhoods are historically significant. Examples include the Hincheyville, Adams Street, and Lewisburg Avenue Local Historic Districts. The Natchez neighborhood is listed in the National Register of Historic Places. Other neighborhoods, such as Hard Bargain, are historically significant but not designated.
3. Established neighborhoods having a traditional development pattern are important to the character of Central Franklin. The community desires to maintain the established residential character and scale of the area.



Single family residence in traditional neighborhood



Street character in traditional neighborhood

Land Use

4. The predominant uses will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets.

Development Form

5. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development.
6. Buildings may be at a scale of up to 3 stories. Pursuant to a PUD under certain circumstances, buildings may be up to 4 stories. However, buildings at a height of 4 stories are inconsistent with the established character of a majority of the area and should be discouraged.

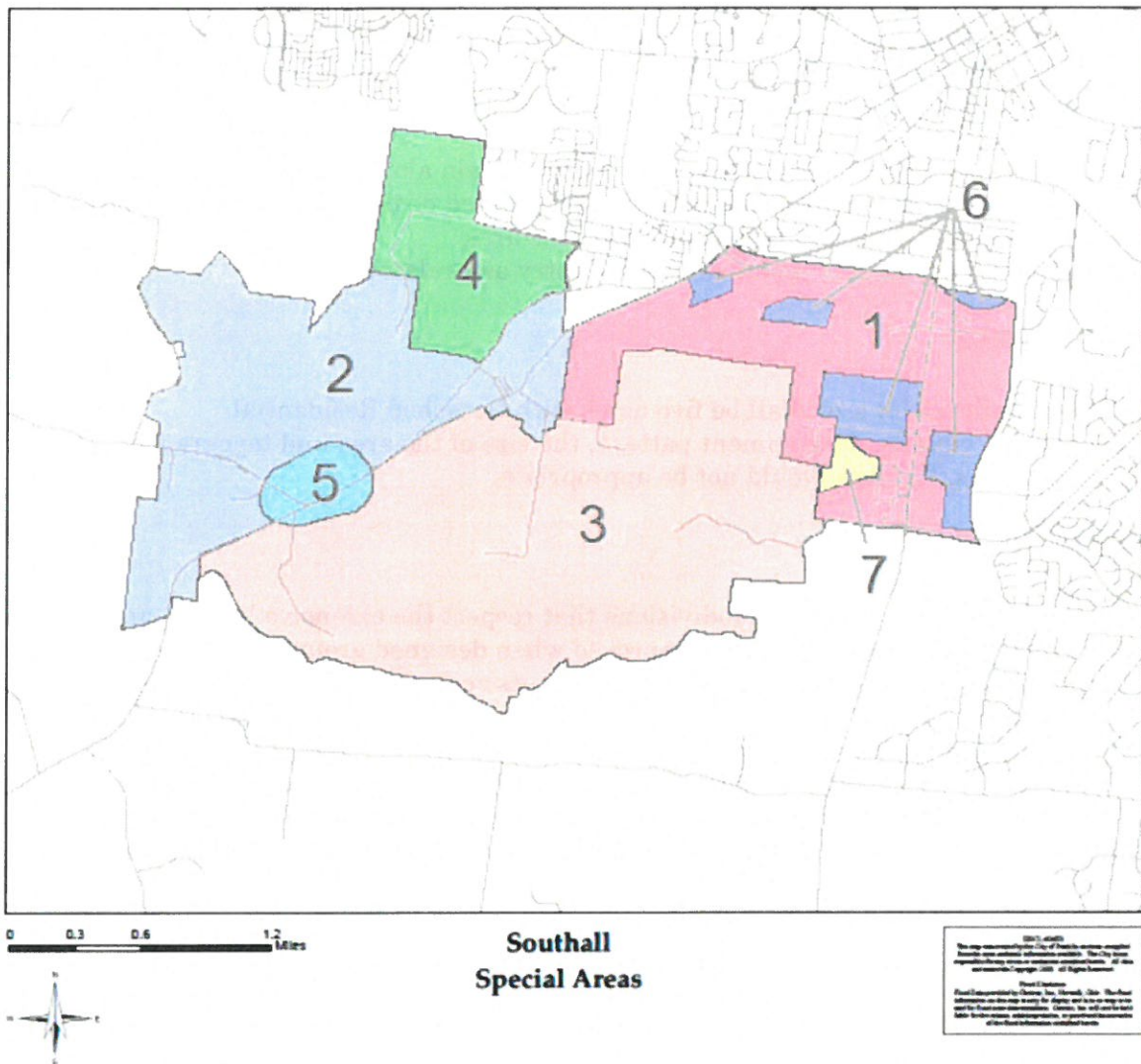
Connectivity

7. Development will provide an interconnected street network with sidewalks present.
8. Development may be supported by surface or structural parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Future above grade parking structures may be incorporated into residential development so long as they do not adversely impact the residential character of the area. Large stand alone parking structures that are truly geared toward commercial/office uses are prohibited.

Open Space

9. Established civic and institutional sites will contribute to open space in the area.

CHARACTER AREAS



CHARACTER AREAS

SPECIAL AREA 1

1. The Columbia Avenue corridor shall be improved pursuant to the Franklin Major Thoroughfare Plan.
2. Streetscape improvements, including sidewalks, shall be implemented along this corridor.
3. The existing land-use pattern is expected to remain along the Columbia Avenue corridor, with the application of the city's improved design standards gradually improving the quality of development in this area.
4. Appropriate land uses include Light Industry and related uses.

SPECIAL AREA 2

1. The minimum lot size shall be five acres with Detached Residential.
2. Given the existing development pattern, the size of the area and topographic constraints, Hamlets would not be appropriate.

SPECIAL AREA 3

1. Hamlets or Conservation Subdivisions that respect the extensive hillside and hilltop constraints in the area shall be approved when designed around small neighborhoods consisting of approximately 150 dwelling units accommodating approximately 400 residents.
2. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

SPECIAL AREA 4

1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.

CHARACTER AREAS

SPECIAL AREA 5

1. As the Southall Character Area develops, Special Area 5 will be appropriate for Local Retail.

SPECIAL AREA 6

1. This Special Area shall be reserved for Heavy Industry uses.

SPECIAL AREA 7

1. Attached residential units shall be permitted.
2. Open space shall be oriented to preserve existing natural features of the site. The major streams and associative vegetation shall be preserved and enhanced as a community amenity.
3. The development shall include planned open spaces and pedestrian connections to the surrounding land uses and Conservation Areas.
4. Interconnectivity to the north shall be prohibited. Interconnectivity shall be provided to the east and west and in addition require north/south interconnectivity to the east within Special Area 1 to Century Court.
5. Existing stream and perimeter vegetation shall be preserved to provide buffer to adjacent retail/office and industrial uses. Additional buffering techniques shall be implemented to supplement existing perimeter vegetation.

**REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN
302 AVONDALE DRIVE
MAP-PARCEL 78N-D-12.00
MAP-PARCEL 78n-D-11.00 (A PORTION OF)**

City of Franklin # 5929

REQUEST

It is requested that the Franklin Land Use Plan be amended to change the boundary line between Central Franklin, Special Area 3 and Southall, Special Area 6, such that the property located at 302 Avondale Drive be located in Central Franklin Character Area, Special Area 3.

DESCRIPTION AND JUSTIFICATION

Ownership:

Parcel 12.00

William L. Mayo

Parcel Size: +/- 3.7 acres

Parcel 11.00

Gerald Robeson

Parcel Size: +/- 1.6

Existing Character Area: Southall, Special Area 6

Proposed Character Area: Central Franklin, Special Area 3

Present Zoning Classification: Heavy Industrial (HI)

Present Use: Warehouse

Proposed Use: Mixed-Residential

Surrounding land use: North—Single Family (James Subdivision)

East—CSX Railroad

South—Industrial (stone manufacturing)

West—Commercial (automotive body shop)

The subject parcel is located within Special Area 6 of the Southall Character Area of the Franklin Land Use Plan. Special Area 6 includes five areas of parcels that are reserved for heavy industrial uses. The historic pattern of development in Franklin would tend to support heavy industrial uses in this area when uses such as phosphate mining, rock crushing, asphalt plants, tobacco warehousing, and so forth were developed on the outskirts of town. However, the recent development of the downtown core, and the growth of the immediate surrounding areas, have resulted in a mix of uses, specifically a mix of residential uses. In fact, the Land Use Plan states that "heavy industrial uses are strongly discouraged within the City of Franklin."

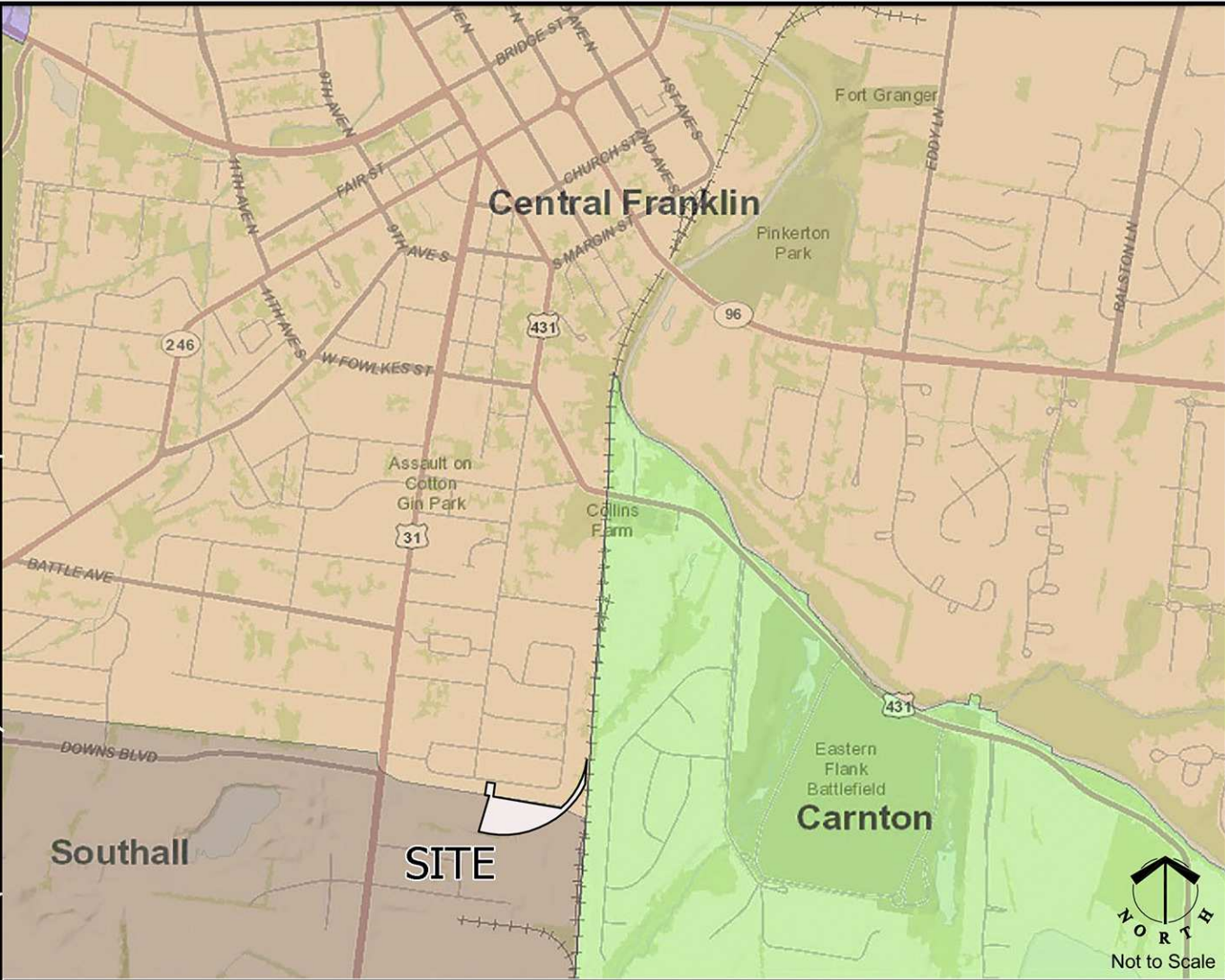
The parcel is located adjacent to James Subdivision, which is a single-family subdivision developed in the 1950s. The proposed plan will be more compatible with the single-family dwellings in James Subdivision by providing for a transition from single-family to mixed-residential to industrial and commercial uses, south and west of the parcel, while also providing some areas of green space. The vehicular access to the parcel is through James Subdivision. As a heavy industrial use, the only ingress/egress point for

heavy truck traffic is through the residential area. Therefore, the design of the proposed neighborhood will be oriented toward residential uses.

Since the property is located immediately south of the boundary of the Central Franklin Character Area, Special Area 3, and since this special area supports attached and detached residential uses consistent with the established residential pattern to the north, the applicant requests that the boundary line be amended such that the Central Franklin Character Area, Special Area 3, includes this property.

Statements of the Franklin Land Use Plan that support the requested land use plan amendment are as follows:

- The city desires to accommodate new growth in a fiscally responsible and environmentally sensitive manner.
- Sprawling "leapfrog" land use patterns will be discouraged. New growth will be encouraged next to existing development where infrastructure exists or can be provided efficiently.
- In promoting a mixture of compatible uses, the city recognizes the importance of providing for orderly transitions of land uses and densities, particularly between single family uses and smaller lot detached or attached housing.
- Density of new development is recognized as being an important consideration in community quality of life, but it is only one factor that must be considered. Of greater concern is the quality and design of development. Low quality development is undesirable at any density.
- Land is viewed as a limited resource, and the efficiency of its use must be considered in establishing desired future density.
- Low density (i.e. less than two dwelling units per acre gross density) is discouraged in areas targeted for urban-level infrastructure
- As new residential areas develop, they should be encouraged to incorporate elements and features that reinforce a neighborhood feel.
- The city will encourage a diversity of housing options. While a diverse mix of housing need not be provided in each new subdivision, an overall mix of densities and housing types should be developed.
- New development will be encouraged in the existing urban area. The redevelopment and reuse of areas that are already served by infrastructure can reduce pressure for new growth on the edges of the urban area.
- New infill development shall be designed in a way that is sensitive to existing uses. Infill sites are often closely surrounded by existing uses, and the city will require that the site plans be designed to mitigate negative land use impacts. The city understands that infill development may create or demand different criteria than greenfield sites and should evaluate regulations and procedures accordingly.
- Heavy industrial uses are strongly discouraged within the City of Franklin.



VICINITY:	
SITE DATA:	
PROJECT NAME:	AVONDALE COTTAGES
PROJECT#:	5929
ADDRESS:	302 AVONDALE DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
LEGAL DESCRIPTION:	Being all of parcel 12.00, Map 078N D and a portion of parcel 11.00, Map 178N D.
ACREAGE OF SITE:	+/- 5.3 ACRES
BASE ZONING:	HEAVY INDUSTRIAL DISTRICT (HI)
EXISTING CHARACTER AREA OVERLAY:	SOCO - 6
PROPOSED CHARACTER AREA OVERLAY:	CFCO - 3
OVERLAY:	A portion of the property is located within the Columbia Ave Overlay District.
DEVELOPMENT STANDARD:	CONVENTIONAL
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ ROW:	Abandoned Battlefield Branch of the CSX rail Road runs along the southern edge of the subject property.
EXISTING STRUCTURES:	+/- 20,000sf Manufacturing facility.

0 50 100 150

Scale: 1"=50'

Land Use Plan Amendment - Existing Conditions and Physical Features Map

date. August 10, 2015
revisions. September 3, 2015

Note: Base information obtained City of Franklin GIS.
DesignStudio does not guarantee accuracy.

project no. 14054
scale. shown on plan

L1.0
C.O.F. #5929

MCEWEN CHARACTER AREA, SPECIAL AREA 6, LAND USE PLAN AMENDMENT
FRANKLIN MUNICIPAL PLANNING COMMISSION
9/24/15

Total Acreage: 17 acres

Project Information

Existing Land Use: Vacant, except for
one occupied house

Proposed Land Use: Neighborhood Commercial

Character Area: MECO-6

Development Standard: Conventional

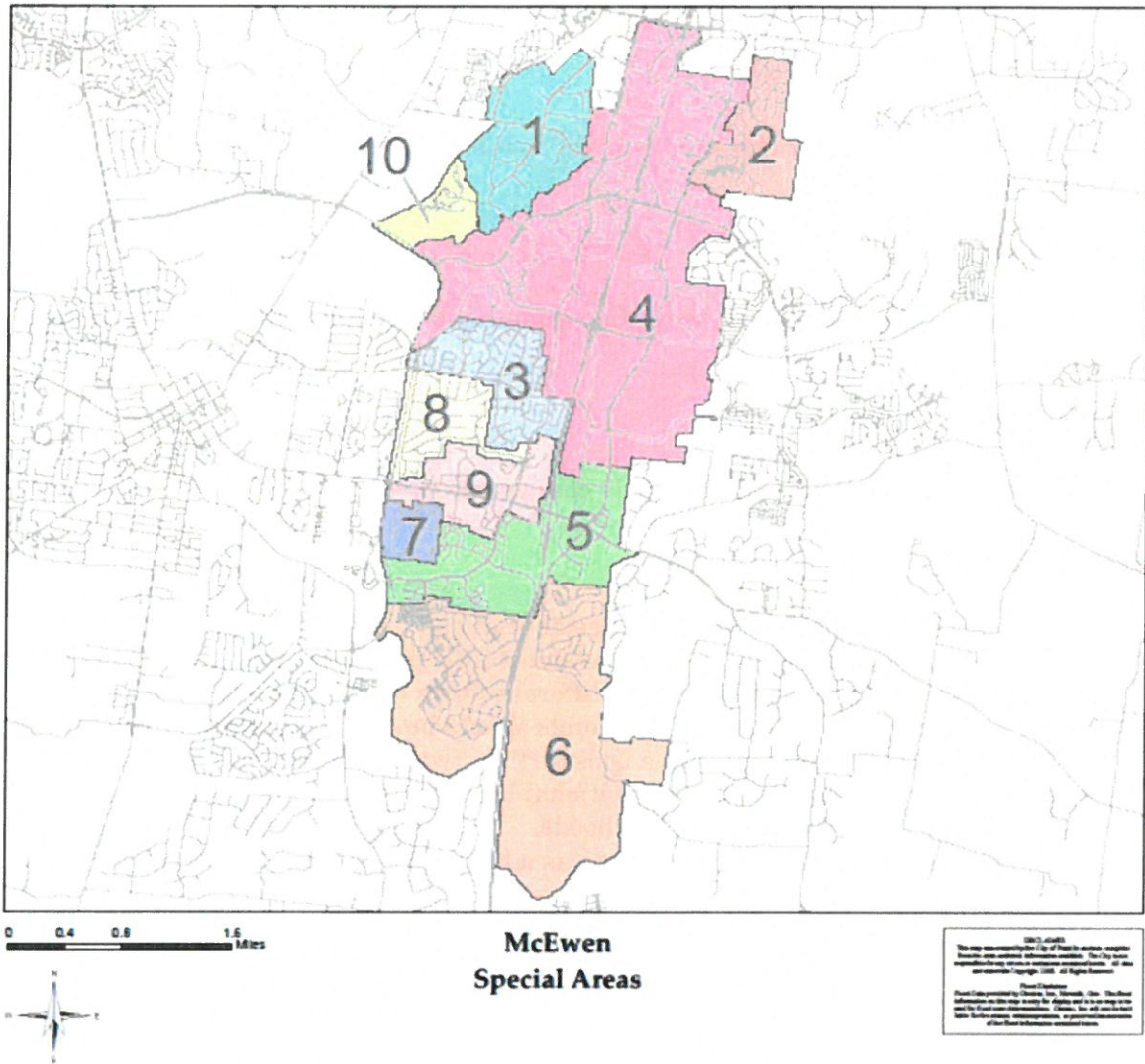
- | | |
|---|---|
|  Commercial Node |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
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CHARACTER AREAS



CHARACTER AREAS

VISION

The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. Murfreesboro Road will be redeveloped pursuant to a comprehensive land use and economic strategy and will be a quality gateway from I-65. High-quality design and people-friendly environments will be encouraged through heightened standards and site design to reinforce the small-town appeal of Franklin.

SPECIAL AREA 1

1. The existing character of this area is Light Industrial and is expected to remain unchanged.

SPECIAL AREA 2

1. This area is largely developed, with the remaining land committed through existing plats.

SPECIAL AREA 3

1. This area is largely built out with little change expected.

SPECIAL AREA 4

1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses).
2. Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the interstate.
3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.
4. Attached Residential is also appropriate as a transition to residential uses to the east.
5. All “big box” retail shall be located west of I-65.

SPECIAL AREA 5

1. This area is an important regional gateway into the city, but it does not present the image of quality and community character that the city desires.
2. The city should prepare a “Special Area Plan” for this area that addresses market feasibility, land use, and design. The city should devise a long-term redevelopment and revitalization strategy for this largely developed area.
3. The southwest corner of this area is appropriate for a mixture of uses, including Attached and Detached Residential and Neighborhood Retail, but not until the intersection of South Royal Oaks Boulevard and Mack Hatcher Parkway is improved.

CHARACTER AREAS

SPECIAL AREA 6

1. The character of this area is largely established.
2. New development shall reflect the same character as the established area.

SPECIAL AREA 7

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area.

SPECIAL AREA 8

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area, but no additional Attached Residential shall be permitted
3. Transitional Office use is appropriate for the four lots at the southeast corner of this area, on London Lane and North Royal Oaks Boulevard, but only if North Royal Oaks Boulevard is widened.

SPECIAL AREA 9

1. Murfreesboro Road shall be redeveloped pursuant to a comprehensive land use and economic strategy and shall be a quality gateway from I-65.
2. High-quality design shall be encouraged through heightened standards and site design to reinforce the small-town appeal of Franklin.

SPECIAL AREA 10

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area.

