



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 28, 2014

7:00 PM

Board Room

CALL TO ORDER

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

REZONINGS AND DEVELOPMENT PLANS

1. [14-352](#) Ordinance 2014-18, To be entitled, "an Ordinance to Rezone 77.7 acres from General Commercial (GC) To Specific Development - Variety District (SD-X 12.23/480,000 /450) For the Property located at the Southeast Corner of East McEwen Drive and Carothers Parkway.

Attachments: [09 FMPC.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

2. [14-353](#) 8/28/14 FMPC - Item 10, 264 Natchez Street Subdivision, final plat, two lot subdivision on 0.54 acres, located at 264 Natchez Street

Attachments: [10 FMPC.pdf](#)

3. **14-354** 8/28/14 FMPC - Item 11, Harpeth Community Church Subdivision, final plat, consolidation of three properties totaling 8.74 acres, located at 1101 Gardner Drive.

Attachments: 11 FMPC.pdf

4. [14-355](#) 08/28/14 Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (phase two), 17,584 square foot addition to an existing church, on 8.74 acres, located at 1101 Gardner Drive

Attachments: [12 FMPC.pdf](#)
[Harpeth Community Church Subdivision, site plan, submittal](#)

5. [14-356](#) 08/28/14 highlands at Ladd Park PUD Subdivision, final plat, section 15, revision 2, creating 29 single family lots and three open space lots on 9.73 acres, located at 0 Irvine Lane

Attachments: [13 FMPC.pdf](#)

6. [14-357](#) Highlands at Ladd Park PUD Subdivision, final plat, section 24, creating 17 single family lots and two open space lots on 4.87 acres, located at 0 Truman Road West

Attachments: [14 fmpc.pdf](#)

7. [14-358](#) 08/28/14 Rizer Point PUD Subdivision, final plat, section 3, creating 16 single family lots and one open space on 4.09 acres, located at 0 Del Rio Pike

Attachments: [15 fmpc.pdf](#)

8. [14-359](#) 08/28/14 Westhaven PUD Subdivision, final plat, section 42, creating 9 residential lots and five open space lots on 0.70 acres, located along Keats Street

Attachments: [16 fmpc.pdf](#)

ORDINANCE AND TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



MEMORANDUM

DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: 8/28/14 FMPC—Item 9, ORDINANCE 2014-18, TO BE ENTITLED “AN ORDINANCE TO REZONE 77.7 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 12.23/480,000/450) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY.”

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a rezoning for a mixed-use development at the property located at the southeast corner of East McEwen Drive and Carothers Parkway.

Project Information

COF Project Number: 4542

Applicant: Gary Vogrin, Kiser + Vogrin Design

Owner: Glen McGehee, SS McEwen, LLC

Background/Staff Comments

The Planning Commission recommended approval of this rezoning request to BOMA in May 2014. However, prior to the final approval from the Board of Mayor and Alderman, the applicant chose to make a minor modification to the requested zoning boundary. BOMA will consider the rezoning request with the updated legal description at the third and final reading of the rezoning, as well as a second public hearing, at its August 26, 2014 meeting. The change to the boundary limits does not change the overall square footage of the area to be rezoned, nor does it change any of the entitlements previously considered by the Planning Commission. Before the rezoning can become effective, the Planning Commission must also review the rezoning request with the updated legal description and determine if they can provide their favorable support to the updated rezoning boundary and corresponding ordinance.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

1. Before a site plan can be submitted for the proposed PUD subdivision associated with this rezoning, a revised development plan and corresponding resolution, depicting the new legal boundary for the PUD, will be required to be approved by BOMA.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

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

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

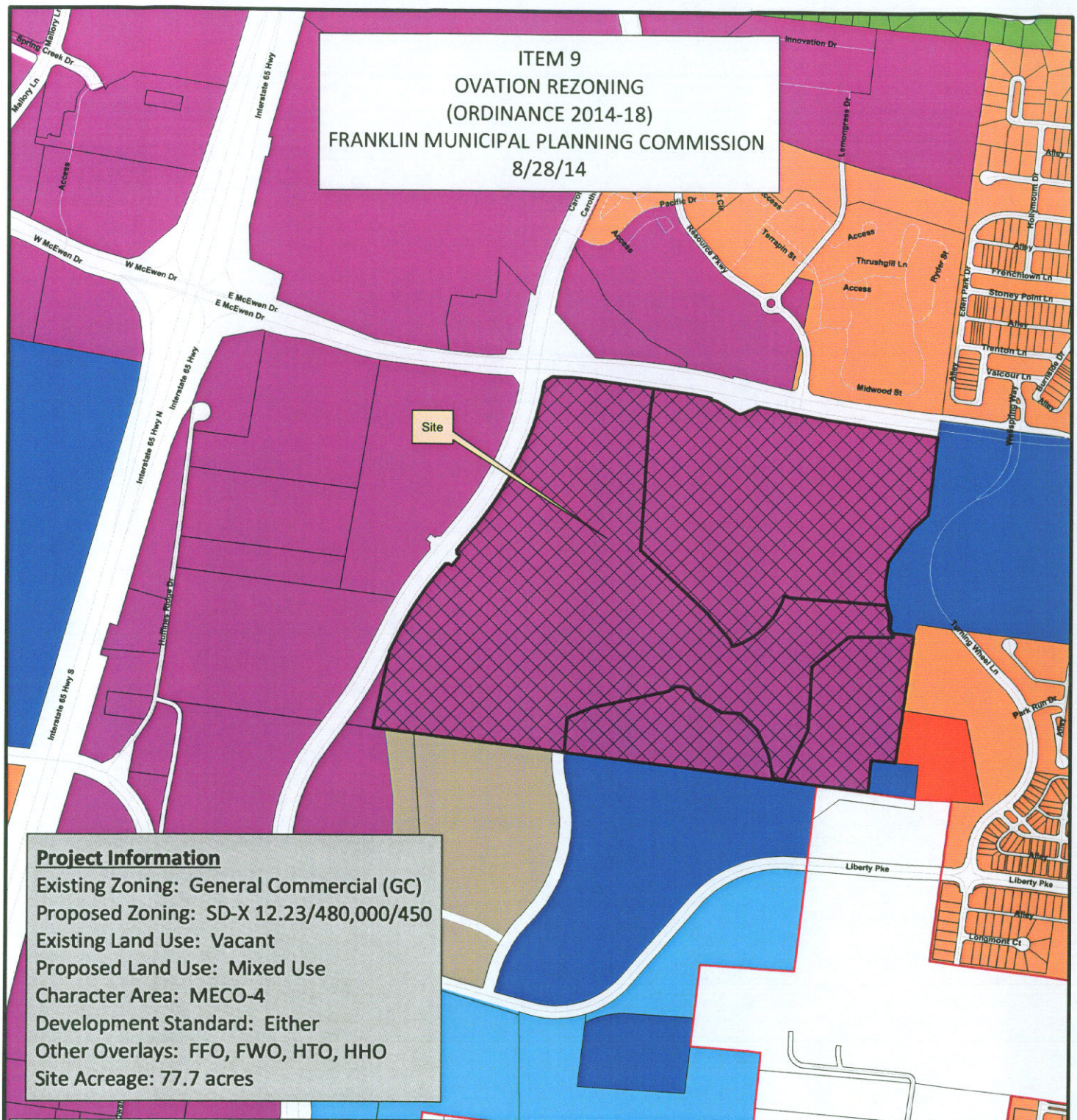
1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

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PROCEDURAL REQUIREMENTS:

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

ITEM 9
OVATION REZONING
(ORDINANCE 2014-18)
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/28/14



Project Information

Existing Zoning: General Commercial (GC)
Proposed Zoning: SD-X 12.23/480,000/450
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Either
Other Overlays: FFO, FWO, HTO, HHO
Site Acreage: 77.7 acres

Legend

Ovation Subdivision

Zoning

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

Historic Core Residential District

RX Residential Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

MN Neighborhood Mixed-Use District

ML Local Mixed-Use District

MX Regional Mixed-Use District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



0 250 500 1,000
Feet

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DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 10,** 264 Natchez Street Subdivision, final plat, two lot subdivision on 0.54 acres, located at 264 Natchez Street.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a final plat for a two lot subdivision at 264 Natchez Street.

Project Information

COF Project Number: 4629

Applicant: Greg Hartman, Dewaal & Associates

Owner: Cassandra Taylor

Background/Staff Comments

This application seeks to subdivide the property at 264 Natchez Street into two buildable lots. The property is zoned Detached Residential (R6), and there are no additional overlays. The property has Traditional development standards. Lot 1 will retain the existing house and barn, and will be 14,405 square feet. Lot 2 will be accessed from 11th Street, and will be 7,025 square feet. Both lots meet the minimum bulk regulations for lot width and lot size, and can maintain the prescribed setbacks. The proposed subdivision is within the Central Franklin Special Character Area 3. This Special Character Area supports infill development when it can respect the character of the established traditional development patterns of the existing neighborhoods. The property had a second house on the rear of the lot, which has since been demolished. This subdivision, and subsequent infill development, will create a legal lot and essentially replace this demolished house, thereby maintaining the development pattern of the neighborhood.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

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PROCEDURAL REQUIREMENTS:

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

CONDITIONS OF APPROVAL:

Planning

[Natchez Street 7-14-14.pdf](#)

1. Site Data Chart

- The applicant shall list the property's character area (CFCO-3) and development standard (traditional) in Note 2.

2. Mineral rights

- The applicant shall list the owner of the property's mineral rights in the Notes section of the plat.

3. Plat Note

- The applicant shall darken the lot lines of the property, and proposed lot line.

Water/Sewer

General Comments

4. Wastewater

- Previous comment not fully addressed, applicant shall label sewer service to lot 1.

ITEM 10
 264 NATCHEZ STREET SUBDIVISION, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/28/14



Project Information

Base Zoning: Historic Core Residential (R6)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.54 acres
 Proposed Number of Lots: 2

Legend

- | | |
|------------------------------------|-------------------------------------|
| 264 Natchez Street | GO General Office District |
| Zoning | CC Central Commercial District |
| AG Agricultural District | NC Neighborhood Commercial District |
| ER Estate Residential | GC General Commercial District |
| R-1 Residential District | MN Neighborhood Mixed-Use District |
| R-2 Residential District | ML Local Mixed-Use District |
| R-3 Residential District | MX Regional Mixed-Use District |
| Historic Core Residential District | LI Light Industrial District |
| RX Residential Variety | HI Heavy Industrial District |
| OR Office Residential District | CI Civic and Institutional District |



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 Feet

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DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 11,** Harpeth Community Church Subdivision, final plat, consolidation of three properties totaling 8.74 acres, located at 1101 Gardner Drive.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a final plat for the consolidation of the Harpeth Community Church properties near the intersection of Mack Hatcher Parkway and Lewisburg Pike.

Project Information

COF Project Number: 4625

Applicant: Greg Terry, James Terry & Associates

Owner: Kevin Howell, Harpeth Community Church

Background/Staff Comments

This final plat consolidates two existing lots and one parcel into a single lot, and is being done in conjunction with the site plan for the Harpeth Community Church expansion. All three properties are owned by Harpeth Community Church, are zoned Detached Residential (R2), and are partially within the Floodway Fringe Overlay. The two existing lots are a part of the Gardner Estates Subdivision, and are each under one acre (31,806 square feet and 34,636 square feet). The third property is a parcel over five acres (7.21 acres) and therefore is not required to be platted. The consolidation of these three lots into a single legal lot is necessary in order for the requirements and restrictions of the church's site plan to be calculated over a single area. It also corrects the current nonconforming condition of an existing building sitting directly on top of lot lines. This document also plats an access easement throughout the site as well as the incompatible land use buffer along the east property lines.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

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PROCEDURAL REQUIREMENTS:

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

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

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

Planning

[Harpeth-Community Church-Plat-1st-Submittal-Signed.pdf](#)

2. final plat notes

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

3. Acreage

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

4. Buffers

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

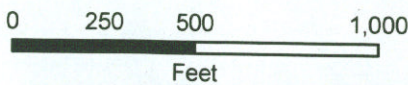
ITEM 11
HARPETH COMMUNITY CHURCH SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/28/14

Site

Project Information
Base Zoning: Detached Residential (R2)
Existing Land Use: Church
Proposed Land Use: Church
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 8.74 acres
Proposed Number of Lots: 1

Legend

- | | |
|--|---|
|  Harpeth Community Church |  GO General Office District |
|  AG Agricultural District |  CC Central Commercial District |
|  ER Estate Residential |  NC Neighborhood Commercial District |
|  R-1 Residential District |  GC General Commercial District |
|  R-2 Residential District |  MN Neighborhood Mixed-Use District |
|  R-3 Residential District |  ML Local Mixed-Use District |
|  Historic Core Residential District |  MX Regional Mixed-Use District |
|  RX Residential Variety |  LI Light Industrial District |
|  OR Office Residential District |  HI Heavy Industrial District |
| |  CI Civic and Institutional District |



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DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 12**, Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (phase two), 17,584 square foot addition to an existing church, on 8.74 acres, located at 1101 Gardner Drive.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a site plan for a 17,584 square foot addition to an existing church, at 1101 Gardner Drive.

Project Information

COF Project Number: 4631

Applicant: Gary Batson, Batson and Associates, Inc.

Owner: Kevin Howell, Harpeth Community Church

Background/Staff Comments

This site plan proposes to expand the footprint of the existing Harpeth Community Church, at the corner of Lewisburg Pike and Mack Hatcher Parkway. The site is zoned Detached Residential (R2), and has Floodway Fringe Overlay on the eastern portion of the property. The original site plan (COF # 1029) was approved in February 2006. The existing church complex comprises of three buildings that total 18,187 square feet. This proposal places new development between two existing buildings (physically connecting to one of them), and creates a new 17,584 square foot space. The new addition is similar in height to the existing building to which it is connecting, and will be clad in similar materials. The site plan adds parking spaces to the northwest area of the site, and all new spaces are to be constructed with pervious pavement. The existing entrance into the site is being maintained, as is the incompatible land use buffer along the eastern property lines.

Recommendation

Staff recommends **approval, with conditions**.

See attached pages for a list of staff recommended conditions of approval.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

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PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Sureties

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

2. Landscape

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

Planning

[Harpeth Community Church Phase II - submittal 001.pdf](#)

3. FWO and FFO

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

[Harpeth Community Church Phase II - submittal 002.pdf](#)

4. Parking

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

Zoning

[Harpeth Community Church Phase II - submittal 002.pdf](#)

5. Question

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

ITEM 12
HARPETH COMMUNITY CHURCH SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/28/14

Site

Project Information

Base Zoning: Detached Residential (R2)
Existing Land Use: Church
Proposed Land Use: Church
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 8.74 acres
Proposed Number of Dwelling Units: N/A
Proposed Nonresidential Square Footage: 17,584 SF addition
Proposed Building Height: 1 story, 30'

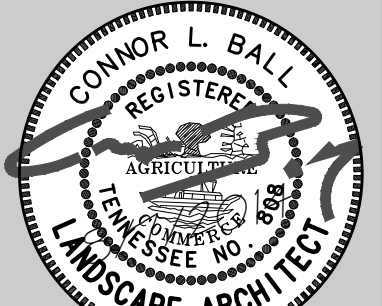
Legend

 Harpeth Community Church	 GO General Office District
 AG Agricultural District	 CC Central Commercial District
 ER Estate Residential	 NC Neighborhood Commercial District
 R-1 Residential District	 GC General Commercial District
 R-2 Residential District	 MN Neighborhood Mixed-Use District
 R-3 Residential District	 ML Local Mixed-Use District
 Historic Core Residential District	 MX Regional Mixed-Use District
 RX Residential Variety	 LI Light Industrial District
 OR Office Residential District	 HI Heavy Industrial District
	 CI Civic and Institutional District



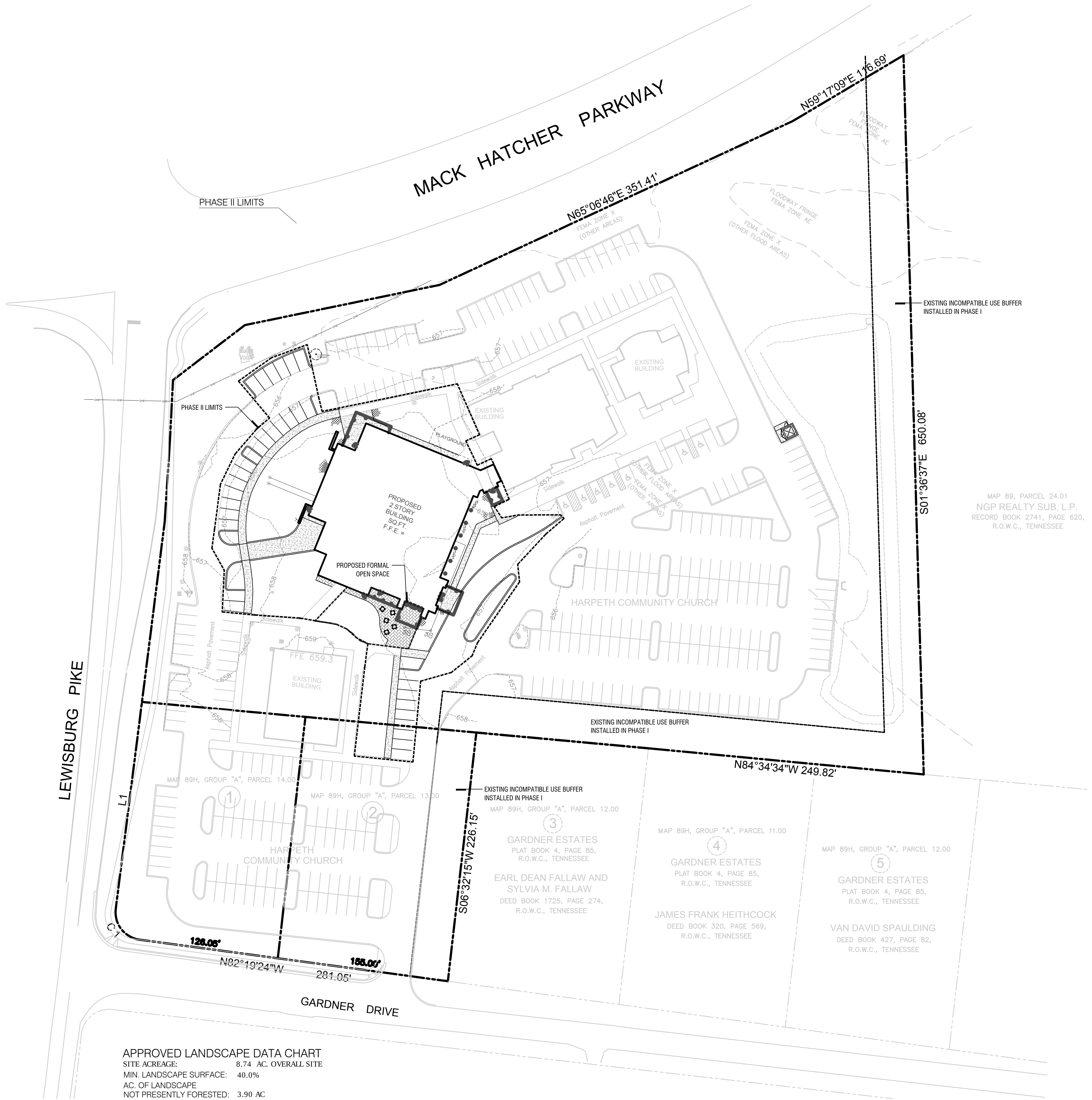
0 250 500 1,000
Feet

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COF# 4631

Harpeth Community Church Subdivision
Site Plan, Lot 1, Rev 1 (Ph. II)
1101 GARDNER DRIVE, FRANKLIN, WILLIAMSON CO., TENNESSEE



APPROVED LANDSCAPE DATA CHART
SITE ACREAGE: 8.74 AC. OVERALL SITE
MIN. LANDSCAPE SURFACE: 40.0%
AC. OF LANDSCAPE
NOT PRESENTLY FORESTED: 3.90 AC
AC. OF LANDSCAPE SURFACE
AREA PRENTLY FORESTED: 0.00 AC
LANDSCAPE SURFACE RATIO
OF SITE: 45%
REQUIRED SUPPLEMENTAL TREES SHOWN
IN PHASE II ON APPROVED 2005 DRAWINGS:
2' CANOPY TREES: 9
1.5' UNDERSTORY TREES: 29
REQUIRED REPLACEMENT TREES SHOWN IN PHASE II
ON APPROVED 2005 DRAWINGS:
2' REPLACEMENT TREES: 7

RELEASE DATE: 00/00/00
REV 1:

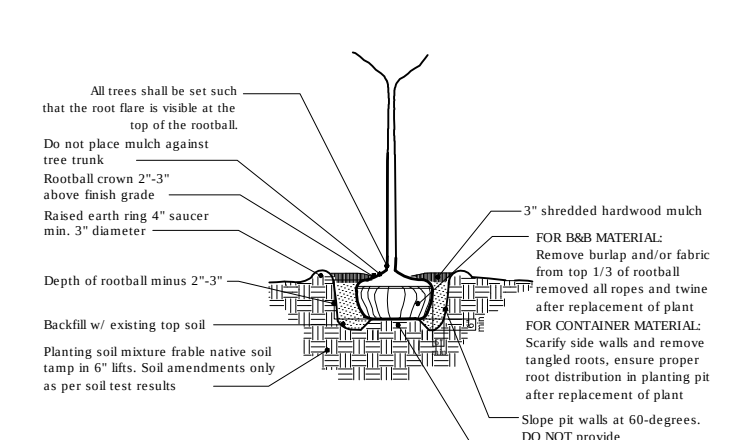
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OVERALL SITE

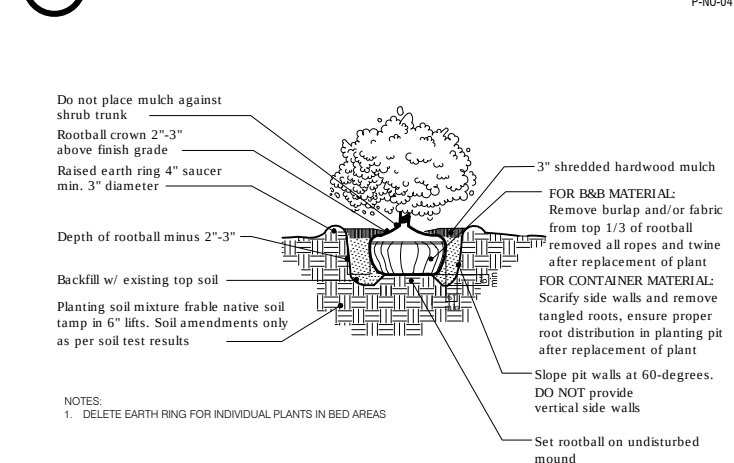
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	IN	7	Nellie Stevens Holly / Ilex x 'Nellie R Stevens' Full to Base, Full Dense Form. See Tree Specifications	B & B		6' HT
2" CANOPY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CB	7	Franz Fortune European Hornbeam / Carpinus betulus 'Franz Fortune' 3' Clear Trunk, Pyramidal Form, Single, Straight Central Leader, Evenly Branched, Full Symmetrical Crown. See Tree Specifications.	B & B	2" Cal	10'-12" HT
	UP	9	Bosque Elm / Ulmus parvifolia 'Bosque' 5' Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications.	B & B	2" Cal	12'-14" HT
2" UNDERSTORY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	JV	13	Blue Arrow Juniper / Juniperus virginiana 'Blue Arrow' Full, Dense Columnar Form. MATCHED	B & B	2" Cal	8'-10' HT
	PY	13	Flowering Cherry / Prunus x yedoensis 'Akebono' 5' Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications. Matched	B & B	2" Cal	10'-12" HT
	SJ	3	Emerald Pagoda Japanese Snowbell / Styrix japonica 'Emerald Pagoda' SPECIMEN, Full to Base, Full Dense Form. See Tree Specifications	B & B	2" Cal	8'-10" HT
REPLACEMENT TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	RCC	8	Eastern Redbud / Cercis canadensis Full to Base, Full Dense Form. See Tree Specifications	B & B	2" Cal	10' HT
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	AZ	25	Northern Lights Deciduous Azalea / Azalea x 'Lemon Lights' Full, Heavy, Well Branched	24" HT / 18" SP		
	BM	11	Green Mountain Boxwood / Buxus microphylla insularis 'Green Mountain' Full, Dense Form	24" HT / 16" SP		
	BU	49	Green Velvet Boxwood / Buxus x 'Green Velvet' Full, Dense Form	15" HT / 15" SP		
	HN	6	Lime Light Hydrangea / Hydrangea macrophylla 'Lime Light' Full, Heavy, Well Branched, Property Pruned	#5 Container		
	HM	10	Nikko Blue Hydrangea / Hydrangea macrophylla 'Nikko Blue' Full, Dense Form	#3 Container		
	IL	20	Soft Touch Japanese Holly / Ilex crenata 'Soft Touch' Full, Heavy	15" HT		
	MA	6	Adagio Euallia Grass / Miscanthus sinensis 'Adagio' Full, Dense Form	#3 Container		
	PV	14	Blue Switch Grass / Panicum virgatum 'Heavy Metal' Full, Heavy	#3 Container		
	PE	9	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny' Full, Dense Form	#1 Container		
	SB	35	Neon Flash Spirea / Spiraea x burniana 'Neon Flash' Full, Heavy	16" HT		
	TM	41	Dense Yew / Taxus x media 'Densiformis' Full, Heavy, Well Branched, Not Sheathed	18" HT / 18" SP		
	VP	37	Prague Viburnum / Viburnum x pragensis Full, Heavy	30" HT Min.		

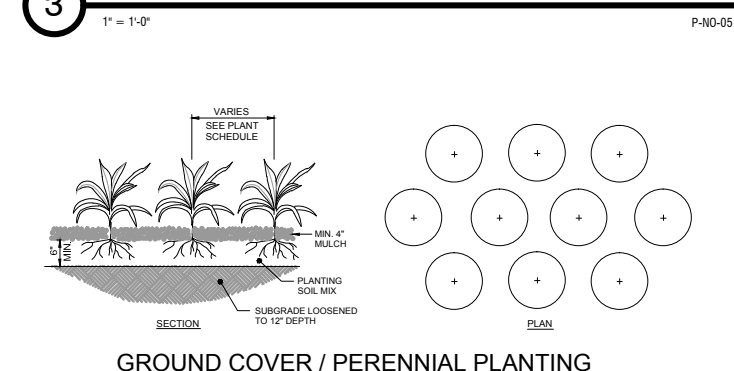


- NOTES:
- REMOVE ALL STING-BARS OR WIRE WRAPPED AROUND TRUNKS.
 - REMOVE ALL STING-BARS, WIRE, AND/OR STING-BARS USED TO LIFT THE ROOTBALL.
 - DELIVER EXISTING BINS FOR INDIVIDUAL PLANTS IN BED AREAS.

2 TREE PLANTING



3 SHRUB PLANTING



GROUND COVER / PERENNIAL PLANTING

4 GROUND COVER PLANTING

City Landscape Notes

- The Owner shall submit a Certificate of Landscape Compliance to the Building and Codes Department upon completion of the landscape installation.
- Upon submittal of a Certificate of Landscape Compliance contact Building and Codes to schedule a Landscape Inspection.
- No Certificate of Occupancy shall be issued until all landscape materials are in place in substantial compliance with the approved landscape plan.
- All trees and shrubs shall be tagged according to species. Tags shall not be removed until after the Site Inspection for the issuance of a Certificate of Occupancy.
- Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
- All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown or balled and burrapped with sizes indicated on the plant schedule on the approved plans. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the site standards set forth in the *American Standards for Nursery Stock*, current edition.
- All required deciduous trees shall be a minimum of 2" (two inches) in caliper at planting.
- All required evergreen trees shall be a minimum of 6' (six feet) in height at planting.
- All required shrubs shall be a minimum of 18" in height at planting.
- 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) will require a revised landscape plan to be submitted and approved prior to the landscape installation.
- The Owner acknowledges that landscaping in a dedicated easement does not waive or modify the City rights as the easement holder. The Owner understands that the City, 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 landscaping in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscaping to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscaping.
- ATTENTION OWNER/ INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City 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 bond for landscaping.
Deviation from the approved landscape plan shall not be made without first consulting Heibert+Ball, Land Design and then obtaining approval from either the planning commission or the planning department.

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	HE	29	Happy Returns Daylily / Hemerocallis x 'Happy Returns' 18" O.C. Triangle Spacing	1 Pint
	PM	44 sf	8-Allium,-12-Tulip,-15-Salvia, 30 Mondo Grass / Perennial Bulb Mix and Mondo Grass Allium x 'Globemaster', Tulipa x 'Cum Laude', Salvia chamaedryoides 'Blue Oak'; Ophiopogon planispicus 'Nigrescens'	Bulb
	SC	58	Selection of Perennial, Annuals, and Grasses / Seasonal Color	4" pot
	SS	39	Lamb's Ears / Stachys byzantina 'Silver Carpet'	1 Pint

MISCELLANEOUS

Pine Straw Mulch
Shredded Hardwood Bark Mulch
4"-6" River Cobbles

TURF
Fescue. Install in all disturbed areas

NOTES
F.T.B. = Full To Base
ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HEIBERT AND ASSOCIATES MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT H&A FOR ANY SUBSTITUTION REQUESTS.

Hvac units, cooling and/or mechanical equipment are mounted on the:

- ☒ Rooftop
- ☐ Ground
- ☐ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS

Buffer/ Screening Type:

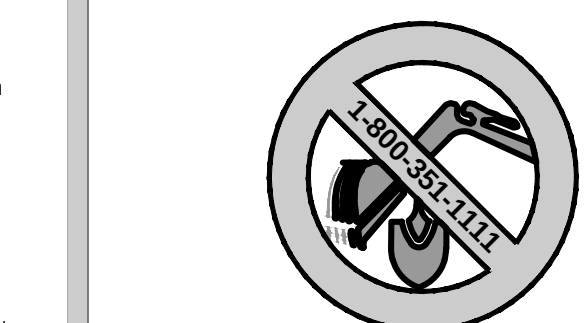
- ☐ Not Applicable
- ☐ Foundation planting
- ☐ Perimeter Planting Strip
- ☐ Interior VUA Planting
- ☐ Utility Box Screen
- ☐ HVAC Screen
- ☐ Dumpster Screen
- ☐ Loading/service Area
- ☐ Incompatible Use Buffer
- ☐ 30-foot Front Yard Buffer
- ☐ 40-foot Front Yard Buffer
- ☐ Street Trees
- ☐ Other:

Purpose:

- Buffering/ Screening not required
- Along primary facade
- Screen VUAs and to create "modules"
- Create VUA "modules"
- Screen from view
- Screen HVAC from view
- Screen Dumpster from view
- Buffer the street or residential property
- Buffer the adjacent less intensive use
- Buffer the adjacent Hatcher Bypass
- Buffer the adjacent Interstate 65
- Spatial Definition/Environmental Mitigation

LANDSCAPE ARCHITECT: Heibert+Ball Land Design
615.376.2421

FRANKLIN PLANNING DEPARTMENT: 615.791.3212 phone
615.791.3257 fax



APPROVED LANDSCAPE DATA CHART

SITE ACREAGE: 8.74 AC. OVERALL SITE
MIN. LANDSCAPE SURFACE: 40.0%
AC. OF LANDSCAPE
NOT PRESENTLY FORESTED: 3.90 AC
AC. OF LANDSCAPE SURFACE
AREA PRENTLY FORESTED: 0.00 AC
LANDSCAPE SURFACE RATIO
OF SITE: 45%
REQUIRED SUPPLEMENTAL TREES SHOWN
IN PHASE II ON APPROVED 2005 DRAWINGS:
2" CANOPY TREES: 9
1.5" UNDERSTORY TREES: 29
REQUIRED REPLACEMENT TREES SHOWN IN PHASE II
ON APPROVED 2005 DRAWINGS:
2" REPLACEMENT TREES: 7

PHASE II-LANDSCAPE DATA CHART

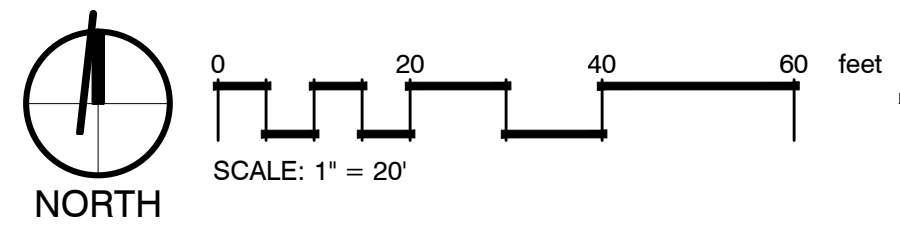
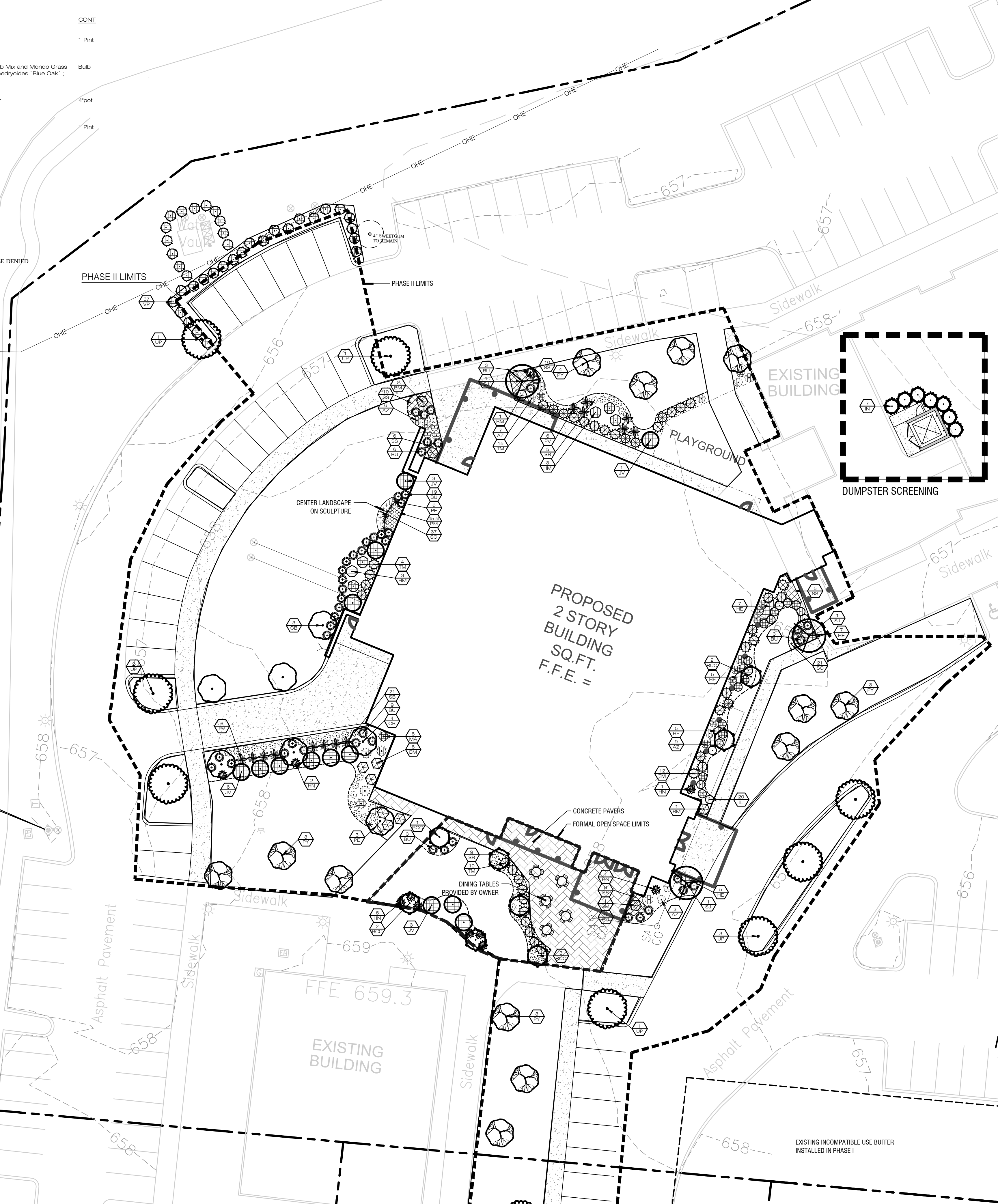
SITE ACREAGE: 1.4 AC. PHASE II
SITE ZONING: LI (LIGHT INDUSTRIAL)
Conventional Area
40.0% (0.56 AC.)
PROVIDED LSA: 44.0% (0.62 AC.)
PROPOSED TREE CANOPY: 0.00 AC
MIN. REQ. FORMAL OPEN SPACE: 5.0% (3,050sf) (.07AC)
PROVIDED FORMAL OPEN SPACE: 5.4% (3,266sf) (0.75AC) (Courtyard)

Landscape Requirements: (ACI)		
Provided LSA: 0.384	Quantity Provided	Inches Provided
	Existing Trees	Proposed Provided
	Existing trees > 14" (0x1.25):	0 0 0"
	Existing trees (See Tree Inventory):	0 0 0"
	2" caliper canopy trees:	16 16 32"
	Aggregate Canopy Caliper Inches Provided:	32.0"
	Aggregate Canopy Caliper Inches Required (82x0.384):	31.5"
	1.5" caliper understory trees :	0 6 6 9"
	Aggregate Understory Caliper Inches Provided:	9"
	Aggregate Understory Caliper Inches Required (21x0.384):	8"
	Min. 18" Height Shrubs:	101
	Min. 30" Height Shrubs:	65
	Total Shrubs Provided:	166
	Total Shrubs Required (96x0.384):	37

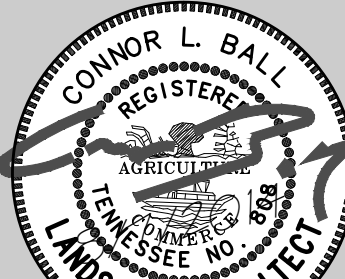
REPLACEMENT FROM PREVIOUS SUBMITAL IN PHASE II: 7"-2" TREES
PROVIDED REPLACEMENT FOR PHASE II: 13"-2" TREES

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.**



Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hb-land.co

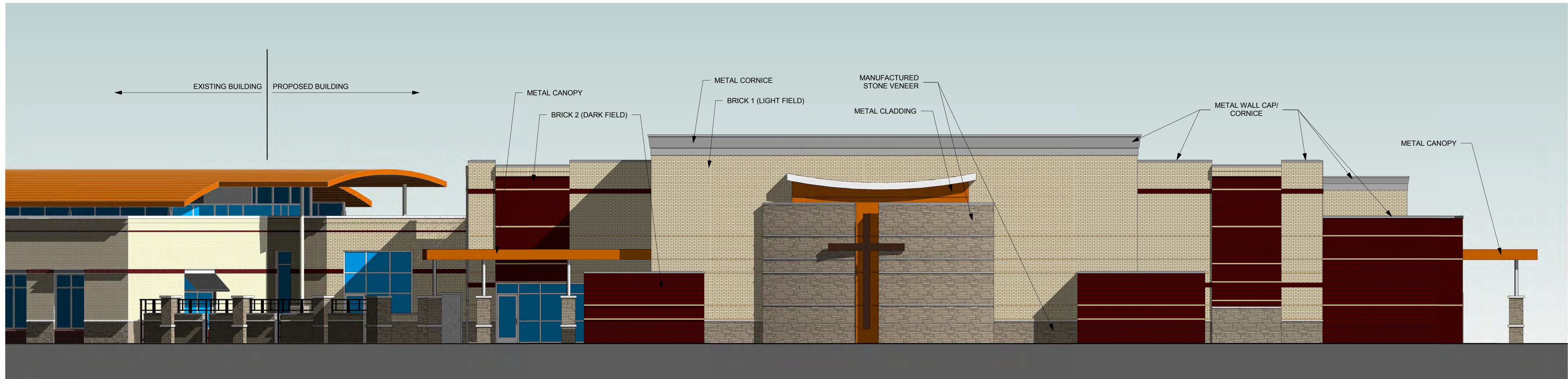


COF# 4631

Harpeth Community Church Subdivision
Site Plan, Lot 1, Rev 1 (Ph. II)
1101 GARDNER DRIVE, FRANKLIN, WILLIAMSON CO., TENNESSEE

LANDSCAPE PLAN

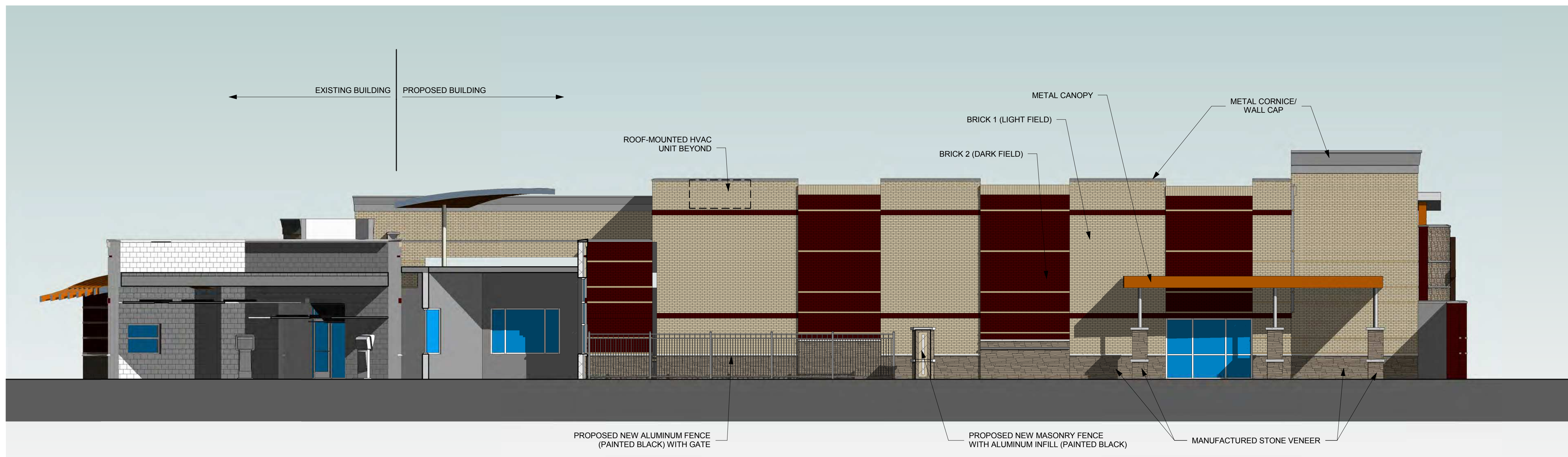
BY: CD
RELEASE DATE: 00/00/00
REV 1:
11.1



① WEST ELEVATION
1/8" = 1'-0"

MATERIALS CHART - WEST ELEVATION

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4,386 sf	N/A
NET OF WALL	4,062 sf	N/A
NET BRICK	3,009 sf	74%
NET STONE	917 sf	22.6%
NET METAL CLADDING	136 sf	3.4%
NET GLASS	302 sf	N/A



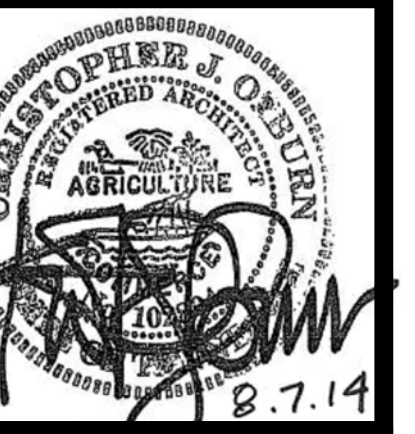
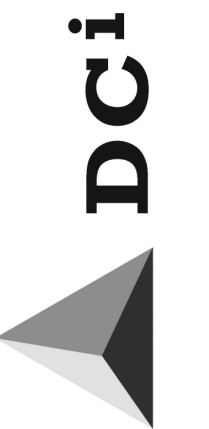
② NORTH ELEVATION
1/8" = 1'-0"

MATERIALS CHART - NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	3,019 sf	N/A
NET OF WALL	2,928 sf	N/A
NET BRICK	2,580 sf	88.1%
NET STONE	348 sf	11.9%
NET GLASS	91 sf	N/A

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.

DC*i* Design Constructors, Inc.

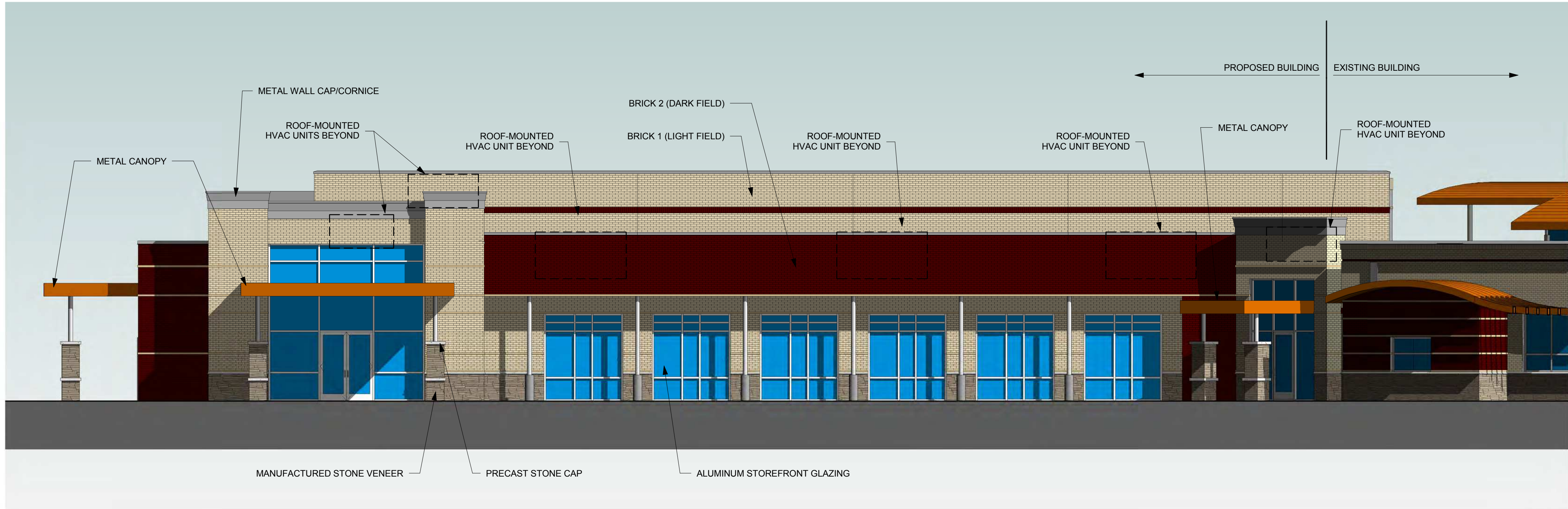


**HARPETH COMMUNITY CHURCH
NEW WORSHIP CENTER**
1101 GARDNER DRIVE
FRANKLIN, TN 37064

EXTERIOR ELEVATIONS

REV	DESCRIPTION	DATE	DWG	CHK
	SITE PLAN SUBMITTAL	7-14-14		
	SITE PLAN RESUBMITTAL	8-7-14		

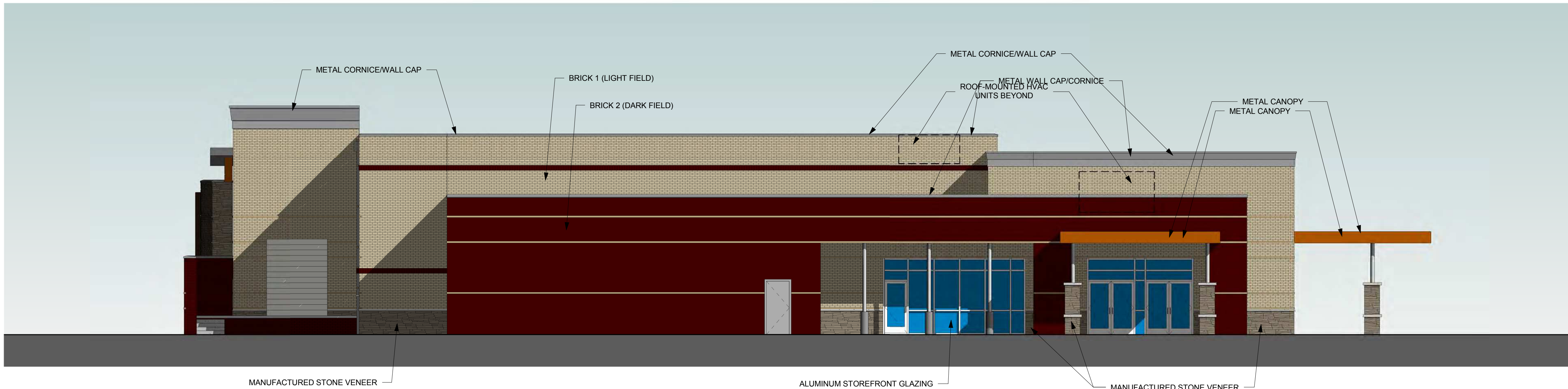
A2.0



1 EAST ELEVATION
1/8" = 1'-0"

MATERIALS CHART - EAST ELEVATION

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4,633 sf	N/A
NET OF WALL	3,642 sf	N/A
NET BRICK	3,491 sf	95.8%
NET STONE	151 sf	4.2%
NET GLASS	991 sf	N/A



2 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS CHART - SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	3,890 sf	N/A
NET OF WALL	3,483 sf	N/A
NET BRICK	3,378 sf	96.9%
NET STONE	105 sf	3.1%
NET GLASS	327 sf	N/A

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EXTERIOR ELEVATIONS

HARPETH COMMUNITY CHURCH
NEW WORSHIP CENTER

1101 GARDNER DRIVE
FRANKLIN, TN 37064



Design Constructors, Inc.

1334 MURFREESBORO ROAD
NASHVILLE, TENNESSEE 37217
PHONE: (615) 967-9878
FAX: (615) 967-4818
www.designconstructorsinc.com



1 VIEW FROM MACK HATCHER



2 VIEW FROM LEWISBURG/MACK
HATCHER INTERSECTION



3 VIEW LOOKING NORTH FROM GARDNER
DRIVE

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.

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PERSPECTIVE VIEWS
HARPETH COMMUNITY CHURCH
NEW WORSHIP CENTER
101 GARDNER DRIVE
FRANKLIN, TN 37064

DWG	CHK	DATE	DESCRIPTION	REV
		7-14-14	SITE PLAN SUBMITTAL	
		8-7-14	SITE PLAN RESUBMITTAL	

HARPETH COMMUNITY CHURCH SUBDIVISION

SITE PLAN

LOT 1

REVISION 1 (PHASE II)

1101 GARDNER DRIVE

FRANKLIN, TENNESSEE

RESOURCE LIST

PROPERTY OWNER:

HARPETH COMMUNITY CHURCH
C/O MR. KEVIN D. HOWELL, BROOKSIDE PROPERTIES
2002 RICHARD JONES ROAD, SUITE 200A
NASHVILLE, TN 37215
PHONE: (615) 352-3300

ARCHITECT:

DESIGN CONSTRUCTORS, INC.
1334 MURFREESBORO ROAD
NASHVILLE, TN 37217
PHONE: (615) 367-9878

CIVIL ENGINEER:

BATSON & ASSOCIATES ENGINEERING, INC.
5150 REMINGTON DRIVE
BRENTWOOD, TN 37027
PHONE: (615) 424-4840
FAX: (615) 370-9363

LAND SURVEYOR:

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

LANDSCAPE ARCHITECT:

SKIP HEIBERT, ASLA, LEED AP
HEIBERT & ASSOCIATES, LLC
1894 GENERAL GEORGE PATTON DRIVE
SUITE 400
FRANKLIN, TN 37067
PHONE: (615) 376-2421

UTILITY COMPANIES:

ELECTRIC:

MIDDLE TENNESSEE ELECTRIC COMPANY
P.O. BOX 681709
FRANKLIN, TN 37068-1709
(615) 794-3561
CONTACT: GARY OSBORN

WATER & SANITARY SEWER:

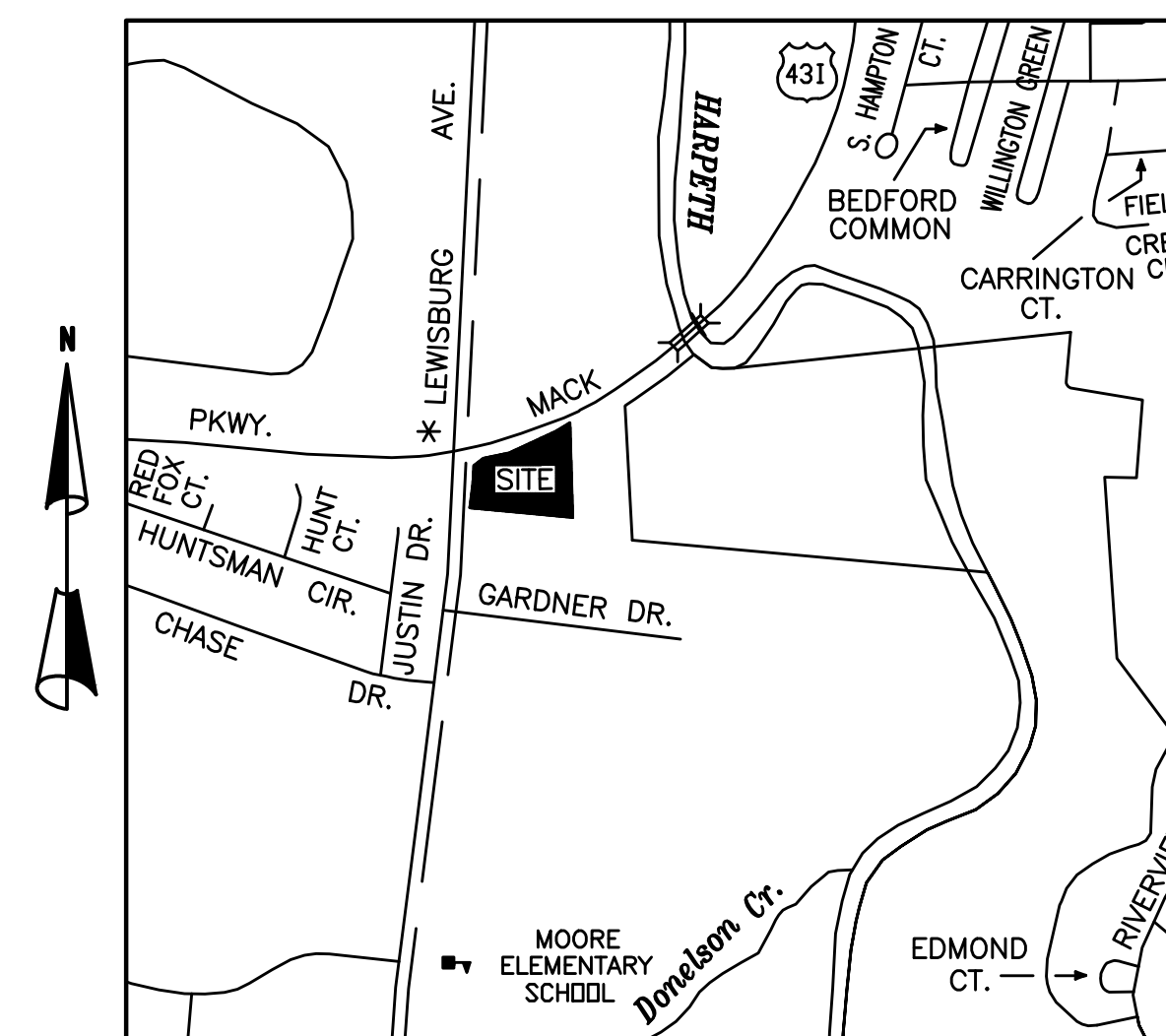
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
CONTACT: MARK HILTY

NATURAL GAS:

UNITED CITIES GAS COMPANY
127 2ND AVENUE NORTH
FRANKLIN, TN 37064
(615) 794-2595
CONTACT: KENNY HAYS

TELEPHONE:

BELLSOUTH
(615) 557-6000



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

- C-1 PHYSICAL FEATURES PLAN
- C-2 SITE DEMOLITION & EXISTING CONDITIONS PLAN
- C-3 SITE LAYOUT PLAN
- C-4 SITE UTILITY PLAN
- C-5 SITE GRADING AND EROSION CONTROL PLAN
- C-6 SITE GRADING AND EROSION CONTROL NOTES
- C-7 POST CONSTRUCTION PLAN
- C-8 STANDARD DETAILS
- C-9 STANDARD DETAILS
- L1.0 OVERALL SITE
- L1.1 LANDSCAPE PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 PERSPECTIVE VIEWS



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

ISSUE DATE: 14 JUL 2014
REVISED: 7 AUG 2014

FRANKLIN PROJECT # 4631



EXISTING ZONING AND AREA DESIGNATION:
R-2 (MEDIUM RESIDENTIAL), FFO OVERLAY, CNCO-2 CARNTON CHARACTER AREA OVERLAY

ACREAGE OF SITE:
8.74 ± Ac.

LEGEND

- [Hatched Box] EXISTING SLOPES 20%+
- [Dotted Box] EXISTING SLOPES 14% TO 19.99%

0 100 200 300
SCALE : 1" = 100'



**HARPETH
COMMUNITY
CHURCH**

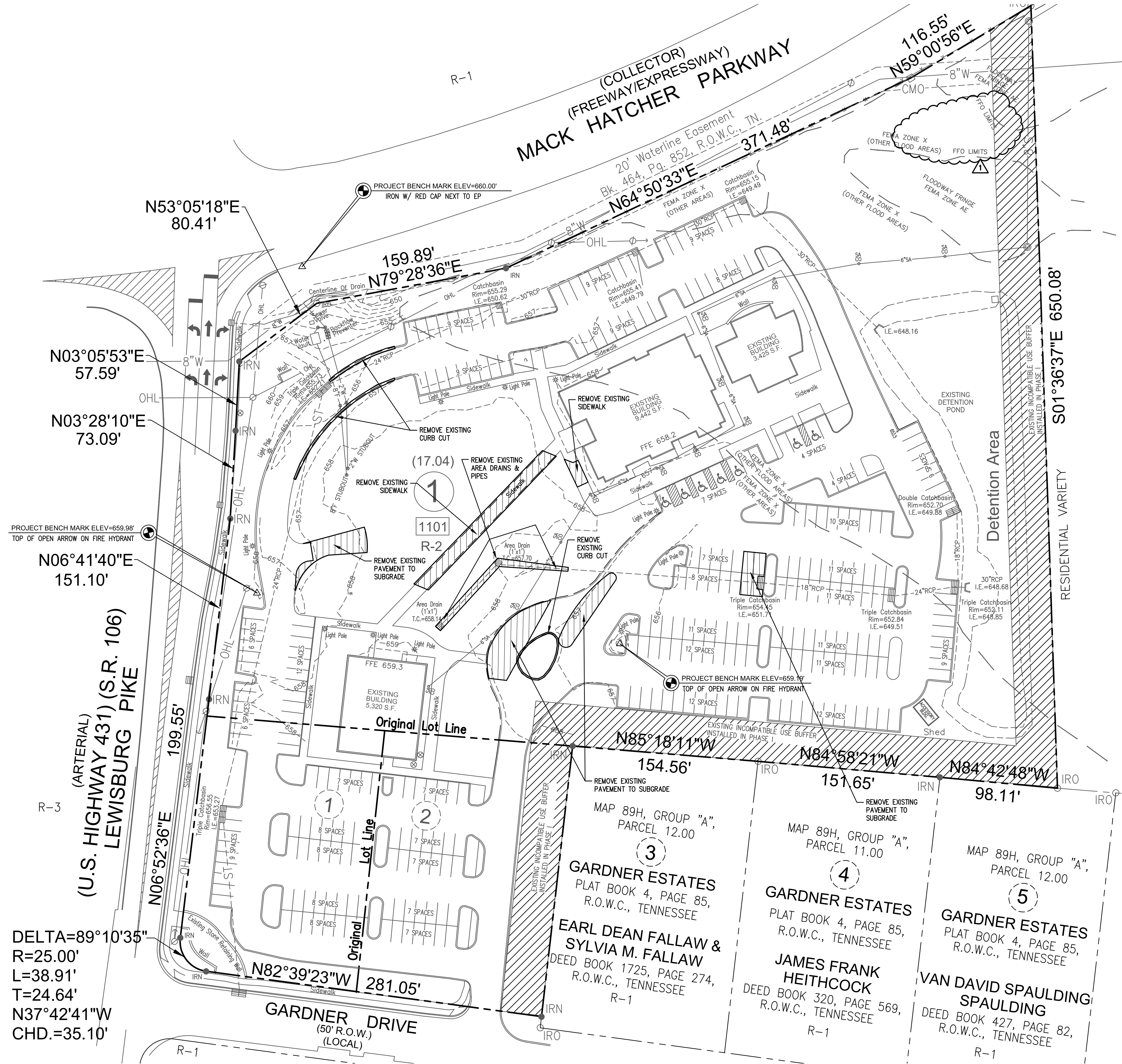
PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT #: 4631

DESCRIPTION	DATE
COMMENT 1	7 AUG 2014

PROJECT NO.	-
DATE	14 JUL 2014
DRAWN BY	NN
CHECKED BY	GMB

**PHYSICAL
FEATURES
PLAN**



- SITE DEMOLITION NOTES:**
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR THE EXECUTION OF THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM PREVIOUS AND CURRENT OPERATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES THAT ARE TO REMAIN, AND REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE AND COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - ALL PAVEMENT IS TO BE SAW CUT PRIOR TO REMOVAL.
 - THE LOCATION OF EXISTING UTILITIES, TOPOGRAPHIC CONTOURS AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WAS PROVIDED BY THE OWNER.
 - THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
 - CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH DRIVES, WALKS, AND OTHERS ADJACENT OCCUPIED OR USED FACILITIES.
 - DO NOT OBSTRUCT DRIVES, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER.
 - ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, AND PERSONS.
 - PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKEOFF OF QUANTITIES, AND VERIFYING ALL DIMENSIONS.
 - ALL DEMOLISHED MATERIAL INCLUDING ASPHALT AND CONCRETE SHALL BE REMOVED FROM SITE.
 - UTILITY CONNECTION TO THE EXISTING BUILDINGS TO BE DISCONNECTED BY THE APPROPRIATE UTILITY COMPANY.

MAP 89, PARCEL 24.01
NGP REALTY SUB, L.P.
RECORD BOOK 2741, PAGE 620,
R.O.W.C., TENNESSEE

PHASE I 336,578 SQ. FT. 7.73 AC.
PHASE II 44,136 SQ. FT. 1.01 AC.
TOTAL SITE 380,714 SQ. FT. 8.74 AC.



**HARPETH
COMMUNITY
CHURCH**

PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT #: 4631

DESCRIPTION	DATE
COMMENT 1	7 AUG 2014

PROJECT NO. -
DATE 14 JUL 2014
DRAWN BY NN
CHECKED BY GMB

**SITE DEMOLITION
& EXISTING
CONDITIONS
PLAN**

SITE DATA

SUBDIVISION: GARDNER ESTATES SUBDIVISION, REV. 1

PROJECT NAME: HARPEETH COMMUNITY CHURCH

PROJECT # 85357

MAP NUMBER: 89

PARCEL NUMBER: 17.04

ADDRESS: 1101 GARDNER DRIVE

CITY: FRANKLIN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 8th

EXISTING ZONING AND AREA DESIGNATION: R-2 (MEDIUM RESIDENTIAL), FFO OVERLAY, CNCO-2 CARNTON CHARACTER AREA OVERLAY

ACREAGE OF SITE: 8.74 ± Ac.

SQUARE FOOTAGE OF SITE: 380,714 ± Sq. Ft.

LANDSCAPE SURFACE RATIO: 0.45

MINIMUM REQUIRED SETBACK LINES
Yard fronting on MACK HATCHER PARKWAY: 100 FT.
LEWISBURG AVENUE: 55 FT.

Side yard: 8 FT.
Rear yard: 40 FT.
NOTE: EXISTING FRONT SETBACKS ON GARDNER DRIVE SHALL APPLY TO THIS SITE ALONG GARDNER DRIVE.

OWNER: HARPEETH COMMUNITY CHURCH
C/O MR. KEVIN D. HOWELL, BROOKSIDE PROPERTIES
Address: 2002 RICHARD JONES ROAD, SUITE 200A, NASHVILLE, TN 37215
Phone No: (615) 852-3300

APPLICANT: BATSON & ASSOCIATES, INC.

Address: 5150 REMINGTON DRIVE, BRENTWOOD, TN 37027

Phone No: (615) 424-4840

Fax No: (615) 370-9363

Contact Name: GARRY BATSON, P.E.

EMAIL: batsonengineering@comcast.net

BUILDING SQ. FT.: 17,584 PROPOSED ADDITION

18,187 EXISTING

35,771 TOTAL

BUILDING HEIGHT: 30'-0"

FAR: 0.09

MAXIMUM FAR: 0.20

PARKING PROVIDED: 340

MAXIMUM PARKING: 243

INFORMAL OPEN SPACE: 0

MIN. REQ. FORMAL OPEN SPACE: 5.0% (3,050SF)

PROVIDED FORMAL OPEN SPACE: 5.4% (3,266SF)

MIN. REQ. LSA: 0.40

PROVIDED LSA: 0.44

MINERAL RIGHTS: HARPEETH COMMUNITY CHURCH
C/O MR. KEVIN D. HOWELL, BROOKSIDE PROPERTIES
Address: 2002 RICHARD JONES ROAD, SUITE 200A, NASHVILLE, TN 37215
Phone No: (615) 852-3300

INSTALL POROUS CONCRETE PAVEMENT W/ 6" PERFORATED PVC PIPE

INSTALL INTERGAL CONCRETE CURB & SIDEWALK (TYP.)

INSTALL POROUS CONCRETE PAVEMENT W/ 6" PERFORATED PVC PIPE

INSTALL POROUS CONCRETE PAVEMENT W/ 6" PERFORATED PVC PIPE

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LEGEND

REGULAR DUTY PAVEMENT
CONCRETE SIDEWALK/PAVEMENT

INDICATES NUMBER OF PARKING SPACES IN ROW

DETAIL "2" ON SHEET "04"

SSWL 4" SINGLE SOLID WHITE LINE

HARPEETH COMMUNITY CHURCH						
TRIP GENERATION						
Land Use and Total Units	Sunday 9:00 a.m. Service			Sunday 10:30 a.m. Service		
	Enter	Exit	Total	Enter	Exit	Total
Existing Worship Services (250 seats)	113	75	188	75	113	188
Future Worship Services (700 seats)	316	210	526	210	316	526

(ARTERIAL)
U.S. HIGHWAY 431 (S.R.)
LEWISBURG PIKE

R-3

N06°52'36"E
199.55'

GARDNER DRIVE
(50' R.O.W.)
(LOCAL)

MACK HATCHER PARKWAY
(COLLECTOR)
(FREEWAY/EXPRESSWAY)

20' Waterline Easement
Bk. 464, Pg. 852, R.O.W.C., TN.

N64°50'33"E
371.48'

N79°28'36"E
159.89'

N82°39'23"W
281.05'

N85°18'11"W
154.56'

N84°58'21"W
151.65'

N84°42'48"W
98.11'

N59°00'56"E
116.55'

N06°52'36"E
199.55'

N06°52'36"E
199.55'

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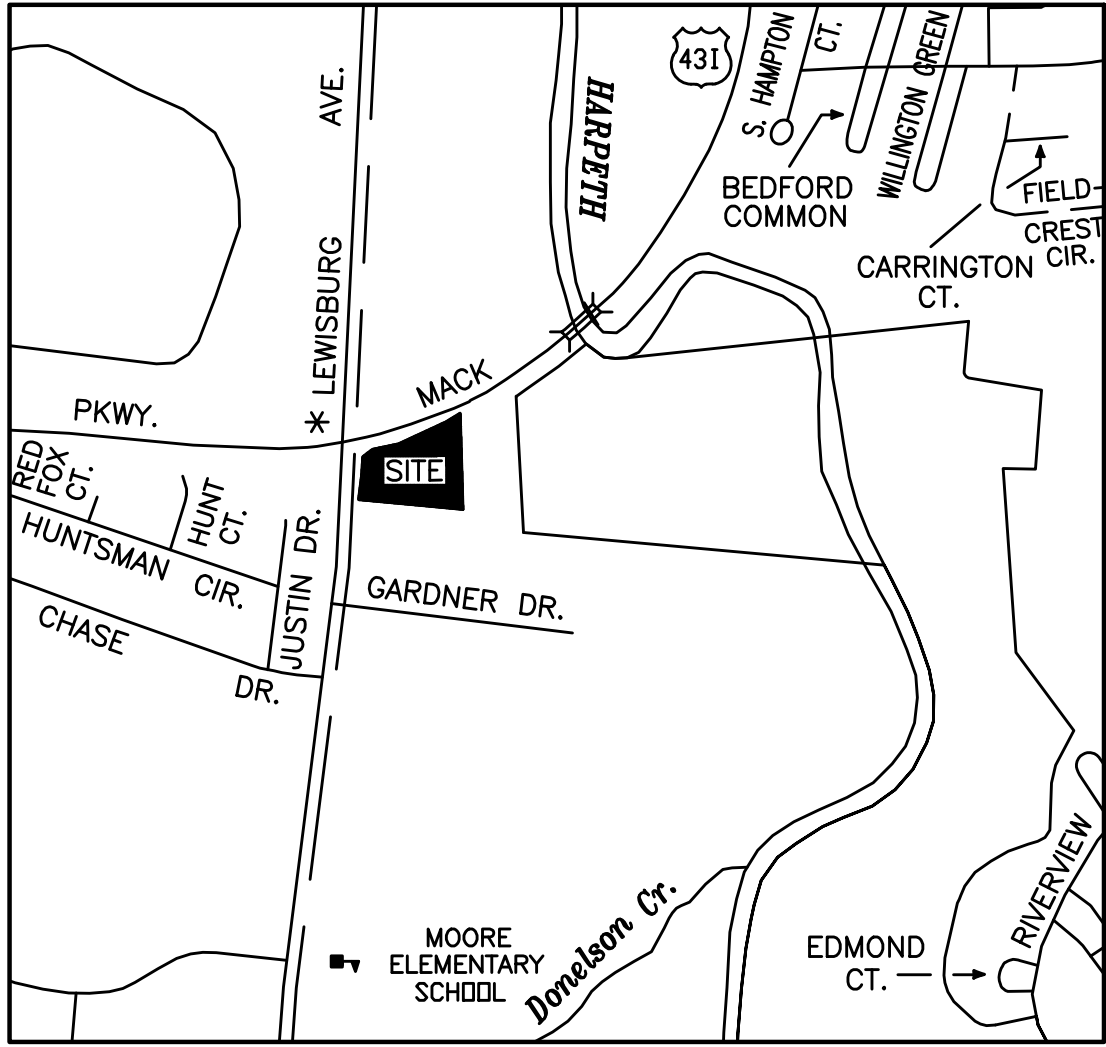
N06°52'36"E
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N06°52'36"E
199.55'

N06°52'36"E
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N06°52'36"E
199.55'

N06°52'36"E
199.55'



VICINITY MAP
SCALE: 1" = 1,000'

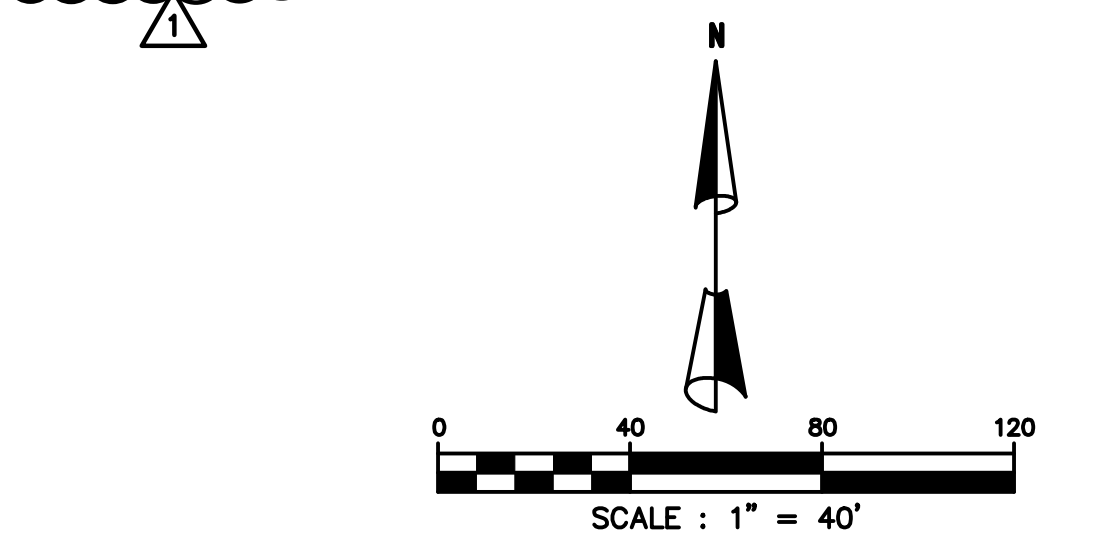
GENERAL SITE NOTES:

- DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
- ALL CURB RETURN RADII TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM THE PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WERE PROVIDED BY: JAMES TERRY & ASSOCIATES 2526 MEADOWOOD DRIVE NASHVILLE, TENNESSEE 37214 (615) 883-2918
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
- THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

ALL EXISTING DRIVE ENTRANCES & AISLES ARE 24'
ALL EXISTING PARKING SPACES ARE 9'x18'
ALL EXISTING HANDICAP SPACES ARE 11'x18' WITH 5'x18' STRIPED AISLES

PHASE I BUILDINGS 18,187 SQ. FT. APPROVED 11/10/06
PHASE II BUILDING 17,584 SQ. FT. APPROVED PENDING

PARKING SUMMARY	
78	EXISTING PERVIOUS PARKING SPACES
231	EXISTING IMPERVIOUS PARKING SPACES
31	PROPOSED PERVIOUS PARKING SPACES
340	TOTAL PARKING SPACES
6	EXISTING IMPERVIOUS CHANGED TO PROPOSED PERVIOUS PARKING SPACES
316	MINIMUM REQUIRED PARKING SPACES
243	MAXIMUM PARKING SPACES
(ALL NEW PARKING SPACES ARE TO BE POROUS CONCRETE PAVEMENT)	



BA
BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



HARPEETH COMMUNITY CHURCH

PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT # 4631

DESCRIPTION	DATE
COMMENT 1	7 AUG 2014
PROJECT NO.	-
DATE	14 JUL 2014
DRAWN BY	NN
CHECKED BY	GMB

SITE LAYOUT
PLAN

UTILITY COMPANIES

ELECTRIC:

MIDDLE TENNESSEE ELECTRIC COMPANY
P.O. BOX 681709
FRANKLIN, TN 37068-1709
(615) 794-3561
CONTACT: GARY OSBORN

WATER & SANITARY SEWER:

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
CONTACT: MARK HILTY

NATURAL GAS:

UNITED CITIES GAS COMPANY
127 2ND AVENUE NORTH
FRANKLIN, TN 37064
(615) 794-2595
CONTACT: KENNY HAYS

TELEPHONE:

BELLSOUTH
(615) 557-6000

ALL SITE PLANS SHALL CONTAIN THE FOLLOWING NOTE: "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." LIGHT INDUSTRIAL (L) AND HEAVY INDUSTRIAL (H) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

COORDINATE ELECTRICAL UTILITY
W/ APPROPRIATE UTILITY COMPANY.

GROUND AND ROOF LEVEL ELECTRICAL TRANSFORMERS, HEAT AND AIR CONDITIONING EQUIPMENT AND SIMILAR FACILITIES SHALL BE SCREENED FROM PUBLIC VIEW PER THE REQUIREMENTS OF THE ZONING ORDINANCE.

THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DEVELOPMENT FEES INCLUDING WATER AND SEWER SERVICE AND TAP FEES, BUILDING PERMIT FEES AND PUBLIC WORKS PROJECT FEES.

(COLLECTOR)
MACK HATCHER PARKWAY
(FREEWAY/EXPRESSWAY)
20' Waterline Easement
Bk. 464, Pg. 852, R.O.W.C., TN.

GENERAL UTILITY NOTES

- ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY CONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS, AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND TO VERIFY SERVICE LINE SIZES.
- A 10-FOOT MINIMUM HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES.
- ALL CONSTRUCTION OF WATER LINES AND APPURTENANCES AND SANITARY SEWER LINES AND APPURTENANCES SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY APPROVED STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF FRANKLIN SEWER DEPARTMENT AND CITY OF FRANKLIN WATER UTILITY DISTRICT RESPECTIVELY.
- BEFORE TYING INTO EXISTING LINES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR. ALL LINES TO BE TIED TO EXISTING WATER AND SANITARY SEWER LINES ARE TO BE INSPECTED PRIOR TO CONNECTION BY THE CITY OF FRANKLIN SEWER DEPARTMENT AND CITY OF FRANKLIN WATER UTILITY DISTRICT RESPECTIVELY.
- THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICE INSPECTION FEES.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKING CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THE WORK, THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE CONTRACTOR'S FIELD REPRESENTATIVE SHALL NOTIFY THE CITY OF FRANKLIN SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SEWER IMPROVEMENTS.
- SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND FINAL ACCEPTANCE OF THE CITY OF FRANKLIN SEWER DEPARTMENT.
- THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBstantiate OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
- AT LOCATIONS WHERE THE SEWER LINE OF WATER LINE IS UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.
- ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
- ALL SANITARY SEWER LINES, INCLUDING SERVICE LINES, SHALL BE LOW PRESSURE AIR TESTED BY THE CONTRACTOR. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF A CITY OF FRANKLIN SEWER DEPARTMENT REPRESENTATIVE.
- ALL DRIVES SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
- ALL SANITARY SEWER SERVICE LINES SHALL MAINTAIN A MINIMUM 2% SLOPE.
- SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING. BUILDING CONTRACTOR SHALL MAKE ALL CONNECTIONS.

COORDINATE THE FOLLOWING WITH THE FIRE MARSHAL:

A SUPRA LOCK BOX WITH A MASTER KEY IS REQUIRED AT THE BUILDING ENTRANCE.

LANDSCAPING OR OTHER SITE IMPROVEMENTS SHALL NOT OBSTRUCT ANY FIRE PROTECTION EQUIPMENT.

INSTALL FIRE HYDRANTS SO THAT NO PORTION OF THE BUILDING IS MORE THAN 500 FEET FROM ANY HYDRANT AS MEASURED BY THE EQUIPMENT ROUTE.

HYDRANTS MUST BE CAPABLE OF FLOWING 1,500 GPM.

PRIVATE HYDRANTS MUST BE PAINTED YELLOW.

THE FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM ANY FIRE HYDRANT.

THE BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS IN A LOCATION WHICH IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREETS ON WHICH THE BUILDING FRONTS. THE NUMBERS SHALL CONTRAST WITH THE BACKGROUND OF THE BUILDING.

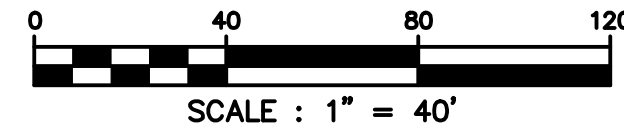
FIRE LANES SHALL BE ESTABLISHED AROUND THE FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION AND MARKED WITH FREE STANDING SIGNS WITH THE WORDS "FIRE LANE - NO PARKING"

THE POST INDICATOR VALVE MUST BE LOCATED A MINIMUM OF 40 FEET FROM THE BUILDING.

THE PAVEMENT DIRECTLY ADJACENT TO THE BUILDING SHOULD BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (APPROXIMATELY 60,000 LBS)

LEGEND

- SANITARY SEWER CLEANOUT
- 2"DW PROPOSED DOMESTIC WATER LINE
- 6"SA PROPOSED SANITARY SEWER LINE



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HARPETH COMMUNITY CHURCH

PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

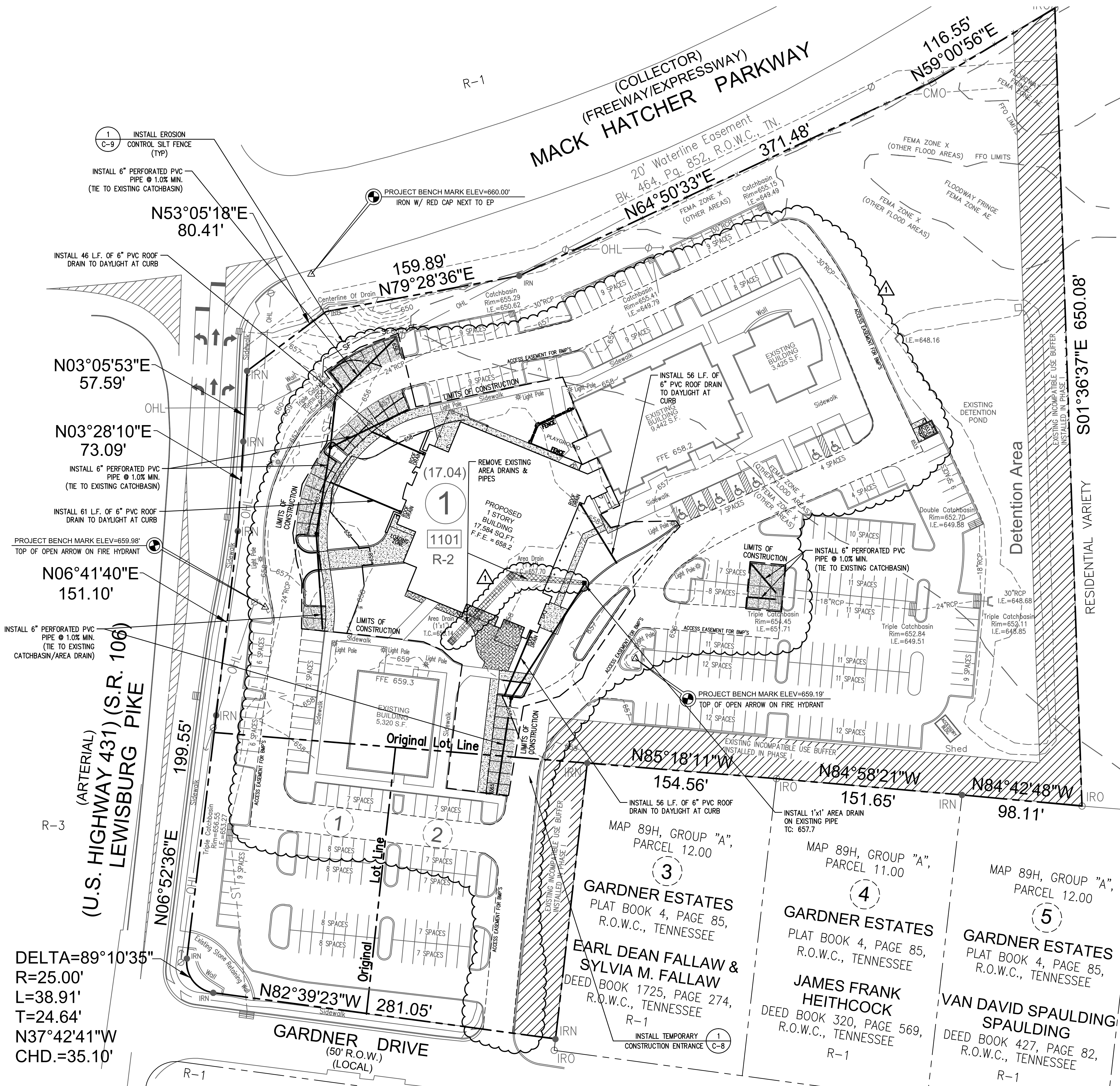
MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT # 4631

DESCRIPTION	DATE
COMMENT	1 7 AUG 2014

PROJECT NO.	-
DATE	14 JUL 2014
DRAWN BY	NN
CHECKED BY	GMB

SITE UTILITY PLAN

C-4



GENERAL GRADING AND EROSION CONTROL NOTES

1. ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE HERON.
2. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
4. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE TENNESSEE ONE CALL AND/OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF FRANKLIN HIGHWAY DEPARTMENT MAINTENANCE ENGINEER.
7. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
8. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED IN LOCATIONS DESIGNATED BY THE OWNER, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". (CHECK GEOTECHNICAL STUDY)
9. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
10. MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
11. CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
12. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
13. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
14. REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
15. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
16. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF FRANKLIN STREET DEPARTMENT.
17. FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
18. 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.
19. THE TREE PROTECTION BARRIER IS DIAGRAMMATIC ONLY. THE TREE PROTECTION BARRIER SHALL BE INSTALLED TO THE LIMITS OF THE CRITICAL ROOT ZONE OR A MINIMUM DISTANCE OF ONE TIME THE RADIUS OF THE DRIPLINE, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE.
20. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UDERGROUND 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.
21. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
22. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

FLOOD INSURANCE NOTE:
A PORTION OF THE SURVEY PREMISES IS WITHIN AN AREA OF
FLOOD INUNDATION AS DESIGNATED ON F.E.M.A. MAP NUMBER
47187C 0213 F WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006

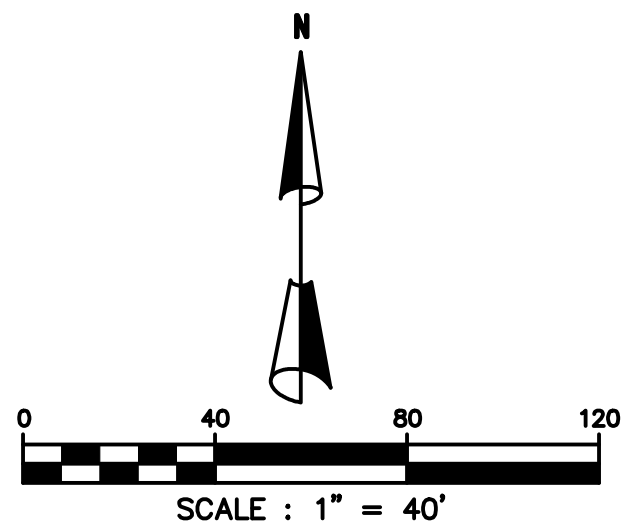
FRANKLIN GRADING
AND DRAINAGE NOTES
SEE SHEET C-5

ACREAGE OF SITE:
8.74 ± Ac.

EXISTING PAVEMENT	143,014 SQ. FT.
EXISTING POROUS PAVEMENT	14,887 SQ. FT.
EXISTING BUILDING AREA	18,187 SQ. FT.
ORIGINAL PHASE II PAVEMENT & BUILDING AREA	31,517 SQ. FT.
TOTAL	207,605 SQ. FT.
EXISTING PAVEMENT	143,014 SQ. FT.
EXISTING POROUS PAVEMENT	14,887 SQ. FT.
EXISTING BUILDING AREA	18,187 SQ. FT.
PROPOSED PHASE II PAVEMENT, POROUS PAVEMENT & BUILDING AREA	28,001 SQ. FT.
TOTAL	204,089 SQ. FT.

LEGEND

- SF — SILT FENCE
- 700 — PROPOSED CONTOUR LINE AND ELEVATION
- (2) C-4 DETAIL "2" ON SHEET "C4"
- 700+0 SPOT ELEVATION



BATSON & ASSOCIATES
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**HARPETH
COMMUNITY
CHURCH**

PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT # 4631

DESCRIPTION	DATE
COMMENT	1 7 AUG 2014

PROJECT NO.	-
DATE	14 JUL 2014
DRAWN BY	NN
CHECKED BY	GMB

**SITE GRADING
AND EROSION
CONTROL PLAN**

C-5



BATSON & ASSOCIATES
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HARPETH COMMUNITY CHURCH

PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT #. 4631

DESCRIPTION	DATE
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SITE GRADING AND EROSION CONTROL NOTES

C-6

Stormwater Erosion Prevention and Sediment Control Requirements:

To be put on Drainage and Grading sheets:

- 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
 - b.) 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 grading, 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 silt fence.
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 and 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 10-2 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/tcptcp-03.pdf>

- 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>

- 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 Permittee 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.
• Permittees 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, fuelling cents or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

Some sediment collected my 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/seasonally)
☐ Inspect grass along side slopes for erosion and formation of rills or gullies and correct.	Annually (Semi-annually the first year)
☐ 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.	
☐ Replant wetland species (for wet swale) if not sufficiently established.	
☐ Inspect pea gravel diaphragm for clogging and correct the problem.	As needed
☐ Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48 hours.	
☐ Remove sediment build-up within the bottom of the swale once it has accumulated to 25% of the original design volume.	

Stormwater Infrastructure "As built's": Franklin Code Section 16-706 (2)(gg): As new development construction is completed, an "**as-built**" plan, certified by a licensed professional engineer, must be submitted upon completion of the stormwater management facilities included in the approved construction plans The licensed professional shall certify that: the facilities have been constructed as shown on the "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 (NAVD) of 1988.
Electronic and 2 paper copies (per city requirements) are required.
(See web site <http://www.franklin.gov.com/pdf/asbuiltrequirements>.)



5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



HARPETH
COMMUNITY
CHURCH

PHASE II
1101 GARDNER DRIVE
FRANKLIN, TN

MAP: 89 PARCEL: 17.04
FRANKLIN PROJECT #: 4631

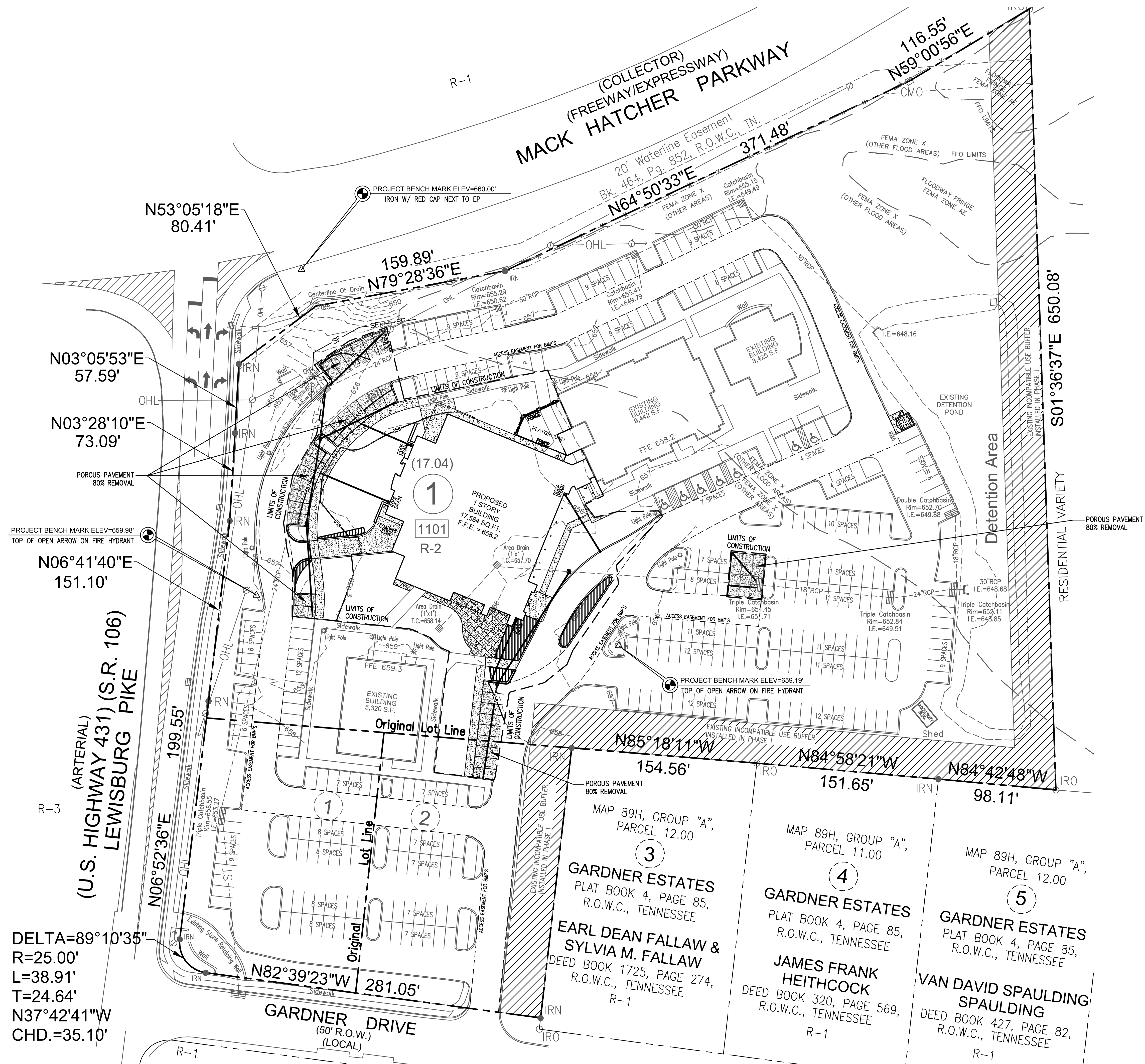
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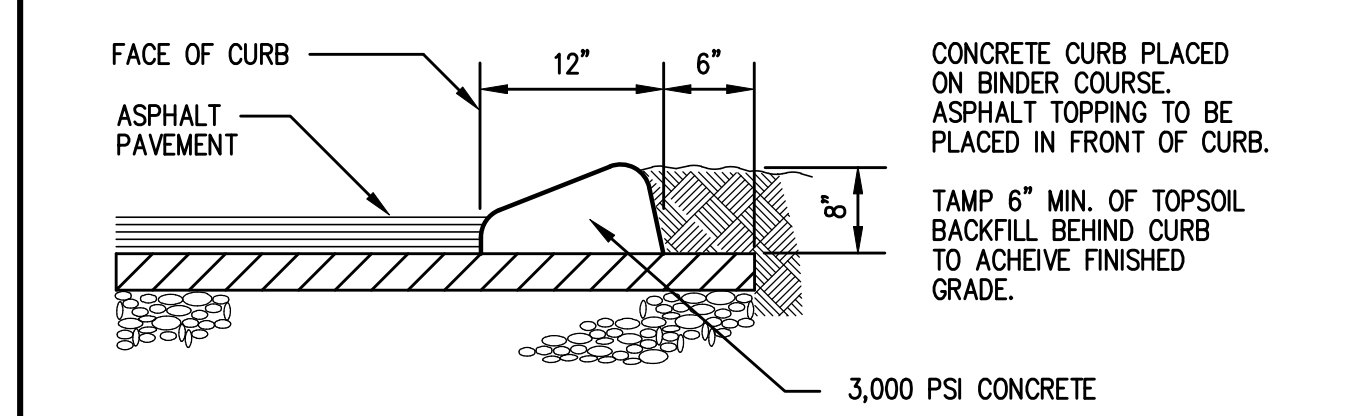
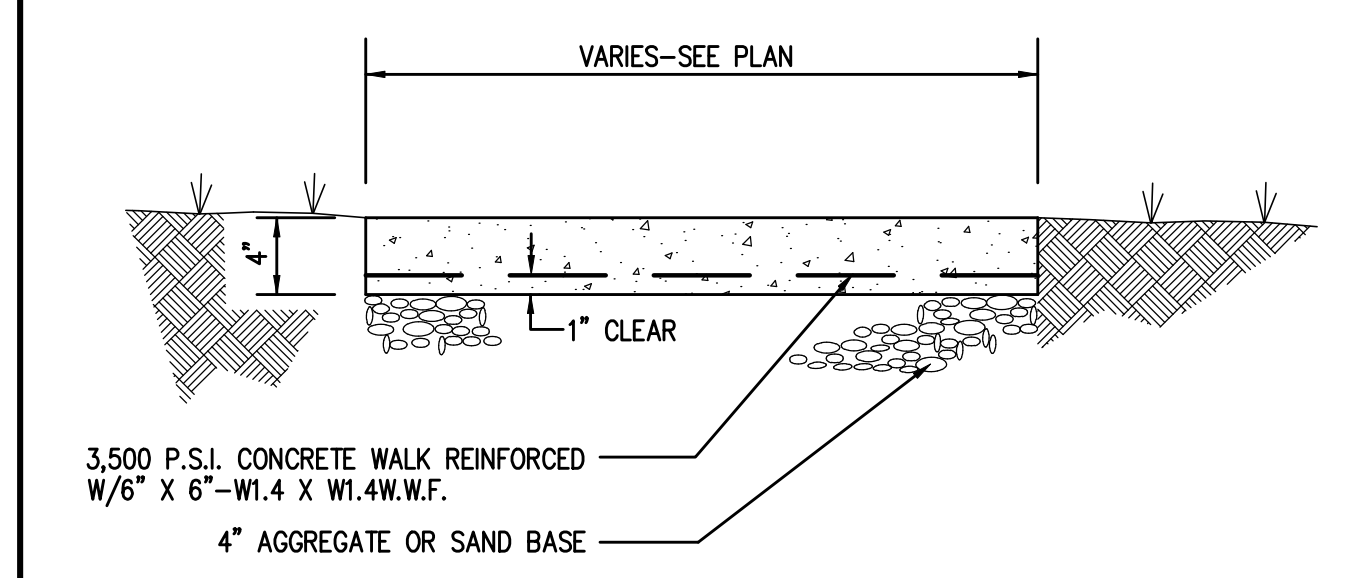
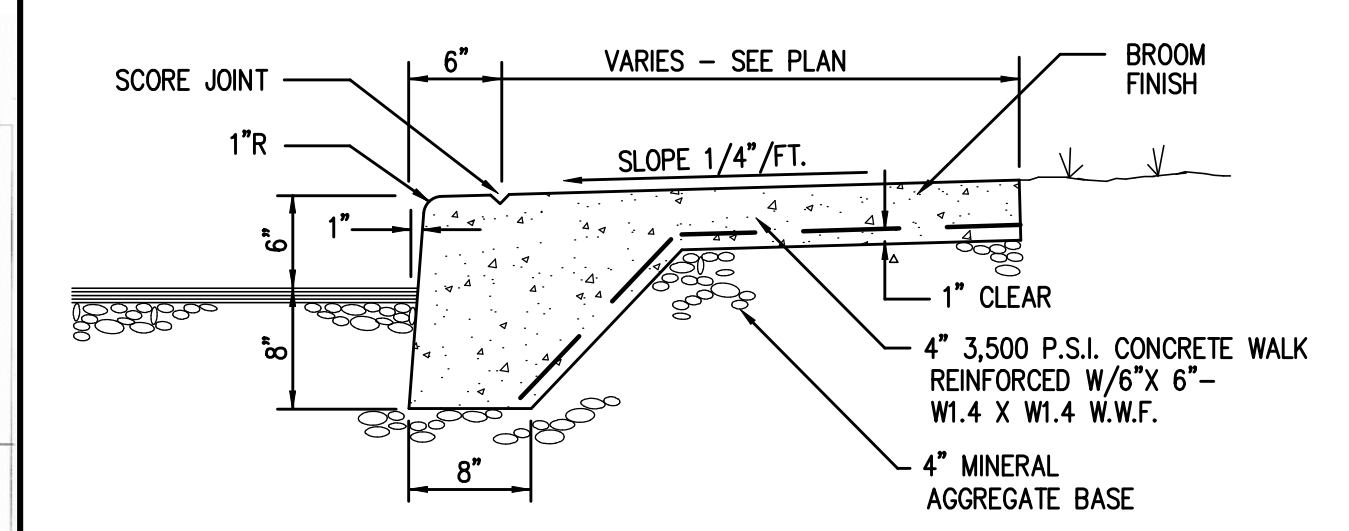
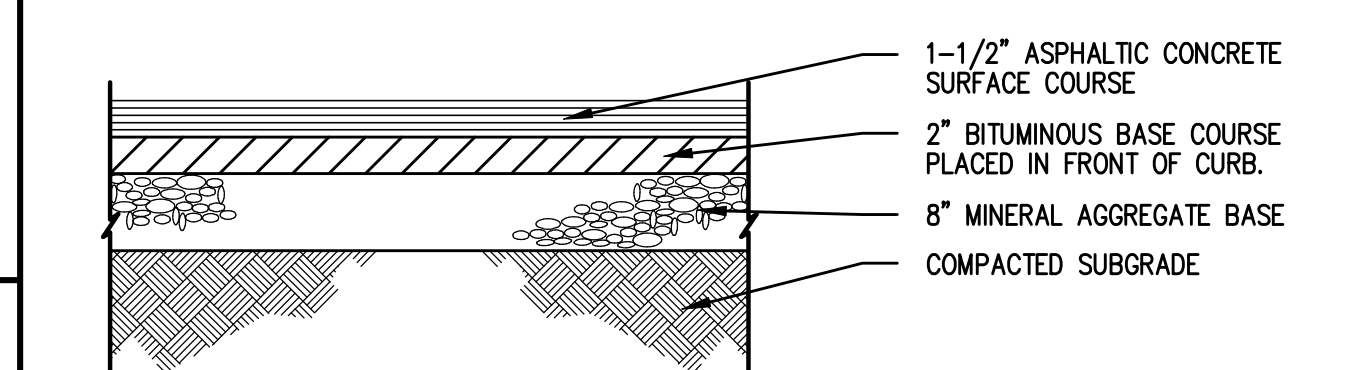
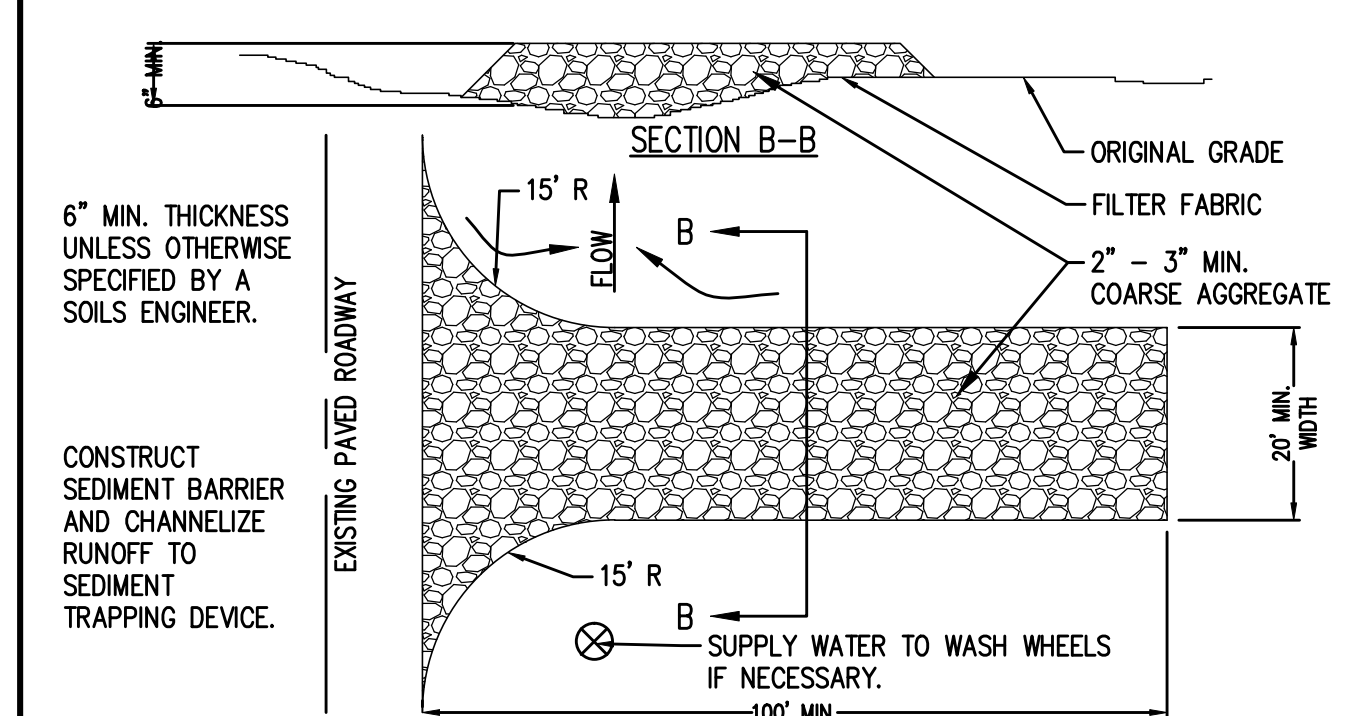
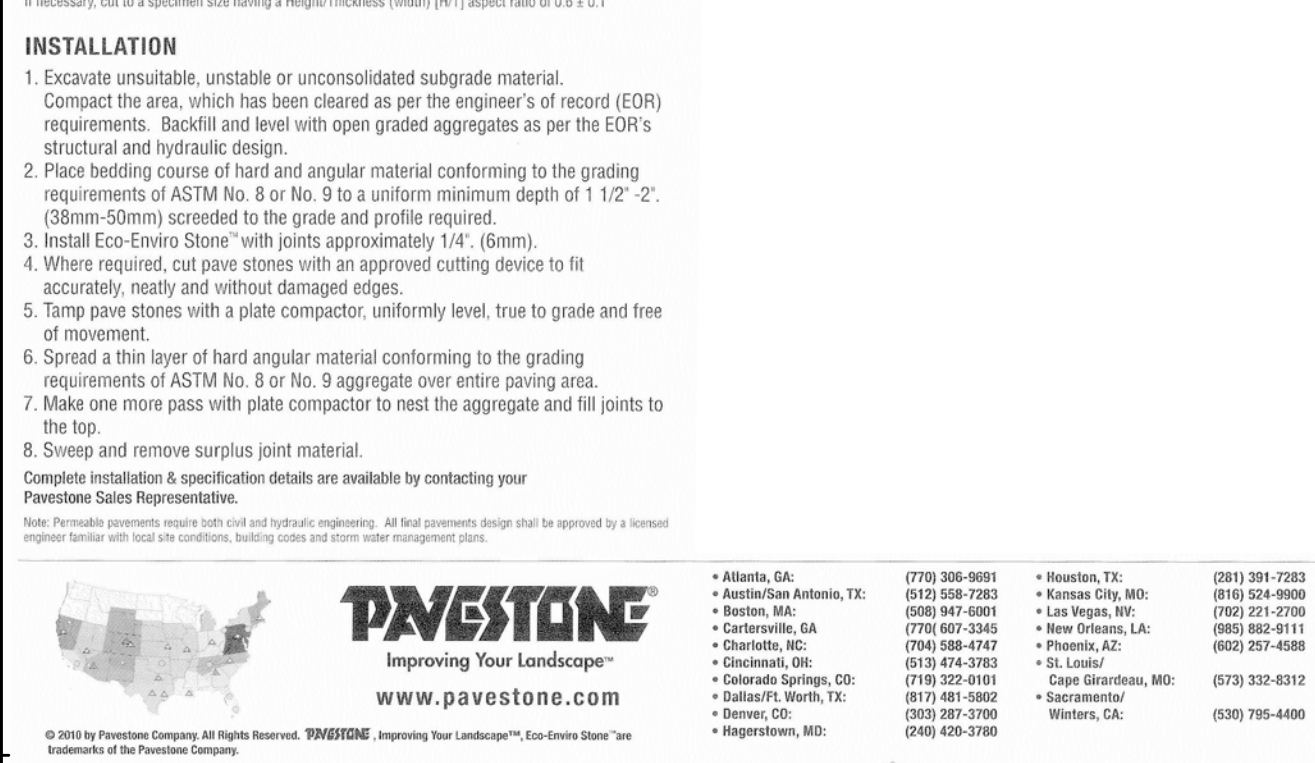
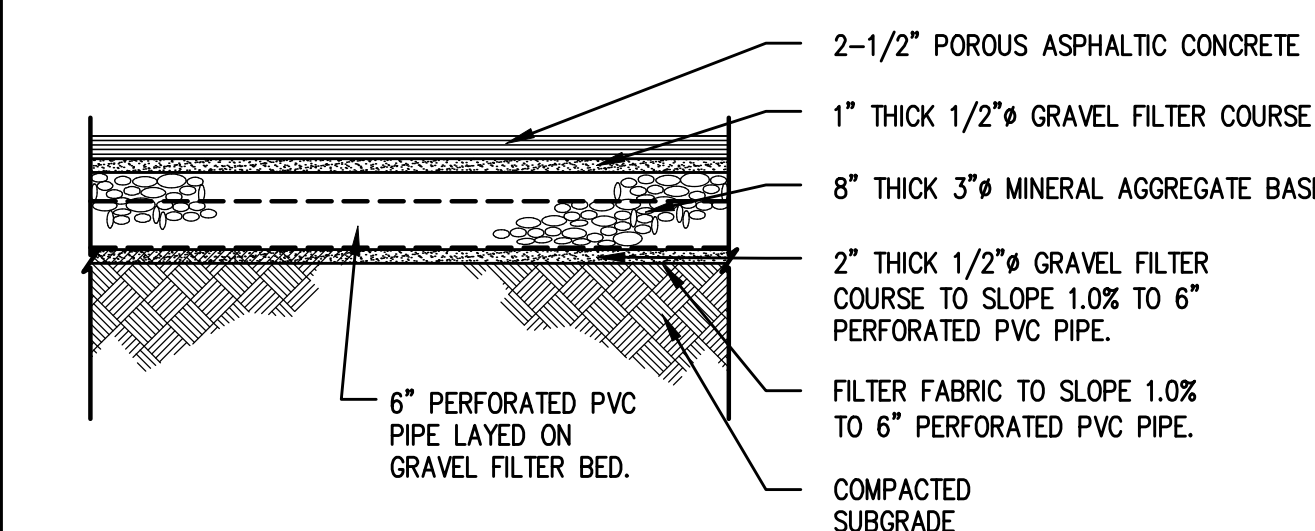
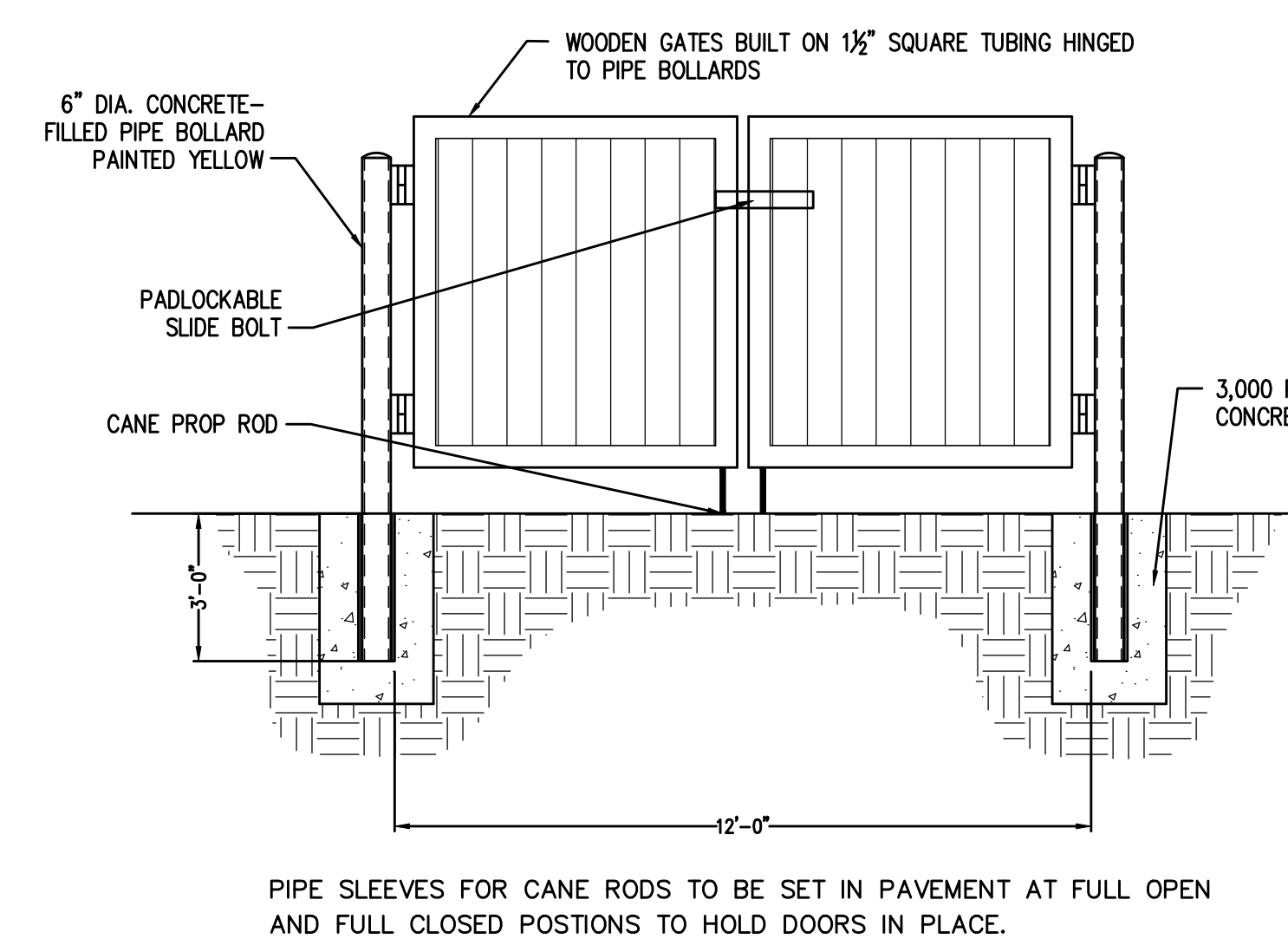
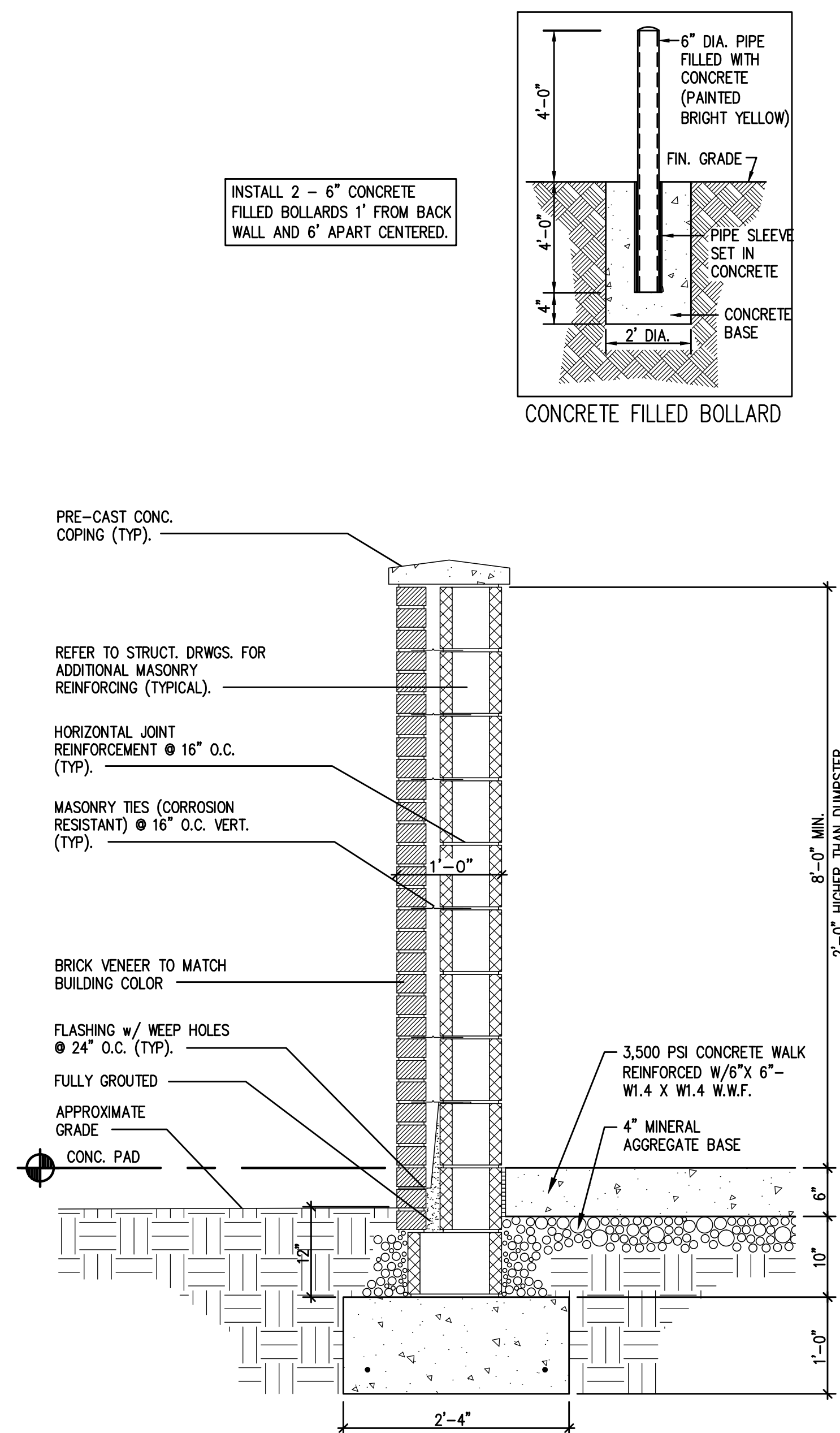
PROJECT NO.	—
DATE	14 JUL 2014
DRAWN BY	NN
CHECKED BY	GMB

POST CONSTRUCTION PLAN

C-7

SHEET 7 OF 9





ACTIVITY: Silt Fence

TCP - 13

The diagram illustrates the installation of a prefabricated silt fence. The top part shows a perspective view of the fence installed along a level contour. Key components and dimensions include:

- WOOD FENCE POST:** 2" (38 mm) X 2" (38 mm) MIN.
- NOTE:** INSTALL SILT FENCE ALONG A LEVEL CONTOUR.
- 36" (900 mm) MAX:** The maximum height of the silt fence fabric above the ground.
- FLOW:** Indicated by an arrow pointing towards the fence.
- BURY BOTTOM OF FILTER FABRIC IN 6" (150 mm) X 6" (150 mm) TRENCH, BACKFILL TRENCH WITH SOIL AND COMPACT.**
- 3" (76.2 mm) MAX HEAVY DUTY:** The minimum trench width for the filter fabric.
- 10'-0" (3.0 m) STANDARD DUTY:** The standard trench width for standard duty fabric.

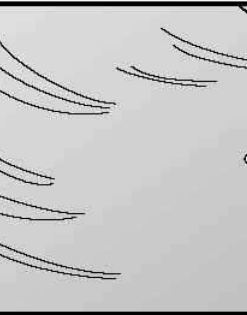
The bottom part shows a cross-section view of the silt fence anchoring:

- UPPER DEPTH INDICATOR MARK:** A mark on the post indicating the upper depth of the fabric.
- POST:** The vertical support for the silt fence.
- LOWER DEPTH INDICATOR MARK:** A mark on the post indicating the lower depth of the fabric.
- FILTER FABRIC:** The fabric used to filter sediment.
- BACKFILL:** The soil used to fill the trench behind the fabric.
- FLOW:** Indicated by an arrow pointing towards the fence.
- 150 mm:** The depth of the trench for the filter fabric.
- 12" (300 mm):** The depth of the trench for the post.
- SECTION:** A cross-section view of the silt fence anchoring.
- N.T.S.:** Not To Scale.

Figure TCP-13-1
Silt Fence Anchoring

ACTIVITY: Silt Fence	TPC – 13
	large as allowed by the criteria. No fabric should be specified with an EOS smaller than U.S. Standard Sieve No. 100 [0.0059 in. (0.15 mm)]. If 85 percent or more of a soil, by weight, passes through the openings in a No. 200 sieve [0.0029 in. (0.074 mm)], filter fabric should not be used. Most of the particles in such a soil would not be retained if the EOS was too large, and they would clog the fabric quickly if the EOS was small enough to capture the soil. The fence should be supported by a wire mesh if the fabric selected does not have sufficient strength and bursting strength characteristics for the planned application (as recommended by the fabric manufacturer). Filter fabric material should contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six months of expected usable construction life at a temperature range of 0°F to 120°F.
Primary References	<i>California Storm Water Best Management Practice Handbooks</i>, CDM et.al. for the California SWQTF, 1993. <i>Caltrans Storm Water Quality Handbooks</i>, CDM et.al. for the California Department of Transportation, 1997.
Subordinate References	<i>Best Management Practices and Erosion Control Manual for Construction Sites</i>, Flood Control District of Maricopa County, Arizona, September 1992. <i>Environmental Action Manual</i>, City of Austin, Texas, 1989. <i>Manual of Standards of Erosion and Sediment Control Measures</i>, Association of Bay Area Governments, June 1981. <i>Proposed Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters</i>, Work Group Working Paper, USEPA, April, 1992. <i>Sedimentation and Erosion Control Practices</i>, An Introductory of Current Practices (Draft), USEPA, 1990. <i>Stormwater Management Manual for the Puget Sound Basin</i>, Washington State Department of Ecology, Public Review Draft, 1991. <i>Water Quality Management Plan for the Lake Tahoe Region, Volume II, Handbook of Management Practices</i>, Tahoe Regional Planning Agency – November 1988.
Stormwater Best Management Practices – Temporary Construction Site Runoff Management TPC-13-5 January 2002	

ACTIVITY: Silt Fence	TCP – 13
- Use prefabricated heavy-duty silt fence. Heavy duty silt fences typically have the following physical characteristics: (1) Fence fabric has greater tensile strength than other fabric types available from manufacturer. (2) Fence fabric has a greater permeability than other fabric types available from manufacturer. (3) Fence fabric may be reinforced with a backing or additional support to increase fabric strength. (4) Posts may be spaced closer together than other premanufactured silt fence types available from manufacturer. ••Most manufactured silt fencing has a colored band that indicates the depth of trenching required. If the lower colored band is visible then the silt fence is not trenched deep enough. ••Install silt fence along a level contour, with the last 6 ft (1.9 m) of fence turned up slope. Except for the ends, the difference in elevation between the highest and lowest point along the top of the silt fence shall not exceed one-third the fence height. ••Posts should be spaced a maximum of 6 feet (1.9 m) apart and driven securely into the ground a minimum of 30 inches (0.8 m). ••A trench should be excavated approximately 8 inches (20.3 cm) wide and 12 inches (30.5 cm) deep along the line of posts and upslope from the barrier. ••When standard strength filter fabric is used, a wire mesh support fence should be fastened securely to the upslope side of the posts using heavy-duty wire snags at least 1 inch (2.5 cm) long, tie wires or hog rings. The wire should extend into the trench a minimum of 4 inches (10.2 cm). ••The standard strength filter fabric should be stapled or wired to the fence, and 40 inches (102 cm) of the fabric should extend into the trench. When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated and the filter fabric stapled or wired directly to the posts. ••Avoid the use of joints. The filter fabric should be purchased in a continuous roll, then cut to the length of the barrier. When joints are necessary, filter cloth should be spliced together only at a support post, with a minimum 6-inch (15.2-cm) overlap, and both ends securely fastened to the post. ••The trench should be backfilled with compacted native material. ••Generally, silt fencing should be used in conjunction with erosion source controls up slope to provide effective control. Maintenance ••Inspect weekly and after each rainfall. ••Repair wherever fence is damaged.	
Stormwater Best Management Practices – Temporary Construction Site Runoff Management	TCP-13-3
	January 2002

ACTIVITY: Silt Fence	TCP – 13 
	
Targeted Constituents	
• Significant Benefit • Sediment • Heavy Metals • Nutrients • Toxic Materials • Partial Benefit • Floatable Materials • Oil & Grease • Low or Unknown Benefit • Oxygen Demanding Substances • Bacteria & Viruses • Construction Wastes	
Implementation Requirements	
• High • Capital Costs • O & M Costs • Medium • Maintenance • Low • Suitability for Slopes > 3% • Training	
Description	A silt fence is made of a filter fabric which has been entrenched, attached to supporting poles, and sometimes backed by a wire fence for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence. A silt fence is a temporary sediment barrier consisting of filter fabric stretched across and attached to supporting posts, entrenched, and depending upon the strength of the fabric used, supported with wire fence. Silt fences trap sediment in two ways: (1) by intercepting and detaining small amounts of sediment from disturbed areas during construction operations in order to promote sedimentation behind the fence; and (2) by decreasing the velocity of low flows (up to 0.5 cfs (1.4 x 10⁻² m³/s)) in swales. In simpler terms, a silt fence does not filter the water it slows it down enough for the sediment to settle out of the runoff water. This management practice is likely to create a significant reduction in sediment. Silt fences, while much more effective than straw bales and brush barriers, are not as effective as sand bag barriers or rock filters (especially continuous barriers). The difference in effectiveness is due to the durability and maintenance requirements.
Suitable Applications	• Along the downstream perimeter of the phase construction. • Below the toe of a cleared slope. • Upstream of sediment traps or basins. • Along streams and channels (not across). • Around temporary spoil areas. • Across swales with catchments less than 1 acre (0.4 ha) (per 400-feet (125.7 m) of
Stormwater Best Management Practices – Temporary Construction Site Runoff Management	
TCP-13-1	
January 2002	

ACTIVITY: Silt Fence

TCF - 13

Diagram illustrating the Silt Fence End Layout. The diagram shows a plan view of a silt fence structure, including a turn in the fence line. Key dimensions and labels include:

- MAXIMUM TRIBUTARY AREA: 0.25 acre/100 ft OF FENCE (0.3 ha/100 m)
- MAXIMUM RECOMMENDED SLOPE LENGTH
- LEVEL CONTOUR
- TURN LAST ~7' (2 m) OF FENCE UP-SLOPE
- MAXIMUM RECOMMENDED WIDTH = ~492' (150 m)

NOTE: LOCATE SILT FENCE ALONG A LEVEL CONTOUR.

PLAN VIEW

N.T.S.

Figure TCP-13-2
Silt Fence End Layout

Stormwater Best Management Practices –
Temporary Construction Site Runoff
Management

TCF-13-8

January 2002

ACTIVITY: Silt Fence		TCP – 13
Inspection Checklist	• •	Does the silt fence follow a contour?
	• •	Are the ends of the silt fence turned uphill for the last 6 ft. (1.8 m)?
	• •	Is the anchor trench depth color band visible?
	• •	Is the silt fence secure to the posts?
	• •	Has sediment accumulated behind the fence by more than $\frac{1}{3}$ the height of the fence? If yes, then clear it.
	• •	Does any 100-foot (30.5 m) of silt fence serve more than $\frac{1}{4}$ acre (0.1 ha) of exposed area?
	• •	Is there any indication of washaround or underwash? If yes, then reset the fence and determine if it is overloaded (i.e. another fence should be installed upstream).
Stormwater Best Management Practices – Temporary Construction Site Runoff Management		
TCP-13-6		January 2002

ACTIVITY: Silt Fence	TSP – 13
• • Remove sediment when it reaches 1/3 the height of the fence. • • Inspect silt fence when rain is forecast. Perform required maintenance before the storm event. • • Remove silt fence when no longer needed. Fill and compact post holes and anchorage trench, remove sediment accumulation, and grade alignment to blend with adjacent ground.	
Limitations	• • Do not place fence on a slope, or across any contour line. This may result in worse erosion than not installing the fence at all. • • Do not use in streams, channels, or anywhere flow has concentrated. • • Do not use in locations where ponded water may cause flooding. • • Limit the length of slope draining to any point along the silt fence to 100 ft. (30 m) or less. • • Limit length of any single run of silt fence to 500 ft. (150 m). • • Must be placed along a level contour. • • Don't use below slopes subject to creep, slumping, or landslides. • • Don't use silt fences to divert flow.
Additional Information	Silt fences are preferable to straw barriers in many cases. Laboratory work at the Virginia Highway and Transportation Research Council has shown that silt fences can trap a much higher percentage of suspended sediments than can straw bales. While the failure rate of silt fences is lower than that of straw barriers, there are many instances where silt fences have been improperly installed. Selection of a filter fabric is based on soil conditions at the construction site (which affect the equivalent opening size (EOS) fabric specifications) and characteristics of the support fence (which affect the choice of tensile strength). The designer should specify a filter fabric that retains the soil found on the construction site yet will have openings large enough to permit drainage and prevent clogging. The following criteria is recommended for selection of the equivalent opening size: 1. If 50 percent or less of the soil, by weight, will pass the U.S. standard sieve No. 200, select the EOS to retain 85 percent of the soil. The EOS should not be finer than EOS 70. 2. For all other soil types, the EOS should be no larger than the openings in the U.S. Standard Sieve No. 70 [0.0083 in. (0.21 mm.)] except where direct discharge to a stream, lake, or wetland will occur, then the EOS should be no larger than Standard Sieve No. 100. To reduce the chance of clogging, it is preferable to specify a fabric with openings as
Stormwater Best Management Practices – Temporary Construction Site Runoff Management TSP-13-4 January 2002	

ACTIVITY: Silt Fence	TOP – 13
Installation/ Application Criteria fence) and below other small cleared areas. • • Silt fences are typically installed with ¼ area draining to every 100-foot (31.4 m) of silt fence. They are designed to function under a 10-year storm event and may be operated for as long as 5 to 8 months. Silt fences are designed to pond water behind them, so it is crucial that they are sufficiently anchored and follow contours. Silt fences that are not entrenched and follow contours can result in worsened erosion. • • Silt fences may be used for downstream perimeter control, placed upstream of the point(s) of discharge of sheet flow from a site. They may also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion, and perpendicular to minor swales or ditch lines for up to one acre contributing drainage areas. Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable for sheet or overland flows. • • 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 ($1.4 \times 10^2 \text{ m}^3/\text{s}$) 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 which retains 85% of the soil, by weight, based on sieve analysis, but is not finer than an equivalent opening size of 70. • • Select standard duty or heavy duty prefabricated silt fence based on criteria shown below: Standard Duty Silt Fence - Slope of area draining to fence is 4:1 (H:V) or less. - Use is generally limited to less than five months. - Area draining to fence produces low sediment loads. - Use prefabricated standard duty silt fence. Heavy Duty Silt Fence - Slope of area draining to fence is 1:1 (H:V) or less. - Use generally limited to eight months. Longer periods may require fabric replacement. - Area draining to fence produces moderate sediment loads.	Stormwater Best Management Practices – Temporary Construction Site Runoff Management TOP-13-2 January 2002

BA

BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363





MEMORANDUM

DATE: 8/20/14

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 13**, Highlands at Ladd Park PUD Subdivision, final plat, section 15, revision 2, creating 29 single family lots and three open space lots on 9.73 acres, located at the intersection of Molly Bright Lane and Fowler Circle.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a second final plat revision for Section 15 of the Highlands at Ladd Park PUD Subdivision.

Project Information

COF Project Number: 4626

Applicant: David Reagan, HFR Design, Inc.

Owner: Paul Arnold, Trillium Farms, LP

Background/Staff Comments

Section 15 is located at the intersection of Molly Bright Lane and Fowler Circle. This final plat revision is a resubmittal of a plat that is soon to expire. The changes made on this particular revision are to lot 218 and the right-of-way of Fowler Circle. The proposed final plat is consistent with the approved Highlands at Ladd Park PUD Development Plan and the Franklin Land Use Plan. The site plan was approved by Planning Commission on September 24, 2014.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection

to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

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

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PROCEDURAL REQUIREMENTS:

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

CONDITIONS OF APPROVAL:

Engineering**General Comments****1. Streets**

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

2. drainage

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

Performance Agreement and Surety**General Comments****3. Sureties**

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

II. City Sewer:

III. Streets (including private streets):

IV. Street Access (separate surety):

V. Sidewalks:

VI. Drainage:

VII. Green Infrastructure:

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

Water/Sewer

[2011132-sec-15 plat-COF 4626-RESUBITTAL 8-7-14.pdf](#)

4. Wastewater

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

ITEM 13
HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 15, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/28/14

Project Information

Base Zoning: R-2 Residential District (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.73 acres
Proposed Number of Lots: 32

Legend

Zoning

AG Agricultural District	CC Central Commercial District
ER Estate Residential	NC Neighborhood Commercial District
R-1 Residential District	GC General Commercial District
R-2 Residential District	MN Neighborhood Mixed-Use District
R-3 Residential District	ML Local Mixed-Use District
Historic Core Residential District	MX Regional Mixed-Use District
RX Residential Variety	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District
GO General Office District	CI Civic and Institutional District



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Feet

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DATE: 8/20/2014

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 14,** Highlands at Ladd Park PUD Subdivision, final plat, section 24, creating 17 single family lots and two open space lots on 4.87 acres, located along Ryecroft Lane.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a final plat for Section 24 of the Highlands at Ladd Park PUD Subdivision.

Project Information

COF Project Number: 4627

Applicant: David Reagan, HFR Design, Inc.

Owner: Paul Arnold, Trillium Farms, LP

Background/Staff Comments

Section 24 is located along Ryecroft Lane and includes 17 single family lots and two open space lots. This plat is consistent with the approved Highlands at Ladd Park PUD Development Plan and the Franklin Land Use Plan. The site plan was approved by Planning Commission on September 19, 2012.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

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

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4. Motion/discussion/vote.

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PROCEDURAL REQUIREMENTS:

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

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Easements

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

Performance Agreement and Surety

General Comments

2. Sureties

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

Planning (Landscape)

General Comments

3. Lot tree Requirements

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

Zoning

General Comments

4. Affordable Housing

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

[2014088-54-12 LADD SEC 24 PLAT-SUB 7-14-14.pdf](#)

5. Lot Trees

- Provide the lot tree chart on the final plat.

ITEM 14
HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 24
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/28/14

Project Information
Base Zoning: R-2 Residential District (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 4.87 acres
Proposed Number of Lots: 19

Legend

Zoning

AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
Historic Core Residential District
RX Residential Variety
OR Office Residential District
GO General Office District

CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
MN Neighborhood Mixed-Use District
ML Local Mixed-Use District
MX Regional Mixed-Use District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District



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Feet

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DATE: August 20, 2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 15,** Rizer Point PUD Subdivision, final plat, section 3, creating 16 single family lots and one open space on 4.09 acres, located at 0 Del Rio Pike.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a final plat for 16 buildable lots and one open space lot, as part of the Rizer Point PUD Subdivision.

Project Information

COF Project Number: 4630

Applicant: Michael Dewey, Dewey-Estes Engineering

Owner: Jack Ludington, Goodall Inc. Builders

Background/Staff Comments

The concept plan for Rizer Point was originally approved by FMPC in 2007 and BOMA in 2008 for townhomes, single-family homes, and open space. The site plan for Section 3 was approved in February 2014. The development plan has undergone two revisions, most recently in May 2014, to change the minimum lot width from 55 feet to 52 feet. This subdivision is within the Residential Variety zoning district and is partially located within the Floodway Fringe Overlay (FFO). The subdivision is subject to conventional development standards, and is within the West Harpeth Character Overlay, Special Area 2 and 3. This plat creates 16 single-family lots and one open space lot. None of these lots are subject to the FFO Overlay. Lots range from 6,360 square feet to 19,333 square feet. A 10-foot landscape easement is platted along the south east corner of Section 3. It also extends the required 20-foot Historic Preservation Landscape buffer along the area of the subdivision adjacent to the Rizer House. This plat continues the street network throughout the Rizer Point PUD Subdivision, and includes sidewalks on both sides of the street.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

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

CONDITIONS OF APPROVAL:

Engineering

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

1. ROW

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

Performance Agreement and Surety

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

2. Sureties

- I. City Water: \$60,000
- II. City Sewer: \$75,000
- III. Streets (including private streets): \$154,000
- IV. Street Access (separate surety): \$0
- V. Sidewalks: \$57,000
- VI. Drains: \$37,000
- VII. Green Infrastructure: \$0
- VIII. ITS Elements: \$0

Planning

General Comments

3. Base Zoning

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

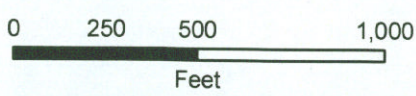
ITEM 15
 RIZER POINT PUD SUBDIVISION, SECTION 3, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/28/14



Project Information
 Base Zoning: Residential Variety (RX)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2
 Development Standard: Either
 Other Overlays: NA
 Site Acreage: 4.09 acres
 Proposed Number of Lots: 16

Legend

- | | |
|------------------------------------|-------------------------------------|
| Rizer Point, Section 3 | GO General Office District |
| AG Agricultural District | CC Central Commercial District |
| ER Estate Residential | NC Neighborhood Commercial District |
| R-1 Residential District | GC General Commercial District |
| R-2 Residential District | MN Neighborhood Mixed-Use District |
| R-3 Residential District | ML Local Mixed-Use District |
| Historic Core Residential District | MX Regional Mixed-Use District |
| RX Residential Variety | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |
| | CI Civic and Institutional District |



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MEMORANDUM

DATE: 8/20/2014

TO: Franklin Municipal Planning Commission

FROM: Andrew Orr, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: 8/28/14 FMPC—Item 16, Westhaven PUD Subdivision, final plat, section 42, creating 9 residential lots and five open space lots on 0.70 acres, located along Keats Street.

Purpose

The purpose of this memo is to provide information to the FMPC concerning a final plat for Westhaven PUD Subdivision Section 42.

Project Information

COF Project Number: 4624

Applicant: Judy Gregg, Wilson and Associates

Owner: Tim Downey, Westhaven Partners LLC

Background/Staff Comments

The proposed final plat creates nine residential lots and five open space lots along Keats Street. A site plan for this section was administratively approved with conditions on August 20, 2014. The residential use is consistent with the Land Use Plan and the design is compatible with the Westhaven Pattern Book.

Recommendation

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

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

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Sureties

- Applicant shall submit bonds for the following:

Streets - \$TBD

Temp turnarounds - \$TBD

Sidewalks - \$TBD

Sewer - \$ TBD

2. Easements

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

3. Open Space

- Applicant to call out open space lot adjacent to lot 1651

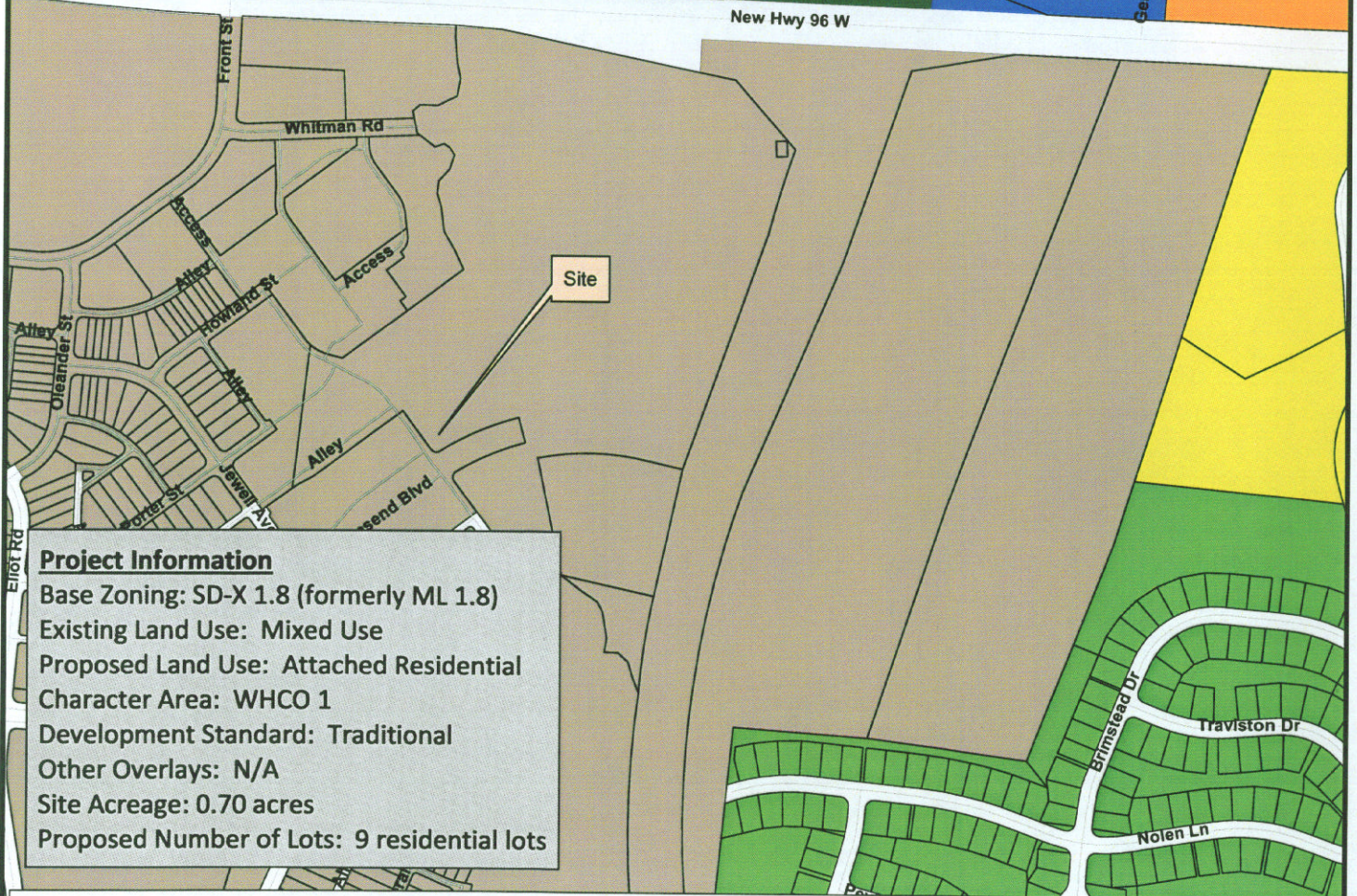
Planning

General Comments

4. Lot numbers

- This is a continuation of an existing issue. Currently, every open space lot on the plat is given the same open space lot number-5067. Please give each individual-non contiguous open space lot its own lot number. Confirm the total number of open space lots.

ITEM 16
 WESTHAVEN PUD SUBDIVISION, SECTION 42, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/28/14



Project Information

Base Zoning: SD-X 1.8 (formerly ML 1.8)
 Existing Land Use: Mixed Use
 Proposed Land Use: Attached Residential
 Character Area: WHCO 1
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.70 acres
 Proposed Number of Lots: 9 residential lots

Legend

Zoning	
AG Agricultural District	CC Central Commercial District
ER Estate Residential	NC Neighborhood Commercial District
R-1 Residential District	GC General Commercial District
R-2 Residential District	MN Neighborhood Mixed-Use District
R-3 Residential District	ML Local Mixed-Use District
Historic Core Residential District	MX Regional Mixed-Use District
RX Residential Variety	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District
GO General Office District	CI Civic and Institutional District



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