City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 27, 2015 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, August 27, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 15-0774 July 23, 2015 FMPC minutes

Attachments: July 23 FMPC minutes

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

RE-ADDRESSING APPROVALS

2. 15-0775 The readdressing of street numbers along Lewisburg Avenue within the 200 range of addresses.

Attachments: ReAddressing Lewisburg MAP
Lewisburg Avenue address changes2
Lewisburg Address Change Current Addresses Map
Lewisburg Address Change Proposed Addresses Map

SITE PLAN SURETIES

3. 15-0749 Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)

4. 15-0750 Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

5. 15-0751 Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. 15-0757 Consideration Of Ordinance 2015-42, To Be Entitled, "An Ordinance To Rezone 2.3 Acres From Specific Development-Mixed Use (SD-X) District To General Commercial (GC) District For The Property Located At 1222 Liberty Pike." (08/27/15 FMPC 8-0; BOMA 1st Reading 9/8/15 7-0, 2nd Reading 10/13/15 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: The Standard, Lot 1 Rezoning MAP
ORD 2015-42 The Standard Subdivision Rezoning Lot 1 Request
standard lot 1

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. 15-0702 Berry Farms Town Center PUD Subdivision, final plat, section 4, Lot 199, 1 commercial lot on 2.82 acres, located at the northwest corner of Five Mile Crossing and Berry Farms Crossing, (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5885 BFTC Sec4 FP.pdf
BFTCSec4Chartwell Hotel.pdf
BFTC Sec 4 FullSitePlan.pdf
COA_BFTC_Sec4_Lot199_FP.pdf

8. 15-0671 Berry Farms Town Center PUD Subdivision, final plat, section 9, 3 commercial lots on 20.93 acres, located on the east side of Rural Plains Circle. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: BFTCSec9 Map
BFTCSec9FP_COA.pdf
5888 BFTC Sec9 FP

9. 15-0708 Downs Boulevard Subdivision, site plan, lot 5, creating one commercial lot on 4.29 acres, located at 500 Downs Boulevard near the intersection of West Main and Downs Boulevard. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: DownsBlvdLot5.pdf
5890 Downs Blvd Lot 5 SitePlanFull.pdf
Elevations 5890 Downs Blvd.pdf
SiteLayout 5890 DownsBlvd Lot5 SP.pdf
500DownsBlvdCOA.pdf

10. 15-0711 Downs Boulevard Subdivision, final plat, Lot 5, creating one commercial lot on 4.29 acres, located at 500 Downs Boulevard near the intersection of West Main and Downs Boulevard. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: DownsBlvdLot5.pdf
5889 DownsBlvd Lot5Revision FP.pdf
DownsBlvd_SelfStorage_FP_COA.pdf

11. 15-0773 Nichol Mill Lofts PUD Subdivision, final plat, revision 1, (Galleria Commercial Complex Subdivision, Lot 810, Revision 37), one attached residential lot on 6.187 acres, located on Nichol Mill Lane near the intersection of Nichol Mill and Mallory Station Road. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: NicholMillLoftsFP.pdf
5892 Nichol Mill Lofts PUDSubdivision FP.pdf
COA_5892_NicholMillLoft_FP.pdf

12. 15-0706 Richland Close Subdivision, preliminary plat, creating 4 detached residential units on 2.20 acres, located at 1048 Carlisle Lane.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: RichlandClosePP.pdf
5893 Richland Close Preliminary Plat FullSet.pdf
RichlandClose_PrelimPlat_COA.pdf

13. 15-0770 Riverbluff PUD Subdivision, final plat, section 1, 12 single-family lots and 2 open-space lots on 7.07 acres, located on the east side of Lewisburg Pike, south of Mack Hatcher Parkway. (CONSENT AGENDA)

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

14. 15-0771 Riverbluff PUD Subdivision, final plat, section 2, 26 single-family lots and 4 open-space lots on 12.78 acres, located on the east side of Lewisburg Pike and south of Mack Hatcher Parkway. (CONSENT AGENDA)

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

15. 15-0753 Robert Crosby Subdivision, final plat, 2 lot subdivision on 1 acre, located at 209 Lewisburg Avenue.

Attachments: Robert Crosby Subd, FP MAP
5867 Conditions of Approval
Robert Crosby Subdivision - submittal 002

16. 15-0704 Rucker Park PUD Subdivision, site plan, revision 1, reduction to the size of the incompatible-use buffer, located near the intersection of W. Main Street and Rucker Avenue.(CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: RuckerParkSP.pdf
Elevations 5894 RuckerPark PUD.pdf
Site Layout 5894 Rucker Park PUD Subdivision SP.pdf
Conditions of Approval_01.pdf

17. 15-0703 Westhaven PUD Subdivision, final plat, section 43, 63 detached residential lots on 15.28 acres, Located south of Boyd Mill Pike and north of Stonewater Boulevard. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: Map_WESTHAVENSEC43FP.pdf
Plat_Westhaven 43 Final Plat.pdf
WesthavenSec43_FP_COA.pdf

18. 15-0772 Williamson Square Subdivision, final plat, section 1, revision 4, 2-lot subdivision on 13.68 acres, located on Harmony Hills Drive. (CONSENT AGENDA)

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

19. 15-0755 Woodlands Subdivision, site plan, revision 3 (StorPlace Self Storage), 34,200 SF self-storage structure on 2.50 acres, located at 102 Eastwind Court. (CONSENT AGENDA)

Attachments: Woodlands Subd, SP, Rev 3, MAP
Conditions of Approval 5904
woodlands copy

ORDINANCE AND TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

HISTORIC
FRANKLIN
TENNESSEE

City of Franklin

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

Meeting Minutes - Draft
Franklin Municipal Planning Commission

Thursday, July 23, 2015 | **7:00 PM** | **Board Room**

CALL TO ORDER

Present 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent 1 - Commissioner Harrison

MINUTES

1. June 25, 2015 Planning Commission Minutes

Attachments: MeetingMinutes 6-25-15

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

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

Absent: 1 - Commissioner Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Mr. Martin stated that the planning department had been changed to reflect two divisions. One division is Current Planning, and Amy Diaz-Barriga is the supervisor of that division. One of the directions that Mr. Stuckey gave Mr. Martin was to put a much greater emphasis on long range planning. There is now a long range planning division, and Emily Hunter is supervisor for that division.

In the next few weeks, the planning department will have two new planners coming onboard.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway stated that one item had been requested to be added to the non-agenda items. He asked if anyone else would like to request to add anything. No one came forward.

Ms. Diaz-Barriga stated that staff would like to add a cash contribution revision for the Highlands at Ladd Park Planned Unit Development (PUD) Subdivision, site plan, section 13. The staff report for this item had been placed at the Planning Commissioners' chairs.

A motion was made by Commissioner McLemore, seconded by Commissioner Lindsey that this item would be added as a non-agenda item. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner Allen, to approve the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

SITE PLAN SURETIES

2. Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalk improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

ANNEXATIONS

5. PUBLIC HEARING: Consideration of Ordinance 2015-22, To Be Entitled, "An Ordinance To Annex The Property Located At 1845 Carters Creek Pike, Consisting Of 75.69 Acres Located West Of Carters Creek Pike And Southwest Of Downs Boulevard And Adjoining The City Limits Within The Southwestern Part Of The Franklin Urban Growth Boundary (UGB)." (07/23/15 FMPC 8-0; 1ST Reading BOMA 08/11/2015 7-0) SECOND READING

Attachments: Ordinance 2015-22 annexation of 1845 Carters Creek Pk

1845 Carters Creek Pike FMPC map.pdf

Mr. Baumgartner stated that Donald and Camille Schaefer had requested this annexation. The applicants are proposing an equestrian park that would include a 39-stall horse barn, a tack building, an indoor and an outdoor riding ring, group and private pastures, riding trails, and three caretaker apartments. The site is located in a rural section of Williamson County, and the Plan of Services stipulates the infrastructure the applicant is required to provide to adequately support the project. Mr. Baumgartner recommended that the Planning Commission recommend approval to the Board of Mayor and Aldermen for Ordinance 2015-22.

Chair Hathaway asked for comments from the citizens.

No one came forward.

A motion was made by Commissioner Orr, seconded by Commissioner Allen, that Ordinance 2015-22 be recommended favorably to the Board of Mayor and Aldermen and to the Work Session meeting on 8/11/2015. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

6. PUBLIC HEARING: Consideration of Resolution 2015-26, To Be Entitled, "A Resolution Adopting A Plan Of Services For The Annexation Of The Property Located At 1845 Carters Creek Pike, Consisting Of 75.69 Acres Located West Of Carters Creek Pike And Southwest Of Downs Boulevard And Adjoining The City Limits Within The Southwestern Part Of The Franklin Urban Growth Boundary (UGB)." (07/23/15 FMPC 8-0; 08/11/15 WS)

Attachments: Resolution 2015-23 1845 Carters Creek POS.doc

1845 Carters Creek Pike POS FMPC map.pdf

Mr. Baumgartner stated that staff was available for any questions, and he recommended that the Planning Commission make a favorable recommendation to the Board of Mayor and Aldermen for Resolution 2015-23 .

Chair Hathaway asked for comments from the citizens.

No one came forward.

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, that Resolution 2015-23 be recommended favorably to the Board of Mayor and Aldermen and to the Work Session meeting on 8/11/2015. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

7. PUBLIC HEARING: Consideration of Ordinance 2015-23, To Be Entitled, "An Ordinance To Zone 75.69 Acres Agriculture (AG) For The Property Located At 1845 Carters Creek Pike, Located West Of Carters Creek Pike And Southwest Of Downs Boulevard And Adjoining The City Limits Within The Southwestern Part Of The Franklin Urban Growth Boundary (UGB)." (07/23/15 FMPC 8-0; 1ST Reading 08/11/15 7-0) SECOND OF THREE READINGS

Attachments: ORDINANCE 2015-23 Zoning Ordinance.docx

1845 Carters Creek Pike Zoning FMPC map.pdf

Mr. Baumgartner stated that the staff was available for any questions, and he recommended that the Planning Commission make a favorable recommendation to the Board of Mayor and Aldermen for Ordinance 2015-23 .

Chair Hathaway asked for comments from the citizens.

No one came forward.

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, that Ordinance 2015-23 be recommended to the Board of Mayor and Aldermen for approval and to the Work Session meeting on 8/11/2015. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

REZONINGS AND DEVELOPMENT PLANS

8. Berry Farms Town Center PUD Subdivision, development plan, section 4, revision 1, 74,873 square feet on 2.82 acres, located at the northeast corner of Berry Farms Crossing and Five Mile Crossing within the Rural Plains Tract of Berry Farms.

Attachments: 5860 Berry Farms PUD Subdivision Sec4, Rev 1(2).pdf
5860 ConditionsOfApproval Berry Farms PUD Subdivision, Sec4, Rev 1.pdf
5860 Site Layout Sheet Berry farms PUD Subdivision Sec4, Rev 1.pdf
5860 Elevations Berry farms PUD Subdivision Sec4, Rev1.pdf
5860 PatternBookRevision Berry Farms Town Center PUD Subdivsion Sec4, Rev1.pdf
5860 Berry Farms PUD Subdivision Sec4, Rev1 Full Set.pdf

Mr. King stated that Berry Farms Town Center PUD Subdivision was a previously approved subdivision with entitlements for 503 residential dwelling units and 1.1 million square feet of commercial/retail space. Section 4 site plan was approved prior to 2010. This was a revision to the approved concept plan, which effects two parcels at the intersection of Berry Farms Crossing and Five Mile Crossing. The applicant was proposing a four-story hotel as a site plan at a future date. An amendment to the concept plan and the development plan, to allow future development at this parcel, had been given to the Planning Commissioners prior to the start of the meeting. The staff recommended approval.

Ms. Gregory recused herself from Item 8.

Chair Hathaway asked for comments from the citizens. No one came forward.

Chair Hathaway asked if there was an applicant. Mr. Jeff Heinze, of Littlejohn Engineering Associates, stated that they were in agreement with the staff comments and requested approval.

A motion was made by Commissioner Franks, seconded by Commissioner McLemore, that Planning Item 8 be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Harrison

Recused: 1 - Commissioner Gregory

9. Consideration of Ordinance 2015-17, To Be Entitled, "An Ordinance To Rezone 22.72 Acres From Residential 1 District (R-1) To Specific Development-Variety (SD-X 0, 34500) District For The Properties Located at 554 and 562 Franklin Road."; Establishing a Public Hearing for September 22, 2015. FIRST of THREE READINGS (07/23/15 FMPC 6-1; 08/11/15 WS)

Attachments: 5848 Family Legacy PUD rezoning MAP.pdf
ORD 2015-17 Family Legacy PUD Subdivision Rezoning Request.doc
5848 Family Legacy PUD Subdivision Rezoning Site Layout.pdf
5848 Family Legacy PUD Subdivision Rezoning Full Set.pdf
5848 PublicNotification Family Legacy PUD Subdivision.pdf

Mr. King stated that the applicant was proposing a mixed-use development consisting of office space, retail, and a funeral home, which was consistent with the adjacent land uses and the Land Use Plan. The site had environmental constraints, with Branch Creek running between the buildings, Franklin Road and the hillside overlay, and with slopes exceeding fourteen percent to the rear of the property. Approval of Ordinance 2015-17 was recommended.

Chair Hathaway recused himself from Items 9 and 10 and handed the chair over to Vice Chair Lindsey.

Vice Chair Lindsey asked for citizen comments.

Ms. Theresa Doyle, of 516 Franklin Road, stated that her property of 8.5 acres was south of the properties involved with Item 8. She was opposed to rezoning the properties from residential to commercial. Although she knew that the plan was put into place about ten years ago, which advocated that this property be commercial, she thought that circumstances in the area had changed over the years. Gateway Village had been built, and the two properties involved were across the street from the Gateway community and would only be residential. In fact, the commercial zone of Gateway Village ends at Mack and Kate's Cafe, which ends at the property previous to those. She understood that those were already zoned commercial and were already cleared. These properties would extend that. She planned to stay at her property forever and had made improvements to her property. She had concerns about the water system since there was already a great deal of drainage change on the corner where they were already building an assisted-living complex. She felt that, while the commercial at Gateway Village ended at Mack and Kate's Cafe, the commercial part of the opposite side of the street should stay residential. She described how all of her neighbors had renovated their homes. For these reasons, she thought that expanding the commercial and allowing these uses would be detrimental to the development of that street, which was a gateway into Franklin.

Vice Chair Lindsey asked if there was an applicant. Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was in agreement with the staff conditions, and asked for a favorable recommendation to the Board of Mayor and Aldermen.

Mr. Franks moved approval of Item 8, and Ms. McLemore seconded the motion.

Mr. Orr asked how much of the parcel was buildable. Mr. Gamble stated that about three

acres were.

Mr. Orr stated that, even though the parcels were very big, it could not be massed out like Gateway Village, and anything that would be built would not take over the area.

Mr. Gamble stated that he would discuss this in more detail when the item was reviewed at the development plan stage.

A motion was made by Commissioner Franks, seconded by Commissioner McLemore that Ordinance 2015-17 be recommended to the Board of Mayor and Alderm, with a split vote, to the Work Session meeting on 8/11/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

No: 1 - Commissioner Allen

Absent: 1 - Commissioner Harrison

10. Consideration of Resolution 2015-70, To Be Entitled, "A Resolution Approving A Development Plan for Family Legacy PUD Subdivision, With One Modification of Standards (Parking), Located Along The East Side of Franklin Road And South Of Moores Lane (554 And 562 Franklin Road), By The City Of Franklin, Tennessee." (07/23/15 FMPC: Main Motion 7-0, MOS 6-1)

Attachments: MAP_5849 Family Legacy PUD DevPlan.pdf

Res 2015-70 RESOLUTION Family Legacy Dev Plan

5849 Family Legacy PUD Subidivison Conditions of Approval_02.pdf

5849 Family Legacy PUD Subdivision Site Layout.pdf

5849 Family Legacy PUD Subdivision Elevations.pdf

5849 Family Legacy PUD Subdivision Full Set.pdf

bchapel_final adopted.pdf

09-22-11-FMPC Minutes.pdf

08-11-15 number 13 - Existing Funeral Home Parking Calc.pdf

Mr. King stated that the applicant was proposing a mixed-use development consisting of 24,000 square feet of office and retail space and a one-and-one-half- story funeral home consisting of 10,500 square feet. The site had environmental constraints, with Branch Creek and the floodplain in front of the property, and a hillside overlay in the rear. The modification of standards was for the minimum parking requirements, which would be read separately.

The applicant was requesting a modification of the Zoning Ordinance, Section 5.9.4(2), where Table 5-9 stipulated that a funeral home shall have .25 parking space per person of maximum occupancy. The proposed structure would have a maximum occupancy of 800 persons, which would equate to 200 parking spaces. For this proposed structure of 10,500 square feet, this requirement would equate to 19 spaces per one thousand square feet. The applicant did not intend on having a situation where the building would be at maximum occupancy. If a service was being conducted with a visitation, the maximum occupancy of the chapel would be 200 people, and the visitation would be 128 people. Based on these projections, the parking requirement would be 82 spaces. The applicant anticipated two to three staff personnel on duty. This would yield a maximum parking demand of 84 to 85 spaces. Given the adjoining facility, a surplus of spaces could exist within the overall site, which would satisfy the parking demand. Approval of the Modification of Standards was recommended.

Vice Chair Lindsey asked for comments from the citizens. There were none.

Vice Chair Lindsey asked if there was an applicant. Mr. Greg Gamble, of Gamble Design Collaborative, stated that he was in agreement with the staff conditions, and he requested approval.

Mr. Orr moved that the Planning Commission recommend approval of Resolution 2015-35 to the Board of Mayor and Aldermen, and Mr. Franks seconded the motion.

Ms. Allen stated that she was interested in how one could limit the number of individuals who would attend a funeral service.

Mr. Gamble stated that the parking requirement for the City of Franklin had the best intentions; however, he could not tell anyone as to how the parking requirement was arrived at. They had studied and look at numerous funeral homes within the middle Tennessee area and provided examples of those to the staff showing what a typical parking situation would be for a funeral home. It was much less than what would currently be based upon the occupancy of the building. A funeral service with a very large attendance would typically be held in a church. This funeral home would be meant for much smaller services.

Ms. Allen stated that this gateway into Franklin concerned her. She did not like it and thought it was getting worse. She did not want what she saw on the other end to creep into the City limits of Franklin and urged the Planning Commissioners to try to protect the way the gateways into Franklin look.

Vice Chair Lindsey asked about a motion for the modification of standards.

Ms. McLemore stated that there were certain code requirements for the number of individuals who could be in any building. The parking would be applicable, based on the number of individuals who could occupy the funeral home.

Mr. Gamble stated that the City's parking requirement for this funeral home was in excess of 200 percent of what would be required for a church. It was in excess with what would be practical for a funeral home of this size. He asked for the modification of standards for parking so that they would not build more parking than what was needed for this site. They would have the adjacent office building that would operate during normal hours. If there was an event at the funeral home, there would be overflow parking to handle it. They had safety with the additional parking for the office area if need be.

Ms. Allen asked if the staff thought the parking requirement for funeral homes was way out of line.

Mr. Martin stated that the staff had not specifically reviewed this.

Mr. Franks moved to approve the modification of standards for parking, Mr. Orr seconded the motion, and it passed six to one, with Ms. Allen voting no.

A motion was made by Commissioner Orr, seconded by Commissioner Franks, that Resolution 2015-35 be recommended favorably to the Work Session meeting on 8/11/2015. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Cottages at 509 Hill Drive PUD Subdivision, final plat, 4 detached residential units on 0.56 acres, located near the intersection of Hill Drive and West Main Street. (CONSENT AGENDA)

Attachments: 5871 MAP Cottages at 509 Hill Dr FP.pdf
5871 ConditionsofApproval Cottages at 509 Hill Drive Final Plat.pdf
5871 Full Plat Set.pdf

This Planning Item was approved.

12. Franklin Park Subdivision, final plat, revision 1 (resubdivision of lot 6), creating 2 lots on 36.39 acres, located on Tower Circle. (CONSENT AGENDA)

Attachments: 5868 COA Franklin Park
5868 Franklin Park Subd. FP, Rev 1 MAP

This Planning Item was approved.

13. Highlands at Ladd Park PUD Subdivision, final plat, section 19, 22 detached residential units and one open-space lot on 7.12 acres, located along Rich Circle. (CONSENT AGENDA)

Attachments: MAP
Conditions of Approval
Final Plat

This Planning Item was approved.

14. Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 1, 25 detached residential lots and two open-space lots on 20.71 acres, located along Ryecroft Lane. (CONSENT AGENDA)

Attachments: MAP
Conditions of Approval
Final Plat

This Planning Item was approved.

15. Peak 10 Subdivision, site plan, tree bank contribution and revision to approved sureties, 71,388 SF data center on 8.93 acres, located on the east side of Carothers Parkway, south of Liberty Pike and north of where Physicians Way terminates into Carothers Parkway. (CONSENT AGENDA)

Attachments: MAP

Conditions of Approval

This Planning Item was approved.

16. Stream Valley PUD Subdivision, final plat, section 4, revision 1, one detached residential unit on 0.37 acres, located at the intersection of Streamside Lane and Narrow Ford Lane within the Stream Valley PUD Subdivision. (CONSENT AGENDA)

Attachments: 5861 MAP STREAM VALLEY PUD Sec1 Rev 1.pdf

5861 ConditionsOfApproval Stream Valley PUD Subdivision.pdf

5861 ConditionsOfApproval Stream Valley PUD Subdivision.pdf

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

17. PUBLIC HEARING: Consideration of Ordinance 2015-12, "An Ordinance to Establish Unit Prices Associated with Infrastructure Requirements and Authorize Staff to Determine Final Performance Agreement (Surety) Amounts without First Obtaining Approval from the Franklin Municipal Planning Commission." (07/23/15 FMPC 8-0; BOMA 1st Reading 08/11/2015 7-0); SECOND OF THREE READINGS

Attachments: ORD 2015-12 ZO Update for Surety Unit Prices.pdf

Unit Prices.pdf

City Engineer Dustin Scruggs stated that the Tennessee Code authorized the Planning Commission to approve plats prior to the installation and acceptance of improvements and prior to utilities being installed. In addition, the Planning Commission may accept sureties prior to the completion and acceptance of infrastructure in an amount of the actual construction and installation of such improvements and utilities.

The objective of Ordinance 2015-12 is to help expedite the site plan and final plat approval process. The staff is requesting the authority to establish surety amounts based on unit prices as shown in the Planning Administrative Manual. These prices are typically based on historical construction bids associated with City projects. This authority will allow the staff to modify surety amounts for minor revisions that may occur following the approval of a site plan. The staff recommends that the Planning Commission make a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for comments from the citizens. There were none.

Ms. Allen moved to recommend approval of Ordinance 2015-12 to the Board of Mayor and Aldermen, and Vice Chair Lindsey seconded the motion.

Alderman Petersen asked if a road needed a bridge because of the wetlands, floodplain, or steep slopes. Was this being taken into consideration, because there was really a great deal of difference in how much a road costs.

Mr. Scruggs stated that the staff did not have a unit price for big structures, such as a retaining wall or bridge, and anything in excess of a typical project would be done on its own study and brought to the Planning Commission for approval.

Alderman Petersen asked if the Engineering Department would have to look at the site plan in advance to decide whether it would need a retaining wall.

Mr. Scruggs stated that the Department staff approved the sureties with approval of the project and looks at site plans several times before approving the sureties amount. In most situations, the variation in the amount of the surety would accommodate most situations in the roadway. Any additional infrastructure that the City would be taking over would be considered separately.

Alderman Petersen stated that, the Board of Mayor and Aldermen had been looking at a certain amount to build a road, or something of this nature, on an easement and a number was tossed around. She did not have any idea of how that would fit regarding this item, but she was concerned because the wetlands may have needed a bridge, so she wondered how that would cost out.

Mr. Scruggs stated that, in those situations, the Engineering Department would have to look at those individually, approve those prices, and bring them to the Planning Commission for approval. The same thing would apply for any unique situation on a roadway, such as a bridge or a large retaining wall.

Mr. Franks asked if this was an increase or decrease to the current rate.

Mr. Scruggs stated that the sureties are currently calculated and brought to the Planning Commission for approval, and this was the same pricing that had been used in the past.

A motion was made by Commissioner Allen, seconded by Commissioner Lindsey, that Ordinance 2015-12 was recommended favorably to the Board of Mayor and Aldermen and to the Work Session meeting on 8/11/2015. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

NON-AGENDA ITEMS

18. Highlands at Ladd Park PUD Subdivision, site plan, section 13 (cash contribution revision), 38 detached residential lots on 28.8 acres located at 414 Alfred Ladd Road East.

Chair Hathaway stated that Item 18 was added to the agenda and was Highlands at Ladd Park PUD Subdivision.

Ms. Diaz-Barriga stated that this site plan was originally approved with a correct contribution amount to the tree bank requirement, but it was approved without the appropriate cash contribution language. The language, as listed on the staff report, would be added to the conditions of approval, should it be approved by the Planning Commission. All other conditions of approval placed on the City of Franklin's project number, 2868, shall remain and be applied to the site plan. Approval was recommended with revised conditions.

Chair Hathaway asked for comments from the audience. There were none.

A motion was made by Commissioner Lindsey, seconded by Commissioner Allen, that Item 18 be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

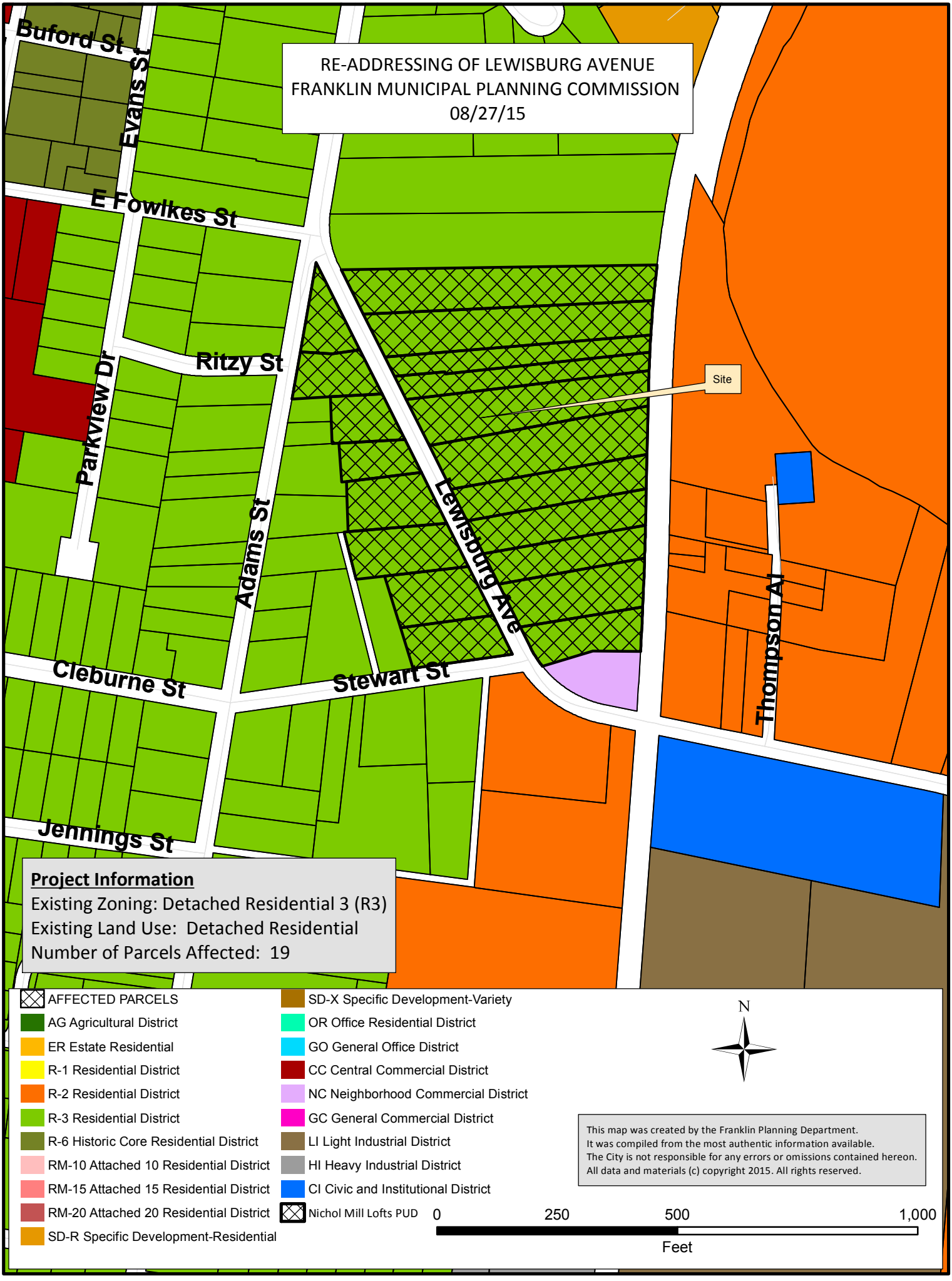
ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:33 p.m.

_____

Chair Michael Hathaway


RE-ADDRESSING OF LEWISBURG AVENUE
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/27/15
Buford St
Evans St
E Fowlkes St
Ritzy St
Parkview Dr
Adams St
Lewisburg Ave
Site
Cleburne St
Stewart St
Thompson Al
Jennings St
Project Information
Existing Zoning: Detached Residential 3 (R3)
Existing Land Use: Detached Residential
Number of Parcels Affected: 19
AFFECTED PARCELS
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
Nichol Mill Lofts PUD
N
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0
250
500
1,000
Feet

OWNER	OLD ADDRESS	STREET NAME	PROPOSAL B NEW ADDRESSES
BOARDMAN STEWERT	201	LEWISBURG AVENUE	201 LEWISBURG AVE
CURTIS GIBBS	203	LEWISBURG AVENUE	207 LEWISBURG AVE
LAWRENCE HOLMES	205	LEWISBURG AVENUE	213 LEWISBURG AVE
JACJ KOETJE	207	LEWISBURG AVENUE	219 LEWISBURG AVE
ROBERT CROSBY/RESIDENT OF	209	LEWISBURG AVENUE	225 LEWISBURG AVE
ROBERT CROSBY LOT 2	NEW LOT	LEWISBURG AVENUE	227 LEWISBURG AVE
JAMES JEWELL JR	211	LEWISBURG AVENUE	231 LEWSIBURG AVE
GALE HADDOCK/RESIENT OF	213	LEWISBURG AVENUE	237 LEWISBURG AVE
TAYLOR SPADAFORA	215	LEWISBURG AVENUE	243 LEWISBURG AVE
JON WEBER	217	LEWISBURG AVENUE	249 LEWISBURG AVE
LINDA & LANIE STUBBLEFIELD	219	LEWISBURG AVENUE	255 LEWISBURG AVE
MARY WELLS	221	LEWISBURG AVENUE	261 LEWSIBURG AVE
SHERMAN ANDERSON	200	LEWISBURG AVENUE	204 LEWISBURG AVE
A.D. HABER III	202	LEWISBURG AVENUE	210 LEWISBURG AVE
ROBERT BASS	204	LEWISBURG AVENUE	216 LEWISBURG AVE
MICHAEL HENDREN	206	LEWISBURG AVENUE	222 LEWISBURG AVE
TIMOTHY MILLER	208	LEWISBURG AVENUE	228 LEWISBURG AVE
WILLIAM & DALE POWELL/RESIDENT OF	210	LEWISBURG AVENUE	234 LEWISBURG AVE
DOUGLAS WILBURN	212	LEWISBURG AVENUE	240 LEWISBURG AVE
ERIC ROSS	220	LEWISBURG AVENUE	246 LEWSIBURG AVE

Lewisburg Ave Current Addresses

HISTORIC FRANKLIN TENNESSEE

N

E-Fowlkes-St

Parkview-Dr

Ritzy-St

Adams-St

Lewisburg-Ave

Stewart-St

Thompson-Al

123

201

200

203

205

202

207

204

209

206

211

208

213

215

210

217

212

219

220

221

Railroad

Harpeth River

Building Footprint

Parcels in Question

Parcels

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Lewisburg Ave Address Change Proposal B Updated

HISTORIC FRANKLIN TENNESSEE

N

123
201
204
207
213
210
219
227
216
225
231
222
237
228
243
234
249
240
255
246
261

Parkview-Dr
Ritzy-St
Adams-St
Lewisburg-Ave
Stewart-St
Thompson-Al

Railroad
Harpeth River
Building Footprint
Parcels in Question
Parcels

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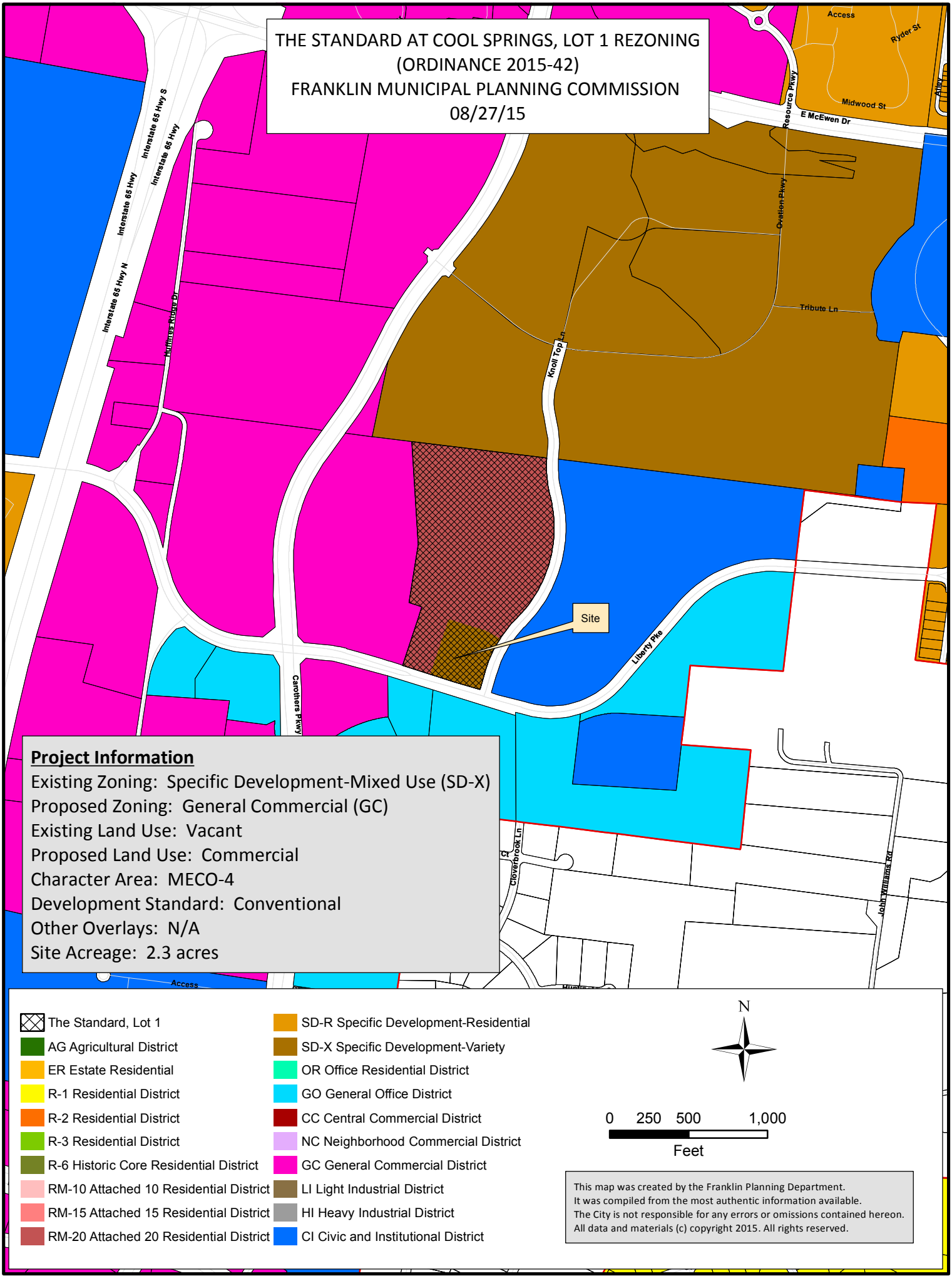
THE STANDARD AT COOL SPRINGS, LOT 1 REZONING
(ORDINANCE 2015-42)
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/27/15
Access
Ryder St
Midwood St
E McEwen Dr
Resource Pkwy
Overton Pkwy
Tribute Ln
Knoll Top Ln
Interstate 65 Hwy S
Interstate 65 Hwy
Interstate 65 Hwy N
Holmes Ridge Dr
Site
Liberty Pke
Carothers Pkwy
Cloverbrook Ln
John Williams Rd
Access
Project Information
Existing Zoning: Specific Development-Mixed Use (SD-X)
Proposed Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2.3 acres
The Standard, Lot 1
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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ORDINANCE 2015-42

AN ORDINANCE TO REZONE 2.3 ACRES FROM SPECIFIC DEVELOPMENT-MIXED USE (SD-X) DISTRICT TO GENERAL COMMECIAL (GC) DISTRICT FOR THE PROPERTY LOCATED AT 1222 LIBERTY PIKE.

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

WHEREAS, GC zoning provides for land uses compatible with both the Land Use Plan and the surrounding development.

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

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

SECTION I: The following described property shall be, and are hereby, zoned General Commercial (GC):

SURVEYOR'S DESCRIPTION

Lot 1

Land in the Ninth Civil District, Franklin, Williamson County, Tennessee, being Lot1, as shown on the Final Plat of The Standard at Cool Springs Subdivision of record in Plat Book P62. Page 13, R.O.W.C.

Zoning Reference Number:

Map--Parcel	Acres
079---04012	2.3
TOTAL	**± 2.3**

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

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____ BY:_____

ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 8/27/15

PASSED FIRST READING: 9/28/15

PUBLIC HEARING HELD: 10/13/15

PASSED SECOND READING: 10/13/15

PASSED THIRD READING: 11/10/15

Rezoning Request
for
The Standard at Cool Springs
LOT 1

Map 079 Parcel 40.12
FRANKLIN, TN

OWNER:

SS KNOLL TOP LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067

APPLICANT:

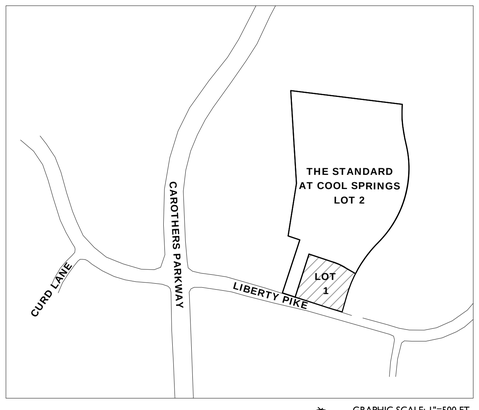
SOUTHSTAR LLC
RALPH KNAUSS
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37064
615.472.8916

PLANNER/LANDSCAPE ARCHITECT:

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

SURVEYOR:

BARGE WAGGONER SUMNER & CANNON, INC
RON FERGUSON
211 COMMERCE STREET, STE 600
NASHVILLE, TN 37201
615.254.1500
ron.ferguson@bwsc.net



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

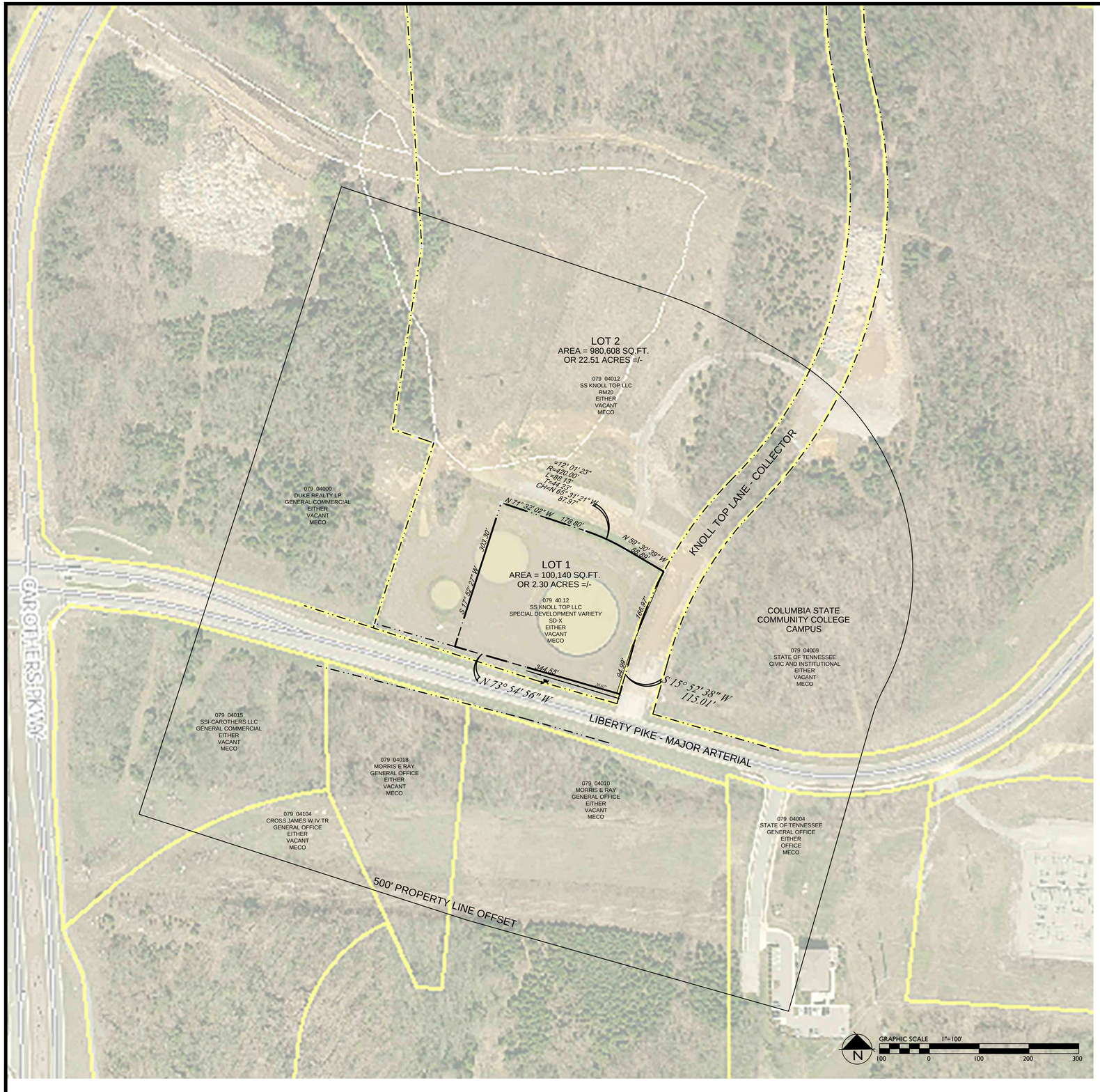
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 15009
greggamble209@gmail.com
615-975-5765

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL

SUBMITTAL DATE: JULY 13, 2015
RESUBMITTAL DATE: AUGUST 6, 2015

COF # 5903



SURVEYOR'S DESCRIPTION
LOT 1

LAND IN THE NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, BEING LOT1, AS SHOWN ON THE FINAL PLAT OF THE STANDARD AT COOL SPRINGS SUBDIVISION OF RECORD IN PLAT BOOK P82. PAGE 13, R.O.W.C.

SITE DATA:

PROJECT NAME:	REZONING REQUEST LOT 1, THE STANDARD AT AT COOL SPRINGS
PROJECT NUMBER:	5903
SUBDIVISION:	THE STANDARD AT COOL SPRINGS PUD
LOT NUMBER:	1
ADDRESS:	1222 LIBERTY PIKE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCEL 40.12
EXISTING ZONING:	SD-X
PROPOSED ZONING:	GENERAL COMMERCAIL (GC)
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	2.30 AC
TOTAL SQUARE FOOTAGE:	100,140 SF
MINIMUM REQUIRED SETBACKS:	FRONT YARD: 30' REAR YARD: 15' SIDE YARD: 25'
OWNER:	
ADDRESS	SS KNOLL TOP LLC 501 CORPORATE CENTRE DRIVE, #315 FRANKLIN, TN 37067
APPLICANT:	
ADDRESS	SOUTHSTAR LLC 501 CORPORATE CENTRE DRIVE, SUITE 315 FRANKLIN, TN 37067
OFFICE PHONE	615.472.8916
CONTACT	RALPH KNAUSS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 TO 6 STORY
LANDSCAPE SURFACE RATIO:	.30
MINIMUM LANDSCAPE RATIO:	.30 (GC)
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
EXISTING PARKING:	N/A
EXISTING TREE CANOPY:	0 AC
PRESERVED TREE CANOPY:	0 REQUIRED
PARKLAND	NOT APPLICABLE
OPEN SPACE:	0.12 AC REQUIRED (5%)

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON LIBERTY PIKE

DRAINAGE FACILITIES
PROPERTY DRAINS TO THE SOUTH

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION 6 - 2.1 MILES
COLUMBIA AVE POLICE STATION - 4.3 MILES

RECREATION FACILITIES
LIBERTY PARK 1.5 MILES

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

RESTRICTIVE COVENANTS

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

COF 5903

Revisions:

Drawing Notes:

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: JULY 13, 2015

THE STANDARD AT COOL SPRINGS
LOT 1 REZONING REQUEST
Parcel 40.12 on Map 79
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
8-13-15

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

BOUNDARY MAP

C 1.0

SITE DATA:

PROJECT NAME:	REZONING REQUEST LOT 1, THE STANDARD AT AT COOL SPRINGS
PROJECT NUMBER:	5903
SUBDIVISION:	THE STANDARD AT COOL SPRINGS PUD
LOT NUMBER:	1
ADDRESS:	1222 LIBERTY PIKE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCEL 40.12
EXISTING ZONING:	SD-X
PROPOSED ZONING:	GENERAL COMMERCAIL (GC)
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	2.30 AC
TOTAL SQUARE FOOTAGE:	100,140 SF
MINIMUM REQUIRED SETBACKS:	FRONT YARD: 30' REAR YARD: 15' SIDE YARD: 25'
OWNER:	SS KNOLL TOP LLC
ADDRESS	501 CORPORATE CENTRE DRIVE, #315 FRANKLIN, TN 37067
APPLICANT:	SOUTHSTAR LLC
ADDRESS	501 CORPORATE CENTRE DRIVE, SUITE 315 FRANKLIN, TN 37067
OFFICE PHONE	615.472.8916
CONTACT	RALPH KNAUSS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 TO 6 STORY
LANDSCAPE SURFACE RATIO:	.30
MINIMUM LANDSCAPE RATIO:	.30 (GC)
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
EXISTING PARKING:	N/A
EXISTING TREE CANOPY:	0 AC
PRESERVED TREE CANOPY:	0 REQUIRED
PARKLAND	NOT APPLICABLE
OPEN SPACE:	0.12 AC REQUIRED (5%)

SPECIMEN TREES

THERE ARE NO EXISTING TREES ON THIS SITE.

TREE CANOPY PRESERVATION

THERE ARE NO EXISTING TREES ON THIS SITE.

COF 5903

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: JULY 13, 2015

THE STANDARD AT COOL SPRINGS
LOT 1 REZONING REQUEST
Parcel 40.12 on Map 79
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
8-6-15

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

EXISTING CONDITIONS

C 2.0

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT BY CONSOLIDATING 2 LOTS.

2. EXISTING BASE ZONING: SD–X (SPECIFIC DEVELOPMENT–VARIETY)
CHARACTER AREA OVERLAY: GCCO–3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.

NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 117A, GROUP B, AND IS KNOWN AS PARCELS 7 & 13.

5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615–550–5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE. 615–385–4144 FAX. 615–385–4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)

7. WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE–RECORDING OF THE FINAL PLAT.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.

12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

13. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

15. RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS AS RECORDED IN BOOK 5614, PAGE 741, ROWC, AND AS AMENDED IN BOOK 5654, PAGE 212, BOOK 5963, PAGE 958, BOOK 6040, PAGE 823, BOOK 6271, PAGE 383, BOOK 6276, PAGE 33 AND BOOK 6354, PAGE 1. SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.

16. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.

17. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

18. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.

19. MAINTENANCE OF DECORATIVE PAVEMENT EXTENDING INTO THE PUBLIC ROW SHALL BE THE REPONSIBILITY OF THE OWNER.

20. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SPERCEDES LOTS 199 & 205 OF BERRY FARMS TOWN CENTER SECTION 4 AS RECORDED IN PLAT BOOK P61, PAGE 9, REGISTER'S OFFICE OF WILLIAMSON COUNTY, (ROWC).

21. SURVEY FIELD DATA COLLECTED ON 4–9–2015.

LEGEND

PARCEL NO. ( )
LOT NUMBER (00)
ADDRESS 000
IRON ROD (SET) ◉ IR(N)
PROPERTY LINE
FENCE —X—X—
RECLAIMED WATER —RW—
UNDERGROUND ELECTRIC LINE —UGE—
OVERHEAD POWER LINE ·····OH·····
SANITARY SEWER LINE —8"SA—
STORM SEWER LINE 15"RCP
WATER LINE —8"W—
GAS LINE —2"G—
SANITARY SEWER MANHOLE Ⓢ
STORM DRAINAGE MANHOLE Ⓓ
CURB INLET
CATCH BASIN
FIRE HYDRANT
WATER VALVE WV
ELECTRIC STUBOUT O ESTUB
WATER STUBOUT O WSTUB
SANITARY SEWER STUBOUT O SSSTUB
STORM STUBOUT O STSTUB

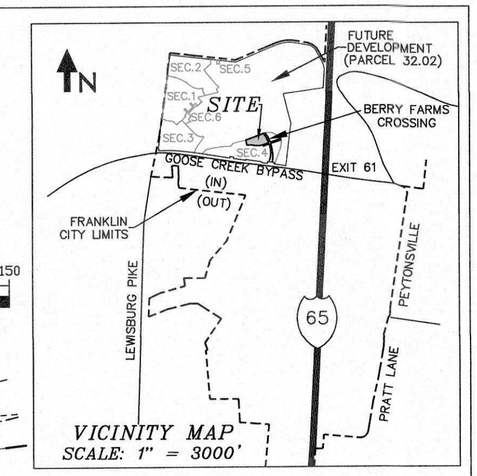
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	260.87'	829.50'	18°01'08"	131.52'	259.80'	S30°26'52"E
C2	24.18'	15.00'	92°21'26"	15.63'	21.65'	S24°44'25"W
C3	200.96'	409.50'	28°07'06"	102.55'	198.95'	S84°58'41"W
C4	105.19'	273.50'	22°02'14"	53.26'	104.55'	S88°01'07"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.62'	S77°00'00"W

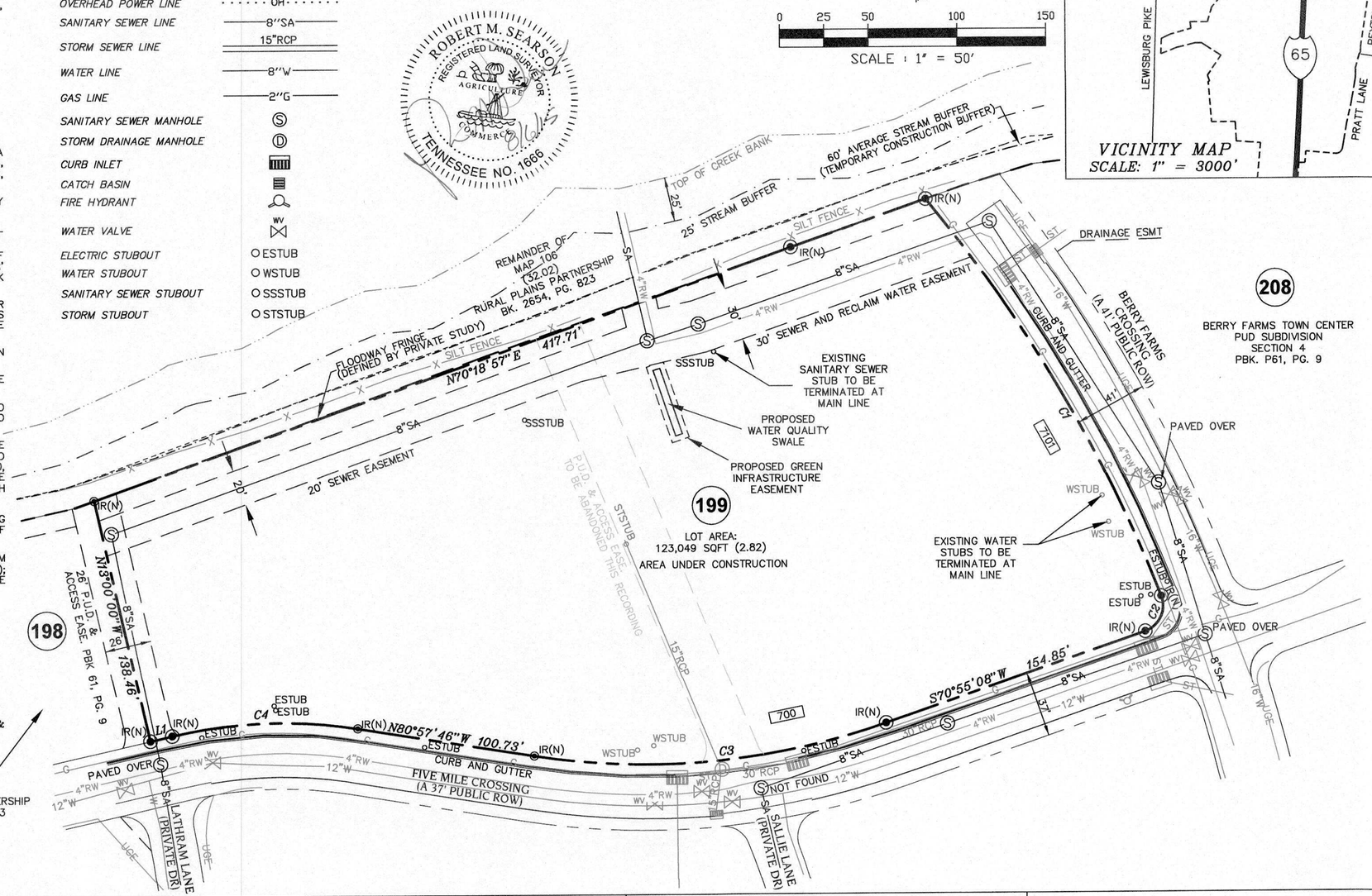
ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666

T.S.P.C.S.

0 25 50 100 150
SCALE : 1" = 50'



VICINITY MAP
SCALE: 1" = 3000'



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 4, Revision 1" Subdivision have been installed in accordance with City specifications, or
2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date
City of Franklin

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary — Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 4, Revision 1" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivi–sion plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 — Date 8/6/15

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2654, Page 823, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdi–vided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership — Date
Owner

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 4, REVISION 1

C.O.F. NO. 5885

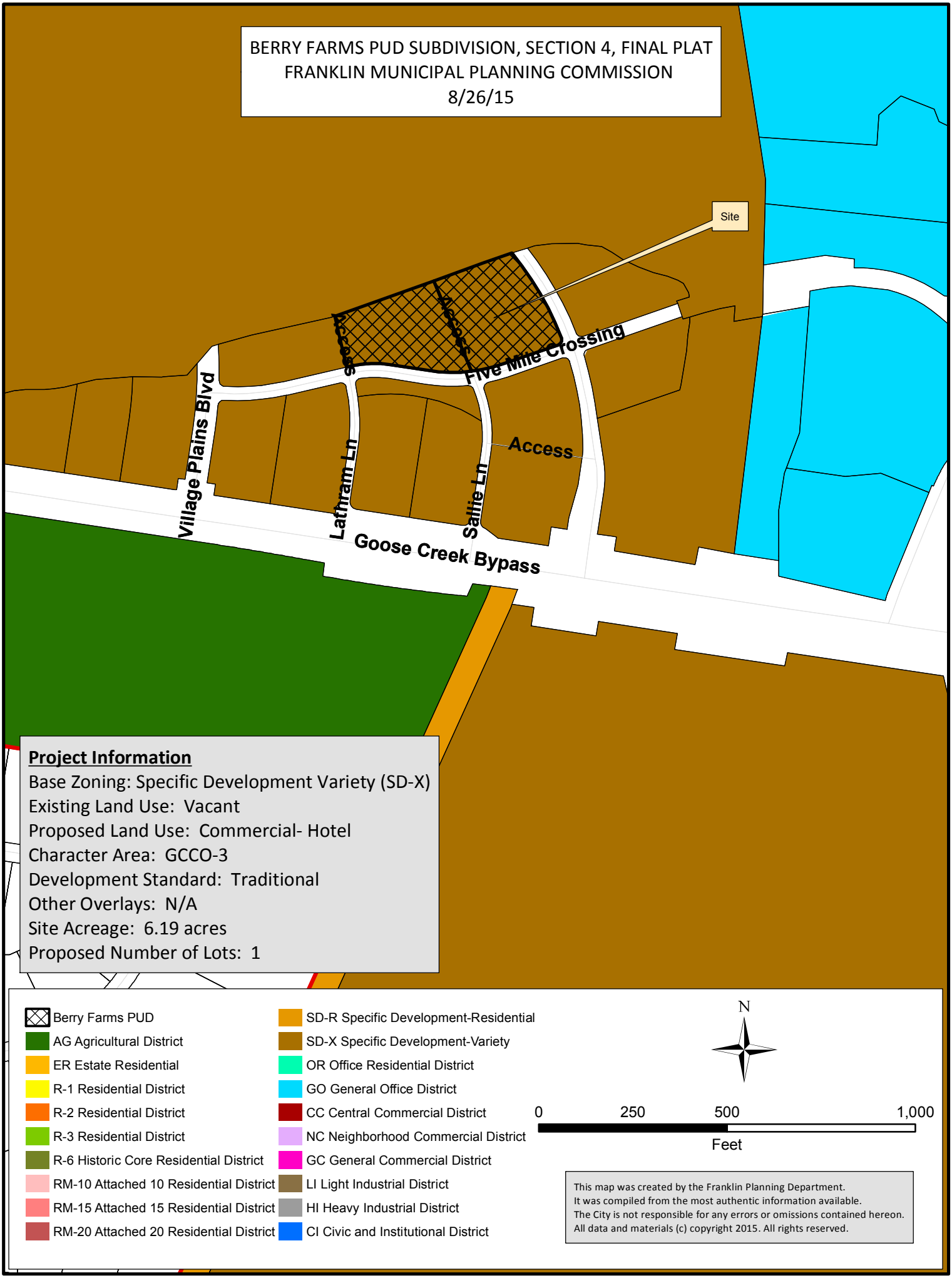
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.82 — TOTAL LOTS: 1
ACRES NEW PUBLIC STREETS: 0 — DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0 — CLOSURE ERROR: 1:10000

DATE: 7–10–15
REV: 8–6–15

LEA PROJECT #20141520 — SHEET 1 OF 1

L:\Projects\2011\20110197\dwg\20110197_Section 4_Rev 1_Final Plat.dwg–Model Aug 06, 2015 – 8:45am zdavis


BERRY FARMS PUD SUBDIVISION, SECTION 4, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/15
Site
Access
Access
Five Mile Crossing
Village Plains Blvd
Lathram Ln
Sallie Ln
Access
Goose Creek Bypass
Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Commercial- Hotel
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 6.19 acres
Proposed Number of Lots: 1
Berry Farms PUD
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2015. All rights reserved.

LATHRAM LANE
(PRIVATE DR)
SALLIE LANE
(PRIVATE DR)
FIVE MILE CROSSING
(A 37' PUBLIC ROW)
BERRY FARMS CROSSING
(A 41' PUBLIC ROW)
POB
PAVED OVER
NOT FOUND
SITE BM
AREA UNDER CONSTRUCTION
CURB AND GUTTER
SILT FENCE
DRAINAGE FLAT
ACCESS EASE. PBK. 61, PG. 9
26' P.U.D. &
20' P.U.D.E. PBK. 61, PG. 9
LIMIT OF 100 YEAR FLOODWAY FRINGE PRIOR TO THE RURAL PLAINS FLOOD ALTERATION PLANS
FLOODWAY FRINGE (DEFINED BY PRIVATE STUDY)
LIMITS OF FLOODWAY FRINGE
60' AVERAGE STREAM BUFFER
(TEMPORARY CONSTRUCTION BUFFER)
25' STREAM BUFFER
TOP OF STREAM BANK
TOP OF CREEK BANK
SITE BM:
BOLT ON FIRE HYDRANT BETWEEN "ALBERT" AND "YALE" ON THE SOUTH SIDE OF THE INTERSECTION OF FIVE MILE AND BERRY FARMS CROSSING
ELEV: 675.19
PROJECT BM:
NAD 88 (GPS DERIVED)
GRAPHIC SCALE
0 5 10 15 20 40 60
VICINITY MAP
SECTION 4

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 350
Franklin, TN 37067
615.590.1580

CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

DATE	REVISIONS
2015.07.13	20141520
08.06.15	CDF COMMENTS

STREAM BUFFER EXHIBIT

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

SITE PLAN SUBMITTAL

BERRY FARMS PUD SUBDIVISION

SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)

PLANNED RESIDENTIAL / PLANNED COMMERCIAL

FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT #5887

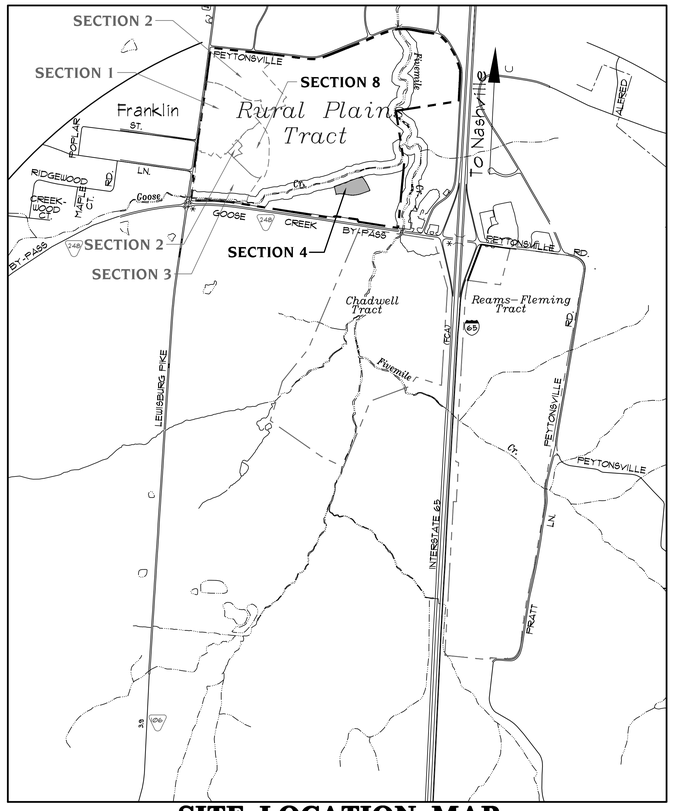
July 13, 2015
Revised: August 6, 2015

VICINITY MAP

SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS PUD SUBDIVISION SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
PROJECT NO.:	COF NO. 5887
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY:	GCOD-3
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3 FEET
OWNER:	BNB-WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550-5580
FAX NO.:	(615) 550-5576
E-MAIL ADDRESS:	pfawcett@boyle.com
CONTACT NAME:	Mr. Phil Fawcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385-4144
FAX NO.:	(615) 385-4020
E-MAIL ADDRESS:	jparker@leainc.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'-3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING (PER APPROVED BFTC PATTERN BOOK):	
HOTEL (1 SP./ROOM)	123 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	123 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	50 SPACES
TOTAL REQUIRED PARKING:	73 SPACES
PARKING PROVIDED:	
TYPICAL PARKING	119 SPACES
ADA ACCESSIBLE PARKING	5 SPACES
TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES - 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	7,707 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	7,707 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, 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, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.



SITE LOCATION MAP

1" = 1000'

INDEX OF SHEETS

SHT. #	TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CURRENT CONCEPT PLAN
C2.1	BOMA APPROVED CONCEPT PLAN
C3.0	SITE NOTES
C4.0	INITIAL EROSION PROTECTION SEDIMENT CONTROL
C4.1	FINAL EROSION PROTECTION SEDIMENT CONTROL
C4.2	EROSION PROTECTION SEDIMENT CONTROL DETAILS
C5.0	OVERALL SITE LAYOUT
C5.1	SITE LAYOUT
C6.0	SITE GRADING AND DRAINAGE
C6.1	SITE GRADING AND DRAINAGE
C6.2	STORMWATER MANAGEMENT
C7.0	SITE UTILITIES
C8.0	SITE DETAILS
C8.1	SITE DETAILS
L-1	SITE LANDSCAPE PLAN
L-2	PLANT LIST & DETAILS
L-3	AMENITY AREA ENLARGEMENTS
E100	SITE PHOTOMETRICS
A 103	DUMPSTER ENCLOSURE DETAILS
A 201	GROUND FLOOR PLAN
A 301	EXTERIOR ELEVATIONS
A 302	EXTERIOR ELEVATIONS

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	7,707 S.F.	0.18 Ac.	5,630 S.F.	73 %
TOTAL			7,707 S.F.	0.18 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.72	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 7	0	6.04	0.0	4.89	0.0	10.93	42.21
SECTION 8	0.0	0.0	0.0	0	0.0	0.0	42.21
SECTION 9	0.0	0.21	0.0	0	0.0	0.21	42.00
SECTION 4, LOT 199	0.0	0.0	0.14	0.18	0.14	0.18	41.82

RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	-	-	* 223.0	646
SECTION 1	-	19.03	51	41	92	2-10, 14-33, 36-40 42-60, 66-88, 91-106	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	554
SECTION 2	-	18.29	51	15	66	106-120,122-128, 131-146,148-159, 161-175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3	09.14.2011	16.40	0	48	48	304, 305	300, 309, 312 & 313	169.28	440
SECTION 6	-	0.81	5	0	5	1-5	6-8	168.47	435
SECTION 7	-	34.41	64	32	96	7001-7096	7102-7108, 7110-7112	134.06	339
SECTION 4		2.82	0	0	0	199, 205	-	134.06	339

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		-	* 142±	1,134,625	
SECTION 1	-	-	AMENITY CENTER	-	-	774	-	-	1,134,625	774
SECTION 2	-	-	-	-	-	-	-	-	1,134,625	-
SECTION 3	09.14.2011	16.40	RETAIL & RESTAURANT	301-303,306,307	59,820	-	300, 303, 312 & 313	125.6	1,074,805	774
SECTION 6	-	0.81	RETAIL	1-5	1,957	-	6-8	124.8	1,072,848	-
SECTION 8	-	7.90	RETAIL	1	66,697	-	-	116.9	1,006,151	-
SECTION 4	-	2.82	HOTEL	199, 205	74,873	-	-	114.08	931,278	-

PREPARED FOR:

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 MERIDIAN BOULEVARD, SUITE 250
FRANKLIN, TENNESSEE 37067
Phone: (615) 550-5580

PREPARED BY:

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

JACK W. PARKER — REGISTERED LANDSCAPE ARCHITECT — No. 111922 — STATE OF TENNESSEE — 8/6/15

C0.0
LEA JOB NO. 20141520

G:\Projects\2014\20141520\dwg\Construction\20141520 C0.0 COVER.dwg-C0.0 Cover Aug 06, 2015 - 1:17pm pwilliams

LIMIT OF 500' AREA SURROUNDING THE PROJECT

SITE DATA (SECTION 4)

ADDRESS	OWNER	PARCEL ID
7002 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01400 00010117B
7100 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01600 00010106O
1004 VILLAGE PLAINS BLVD.	FIRST FARMERS AND MERCHANTS BANK	117A B 00400 00010117A
204 LATHRAM LN.	RURAL PLAINS PARTNERSHIP	117A B 00900 00010117B
203 LATHRAM LN.	RURAL PLAINS PARTNERSHIP	117A B 00500 00010117A
OLD PEYTONSVILLE RD.	RURAL PLAINS PARTNERSHIP	106 03202 00110106
7001 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01100 00101178
1003 VILLAGE PLAINS BLVD.	RURAL PLAINS PARTNERSHIP	117A B 00300 00010117A
7020 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01500 00010117B
501 SALLIE LN.	RURAL PLAINS PARTNERSHIP	117A B 01000 00010117B
7021 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01200 00010117B
800 FIVE MILE CROSSING	RURAL PLAINS PARTNERSHIP	117A B 00600 00010106P
GOOSE CREEK BYPASS	MARK D. FRANCO TR & MICHELLE BARRETT	117 01907 00010117

SLOPE ANALYSIS

SLOPES 14% TO 19.99%

SLOPES 20.0% AND GREATER

SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS PUD SUBDIVISION SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
PROJECT NO.:	COF NO. 5887
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY:	GCOD-3
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3 FEET
OWNER:	BNB-WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550-5580
FAX NO.:	(615) 550-5576
E-MAIL ADDRESS:	pfowcett@boyle.com
CONTACT NAME:	Mr. Phil Fowcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385-4144
FAX NO.:	(615) 385-4020
E-MAIL ADDRESS:	jparker@littlejohn.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'-3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING (PER APPROVED BFTC PATTERN BOOK):	
HOTEL (1 SP./ROOM)	123 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	123 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	50 SPACES
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TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES - 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	7,707 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	7,707 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, 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, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

SECTION 4

NOTE:
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE RURAL PLAINS FLOOD ALTERATION PLANS APPROVED JUNE 7, 2007.

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN "ALBERT" AND "VILLE" ON THE SOUTH SIDE OF FIVE MILE CROSSING 61' SOUTHWEST OF THE INTERSECTION OF FIVE MILE AND BERRY FARMS CROSSING
ELEV: 675.19

PROJECT BM:
NAVD 88 (GPS DERIVED)

GRAPHIC SCALE 0 10 20 30 40 50 100 150

Littlejohn
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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK L. PARKER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 111954
STATE OF TENNESSEE
9/8/15

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C1.0
EXISTING CONDITIONS

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RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	RP ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	-	-	* 223.0	646
SECTION 1		19.03	51	41	92	2-10, 14-33, 36-40 42-60, 66-88, 91-106	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	554
SECTION 2		18.29	51	15	66	106-120,122-128, 131-140,148-159, 161-175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3	09.14.2011	16.40	0	48	48	304, 305	300, 309, 312 & 313	169.28	440
SECTION 6	-	0.81	5	0	5	1-5	6-8	168.47	435
SECTION 7	-	34.41	64	32	96	7001-7096	7102-7108, 7110-7112	134.06	339
SECTION 4		2.82	0	0	0	199, 205	-	134.06	339

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		-	* 142±	1,134,625	
SECTION 1		-	AMENITY CENTER			774		-	1,134,625	774
SECTION 2		-						-	1,134,625	-
SECTION 3	09.14.2011	16.40	RETAIL & RESTAURANT	301-303,306,307	59,820		300, 303, 312 & 313	125.6	1,074,805	774
SECTION 6	-	0.81	RETAIL	1-5	1,957		6-8	124.8	1,072,848	-
SECTION 8	-	7.90	RETAIL	1	66,697		-	116.9	1,006,151	-
SECTION 4		2.82	HOTEL	199, 205	74,873	-	-	114.08	931,278	-

* TOTAL SITE AREA FROM SURVEY = 223.0 Acres

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	7,707 S.F.	0.18 Ac.	5,630 S.F.	73 %
TOTAL			7,707 S.F.	0.18 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	5.73	0.69	1.34	2.72	5.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	5.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 7	0	6.04	0.0	4.89	0.0	10.93	42.21
SECTION 8	0.0	0.0	0.0	0	0.0	0.0	42.21
SECTION 9	0.0	0.21	0.0	0	0.0	0.21	42.00
SECTION 4, LOT 199	0.0	0.0	0.14	0.18	0.14	0.18	41.82

TRANSECT TABULATIONS

TRANSECT DATA

CLASSIFICATION	GROSS ACRES	DWELLING UNITS	FLOOR AREA SQ.FT.	F.A.R.	GROSS DENSITY	NET DENSITY
VILLAGE CORE	15.4	164	114,253	0.17	10.65	30.76
VILLAGE CENTER	126.6	~~200~~ 260	945,372	0.18	~~2.20~~ 2.06	~~15.98~~ 14.35
VILLAGE EDGE	81.0	222	- - -	--	2.75	6.77

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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
FARMS PUD SUBDIVISION
BERRY FARMS
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C2.0
CURRENT CONCEPT PLAN

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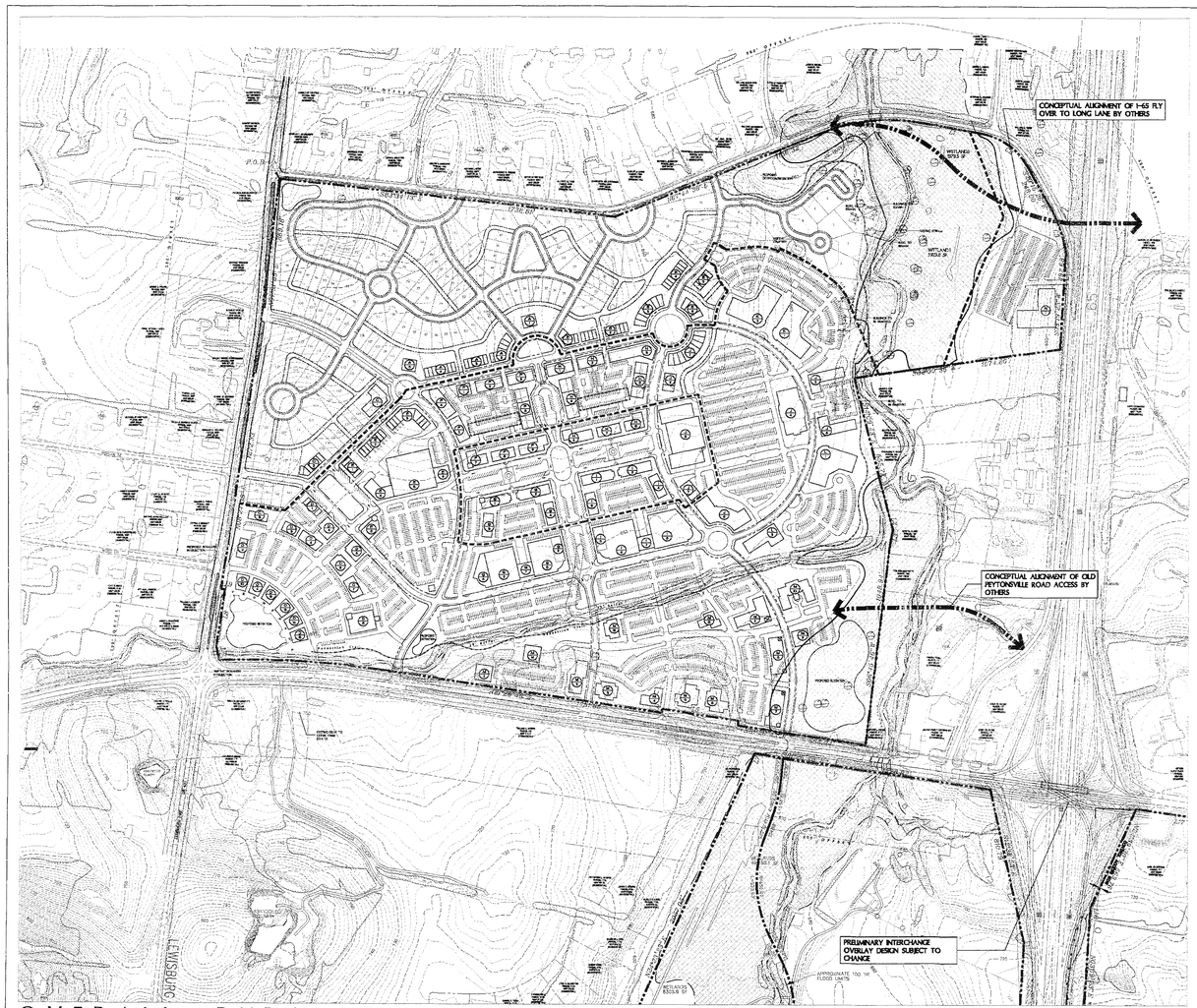

OVERALL RURAL PLAINS CONCEPT PLAN

PROPERTY BOUNDARY

LINE DATA

LINE	LENGTH	BEARING
L1	324.34'	S79°58'04"E
L2	234.11'	S82°11'17"E
L3	67.47'	S5°39'27"W
L4	25.00'	N66°33'27"E
L5	400.09'	N81°26'43"W
L6	25.00'	S08°33'17"W
L7	73.83'	N72°36'17"W
L8	290.02'	N10°24'38"E
L9	20.03'	N81°35'22"W

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	32°59'20"	895.00	339.36	554.50	498.23	N83°54'46"E
C2	32°40'58"	550.00	163.73	313.67	309.58	S54°33'49"E
C3	22°32'45"	625.00	124.58	245.94	244.35	S9°39'56"E
C4	10°27'23"	1583.66	420.83	849.29	848.11	N06°40'24"W

PLANNED COMMERCIAL / RESIDENTIAL BOUNDARY

LINE TABLE

LINE	LENGTH	BEARING
L1	242.05'	S89°44'53"E
L2	366.39'	N76°46'46"E
L3	489.82'	N77°09'07"E
L4	60.89'	N39°30'50"W
L5	45.95'	S53°30'13"E
L6	23.76'	S57°07'52"E
L7	45.96'	S84°29'27"E
L8	76.76'	N33°39'04"E
L9	369.58'	S22°40'40"E
L10	333.35'	N82°00'36"E
L11	394.80'	N39°39'08"E
L12	286.71'	N23°29'35"E
L13	473.86'	N25°43'07"W

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	153°25"	24225.98'	406.35'	810.01'	812.98'	S43°30'06"W
C2	10°26'39"	225.87'	32.94'	65.51'	65.01'	N07°19'20"E
C3	180°00'00"	125.00'	INFINITY	392.70'	250.00'	S77°07'00"W
C4	179°58'52"	50.00'	7934.06'	281.39'	99.99'	N77°23'49"E
C5	14°49'30"	559.00'	72.80'	144.78'	144.38'	S82°23'48"W
C6	42°42'36"	258.04'	101.85'	192.32'	187.90'	S20°41'56"W
C7	41°07'17"	795.02'	272.99'	570.58'	134.71'	S26°27'40"E
C8	4°59'42"	1075.00'	78.04'	7.50'	14.30'	13.99'	N27°57'27"W
C9	15°46'39"	340.98'	50.30'	93.88'	93.57'	N33°37'56"E
C10	2°03'52"	2797.57'	30.15'	76.30'	76.30'	N83°22'32"E
C11	25°59'58"	279.01'	64.41'	125.84'	124.78'	N58°49'54"W
C12	10°04'01"	113.18'	17.73'	23.40'	23.37'	N86°45'36"W
C13	17°53'45"	1043.83'	164.82'	353.58'	352.24'	N28°29'22"W
C14	9°28'57"	355.51'	46.57'	93.22'	92.66'	N46°48'43"W
C15	17°29'21"	352.29'	38.81'	77.01'	76.71'	N33°19'36"W

TRANSECT TABULATIONS

TRANSECT DATA

CLASSIFICATION	GROSS ACRES	DWELLING UNITS	FLOOR AREA SQ/FT.	F.A.R.	GROSS DENSITY	NET DENSITY
VILLAGE CORE	13.4	154	114,253	0.17	12.65	20.76
VILLAGE CENTER	126.6	~~280~~ 260	945,372	0.18	~~2.21~~ 2.06	~~3.50~~ 14.35
VILLAGE EDGE	81.0	222	- - -	- - -	2.75	6.77

calculations are approximate

ORDINANCE 2005-17, TO BE ENTITLED, "AN ORDINANCE TO ZONE 810 acres Planned Residential (PR 2.75) UNITS ACRES Planned Commercial (UC 1998), and approve the concept plan BERRY farms TOWN CENTER), with conditions, located ON THE NORTH SIDE OF GOOSE CREEK BYPASS, WEST AND SOUTH OF OLD PEYTONSVILLE ROAD AND EAST OF LEWISBURG PIKE."

At its meeting of February 24, 2005, the Planning Commission recommended approval of Ordinance 2005-17 to the Board of Mayor and Aldermen with the following conditions:

1. Building placement and parking design shall be addressed and resolved, as detailed site plans are prepared. (Plan)
2. On lots that are adjacent to Old Peytonsville Road or Lewisburg Pike, garages shall be accessed from the rear or from the side away from these streets. (Plan)
3. The applicant shall comply with the comments of the Planning Department for preservation of the Rural Plains Historic Site, Residential lots 1, 2 and 3, as shown on the concept plan, encroach on this historically significant site and shall either be removed or redesigned to the satisfaction of the Planning Department, in conjunction with the preparation of the final plat that includes the Rural Plains' home site with surrounding outbuildings, the lot on which those structures are located shall be rezoned with a Historic Preservation (HP) District. (Plan)
4. The following deficiencies identified in the Landscape Architect's memo of 9/10/04 shall be corrected on the Landscape Plans and other applicable sheets with the submission of site plans. (Plan)
   a. Each site plan shall show that the design minimizes the negative impacts of development on the natural environment in each portion of the site by retaining existing trees and significant vegetation, blending trees shall be strategically incorporated into site plans by adjusting, where possible, the location of houses and lot lines to ensure significant tree preservation throughout the development and on individual lots. The number of dwelling units and/or the square footage of non-residential buildings shall be required to be reduced, as necessary, in order to accomplish this preservation. (Eng)
   b. Each site plan shall include a full tree survey and inventory per City of Franklin requirements.
   c. All City tree preservation and replacement, open space and landscape requirements shall be satisfied.
   d. With each site plan submittal the grading plan shall be revised to remove all grading from the tree masses shown and labeled on the concept plan as trees to remain.
5. The applicant shall comply with the requests of the Design/Planning Supervisor and Engineering Department to reduce the amount of impervious parking area shown on the concept plan by constructing only the minimum parking required, as detailed site plans are prepared. Shared parking between buildings and tenant uses will be required, using the formula as established by the Parking Matrix shown on page A.30 of the Pattern Book, "Land Planning and Architectural Guidelines for Berry Farms Design Guidelines", (Plan Comm)
6. The applicant shall comply with the comments of the Codes Administration Department as found in Exhibit 5, (Codes).
7. The applicant shall, in conjunction with the first phase of the site improvements, work with the Fire and Engineering Departments to identify a fire station site of approximately 300 feet by 300 feet acceptable to the City. The applicant shall dedicate the fire station site and shall ensure that paved streets and utilities are provided with acceptable egress from the station to public roadways (Plan Comm)
8. The applicant shall continue to work with the Engineering Department concerning the location of portions of the greenway trail along Goose Creek that may need to be revised during the site plan approval process, specifically the number and location of the creek crossings (from Mike and Goose Creeks). (Eng)
9. Alleys, including intersections of alleys, shall be designed to adequately accommodate all City of Franklin refuse and public service vehicles. (Plan Comm)
10. The applicant shall work with Engineering Department to ensure that bike lanes, bike paths and pedestrian facilities are provided pursuant to the Major Thoroughfare Plan and the Bicycle and Pedestrian Plan as they may be amended. (Plan Comm)
11. Detention shall be provided for the 2-100 year storm events and shall be determined by the volume flow method. (Eng)
12. The number of creek crossings shall be minimized. At least two of the proposed crossings could be eliminated. (Eng)
13. No buildings shall be permitted within the floodplain. Specifically, buildings M7, M8, and M9 shall be located outside of the floodplain. (Eng)
14. Adequate water and sewer service shall be provided. The applicant shall provide the projected demands and flows for these services. A water tank will be required in the area. The applicant shall coordinate water and sewer issues with the Water Management Department. (Eng)
15. Throughout the development process of the Berry Farms PUD Subdivision, the applicant shall continue to coordinate with the Engineering Department regarding the following outstanding issues: (Eng)
   a. Signalization of Mack Lane and Lewisburg Pike.
   b. Improvements to Goose Creek Bypass and Lewisburg Pike.
   c. Pedestrian walkways and bikeways through the project, including Goose Creek Bypass, Lewisburg Pike, and the crossing of Interstate 65.
   d. Design of roundabouts within the site.
   e. Construction phasing.
   f. Design of streets and alleys (Plan Comm)
16. Seven-acre copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.
17. If the City determines that the overpass recommended in the Major Thoroughfare Plan Update to connect Long Lane to the Old Peytonsville Road area north of the I-65 interchange is warranted and proceeds with construction, the Berry Farms Town Center development will, if requested by the City, prepay to the City road impact fees from the Berry Farms Town Center development at the time the construction contract is let. The prepayment will equal an appropriate pro rata share of the Berry Farms Town Center developer entity and other private sector contributions of the costs of the overpass.(Plan Comm)
18. The applicant shall demonstrate and document that existing public facilities and infrastructure are sufficient to support the proposed development or shall provide the means and/or mechanisms to meet these demands. (Plan Comm)
19. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development. (Plan Comm)
20. No single retail tenant shall exceed 60,000 square feet in size. (Plan Comm)
21. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices. (Plan Comm)
22. Phase II shall be contingent upon the completion of all of the improvements on Lewisburg Pike. (Plan Comm)
23. Phase C, except for the fire station, shall not begin until improvements to the Goose Creek/Lewisburg Pike intersection are complete. (Plan Comm)
24. Phase D shall not begin until Goose Creek is improved and the interchange construction has started. (Plan Comm)
25. On-street parking—either provided or angled—shall be required where possible, along the full length of all streets in the plan. (On-street parking would need to be added to ES-III-20" and CS-V-24 as per M in the Street Types Section of the Design Guidelines book) (Plan Comm)
26. Three specific and desirable locations shall be reserved for civic uses, even if their advent is in the distant future. (Civic uses are filled by organizations considered to support the common good. They include educational, cultural, social, service, and religious non-for-profit organizations) (Plan Comm)
27. Residential units within this project shall be owner-occupied and shall not be leased except for those situations in which the Board of Directors of the master owners association has granted written permission for the lease of a specific unit on a case by case basis. Such permission shall only be granted in the event of hardship or other good causes, which cases may include but shall not be limited to events of job relocations, divorce or military deployments. The restrictions shall not apply to designated apartment rental units prior to their conversion to a condominium form of ownership, provided, however, that the lease term for designated rental units shall be for a period of not less than one year. Apartment rental units shall be converted to a condominium form of ownership. The conversion process shall commence no more than five years after stabilization of the apartment unit portion of the project, and shall be completed with due diligence thereafter, subject to market conditions. After an apartment rental unit has been converted to a condominium, the unit shall be considered an owner-occupied unit and shall be subject to the conditions outlined in the first paragraph above.

Rural Plains Site Site Tabulation Matrix

	Retail Commercial Sq. Ft.	Office Commercial Sq. Ft.	Attached Dwelling Units
Group A +/-435 Acres			
1 Potential Civic Use +/- 9.25 Acres	0	0	0
2 3 Level Townhomes	0	0	7
3 3 Level Townhomes	0	0	5
4 3 Level Townhomes	0	0	5
5 Potential Civic Use +/- 0.68 Acres	0	0	0
Sub-Total	0	0	21
Group B +/-6.33 Acres			
1 3 Level Townhomes	0	0	9
2 3 Level Townhomes	0	0	8
3 3 Level Townhomes	0	0	5
4 3 Level Townhomes	0	0	9
5 3 Level Townhomes	0	0	5
6 3 Level Townhomes	0	0	6
Sub-Total	0	0	42
Group C +/-3.23 Acres			
1 3 Level Townhomes	0	0	9
2 3 Level Townhomes	0	0	7
3 2 Level Live/Work	4,000	0	4
Sub-Total	4,000	0	20
Group D +/-16.13 Acres			
1 3 Level Townhomes	0	0	5
2 3 Level Live/Work	4,500	0	4
3 3 Level Live/Work	4,818	0	4
4 3 Level Live/Work	3,900	0	4
5 3 Level Live/Work	5,300	0	4
6 3 Level Retail	4,964	0	0
7 3 Level Retail	4,246	0	0
8 3 Level Retail	4,147	0	0
9 3 Level Live/Work	3,288	0	3
10 3 Level Live/Work	4,833	0	4
11 3 Level Retail	4,833	0	0
12 3 Level Retail	4,413	0	0
13 3 Level Retail	4,833	0	0
14 3 Level Retail	4,833	0	0
15 3 Level Retail	4,833	0	0
Total	74,197	0	39
Group E +/-11.60 Acres			
1 3 Level Townhomes	0	0	5
2 3 Level Townhomes	0	0	6
3 3 Level Townhomes	0	0	18
4 3 Level Retail	13,988	0	0
5 3 Level Retail	41,000	0	0
6 3 Level Retail	9,000	0	0
7 3 Level Retail	5,131	0	0
Total	69,283	0	29
Group F +/-7.29 Acres			
1 3 Level Townhomes	0	0	3
2 3 Level Townhomes	0	0	4
3 3 Level Apartments - Condominiums	0	0	24
4 3 Level Apartments - Condominiums	0	0	28
5 3 Level Apartments - Condominiums	0	0	48
7 3 Level Apartment + w/ Grd. FL Retail	4,841	0	42
8 3 Level Apartment + w/ Grd. FL Retail	5,052	0	42
9 3 Level Apartment + w/ Grd. FL Retail	8,280	0	42
Total	18,062	0	192-259
Group G +/-12.40 Acres			
1 3 Level Apartment + w/ Grd. FL Retail	7,338	0	12
2 3 Level Apartment + w/ Grd. FL Retail	8,607	0	14
3 3 Level Apartment + w/ Grd. FL Retail	9,000	0	15
4 3 Level Apartment + w/ Grd. FL Retail	9,700	0	15
5 3 Level Retail	9,469	0	0
6 3 Level Retail	24,400	0	0
7 3 Level Retail	8,400	0	0
8 3 Level Retail	22,000	0	0
9 3 Level Retail	11,000	0	0
Total	110,433	0	66

	Retail Commercial Sq. Ft.	Office Commercial Sq. Ft.	Attached Dwelling Units
Group H +/-7.32 Acres			
1 3 Level Apartments - Townhomes	0	0	~~26~~ 5
2 3 Level Townhomes	0	0	5
3 3 Level Apartments - Condominiums	0	0	36
4 3 Level Apartments - Condominiums	0	0	36
5 3 Level Apartments - Condominiums	0	0	36
6 3 Level Apartment + w/ Grd. FL Retail	8,385	0	12
7 3 Level Apartment + w/ Grd. FL Retail	6,282	0	9
8 3 Level Apartment + w/ Grd. FL Retail	8,408	0	12
Total	22,776	0	~~166~~ 165
Group I +/-15.21 Acres			
1 3 Level Apartment + w/ Grd. FL Retail	9,467	0	15
2 3 Level Apartment + w/ Grd. FL Retail	9,467	0	15
3 3 Level Apartment + w/ Grd. FL Retail	5,700	0	10
4 3 Level Apartment + w/ Grd. FL Retail	5,700	0	10
5 3 Level Retail	6,578	0	0
6 1 Level Retail	20,000	0	0
7 1 Level Retail	5,000	0	0
8 1 Level Retail	33,180	0	0
Total	112,180	0	50
Group J +/-18.92 Acres			
1 2 Level Condo Office +	0	21,390	0
2 2 Level Condo Office +	0	19,600	0
3 1/2 Level Cinema or & Livery Hotel	54,200	0	0
4 1/2 Level Office	0	approx. 170,000	0
5 1 Level Office	0	9,000	0
6 1 Level Office	0	9,731	0
7 2 Level Condo Office +	0	31,200	0
8 2 Level Office ++	0	30,000	0
Total	54,200	approx. 290,521	0
Group K +/-5.24 Acres			
1 2 Level Office	0	30,000	0
2 2 Level Office	0	30,000	0
Total	0	60,000	0
Group L +/-2.49 Acres			
1 2 Level Office	0	30,000	0
2 2 Level Office ++	0	28,000	0
Total	0	58,000	0
Group M +/-32.98 Acres			
1 1 Level Retail	7,800	0	0
2 1 Level Retail	10,734	0	0
3 1 Level Retail	8,815	0	0
4 1 Level Retail	7,231	0	0
5 1 Level Retail	12,000	0	0
6 1 Level Retail	12,000	0	0
7 1 Level Retail ++	14,000	0	0
8 1 Level Retail ++	14,350	0	0
9 1 Level Retail	4,300	0	0
10 1 Level Retail	17,230	0	0
11 1 Level Retail ++	10,798	0	0
12 1 Level Retail	5,441	0	0
13 1 Level Retail	4,293	0	0
14 1 Level Retail	9,800	0	0
Total	142,574	0	0
Group N +/-9.90 Acres			
1 4 Level Office	0	76,000	0
Total	0	76,000	0
Total	583,058	approx. 1,249,521	~~684~~ 503

Notes: The developer reserves also the following flexibility in the above building uses allow for the flexibility of use conversion pending market demand.

+ Those building uses may allow for the flexibility of office/retail on the ground floor and residential units above. 25 Residential Units may be in addition to the units listed in the above building matrix.

++ Those building uses may allow for the flexibility of retail on the ground floor and office above, Refer to the Berry Farms Design Guidelines for detailed information as it relates to allowable building uses by Transect Zone.

+++ These building sites are potential Civic Uses and are preliminary in location and subject to change. Refer to the Berry Farms Design Standards for regulations. One additional potential civic use site may be located within the Village Core.

~ Those building uses may allow for the flexibility to convert to condominium units pending market demand.

SINGLE FAMILY LOT CALCULATIONS

Lot #	Sq. Ft.	Acres
1	10,950	0.44
2	10,950	0.44
3	10,950	0.44
4	10,950	0.44
5	10,950	0.44
6	10,907	0.37
7	10,907	0.37
8	10,907	0.37
9	10,907	0.37
10	10,943	0.43
11	8,410	0.19
12	7,795	0.18
13	8,144	0.19
14	8,144	0.19
15	8,410	0.19
16	8,410	0.19
17	7,795	0.18
18	8,144	0.19
19	8,144	0.19
20	8,410	0.19
21	8,410	0.19
22	7,795	0.18
23	8,144	0.19
24	8,144	0.19
25	8,410	0.19
26	8,410	0.19
27	7,795	0.18
28	8,144	0.19
29	8,144	0.19
30	8,410	0.19
31	8,410	0.19
32	7,795	0.18
33	8,144	0.19
34	8,144	0.19
35	8,410	0.19
36	8,410	0.19
37	7,795	0.18
38	8,144	0.19
39	8,144	0.19
40	8,410	0.19
41	8,410	0.19
42	6,988	0.16
43	5,978	0.14
44	6,245	0.14
45	6,962	0.16
46	6,908	0.16
47	6,908	0.16
48	6,908	0.16
49	6,908	0.16
50	6,980	0.16
51	6,980	0.16
52	6,980	0.16
53	6,980	0.16
54	6,980	0.16
55	6,980	0.16
56	6,980	0.16
57	6,980	0.16
58	6,980	0.16
59	6,980	0.16
60	6,980	0.16
61	6,980	0.16
62	6,980	0.16
63	6,980	0.16
64	6,980	0.16
65	6,980	0.16
66	6,980	0.16
67	6,980	0.16
68	6,980	0.16
69	6,980	0.16
70	6,980	0.16
71	6,980	0.16
72	7,280	0.17

Lot #	Sq. Ft.	Acres
73	10,544	0.24
74	10,950	0.25
75	10,950	0.25
76	10,950	0.25
77	10,950	0.25
78	9,588	0.22
79	8,268	0.19
80	10,907	0.25
81	10,907	0.25
82	10,907	0.25
83	10,907	0.25
84	10,907	0.25
85	10,907	0.25
86	10,907	0.25
87	10,907	0.25
88	9,588	0.22
89	8,268	0.19
90	10,907	0.25
91	10,907	0.25
92	10,907	0.25
93	10,907	0.25
94	7,901	0.18
95	8,268	0.19
96	8,268	0.19
97	8,268	0.19
98	8,268	0.19
99	10,032	0.23
100	10,907	0.25
101	10,907	0.25
102	10,907	0.25
103	10,907	0.25
104	7,901	0.18
105	8,268	0.19
106	8,268	0.19
107	8,268	0.19
108	8,268	0.19
109	10,032	0.23
110	10,907	0.25
111	10,907	0.25
112	10,907	0.25
113	10,907	0.25
114	7,901	0.18
115	8,268	0.19
116	8,268	0.19
117	8,268	0.19
118	8,268	0.19
119	10,032	0.23
120	10,907	0.25
121	10,907	0.25
122	10,907	0.25
123	10,907	0.25
124	7,901	0.18
125	8,268	0.19
126	8,268	0.19
127	8,268	0.19
128	8,268	0.19
129	10,032	0.23
130	10,907	0.25
131	10,907	0.25
132	10,907	0.25
133	10,907	0.25
134	7,901	0.18
135	8,268	0.19
136	8,268	0.19
137	8,268	0.19
138	8,268	0.19
139	10,032	0.23
140	10,907	0.25
141	10,907	0.25
142	10,907	0.25
143	10,907	0.25
144	7,901	0.18
145	8,268	0.19
146	8,268	0.19
147	8,268	0.19
148	8,268	0.19
149	10,032	0.23
150	10,907	0.25
151	10,907	0.25
152	10,907	0.25
153	10,907	0.25
154	7,901	0.18
155	8,268	0.19
156	8,268	0.19
157	8,268	0.19
158	8,268	0.19
159	10,032	0.23
160	10,907	0.25
161	7,210	0.16
162	145,601	3.34

+ POTENTIAL CIVIC SITE

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL

30% of Site Required for Open Space = 44.60 AC
Developable Acreage = Total Site − floodplain − 20% Slopes = 96.5 AC
Total Open Space Provided: +/-132 AC (Formal) + +/-31.29 AC (Informal) + +/-0.7 AC (General) = +/-164.21 AC or 32.7%

FORMAL OPEN SPACE (3% OF 963 = 4378775QFT. = 9.83AC Required)

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE(+/-)	MAXIMUM PAVED AREA (25%)
Area F-1	Formal	Blvd. Median	5103.98	2435.285
Area F-2	Formal	Blvd. Median	9525.2	2382.05
Area F-3	Formal	Village Oval	13995.21	3498.778
Area F-4	Formal	Village Green	23683.26	6402.065
Area F-5	Formal	Village Green	24998.49	6249.623
Area F-6	Formal	Village Blvd.	8771.68	2193.92
Area F-7	Formal	Village Crescent	16024.86	4006.215
Area F-8	Formal	Traffic Circle	7533.98	1963.495
Area F-9	Formal	Traffic Circle/ Street Buffer	13446.92	3138.673
Area F-10	Formal	Traffic Circle	9552.03	2463.008
Area F-11	Formal	Residential Park	25387.03	7036.755
Area F-12	Formal	Village Crescent	24693.26	6173.315
Area F-13	Formal	Residential Green	14334.6	3328.65
Area F-14	Formal	Traffic Circle	18866.19	4717.298
Area F-15	Formal	Allee	14228.54	3557.14
Area F-16	Formal	Traffic Circle	7533.98	1963.495
Area F-17	Formal	Lewisburg Park	31568.19	7337.048
Area F-18	Formal	Street Buffer	63816.09	15965.52
Area F-19	Formal	Street Buffer	24558.36	6139.59
Area F-20	Formal	Office Allee	16404.60	4601
Area F-21	Formal	Courtyard	17934.66	4434.17
Area F-22	Formal	Street Buffer	36802.82	9200.205
Area F-23	Formal	Street Buffer	31036.20	7759.05
Area F-24	Formal	Street Buffer	16786.24	4349.56
		Total Formal O/S Provided	+/-1270322.22 SF (132 AC)	6.2%

INFORMAL OPEN SPACE (10% OF 963 = 455,554 SQFT. = 9.83AC Required)

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE(+/-)	MAXIMUM PAVED AREA (10%)
Area I-1	Informal	Green Way/ Flood Plain	2238461.37	223845.13
		Total Informal O/S Provided	+/-2238461.37 SF (51.39 AC)	26.15%

GENERAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE(+/-)	MAXIMUM PAVED AREA
Area G-1	General	Detention	290966.64	290966
		Total Informal O/S Provided	+/-290966.64 SF (7.0 AC)	2.5%

LEGEND

EXISTING TREES TO BE REMOVED
EXISTING TREELINE
PROPOSED FORMAL/ INFORMAL OPEN SPACE
SLOPES 14% − 19%
SLOPES >19%
BLOCK BUILDING TYPE
EXISTING TREES TO BE REMOVED
PLANNED RESIDENTIAL/COMMERCIAL LINE (VILLAGE EDGE / VILLAGE CENTER)
VILLAGE CENTER/ VILLAGE CORE

SEE SHEET L-4 FOR PLAN ENLARGEMENT

NORTH

SCALE : 1" = 300'

PROPOSED THOROUGHFARE DESIGNATIONS

Thoroughfare Type
Right of Way Width
Pavement Width
XX-XX-XX

Throughfare Types

CBV − Commercial Boulevard
RBV − Residential Boulevard
CS − Commercial Street
RS − Residential Street
RA − Residential Alley

General Notes:

1. Refer to the Berry Farms Design Guidelines for Transect Zones definition/Regulations and Thoroughfare Standards.
2. Any accessable travel way not identified shall be considered to be an alley or parking lane.
3. See Civil Engineer's sheets for conceptual storm water management plan & grading.
4. Trolley stops to be coordinated with Franklin Transit Authority as part of the site plan approval process.
5. Refuse storage and collection shall be via appropriately located and screened dumpster enclosures in commercial areas. Refuse collection from residential units will be accomplished with the use of individual trash cans that will be pick−up from the service lanes and or streets.
6. Approximately 150 acres of Building Site M−11 shall be identified as a dedication to the City of Franklin Fire Department upon the condition of Concept Plan approval and Boyle Investment Company being able to develop building sites M−9 & M−10. Upon development of site M−9, The City of Franklin shall adhere to the Berry Farms Covenants and Restrictions, any associations formed by the development, The Berry Farms Design Guidelines and Architectural Review Committee. Boyle Investment Company shall approve the architectural firm or firms prior to the City's selection process.

0 100 200 300 600 900

SCALE : 1" = 300'

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
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Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

LandDesign.

CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

BERRY FARMS
Concept Plan
Boyle Investment Company
Overall Concept Plan
Franklin, Tennessee
Williamson County

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

PLOTTED DATE: 08.06.15 @ 08:13AM
DRAWING FILE: G:\Projects\2014\20141520\dwg\Construction\20141520 C2.1 BOMA Concept.dwg
DRAWN BY: PCW
CHECKED BY: PCW
QC'D BY: RMW
PROJECT #: 20141520

SHEET NUMBER
L-2

C2.1
BOMA APPROVED CONCEPT PLAN

G:\Projects\2014\20141520\dwg\Construction\20141520 C2.1 BOMA Concept.dwg−C2.1−Boma Concept Plan Aug 06, 2015 − 1:19pm pwilliams

PLANTING NOTES:

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING, DESIGN DOCUMENTS PREPARED BY LITTLEJOHN ENGINEERING FOR SECTIONS 1, 3 AND 6 AND FROM AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY THE CITY OF FRANKLIN.

2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.

3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.

6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.

7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.

8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.

9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.

10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.

11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.

12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.

13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.

15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).

16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.

17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.

18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.

19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.

20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.

21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.

22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.

23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (2#) 10-10-10 FERTILIZER PER 1000 SQ. FT.. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 13 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.

24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/ BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.

3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.

4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.

5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.

6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.

7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.

8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.

9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL. 10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES AND SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES INDICATED IN THE PLANT SCHEDULE ON THE APPROVED PLAN. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES AND MUST 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.

8. ANY SITE 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.

9. THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY 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.

10. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

11. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS, WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.

12. FRANKLIN MUNICIPAL CODE 7-231 PROHIBITS THE USE OF COMBUSTIBLE MULCH AROUND THE ENTIRE EXTERIOR PERIMETER OF A BUILDING EXCEPT FOR ONE- AND TWO-FAMILY DWELLINGS OR BUILDINGS THAT ARE BUILT WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS MADE OF NONCOMBUSTIBLE MATERIALS.

SITE UTILITY NOTES

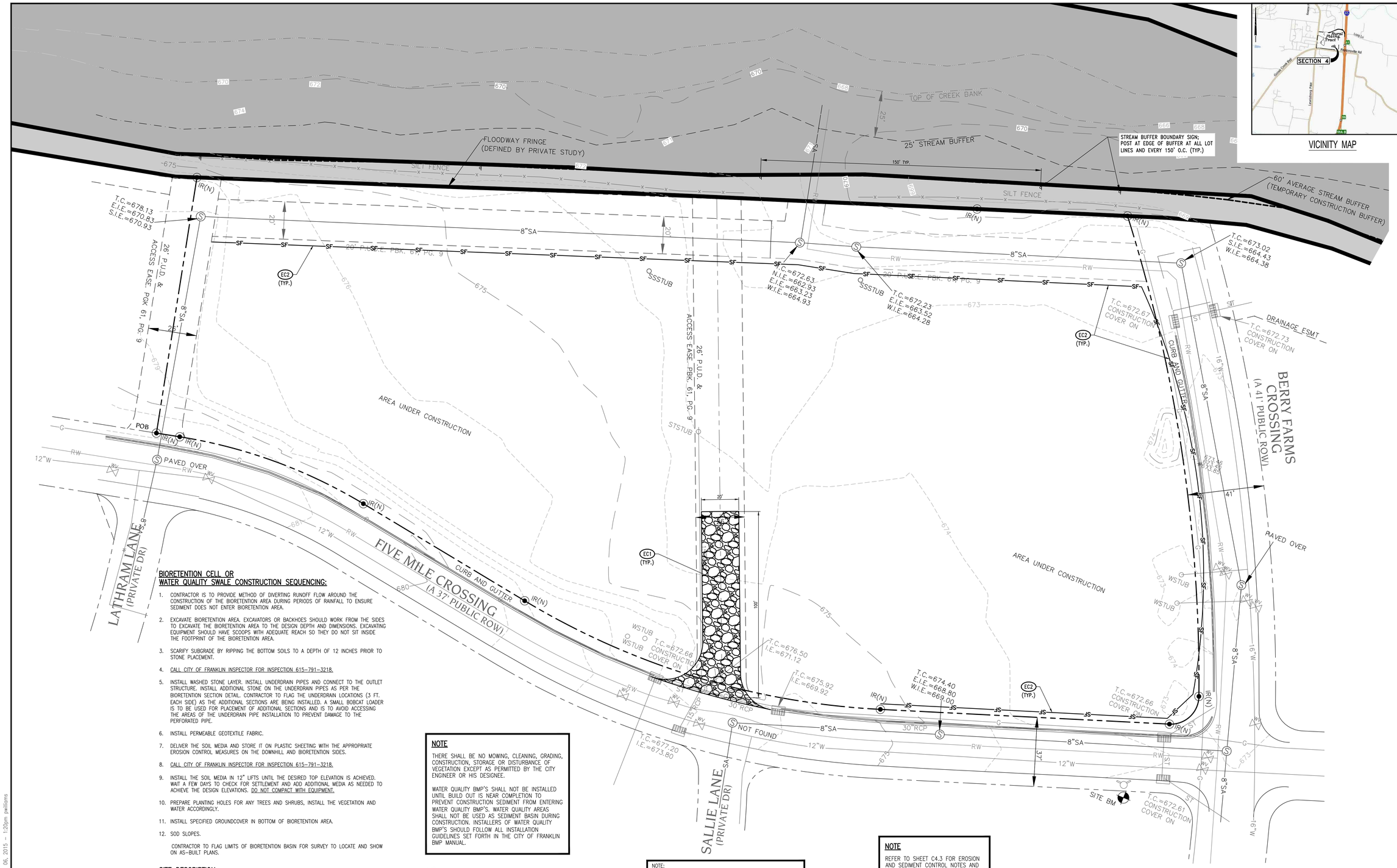
1. THE PROJECT SITE IS SHOWN ON TAX MAP 117 PARCELS 20, 25 AND 30 AND TAX MAP 106 PARCEL 3202.
2. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYL CHLORIDE (PVC) SHALL BE (SDR 35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52.
3. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE FRANKLIN DEPARTMENT OF WATER AND SEWERAGE SERVICES REQUIREMENTS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
5. LAY WASTEWATER AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE WASTEWATER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN.
6. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE WASTEWATER SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT IT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER, AND ENCASED IN CONCRETE.
7. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, CONSTRUCT BOTH THE WATER MAIN AND THE WASTEWATER OF MECHANICAL JOINT DUCTILE IRON PIPE, AND PRESSURE TEST EACH.
8. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
11. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
12. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.
13. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.
14. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
15. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
16. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
17. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
19. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
20. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
21. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
22. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
23. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
24. WATER SERVICES SHALL BE 1" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY WATER DEPARTMENT.
25. ALL WATER LINE SERVICES SHALL TERMINATE AT A METER BOX LOCATED 10 FEET FROM THE R.O.W. LINE.
26. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
27. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
28. ALL SANITARY SEWER SERVICES SHALL BE 6" DIAMETER AND EXTEND 2 FEET BEYOND THE PROPERTY LINE.
29. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
30. THE HOME BUILDER SHALL VERIFY THE SANITARY SEWER SERVICE ELEVATION PRIOR TO SETTING THE FINISHED FLOOR ELEVATIONS FOR ALL LOTS. THE SANITARY SEWER MAIN AND SERVICES WERE DESIGNED BASED ON SETTING MINIMUM FINISHED FLOOR ELEVATIONS ON A NUMBER OF CRITICAL LOTS. THE HOME BUILDER SHALL ADHERE TO THE MINIMUM FINISHED FLOOR ELEVATIONS LISTED ON THE SANITARY SEWER SHEETS.
31. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
32. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
33. ALL PROPOSED LOT CORNERS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION OF SANITARY SEWERS. CONTROL POINTS ARE AS SHOWN ON THE SITE LAYOUT PLAN.
34. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
35. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATION'S AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

GENERAL NOTES

1. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
6. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
8. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
10. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
11. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
12. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
13. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
14. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
15. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
16. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT. STANDARDS AND SPECIFICATIONS.
17. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

SITE GRADING & EROSION CONTROL NOTES

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING, DESIGN DOCUMENTS PREPARED BY LITTLEJOHN ENGINEERING FOR SECTIONS 1, 3 AND 6 AND FROM AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY THE CITY OF FRANKLIN.
2. THE PROJECT SITE IS SHOWN ON TAX MAP 117 AS PARCELS 20, 25 AND 30 AMD TAX MAP 106 3202, SEC 3.
3. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY ±15.0 ACRES.
4. NO PORTION OF THE PROPERTY SHOWN IN SECTION 1 LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP NUMBER 47187C0190E, DATED JANUARY 16, 2003.
5. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
6. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
7. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
10. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
11. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
12. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
13. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
14. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
15. THE CONTRACTOR SHALL CALL "ONE CALL" (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
16. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
17. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
18. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%.
19. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
20. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
21. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
22. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
23. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
24. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
25. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
26. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
27. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
28. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
29. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON S



VICINITY MAP

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

SITE DESCRIPTION:

1. THE SITE IS LOCATED AT LEWISBURG PIKE AND GOOSE CREEK BY-PASS IN FRANKLIN TENNESSEE, WILLIAMSON COUNTY TAX MAP 106, PARCEL 32.02. THE TOTAL SITE CONSISTS OF 223.0± ACRES OF WHICH APPROXIMATELY 7.9± ACRES WILL BE DISTURBED TO CONSTRUCT SECTION 8 OF THE RURAL PLAINS DEVELOPMENT.
2. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION – MARCH 2015
   COMPLETE CONSTRUCTION – JULY 2016
3. CONSTRUCTION SEQUENCE:
   A. ATTEND PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION EXIT.
   C. INSTALL SILT FENCE & INLET PROTECTION.
   D. CONTACT CITY OF FRANKLIN STORMWATER MANAGEMENT SECTION TO OBTAIN INSPECTION AND GRADING PERMIT.
   E. CLEAR, GRUB, AND GRADE THE REMAINING SITE.
   F. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES AS SHOWN ON THE GRADING AND DRAINAGE PLANS OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
   G. UPON PERMANENT SITE STABILIZATION, REMOVE CHECK DAM AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
6. THE ESTIMATED EXISTING CURVE NUMBER IS 89. UPON COMPLETION OF THE SITE, THE ESTIMATED CURVE NUMBER WILL BE 89.
7. THE RECEIVING WATER FOR THE DISCHARGE FROM THIS SITE IS GOOSE CREEK.

NOTE

THERE SHALL BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

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

NOTE:
CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

1. **A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).**
2. **THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).**
3. **DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).**

PROPOSED FEATURES LEGEND

770	PROPOSED CONTOUR
	PROPOSED ROCK CHECK DAM
X X	PROPOSED SEDIMENT TUBE
	PROPOSED INLET PROTECTION
SF	PROPOSED SILT FENCE
LOD	LIMIT OF DISTURBANCE

NOTE:
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE RURAL PLANS FLOOD ALTERATION PLANS APPROVED JUNE 7, 2007.

EROSION CONTROL KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	2/C4.2
EC2	SILT FENCE	3/C4.2
EC3	INLET PROTECTION	6/C4.2
EC7	RIPRAP AT HEADWALL	4/C4.2
EC8c	SEDIMENT BASIN OUTLET STRUCTURE	7/C4.2
EC8b	SEDIMENT BASIN	5/C4.2
E9	SEDIMENT TUBE	1/C4.2

NOTE

REFER TO SHEET C4.3 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE EROSION & SEDIMENT CONTROL MEASURES WITH THE ROADWAY, STORMWATER AND GRADING CONSTRUCTION PHASING. RELOCATION AND/OR REPLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

NOTE:
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY AND COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

811
Know what's below.
Call before you dig.

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN "ALBERT" AND "VILLE" ON THE SOUTH SIDE OF FIVE MILE CROSSING 61' SOUTHWEST OF THE INTERSECTION OF FIVE MILE AND BERRY FARMS CROSSING
ELEV: 675.19

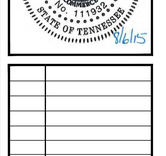
PROJECT BM:
NAVD 88 (GPS DERIVED)

0 5 10 15 20 40 60
GRAPHIC SCALE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION I (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580



DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C4.0
INITIAL
EROSION PROTECTION & SEDIMENT CONTROL

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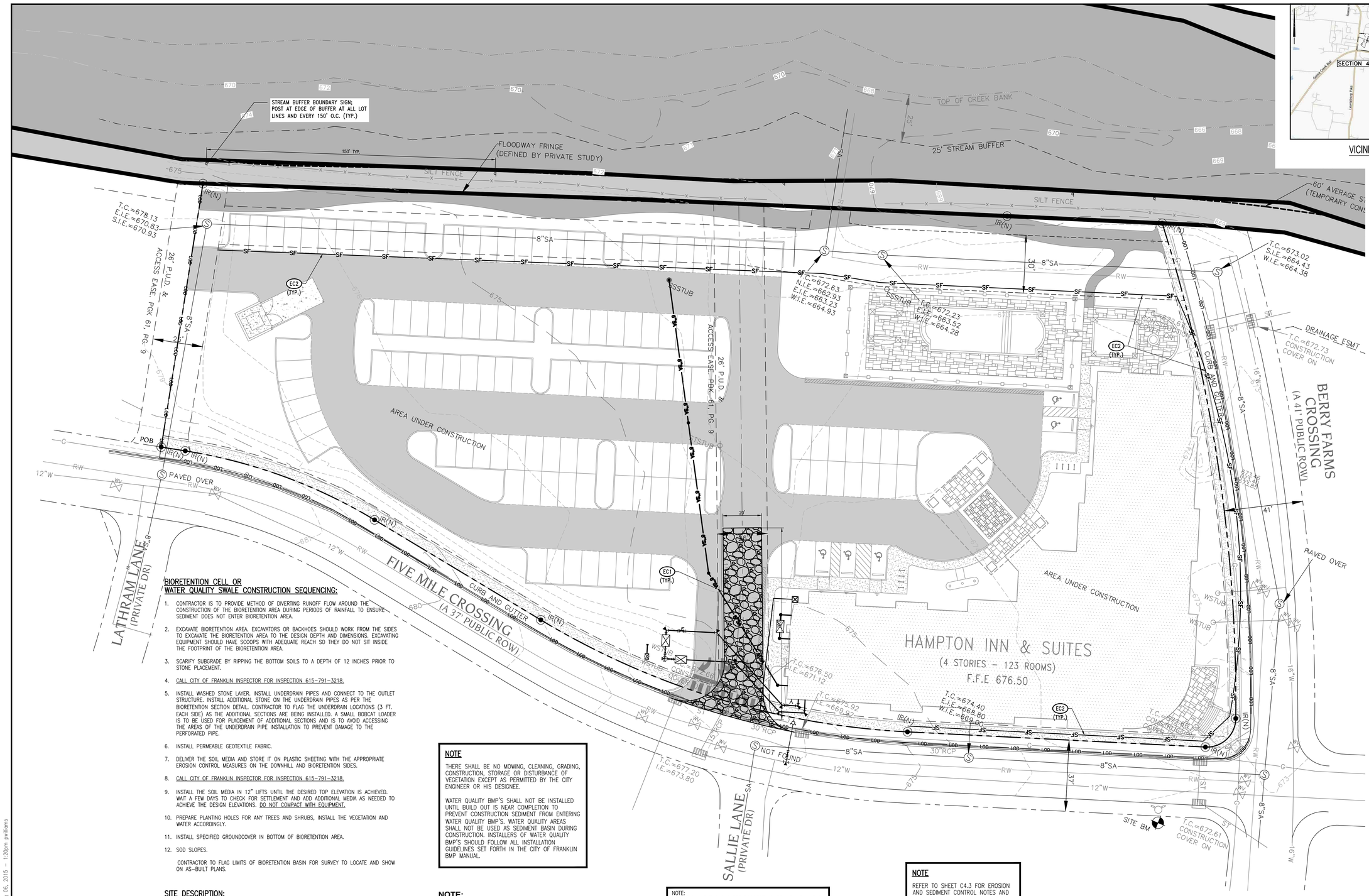

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   G. UPON PERMANENT SITE STABILIZATION, REMOVE CHECK DAM AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
6. THE ESTIMATED EXISTING CURVE NUMBER IS 89. UPON COMPLETION OF THE SITE, THE ESTIMATED CURVE NUMBER WILL BE 89.
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1. A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
2. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
3. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

NOTE:
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE RURAL PLAINS FLOOD ALTERATION PLANS APPROVED JUNE 7, 2007.

NOTE

REFER TO SHEET C4.3 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE EROSION & SEDIMENT CONTROL MEASURES WITH THE ROADWAY, STORMWATER AND GRADING CONSTRUCTION PHASING. RELOCATION AND/OR REPLACEMENT OF EROSION & SEDIMENT CONTROL MEASURES SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PROPOSED FEATURES LEGEND

770	PROPOSED CONTOUR
	PROPOSED ROCK CHECK DAM
X X	PROPOSED SEDIMENT TUBE
	PROPOSED INLET PROTECTION
SF	PROPOSED SILT FENCE
LOD	LIMIT OF DISTURBANCE

EROSION CONTROL KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	2/C4.2
EC2	SILT FENCE	3/C4.2
EC3	INLET PROTECTION	6/C4.2
EC7	RIPRAP AT HEADWALL	4/C4.2
EC8a	SEDIMENT BASIN OUTLET STRUCTURE	7/C4.2
EC8b	SEDIMENT BASIN	5/C4.2
E9	SEDIMENT TUBE	1/C4.2

NOTE:
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY AND COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

811 Know what's below. Call before you dig.

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN "ALBERT" AND "VILLE" ON THE SOUTH SIDE OF FIVE MILE CROSSING 61' SOUTHWEST OF THE INTERSECTION OF FIVE MILE AND BERRY FARMS CROSSING
ELEV: 675.19

PROJECT BM:
NAVD 88 (GPS DERIVED)

0 5 10 15 20 40 60
GRAPHIC SCALE

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T 615.385.4144 F 615.385.4020 www.leainc.com
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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACKY J. PARKER
REGISTERED ENGINEER
AGRICULTURE
ENGINEER
7/1/1982
STATE OF TENNESSEE
9/6/15

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C4.1
FINAL
EROSION PROTECTION & SEDIMENT CONTROL

G:\Projects\2014\20141520\dwg\Construction\20141520 C4.1 EPSC.dwg-C4.1 Aug 06, 2015 - 1:20pm pwilliams

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1) INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA). SHOULD TDEC DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. TDEC MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.

2) QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.

3) DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

4) OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

5) BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

6) BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

7) ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO TDEC UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF TDEC REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.

8) TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.

9) SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).

NOTE:

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

1. A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
2. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
3. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

NOTE:

1. AFTER EVERY STORM EVENT, THE ENTIRE SILT FENCE MUST BE INSPECTED AND ANY NEEDED REPAIRS DONE AT THAT TIME. SHOULD ANY DAMAGE OCCUR DUE TO TRAFFIC OR ANY OTHER ACTIVITY THE FENCE MUST BE REPAIRED BEFORE THE END OF EACH WORK DAY.

2. PLEASE SEE SHEETS C2.0 & C6.0 OF THE CONTRACT DOCUMENTS FOR THE SITE GRADING AND DRAINAGE PLAN AND ADDITIONAL SITE GRADING & EROSION CONTROL NOTES. THESE SHEETS SHALL REMAIN A PERMANENT PART OF THE SWPPP AFTER CONSTRUCTION IS COMPLETE.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.

2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED IMMEDIATELY TO MINIMIZE OFF-SITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.

3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 33%.

4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 15 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.

6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.

7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.

8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.

9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO SITUATIONS: 1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR 2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.

11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 21 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES; AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.

13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT.

14. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

SITE ASSESSMENT NOTES

1) THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
- A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
- A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
- A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.

2) QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.

3) AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT AND STAMPED AND CERTIFIED IN ACCORDANCE WITH THE TENNESSEE CODE ANNOTATED, TITLE 62, CHAPTER 2 AND THE RULES OF THE TENNESSEE BOARD OF ARCHITECTURAL AND ENGINEERING EXAMINERS.

4) THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

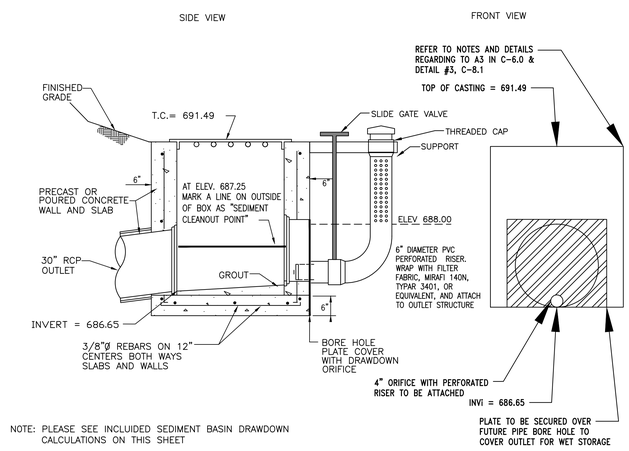
5) THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.

6) TDEC MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY TDEC'S PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.

STABILIZATION PRACTICE:

IN AREAS DESIGNATED TO RECEIVE SEEDED LAWN, THE FOLLOWING SPECIFICATIONS SHALL BE APPLIED: SEEDING MIXTURE SHALL CONSIST OF A "PREMIUM BLEND" OF TALL FESCUE VARIETIES (ie. BONANZA, ARID, REBEL SUPREME) FOR PLANTING FROM APRIL 1–OCT. 1, SEED SHALL BE APPLIED AT A RATE OF 8 LBS/1000 S.F.. FERTILIZER SHALL BE APPLIED AT A RATE OF 18 LBS/1000 S.F.. AGRICULTURAL LIMESTONE SHALL BE APPLIED AT A RATE OF 100 LBS/1000 S.F.. STRAW MULCH SHALL BE APPLIED AT A RATE OF ONE BALE/1000 S.F..

CURB INLET A3



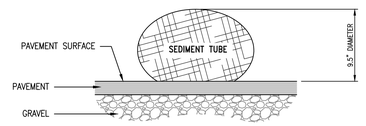
NOTE: PLEASE SEE INCLUIDED SEDIMENT BASIN DRAWDOWN CALCULATIONS ON THIS SHEET

5 SEDIMENT BASIN OUTLET STRUCTURE
NOT TO SCALE

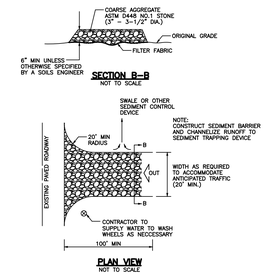
CATCH BASIN PROTECTION (TYPE D)

6 INLET PROTECTION
NOT TO SCALE

NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.



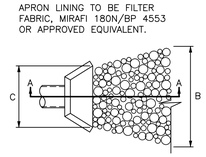
1 SEDIMENT TUBE
NOT TO SCALE



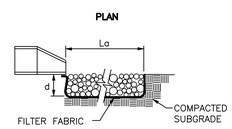
2 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

3 SILT FENCE
NOT TO SCALE

APRON LINING TO BE FILTER FABRIC, MIRAFI 180N/BP 4553 OR APPROVED EQUIVALENT.



PLAN



SECTION A–A

La= LENGTH OF RIPRAP APRON

STRUCTURE	B	C	La	d50	d
A-1	6.0'	6.0'	5.0'	3''	9''

RIP RAP STONE SHALL BE "FRACTURED FACED" WITH AT LEAST THREE DISTINCT SIDES. PROVIDE AND INSTALL IN ACCORDANCE WITH SECTION 709 OF THE CURRENT EDITION OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS – NASHVILLE – STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

d50 BY DEFINITION = 50% OF THE STONE BY WEIGHT SHALL BE THE SIZE NOTED OR SMALLER.

CONTRACTOR SHALL UNIFORMLY DISTRIBUTE STONE SIZES THROUGHOUT DITCH.

TCP – 25

4 RIP-RAP OUTLET PROTECTION
NOT TO SCALE

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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
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615.550.5580

JACK W. PARKER
REGISTERED ENGINEER
AGRICULTURE
NO. 111051
STATE OF TENNESSEE
9/6/15

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C4.2
EROSION PROTECTION & SEDIMENT CONTROL DETAILS

G:\Projects\2014\20141520\dwg\Construction\20141520 C4.2 EROS DTLS.dwg-C4.2 Aug 06, 2015 - 1:20pm pwilliams

NOTE:
SEE SITE LAYOUT PLAN C4.0 FOR SECTION 4 OPEN SPACE REQUIREMENTS.

GRAPHIC SCALE 0 30 60 90 120 240 360

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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL

BERRY FARMS PUD SUBDIVISION

SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
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615.550.5580

LUCKY L. PARKER
REGISTERED ENGINEER
AGRICULTURE
No. 111935
STATE OF TENNESSEE

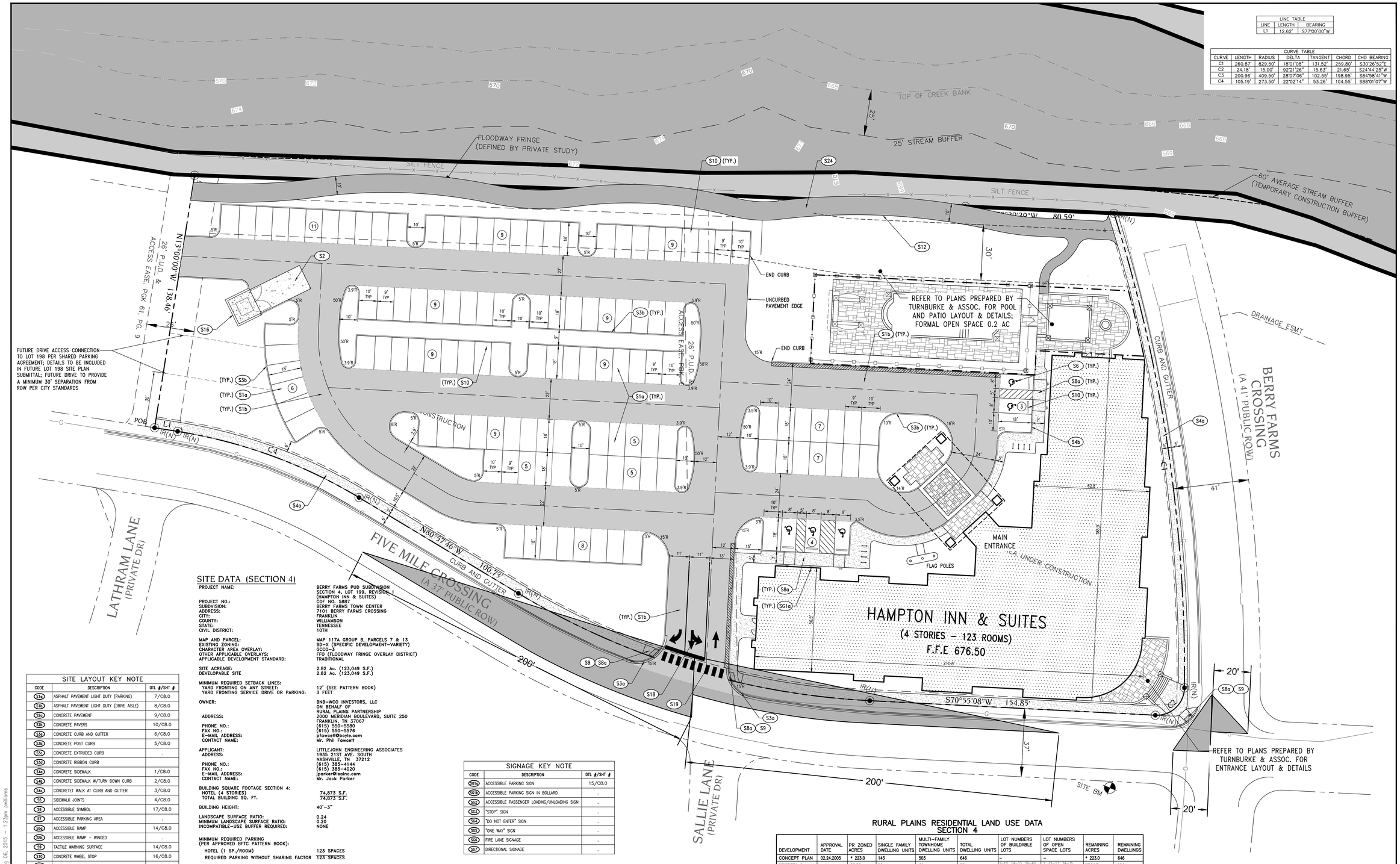
DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C5.0

OVERALL SITE LAYOUT

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.62'	S77°00'00"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	260.87'	829.50'	18°01'08"	131.52'	259.80'	S30°26'52"E
C2	24.18'	15.00'	92°21'26"	15.63'	21.65'	S24°44'25"W
C3	200.96'	409.50'	28°07'06"	102.55'	198.95'	S84°58'41"W
C4	105.19'	273.50'	22°02'14"	53.26'	104.55'	S88°01'07"W



SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS PUD SUBDIVISION SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
PROJECT NO.:	COF NO. 5887
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY:	GCCO-1
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3 FEET
OWNER:	BNB-WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550-5580
FAX NO.:	(615) 550-5576
E-MAIL ADDRESS:	pfawcett@boyle.com
CONTACT NAME:	Mr. Phil Fawcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385-4144
FAX NO.:	(615) 385-4020
E-MAIL ADDRESS:	jparker@leainc.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'-3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING (PER APPROVED BFTC PATTERN BOOK):	
HOTEL (1 SP./ROOM)	123 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	123 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	50 SPACES
TOTAL REQUIRED PARKING:	73 SPACES
PARKING PROVIDED:	
TYPICAL PARKING	119 SPACES
ADA ACCESSIBLE PARKING	5 SPACES
TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES = 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	7,707 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	7,707 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, 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, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S1a	ASPHALT PAVEMENT LIGHT DUTY (PARKING)	7/C8.0
S1b	ASPHALT PAVEMENT LIGHT DUTY (DRIVE AISLE)	8/C8.0
S2a	CONCRETE PAVEMENT	9/C8.0
S2b	CONCRETE PAVERS	10/C8.0
S3a	CONCRETE CURB AND GUTTER	6/C8.0
S3b	CONCRETE POST CURB	5/C8.0
S3c	CONCRETE EXTRUDED CURB	.
S3d	CONCRETE RIBBON CURB	.
S4a	CONCRETE SIDEWALK	1/C8.0
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB	2/C8.0
S4c	CONCRETET WALK AT CURB AND GUTTER	3/C8.0
S5	SIDEWALK JOINTS	4/C8.0
S6	ACCESSIBLE SYMBOL	17/C8.0
S7	ACCESSIBLE PARKING AREA	.
S8a	ACCESSIBLE RAMP	14/C8.0
S8b	ACCESSIBLE RAMP - WINGED	.
S9	TACTILE WARNING SURFACE	14/C8.0
S10	CONCRETE WHEEL STOP	16/C8.0
S11a	CONCRETE STAIRS WITH HANDRAIL	.
S11b	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	.
S12	ELEVATED SIDEWALK	.
S13a	RAMP WITH HANDRAIL	.
S13b	RAMP WITH HANDRAIL/GUARDRAIL	.
S14	CONCRETE BOLLARD	.
S15	UTILITY PAD	11/C8.0
S16	SIDEWALK DRAIN	12/C8.1
S17	DRIVEWAY RAMP	.
S18	DIRECTIONAL ARROW	12/C8.0
S19	PEDESTRIAN CROSSWALK	13/C8.0
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	.
S20b	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	.
S21a	GUARDRAIL	.
S21b	GUARDRAIL W/HANDRAIL	.
S22a	CONCRETE RETAINING WALL	.
S22b	SEGMENTAL RETAINING WALL	.
S23	24" PAINTED STOP BAR	.
S24	PAVED PEDESTRIAN PATHWAY	19/C8.0

SIGNAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
SG1a	ACCESSIBLE PARKING SIGN	15/C8.0
SG1b	ACCESSIBLE PARKING SIGN IN BOLLARD	.
SG2	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	.
SG3	"STOP" SIGN	.
SG4	"DO NOT ENTER" SIGN	.
SG5	"ONE WAY" SIGN	.
SG6	FIRE LANE SIGNAGE	.
SG7	DIRECTIONAL SIGNAGE	.

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	7,707 S.F.	0.18 Ac.	5,630 S.F.	73 %
TOTAL			7,707 S.F.	0.18 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.77	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 7	0	6.04	0.0	4.89	0.0	10.93	42.21
SECTION 8	0.0	0.0	0.0	0	0.0	0.0	42.21
SECTION 9	0.0	0.21	0.0	0	0.0	0.21	42.00
SECTION 4, LOT 199	0.0	0.0	0.14	0.18	0.14	0.18	41.82

RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	-	-	* 223.0	646
SECTION 1	-	19.03	51	41	92	2-10, 14-33, 36-40 - 42-60, 66-88, 91-108	1, 11-13, 34-35, 41, 61-65, 89-90	203.97	554
SECTION 2	-	18.29	51	15	66	106-120,122-128, 131-145,148-159, 161-175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3	09.14.2011	16.40	0	48	48	304, 305	300, 309, 312 & 313	169.28	440
SECTION 6	-	0.81	5	0	5	1-5	6-8	168.47	435
SECTION 7	-	34.41	64	32	96	7001-7096	7102-7108, 7110-7112	134.06	339
SECTION 4		2.82	0	0	0	199, 205	-	134.06	339

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		-	* 142±	1,134,625	
SECTION 1	-	-	AMENITY CENTER		-	774			1,134,625	774
SECTION 2	-	-			-				1,134,625	
SECTION 3	09.14.2011	16.40	RETAIL & RESTAURANT	301-303,306,307	59,820	-	300, 303, 312 & 313	125.6	1,074,805	774
SECTION 6	-	0.81	RETAIL	1-5	1,957	-	6-8	124.8	1,072,848	-
SECTION 8	-	7.90	RETAIL	1	66,697	-	-	116.9	1,006,151	-
SECTION 4	-	2.82	HOTEL	199, 205	74,873	-	-	114.08	931,278	-

NOTE:
SEE SHEET C5.0 FOR OVERALL SITE LAYOUT.

SEE SHEET C3.0 FOR GENERAL SITE NOTES.

SECTION 4

0 5 10 15 20 40 60
GRAPHIC SCALE

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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK W. PARKER
REGISTERED ENGINEER
AGRICULTURE
NUMBER
119351
STATE OF TENNESSEE

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C5.1
SITE LAYOUT

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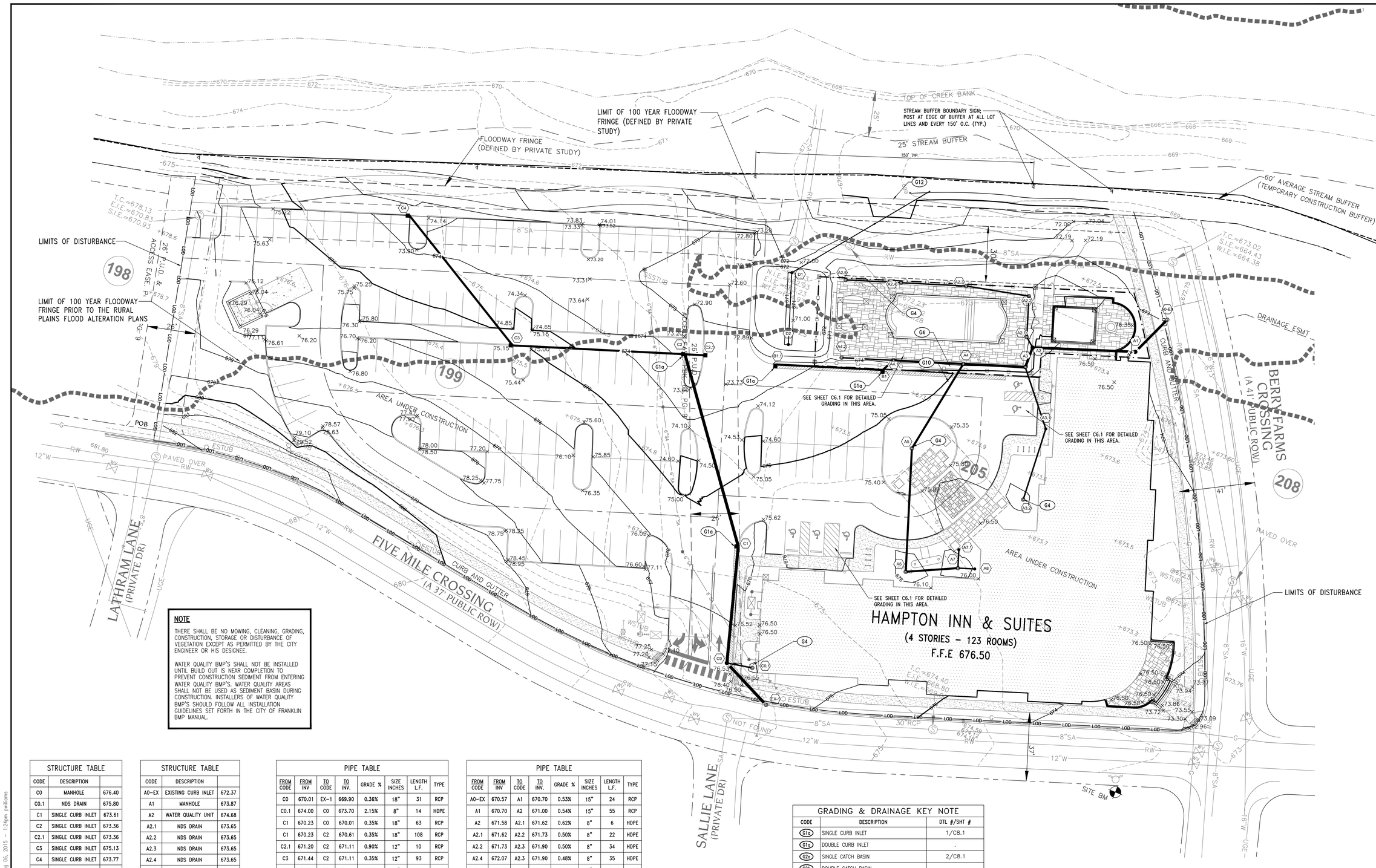

NOTE

THERE SHALL BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

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

STRUCTURE TABLE		
CODE	DESCRIPTION	
C0	MANHOLE	676.40
C0.1	NDS DRAIN	675.80
C1	SINGLE CURB INLET	673.61
C2	SINGLE CURB INLET	673.36
C2.1	SINGLE CURB INLET	673.36
C3	SINGLE CURB INLET	675.13
C4	SINGLE CURB INLET	673.77
EX-1	EXISTING MANHOLE	671.57

STRUCTURE TABLE		
CODE	DESCRIPTION	
A0-EX	EXISTING CURB INLET	672.37
A1	MANHOLE	673.87
A2	WATER QUALITY UNIT	674.68
A2.1	NDS DRAIN	673.65
A2.2	NDS DRAIN	673.65
A2.3	NDS DRAIN	673.65
A2.4	NDS DRAIN	673.65
A2.5	NDS DRAIN	673.65
A3	NDS DRAIN	673.65
A3.1	ROOF DRAIN	676.39
A3.2	NDS DRAIN	675.75
A4	NDS DRAIN	673.65
A4.1	NDS DRAIN	673.65
A4.2	NDS DRAIN	673.65
A5	NDS DRAIN	675.77
A6	NDS DRAIN	675.75
A7	NDS DRAIN	675.75
A7.1	ROOF DRAIN	676.10
A8	ROOF DRAIN	676.04
B1	SINGLE CURB INLET	674.37
B1.1	SINGLE CURB INLET	673.79
D1	CLEANOUT	672.50
D2	CLEANOUT	671.00

PIPE TABLE							
FROM CODE	FROM INV	TO CODE	TO INV.	GRADE %	SIZE INCHES	LENGTH L.F.	TYPE
C0	670.01	EX-1	669.90	0.36%	18"	31	RCP
C0.1	674.00	C0	673.70	2.15%	8"	14	HDPE
C1	670.23	C0	670.01	0.35%	18"	63	RCP
C1	670.23	C2	670.61	0.35%	18"	108	RCP
C2.1	671.20	C2	671.11	0.90%	12"	10	RCP
C3	671.44	C2	671.11	0.35%	12"	93	RCP
C4	671.75	C3	671.44	0.35%	12"	89	RCP

PIPE TABLE							
FROM CODE	FROM INV	TO CODE	TO INV.	GRADE %	SIZE INCHES	LENGTH L.F.	TYPE
A0-EX	670.57	A1	670.70	0.53%	15"	24	RCP
A1	670.70	A2	671.00	0.54%	15"	55	RCP
A2	671.58	A2.1	671.62	0.62%	8"	6	HDPE
A2.1	671.62	A2.2	671.73	0.50%	8"	22	HDPE
A2.2	671.73	A2.3	671.90	0.50%	8"	34	HDPE
A2.4	672.07	A2.3	671.90	0.48%	8"	35	HDPE
A2.4	672.07	A2.5	672.22	0.50%	8"	30	HDPE
A3	671.07	A2	671.00	0.62%	15"	11	RCP
A3.1	673.37	A3	671.65	4.90%	8"	35	HDPE
A3.1	673.37	A3.2	674.00	1.58%	8"	40	HDPE
A4	671.21	A3	671.07	0.42%	15"	33	RCP
A4	671.51	A4.1	671.70	0.51%	12"	38	RCP
A4	671.46	A5	671.78	0.60%	12"	53	RCP
A4.1	672.03	A4.2	672.15	0.43%	8"	28	HDPE
A5	671.78	A6	672.16	0.57%	12"	67	RCP
A7	672.50	A6	672.16	1.21%	12"	28	RCP
A7.1	673.20	A7	672.83	3.73%	8"	10	HDPE
A8	673.30	A7	672.83	5.18%	8"	9	HDPE
B1	671.74	A4.1	671.70	0.51%	12"	8	RCP
B1	671.74	B1.1	671.93	0.33%	12"	58	RCP
D1	669.00		668.80	0.23%	4"	87	HDPE
D2	669.00	D1	669.00	0.00%	4"	39	HDPE

GRADING & DRAINAGE KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
G1a	SINGLE CURB INLET	1/C8.1
G1a	DOUBLE CURB INLET	.
G2a	SINGLE CATCH BASIN	2/C8.1
G2b	DOUBLE CATCH BASIN	.
G3	JUNCTION MANHOLE	11/C8.1
G4	NDS DRAIN INLET	13/C8.1
G5	CLEANOUT	3/C8.1
G6a	CONCRETE HEADWALL STRAIGHT	.
G6b	CONCRETE HEADWALL WINGED	.
G7	BUILDING DOWNSPOUT CONNECTION	.
G8	CONCRETE FLUME	.
G9	DETENTION POND OUTLET STRUCTURE	.
G10	WATER QUALITY STRUCTURE	.
G11	CURB CUT	.
G12	SIDEWALK DRAIN	12/C8.1
G13	TRENCH DRAIN	.
G14	RAIN GARDEN	.
G15	TRANSITION FROM FLUSH CONDITIONS TO 6" CURB OVER ___ FEET	.

SECTION 4

NOTE:
SEE SITE OVERALL LAYOUT PLAN C5.0 FOR SECTION 4 OPEN SPACE REQUIREMENTS.

GRAPHIC SCALE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
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615.550.5580

JACKIE J. PARKER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
7/1/1952
STATE OF TENNESSEE
9/6/15

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C6.0

SITE GRADING AND DRAINAGE

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GRADING & DRAINAGE KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
G1a	SINGLE CURB INLET	1/C8.1
G1a	DOUBLE CURB INLET	.
G2a	SINGLE CATCH BASIN	2/C8.1
G2b	DOUBLE CATCH BASIN	.
G3	JUNCTION MANHOLE	11/C8.1
G4	NDS DRAIN INLET	13/C8.1
G5	CLEANOUT	3/C8.1
G6a	CONCRETE HEADWALL STRAIGHT	.
G6b	CONCRETE HEADWALL WINGED	.
G7	BUILDING DOWNSPOUT CONNECTION	.
G8	CONCRETE FLUME	.
G9	DETENTION POND OUTLET STRUCTURE	.
G10	WATER QUALITY STRUCTURE	.
G11	CURB CUT	.
G12	SIDEWALK DRAIN	12/C8.1
G13	TRENCH DRAIN	.
G14	RAIN GARDEN	.
G15	TRANSITION FROM FLUSH CONDITIONS TO 6" CURB OVER __ FEET	.

NOTE

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AREA UNDER CONSTRUCTION

0 2 4 6 8 10 20 30
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STATE OF TENNESSEE
9/6/15

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C6.1

SITE GRADING AND DRAINAGE

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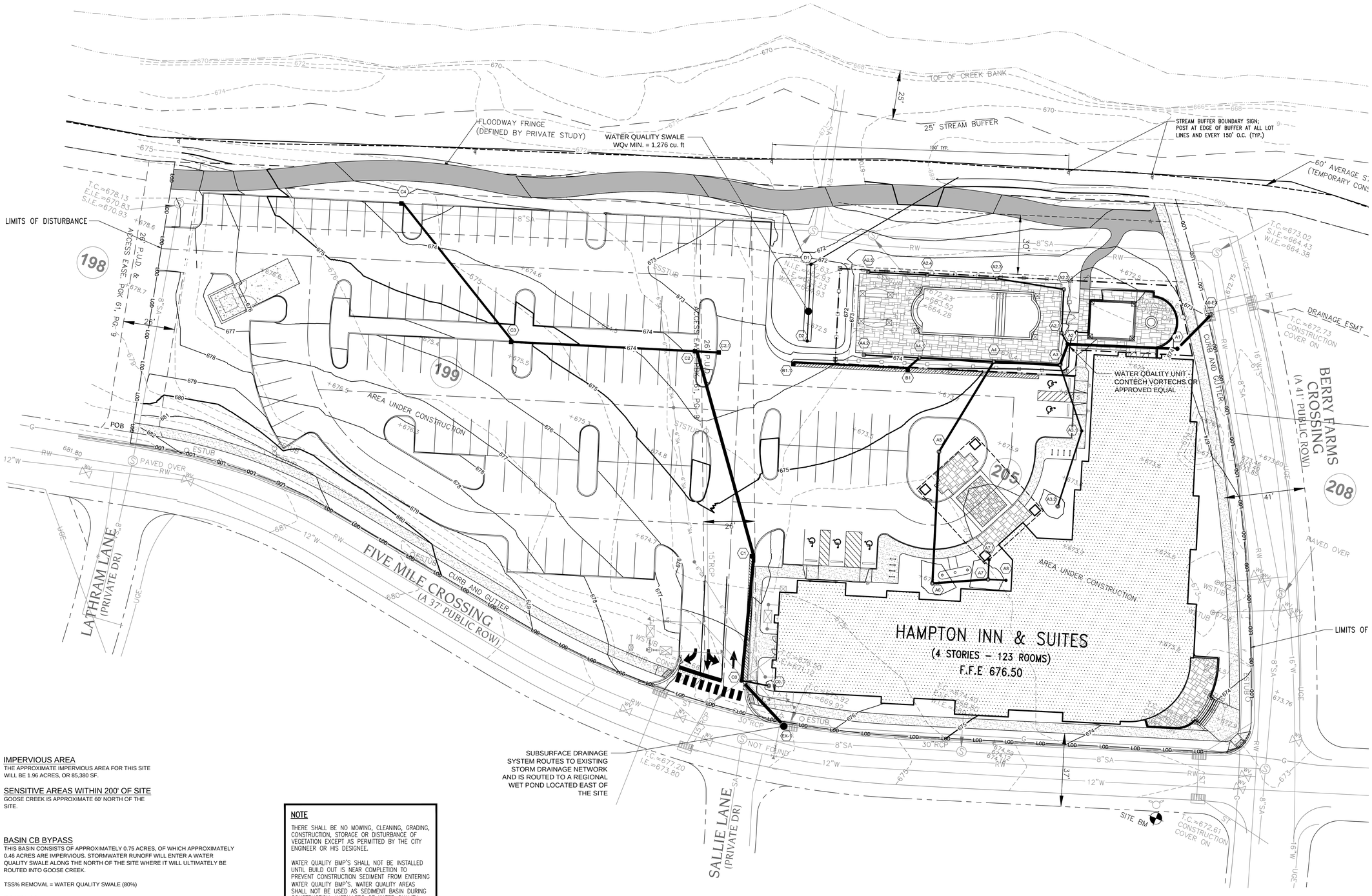

IMPERVIOUS AREA

THE APPROXIMATE IMPERVIOUS AREA FOR THIS SITE WILL BE 1.96 ACRES, OR 85,380 SF.

SENSITIVE AREAS WITHIN 200' OF SITE

GOOSE CREEK IS APPROXIMATE 60' NORTH OF THE SITE.

BASIN CB BYPASS

THIS BASIN CONSISTS OF APPROXIMATELY 0.75 ACRES, OF WHICH APPROXIMATELY 0.46 ACRES ARE IMPERVIOUS. STORMWATER RUNOFF WILL ENTER A WATER QUALITY SWALE ALONG THE NORTH OF THE SITE WHERE IT WILL ULTIMATELY BE ROUTED INTO GOOSE CREEK.

TSS% REMOVAL = WATER QUALITY SWALE (80%)

BASIN A1

THIS BASIN CONSISTS OF APPROXIMATELY 1.01 ACRES, OF WHICH APPROXIMATELY 0.67 ACRES ARE IMPERVIOUS. STORMWATER RUNOFF FROM THIS BASIN WILL BE DIRECTED TO REGIONAL WATER QUALITY TREATMENT IN THE SOUTHEAST OF THE OVERALL SECTYION 4 DEVELOPMENT. IT WILL TRAVEL VIA SUBSURFACE DRAINAGE TO THE SOUTHEAST WHERE IT WILL BE TREATED BY AN EXISTING WATER QUALITY UNIT, AND THEN AN EXISTING WET POND.

TSS% REMOVAL = WQ UNIT (50%) + WET POND (80%) = 90%

BASIN A3

THIS BASIN CONSISTS OF APPROXIMATELY 0.96 ACRES, OF WHICH APPROXIMATELY 0.83 ACRES ARE IMPERVIOUS. STORMWATER RUNOFF FROM THIS BASIN WILL ENTER SUBSURFACE DRAINAGE VIA AREA INLETS AND ROOF DOWNSPOUTS, AND BE DIRECTED THROUGH AN APPROVED 50% TSS REMOVAL WATER QUALITY STRUCTURE. IT WILL THEN CONTINUE VIA SUBSURFACE DRAINAGE TO THE EAST, WHERE IT WILL EXIT AND PASS THROUGH AN EXISTING BIORETENTION SWALE.

TSS% REMOVAL = WQ UNIT (50%) + WQ SWALE (80%) = 90%

NOTE

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REGIONAL WATER QUALITY DRAWDOWN CHART

	EXISTING WQv TREATMENT AVAILABLE	WQv CONTRIBUTION FROM SITE	WQv ALLOCATED FROM PREVIOUSLY APPROVED DEVELOPMENT	POST DEVELOPMENT WQv TREATMENT AVAILABLE
BASIN A1				
POND STP_A1	27,094 ft3	2,522 ft3	0 ft3	24,572 ft3
BASIN A3				
BRA_A3	4,530 ft3	3,181 ft3	0 ft3	1,349 ft3

SECTION 4

NOTE:
SEE SITE OVERALL LAYOUT PLAN C5.0 FOR SECTION 4 OPEN SPACE REQUIREMENTS.

GRAPHIC SCALE 0 5 10 15 20 40 60

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JACKY L. PARKER
REGISTERED ENGINEER
AGRICULTURE
No. 111955
STATE OF TENNESSEE

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C6.2
STORMWATER MANAGEMENT PLAN

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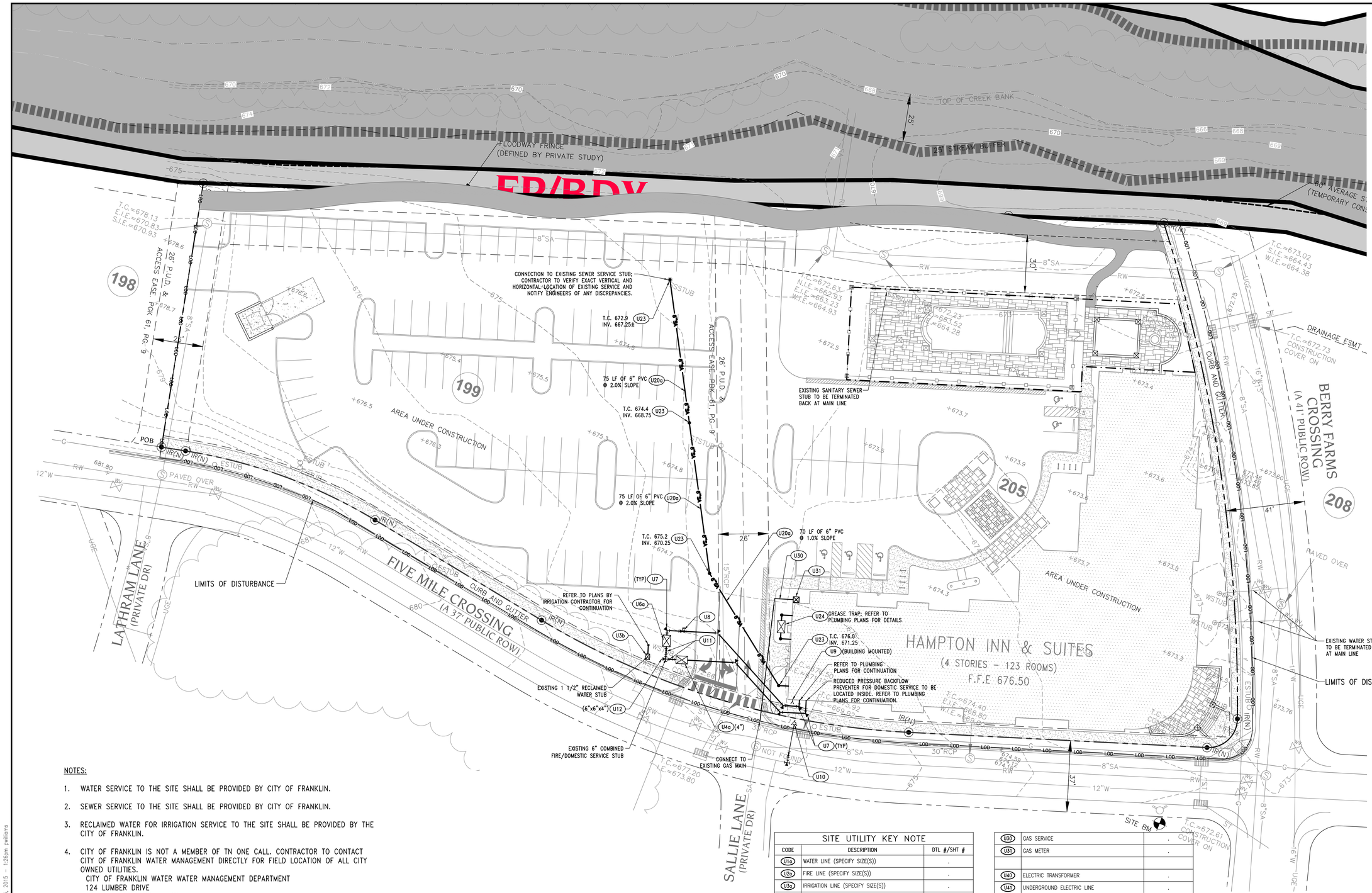

NOTES:

1. WATER SERVICE TO THE SITE SHALL BE PROVIDED BY CITY OF FRANKLIN.
2. SEWER SERVICE TO THE SITE SHALL BE PROVIDED BY CITY OF FRANKLIN.
3. RECLAIMED WATER FOR IRRIGATION SERVICE TO THE SITE SHALL BE PROVIDED BY THE CITY OF FRANKLIN.
4. CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTOR TO CONTACT CITY OF FRANKLIN WATER MANAGEMENT DIRECTLY FOR FIELD LOCATION OF ALL CITY OWNED UTILITIES.
   CITY OF FRANKLIN WATER WATER MANAGEMENT DEPARTMENT
   124 LUMBER DRIVE
   FRANKLIN, TENNESSEE 37064
   615-794-4554
5. REDUCED PRESSURE BACKFLOW PREVENTER FOR DOMESTIC SERVICES TO BE LOCATED WITHIN THE BUILDING.
6. CONTRACTOR TO PROVIDE TAMPER SWITCHES IN ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLY VAULTS AND ON ALL POST INDICATOR VALVES PER FIRE MARSHALL REQUIREMENTS.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS,) GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

SITE UTILITY KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
U1a	WATER LINE (SPECIFY SIZE(S))	.
U2a	FIRE LINE (SPECIFY SIZE(S))	.
U3a	IRRIGATION LINE (SPECIFY SIZE(S))	.
U3b	IRRIGATION METER	.
U4a	WATER METER (SPECIFY SIZE(S))	.
U5a	1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER	.
U6a	6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY	.
U7	WATER BLOCKING/KICKERS	.
U8	POST INDICATOR VALVE	.
U9	FIRE DEPARTMENT CONNECTION	REFER TO FIRE PROTECTION PLANS
U10	FIRE HYDRANT ASSEMBLY	.
U11	WATER VALVE (SPECIFY SIZE(S))	.
U12	TEE (SPECIFY SIZE(S))	.
U20a	SANITARY SEWER SERVICE (SPECIFY SIZE(S))	.
U21	SANITARY SEWER FORCE MAIN (SPECIFY SIZE(S))	.
U22	SANITARY SEWER MANHOLE	.
U23	SANITARY SEWER CLEANOUT	.
U24	GREASE INTERCEPTOR	.

U30	GAS SERVICE	.
U31	GAS METER	.
U40	ELECTRIC TRANSFORMER	.
U41	UNDERGROUND ELECTRIC LINE	.
U42	OVERHEAD ELECTRIC LINE	.
U43	UNDERGROUND COMMUNICATION LINE	.
U44	OVERHEAD COMMUNICATION LINE	.
U45	SITE LIGHTING	.
U46	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	.

SECTION 4

NOTE:
REFER TO SHEET C3.0 FOR SITE UTILITY NOTES.

0 5 10 15 20 40 60
GRAPHIC SCALE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK W. PARKER
REGISTERED ENGINEER
AGRICULTURE
No. 111952
STATE OF TENNESSEE
9/6/15

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C7.0
SITE UTILITIES

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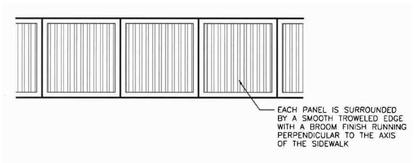
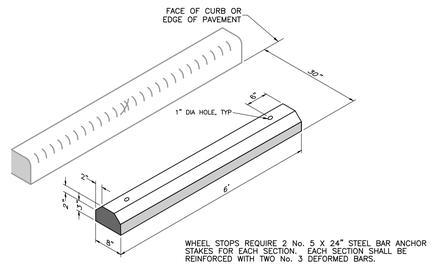
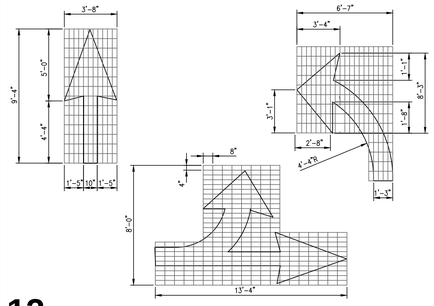


20 SIDEWALK FRAME
NO SCALE

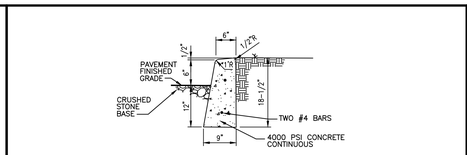


WHEEL STOPS REQUIRE 2 No. 5 X 24" STEEL BAR ANCHOR STAKES FOR EACH SECTION. EACH SECTION SHALL BE REINFORCED WITH TWO No. 3 DEFORMED BARS.

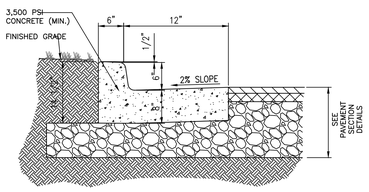
16 PRECAST CONCRETE WHEELSTOP
NO SCALE



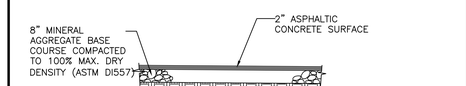
12 ROADWAY DIRECTIONAL ARROWS
NO SCALE



5 CONCRETE POST CURB
NO SCALE

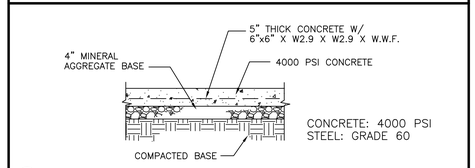


6 CONCRETE CURB AND GUTTER
NO SCALE



7 TYPICAL PARKING / LIGHT DUTY PAVEMENT SECTION
NO SCALE

8 TYPICAL DRIVE AISLE / LIGHT DUTY PAVEMENT SECTION
NO SCALE



9 CONCRETE PAVEMENT
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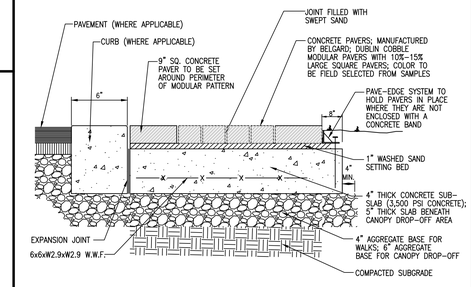
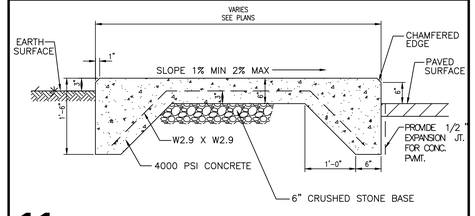


10 CONCRETE PAVERS OVER CONCRETE SUB-SLAB
NO SCALE



11 UTILITY PAD
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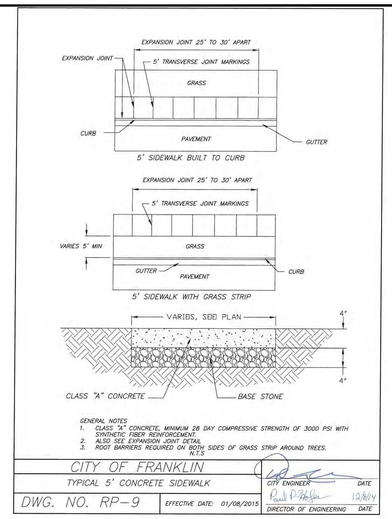
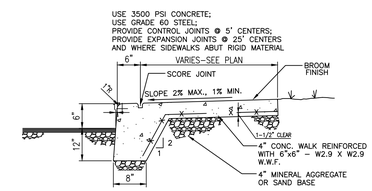
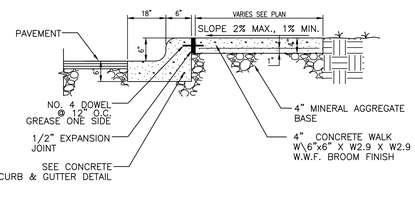


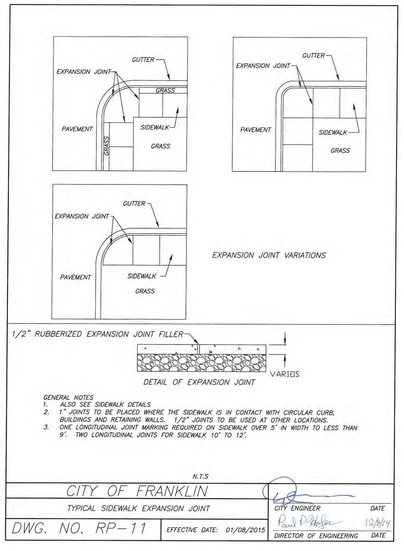
1 CONCRETE SIDEWALK
NO SCALE



2 SIDEWALK W/ TURN DOWN CURB
NO SCALE



3 SIDEWALK AT CURB AND GUTTER
NO SCALE

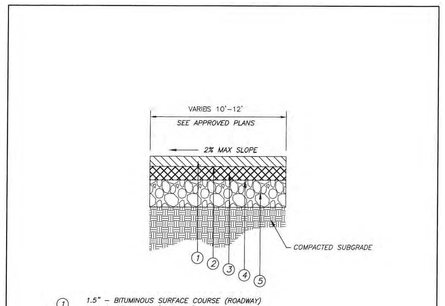


4 SIDEWALK JOINTS
NO SCALE

1 DETAIL
NO SCALE

1 DETAIL
NO SCALE

1 DETAIL
NO SCALE

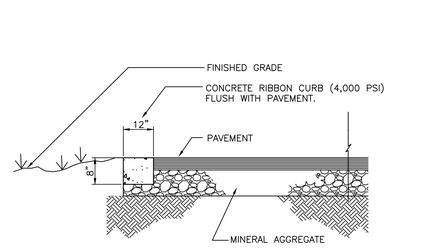


1. 1.5" – BITUMINOUS SURFACE COURSE (ROADWAY) 411-01.05 ACS MIX(PG64-22) GRADING E ROWY
2. TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 2" – BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 4" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGEATE, TYPE "A" BASE, GRADING"D"

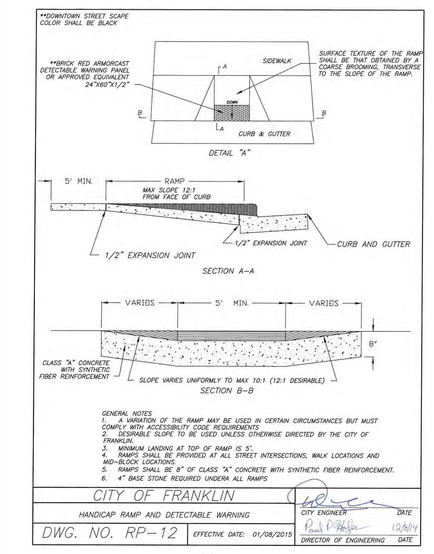
GENERAL NOTES
1. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
2. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S
CITY OF FRANKLIN
MULTIUSE TRAIL (PUBLIC AND PRIVATE)
DWG. NO. RD-4
EFFECTIVE DATE: 01/08/2015
CITY ENGINEER DATE
DIRECTOR OF ENGINEERING 12/8/14 DATE

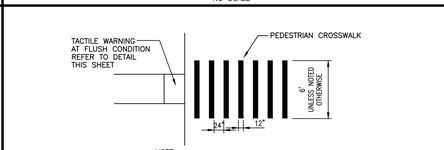
19 PAVED PEDESTRIAN PATHWAY
NO SCALE



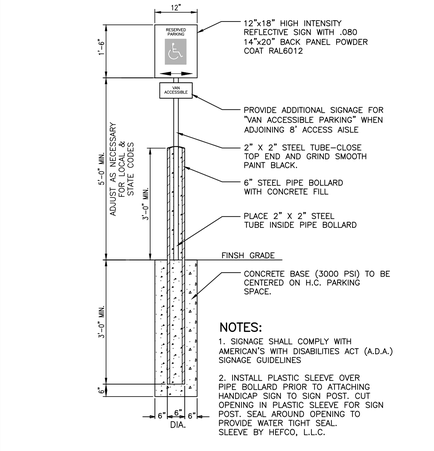
18 CONCRETE RIBBON CURB
NO SCALE



14 HANDICAP RAMP AND DETECTABLE WARNING
NO SCALE



13 PEDESTRIAN CROSS WALK
NO SCALE



15 ACCESSIBLE PARKING SIGN
NO SCALE

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CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

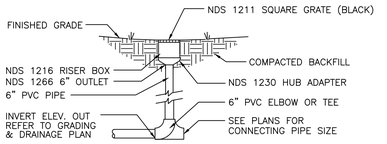
BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK L. PARKER
REGISTERED LANDSCAPE ARCHITECT
No. 111958
STATE OF TENNESSEE
12/8/14

DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

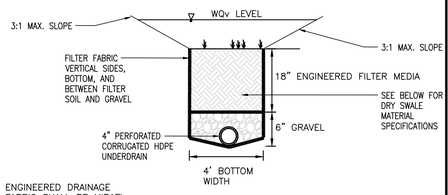
C8.0
SITE DETAILS

G:\Projects\2014\20141520\Dwg\Construction\20141520 C8.0 DETAILS.dwg--C8.0 Aug 06, 2015 -- 1:26pm pwilliams



13 NDS DRAIN

NO SCALE



* ENGINEERED DRAINAGE FABRIC SHALL BE MIRAFI 140N, OR TYPAR 3402 OR APPROVED EQUIVALENT

Material Specifications for Dry Swale

Material	Specification/Test Method	Size	Notes
Dry swale soil	USCS; ML, SM, SC	n/a	Soil with a higher percent organic content is preferred
underdrain gravel	AASHTO-M-43	0.25" to 0.75"	
geotextile fabric	Class "C" – apparent opening size (ASTM-D-4751), grab tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4833)	n/a	
underdrain piping	F 758, Type PS 28 or AASHTO M- 278	4" - 6" rigid schedule 40 PVC or SDR35	3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes

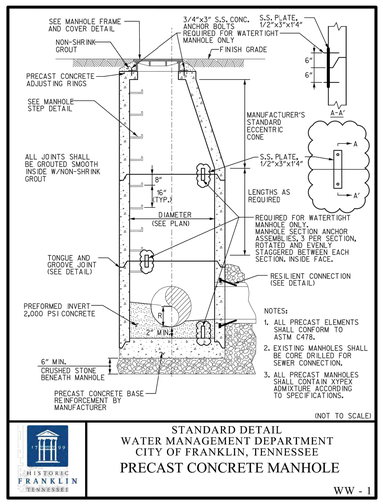
14 WATER QUALITY DRY SWALE

NO SCALE

BIORETENTION CELL OR
WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

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

CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



(NOT TO SCALE)

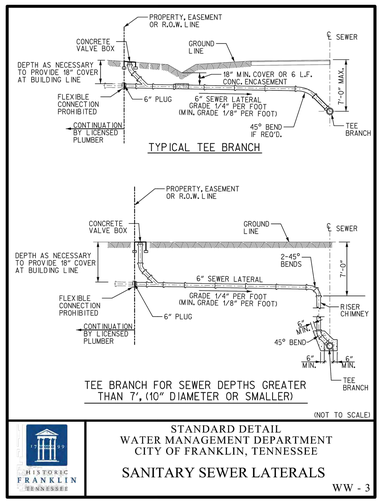
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE
WW - 1

11 PRECAST CONCRETE MANHOLE

NO SCALE

12 SIDEWALK DRAIN

NO SCALE

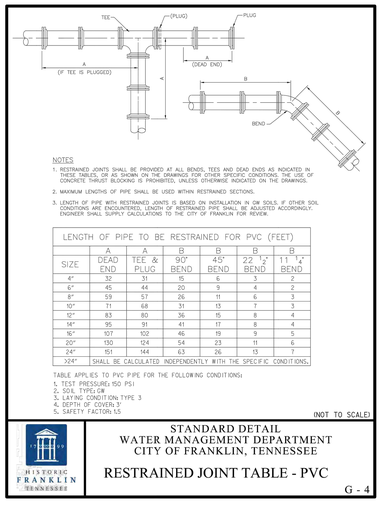


(NOT TO SCALE)

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

8 SANITARY SEWER LATERALS

NO SCALE



LENGTH OF PIPE TO BE RESTRAINED FOR PVC (FEET)

SIZE	A DEAD END	A TEE & PLUG	B 90° BEND	B 45° BEND	B 22 ½° BEND	B 11 ¼° BEND
4"	32	31	15	6	3	2
6"	45	44	20	9	4	2
8"	59	57	26	11	6	3
10"	71	68	31	13	7	3
12"	83	80	36	15	8	4
14"	95	91	41	17	8	4
16"	107	102	46	19	9	5
20"	130	124	54	23	11	6
24"	151	144	63	26	13	7

>24" SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.

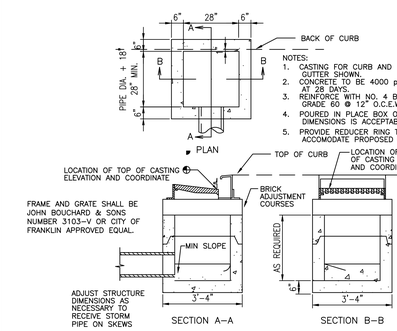
TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE≤ 150 PSI
2. SOIL TYPE= GW
3. LAYING CONDITION= TYPE 3
4. DEPTH OF COVER=3'
5. SAFETY FACTOR= 1.5

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - PVC
G - 4

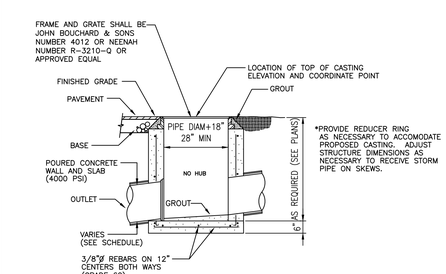
5 RESTRAINED JOINT TABLE - PVC

NO SCALE



1 SINGLE CURB INLET

NO SCALE



2 CATCH BASIN

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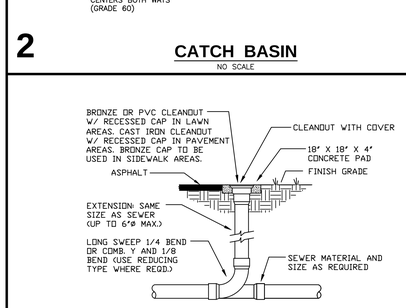

3 CLEANOUT

NO SCALE

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR GRAVITY LINES
G - 10

6 BACKFILLING FOR GRAVITY LINES

NO SCALE

Dia. (in)	L (in)	W (in)	MAX. FLOW (GPM)	ACCESS DOOR (ft)
4	72	48	500	4x4
6	84	48	1,200	4x4
8	96	60	1,500	4x6

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DOUBLE CHECK VALVE ASSEMBLY FOR 4" TO 8" LINES (BELOW GROUND)
W - 6

9 DOUBLE CHECK VALVE

NO SCALE

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
FIRE HYDRANT SETTING
W - 2

7 FIRE HYDRANT SETTING

NO SCALE

Dia. (in)	L (in)	W (in)	MAX. FLOW (GPM)	ACCESS DOOR (ft)
4	60	48	500	4x4
6	72	48	1,200	4x4
8	84	60	1,500	4x6

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
4" TO 8" FIRE METER ASSEMBLY
W - 12

10 FIRE METER ASSEMBLY

NO SCALE

CLASS 35B GRAY IRON
MACHINED BEARING SURFACES
HEAVY DUTY, H20 LOAD RATED

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1024 Harrison Street, Nashville, TN 37203
Tel: 615-256-0112 Fax: 615-327-2427
www.jbouchard.com email: foundry@bouchard.com
1155 FRAME & COVER

4 MANHOLE FRAME & COVER

NO SCALE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
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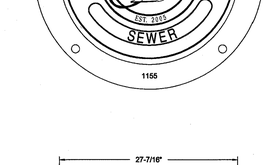
CITY OF FRANKLIN PROJECT NO. 5887
SITE PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, LOT 199, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580



DATE	REVISIONS
08.06.15	COF COMMENTS
2015.07.13	20141520

C8.1

SITE DETAILS

G:\Projects\2014\20141520\dwg\Construction\20141520 C8.0 DETAILS.dwg--08.1 Aug 06, 2015 - 1:26pm pwilliams

TURNBURKEASSOCIATES
landscape architecture planning

3259 Ridge Road Nederland, CO 80466
turnburkeassociates.com 303.258.0366

Revisions	
Date	Description
06/04/15	City Comments

Berry Farms Town Center - Hampton Inn & Suites

Franklin, Tennessee

City of Franklin Project # 5086

Sheet Title: Site Landscape Plan

Date: 07/13/2015

Sheet Number: L-1

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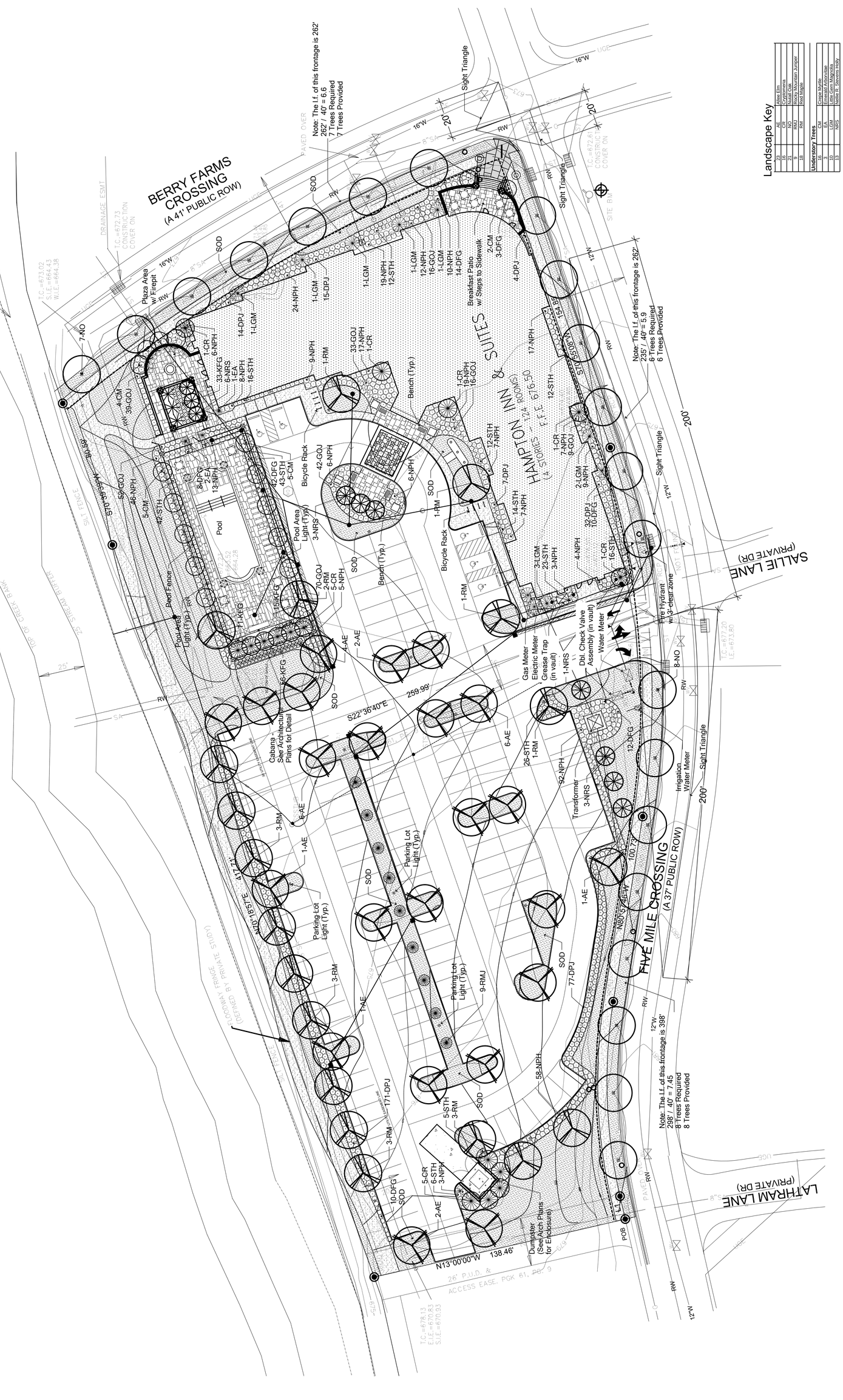
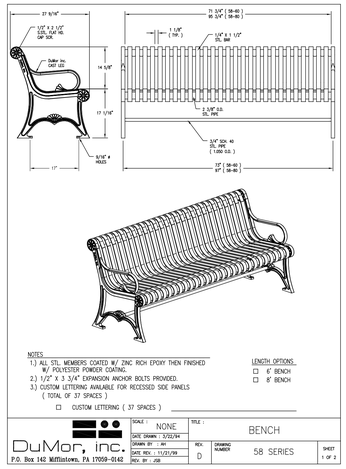
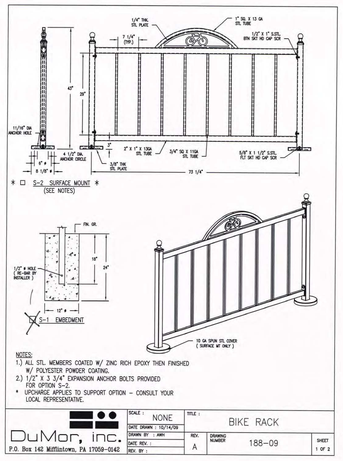
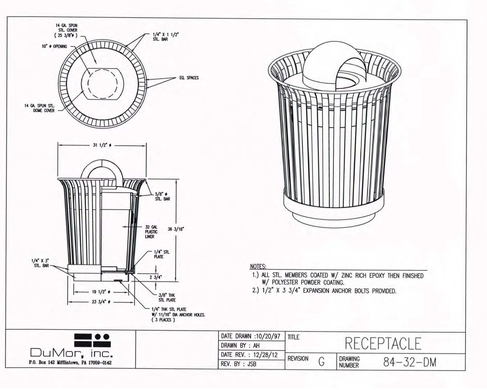
Contractor to field verify construction layout prior to the commencement of work and report any discrepancies, concerns, or proposed field revisions to landscape architect/owner prior to the commencement of work.









Site Furnishing Details

Landscape Data Chart: Note: No existing trees on this site

LANDSCAPE DATA
Berry Farm Town Center PUD Subdivision, Section 4, Lot 199

Site Acreage: 2.82 acres
Site Zoning Classification and applicable Overlays: SDX, GCCO-3, FFO
Development Standards: (Traditional / Conventional) Traditional
Minimum Required Landscape Surface Area (Ratio and Acreage): .20 (.56 acres)
Provided Landscape Surface Area (Ratio and Acreage): .24 (.67 acres)
Percent and Acreage of Original Canopy Cover: (Indicate if N/A
Site Tree Removal grandfathered)
Percent and Acreage Tree Canopy Required: N/A
Percent and Acreage of Preserved Canopy Cover Provided: N/A
Number and DBH of Specimen Trees Removed: N/A

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	8,711 S.F.	0.20 Ac.	6,571 S.F.	0.75 %
TOTAL			8,711 S.F.	0.20 Ac.		

See Civil Plans for Delineation of Open Space Area

Landscape Requirements (ACI)

Berry Farm Town Center PUD Subdivision, Section 4, Lot 199
Note: No existing trees on this site

CANOPY TREES
Aggregate Caliper Inches (ACI) of Canopy Trees Required = 232
(2.82 acres x 82 = 231.24)

Aggregate Caliper Inches (ACI) of Canopy Trees Provided = 249
(76 - 3" Caliper Canopy Trees)

UNDERSTORY TREES
Aggregate Caliper Inches (ACI) of UnderstoryTrees Required = 60
(2.82 acres x 21 = 59.22)

Aggregate Caliper Inches (ACI) of Understory Trees Provided = 82
(41 - 2" Caliper Understory Trees)

SHRUBS
Minimum Number of Shrubs Required = 271
(2.82 acres x 96 = 270.72)

Min. 18" Height Shrubs Provided = 528
Min. 30" Height Shrubs Provided = 715
Total Number of Shrubs Provided = 1243

City of Franklin Landscape Notes

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

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: Chartwell Hospitality

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, resiting, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape.material **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**
Owner: Chartwell Hospitality, Will Schaedle 615-550-1270 (Name/Phone)
Landscape Architect: Turnburke Assoc., Paul Turnburke 303-258-0366 (Name/Phone)
Franklin Planning Department: (615) 791-3212 phone

MINIMUM BUFFERING/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
- x Rooftop
- □ Ground
- □ Not Applicable

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
□ Not Applicable	Buffering/Screening not required
x Foundation Planting	Along primary facade
x Perimeter Planting Strip	Screen VUAs and to create "modules"
x Interior VUA Planting	Create VUA "modules"
x Utility Box Screen Screen from view	
□ HVAC Screen	Screen HVAC from of view
x Dumpster Screen	Screen dumpster from view
□ Loading/service Area	Buffer the street or residential property
□ Incompatible Use Buffer	Buffer the adjacent less intensive use
□ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
□ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
x Street Trees	Spatial Definition/Environmental Mitigation
□ Other:	

(Any buffer/screen type not required for this development may be deleted from the chart.)

PLANT LIST

QTY.	Plan Name	Common Name	Botanical Name	% Genus	Type	Size	Comments
23	AE	Allee Elm	Ulmus parvifolia 'Emer II'	25	Deciduous	14'-16' ht./ 6' spr.	3" cal.
16	CR	Cryptomeria	Cryptomeria japonica 'Radicans'	19	Evergreen	10'-12' ht./ 4' spr.	3" cal.
21	NO	Nutall Oak	Quercus nutallii	24	Deciduous	14'-16' ht./ 6' spr.	3" cal.
9	RMJ	Rocky Mountain Juniper	Juniperus scopulorum 'Wichita Blue'	11	Evergreen	10'-12' ht./ 4' spr.	3" cal.
18	RM	Red Maple	Acer rubrum 'October Glory'	20	Deciduous	14'-16' ht./ 6' spr.	3" cal.
Understory Trees							
16	CM	Crepe Myrtle	Lagerstroemia indica 'Muskogee'	38	Deciduous	10'-12' ht.	min. 3 trunks, one min 2" cal.
3	EA	Emerald Arborvitae	Thuja occidentalis 'Emerald'	8	Evergreen	8' ht., 3'-4' spr.	2" cal.
10	LGM	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	23	Evergreen	8' ht., 3'-4' spr.	2" cal.
13	NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	31	Evergreen	10'-12' ht., 4'-5' spr.	2" cal.
Shrubs							
QTY.	Plan Name	Common Name	Botanical Name			Size	Comments
320	DPJ	Dwarf Pfitzer Juniper	Juniperus 'Pfitzeriana Compacta'	26	Evergreen	7 gal.	min. 30" ht.
277	GOJ	Grey Owl Juniper	Juniperus 'Grey Owl'	22	Evergreen	3 gal.	min. 18" ht.
407	NPH	Needle Point Holly	Ilex cornuta 'Needlepoint'	33	Evergreen	7 gal.	min. 30" ht.
228	STH	Soft Touch Holly	Ilex crenata 'Soft Touch'	19	Evergreen	3 gal.	min. 18" ht.
Groundcovers & Grasses							
QTY.	Plan Name	Common Name	Botanical Name			Size	Comments
26,000	SOD	Emerald Zoysia Sod	Zoysia japonica x Z. tenuifolia			sq.ft.	weed free
109	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'			3 gal.	
123	KFG	Karl Foerster Grass	Calamagrostis acutiflora 'Karl Foerster'			3 gal.	

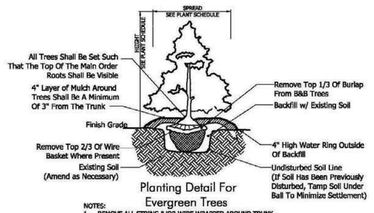
"Lagerstroemia x '(cultivator)' on this plan is considered as understorey trees and shall not be topped, racked or the crown removed in any fashion. If this occurs the effected plant shall be replaced."

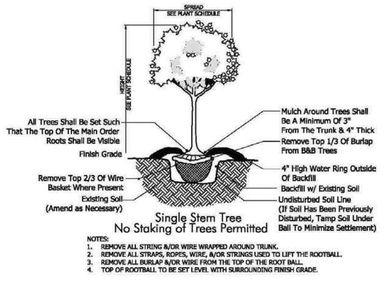
Notes:
1. Contractor to prepare a detailed seasonal color plan for pots and in-ground beds based on the season of installation. Contractor to provide a bid allowance for seasonal color as shown on plans.
2. All Plant Material to conform to ANSI Nursery Stock Standards by AmericanHort, latest edition.
3. All planting beds and tree rings to receive 3" depth of shredded cedar mulch.
4. Contractor to provide an automatic, underground irrigation system providing 100% coverage of all landscape areas and to provide shop drawings for review prior to installation. System to be installed utilizing connection to city's reclaimed water system.
5. Landscaping shall not obstruct visibility of or access to any fire protection equipment.
6. Combustible mulch sahll not be applied or maintained within two feet of any building around entire exerior perimenter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials.

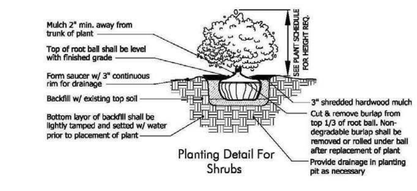
City of Franklin Minimum Plant Quality and Size Standards

1.) All newly planted landscape plant materials shall conform to the latest version of the *American Standard of Nursery Stock* (ANSI Z60.1).

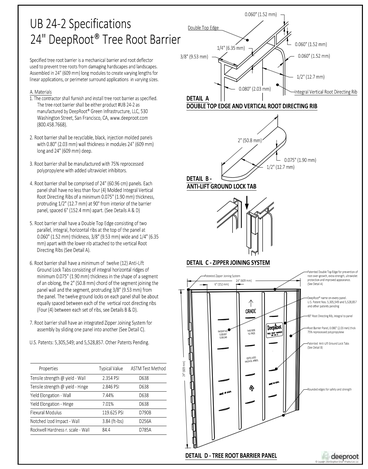
2.) All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
- A.) Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
- B.) Trees with forked trunks are acceptable if all the following conditions are met:
  1. The fork occurs in the upper one-third of the tree;
  2. One fork is less than two-thirds the diameter of the dominant fork; and
  3. The top one-third of the smaller fork is removed at the time of planting;
- C.) No branch is greater than two-thirds the diameter of the trunk directly above the branch;
- D.) Several branches are larger in diameter and obviously more dominant;
- E.) Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
- F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.







Planting Details



Root Barrier Detail
(to be used on all street trees)

TURNBURKE ASSOCIATES
landscape architecture planning

Revisions
Date: 08/05/15 Description: City Comments

JANET E. TURNBURKE
REGISTERED
LANDSCAPE ARCHITECT

Berry Farms Town Center - Hampton Inn & Suites
Franklin, Tennessee
City of Franklin Project # 5086

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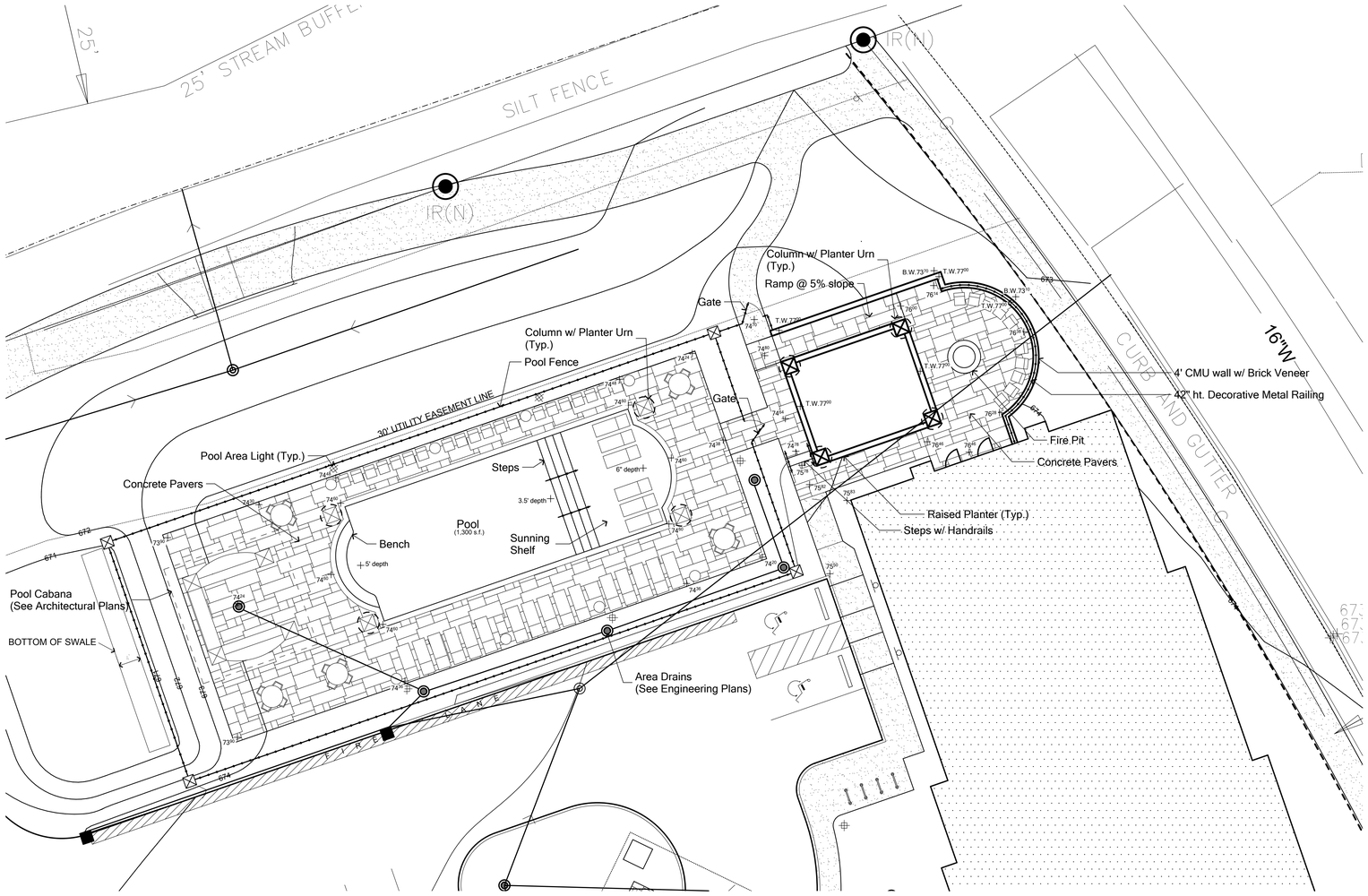
Contractor to field verify construction layout prior to the commencement of work and report any discrepancies, conflicts, or proposed field revisions to landscape architect prior to the commencement of work.

Sheet Title:
Plant List & Details

Date:
07/13/2015

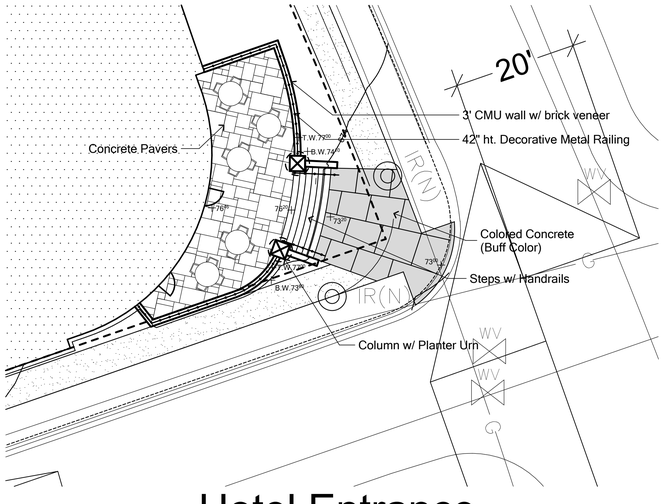
Sheet Number:
L-2

3259 Ridge Road Nederland, CO 80466
turnburkeassociates.com 303.258.0366



Pool Area & Courtyard

Scale: 1" = 10'



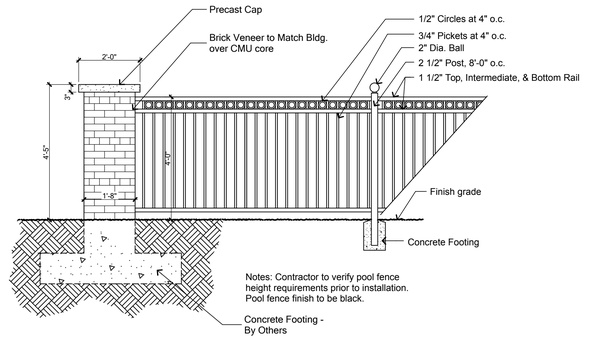
Hotel Entrance

Scale: 1" = 10'

NORTH

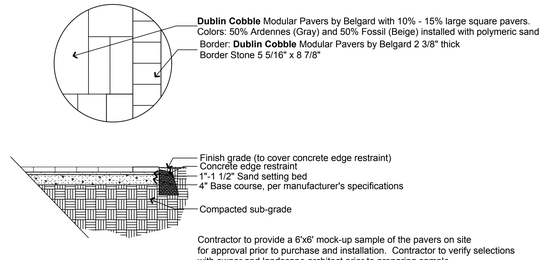
0 10 20 40

Scale: 1"= 10'



1 Pool Fence and Column

Scale: 1/2" = 1'-0"



2 Concrete Pavers

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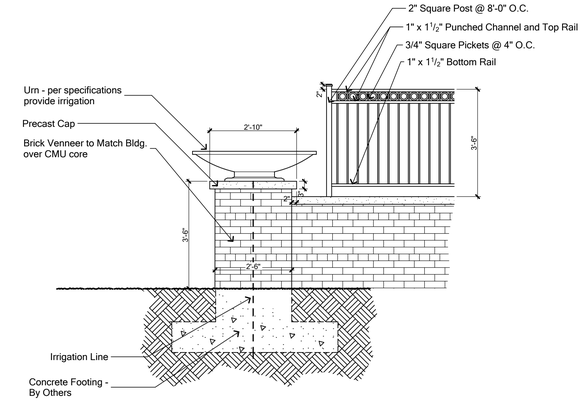

3 Column, Urn, Wall, & Railing

Scale: 1/2" = 1'-0"

TURNBURKEASSOCIATES
landscape architecture planning

Revisions

Date	Description
08/05/15	City Comments

Berry Farms Town Center - Hampton Inn & Suites

Franklin, Tennessee

City of Franklin Project # 5086

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Sheet Title:
Amenity Area
Enlargements

Date:
07/13/2015

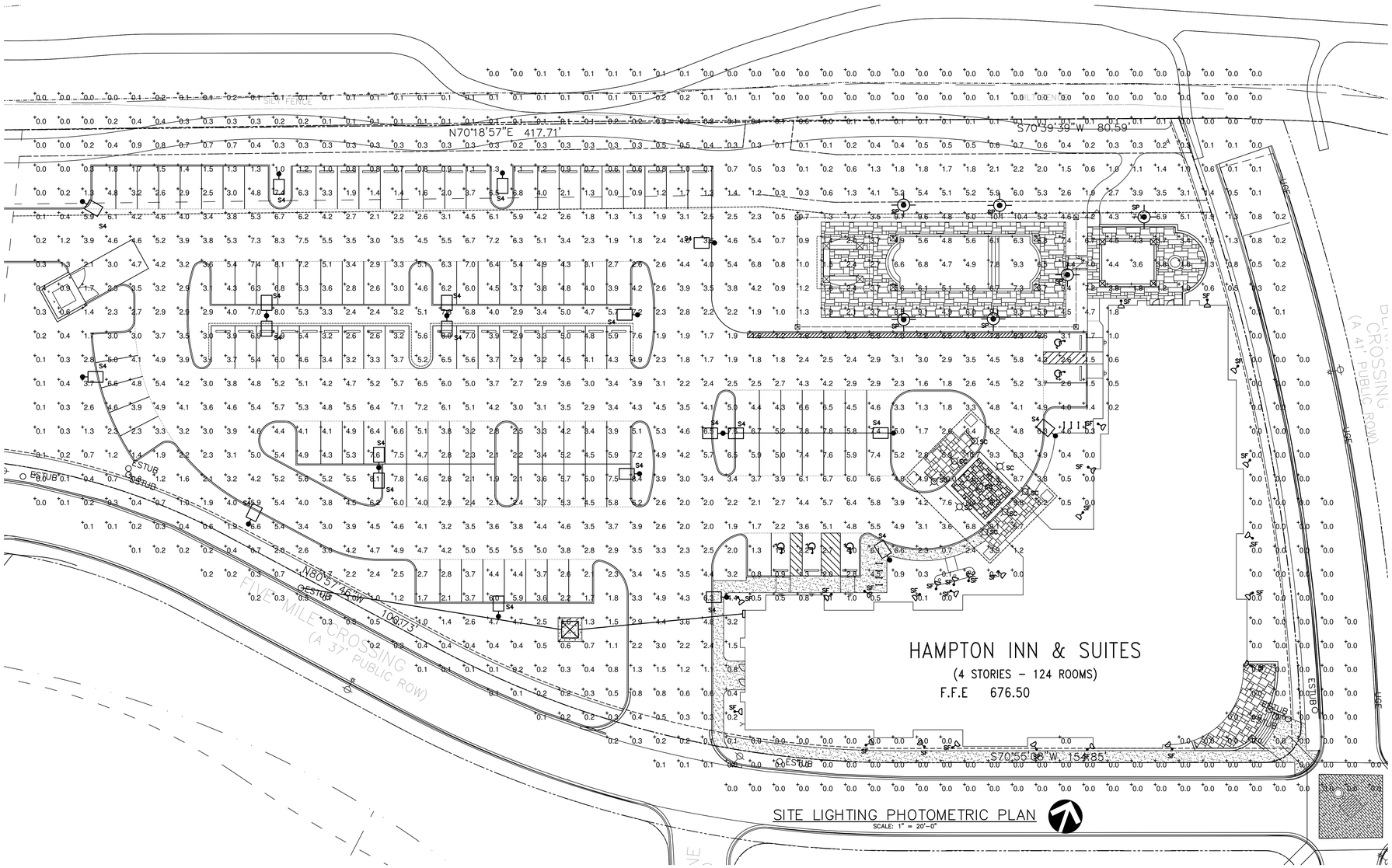
Sheet Number:
L-3

3259 Ridge Road Nederland, CO 80466
turnburkeassociates.com 303.258.0366

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	LAMPS	FINISH	MOUNTING	FIXTURE WATTAGE	ILLUM. DIRECTION	SHIELDING METHOD
S3	POLE MOUNTED AREA LIGHT – TYPE 3	LITHONIA #KSF2 400M R3	1–400W M.H.	DARK BRONZE	18'–0" POLE	462	STRAIGHT DOWN	NONE
S4	POLE MOUNTED AREA LIGHT – TYPE 4	LITHONIA #KSF2 400M R4SC	1–400W M.H.	DARK BRONZE	18'–0" POLE	462	STRAIGHT DOWN	NONE
SP	POST TOP AREA LIGHT FOR POOL	LITHONIA #KVR1 175M SR3F	1–175W M.H.	DARK BRONZE	14'–0" POLE	198	STRAIGHT DOWN	NONE
SF	FLOODLIGHT FOR BUILDING UPLIGHTING	LITHONIA #KFL3 400M RW YK	1–400W M.H.	DARK BRONZE	GROUND OR ROOF	462	TOWARD BUILDING	BARN DOORS
SC	RECESSED DOWNLIGHT AT CANOPY	LITHONIA #LP6FN 1/42TRT 609A	1–42W TRT	WHITE	RECESS	50	STRAIGHT DOWN	

TYPE S3 AND S4 FIXTURES ARE MOUNTED ON AN 18 FT. TALL POLE ON A 24" TALL BASE.



SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

AVERAGE FOOT-CANDLE LEVEL IS 2.5 OVERALL.

FIXTURE TYPE S3, S4

FIXTURE TYPE SP

FIXTURE TYPE SF

FIXTURE TYPE SC

GRAPHIC SCALE

20 0 20 40 80

(IN FEET)
1 inch = 20 ft.

COF Berry Farms PUD Subdivision
Development Plan, Section 4, Revision 1
Project Number: COF no. 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
PH: (901) 756-6662 F: (901) 388-5765
http://www.bngarchitects.com

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Consultant:

BURNS ENGINEERING
Electrical Engineers
3055 Kerrway Cove, Suite 2
BARTLETT, TENNESSEE 38133
(901)373-8462

Mark	Date	Revision
	7/10/15	ADDED DIMM., DELETED FIXTURE AT POOL GAZEBO

JAMES W. BURNS REGISTERED ENGINEER No. 17218 AGRICULTURE COMMERCE STATE OF TENNESSEE

HAMPTON INN & SUITES

Berry Farms Crossing
Franklin, Tennessee

Project No: 091412
Date: 06-05-15
Sheet: E100

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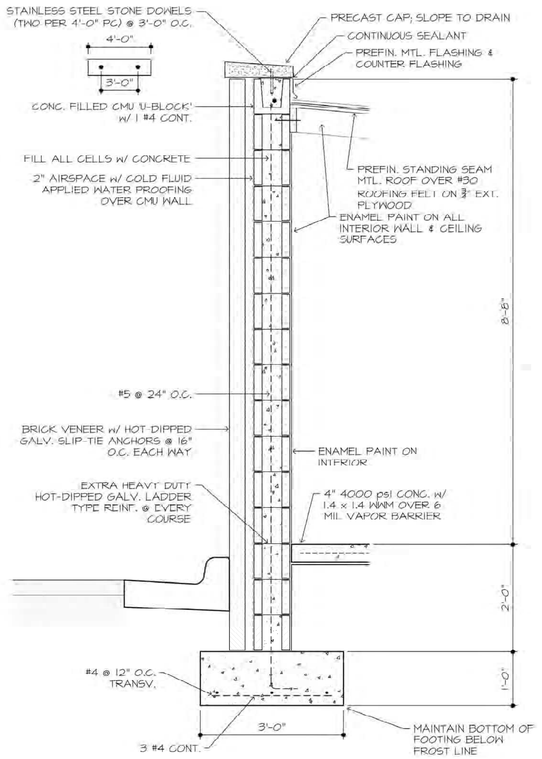
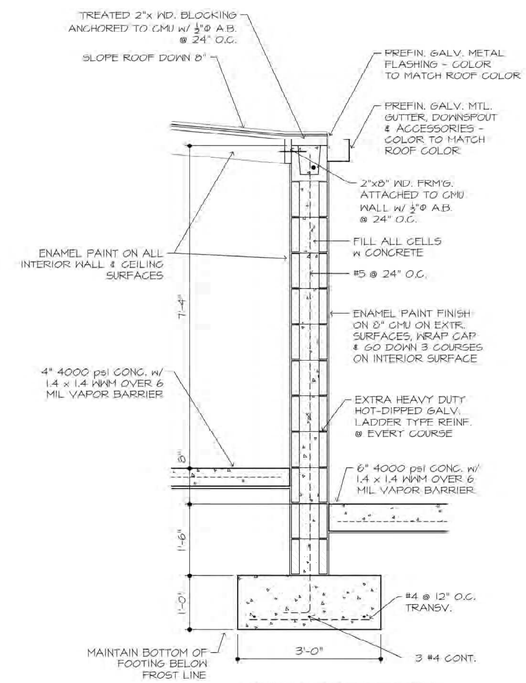


8 WALL SECTION
SCALE: 3/4"=1'-0"



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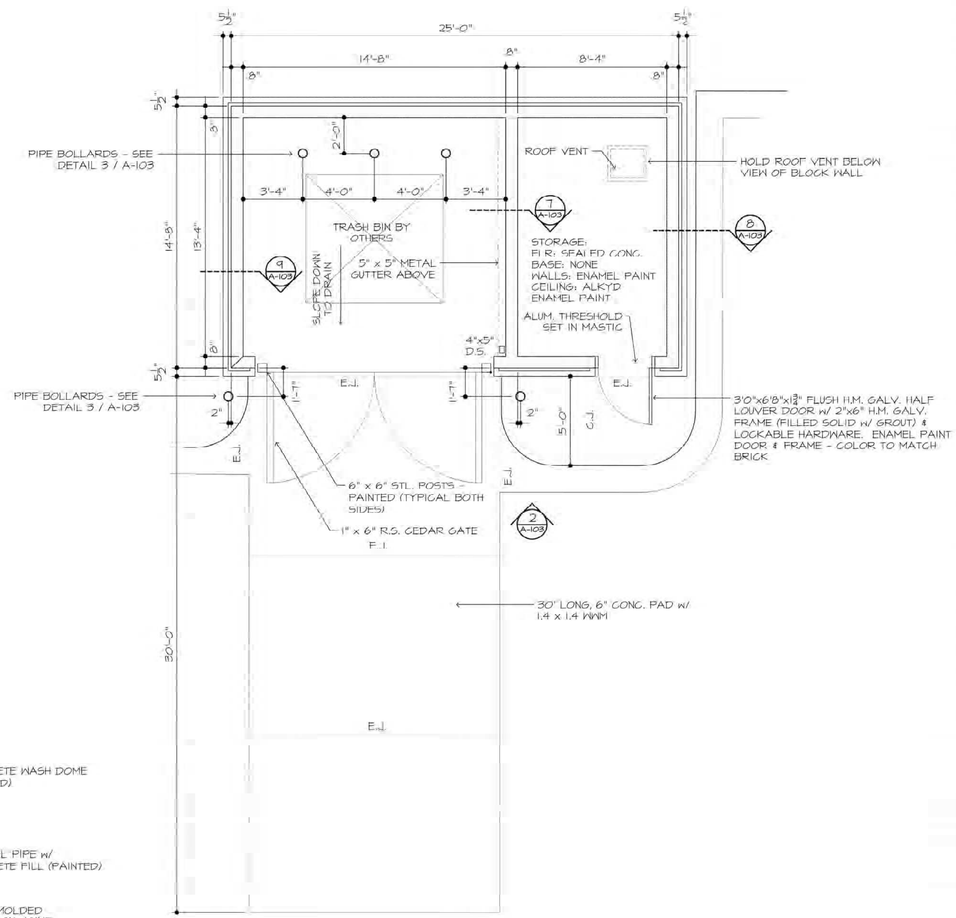
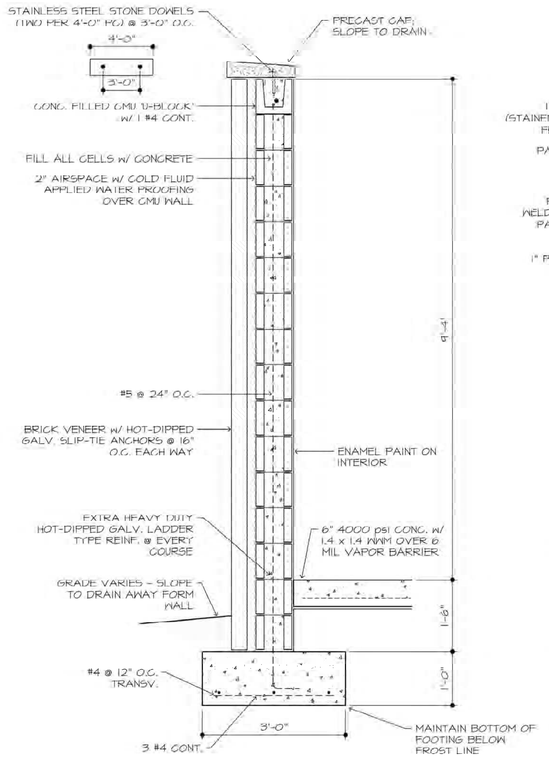
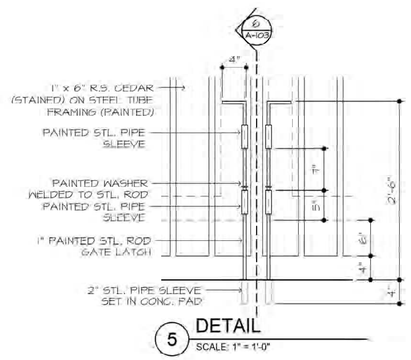
SCALE: 3/4"=1'-0"



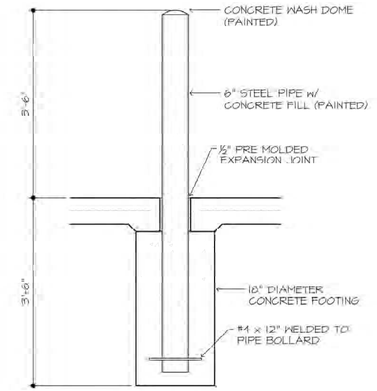
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



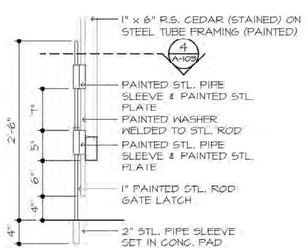
9 WALL SECTION
SCALE: 3/4"=1'-0"



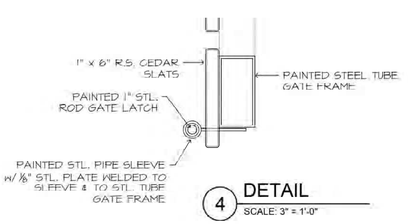
5 DETAIL
SCALE: 1" = 1'-0"



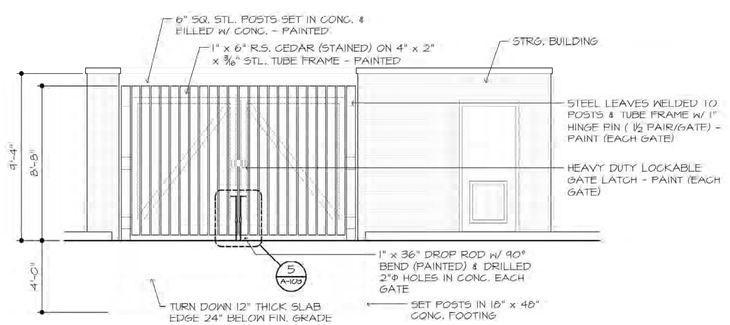
3 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



6 DETAIL
SCALE: 1" = 1'-0"



4 DETAIL
SCALE: 3" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
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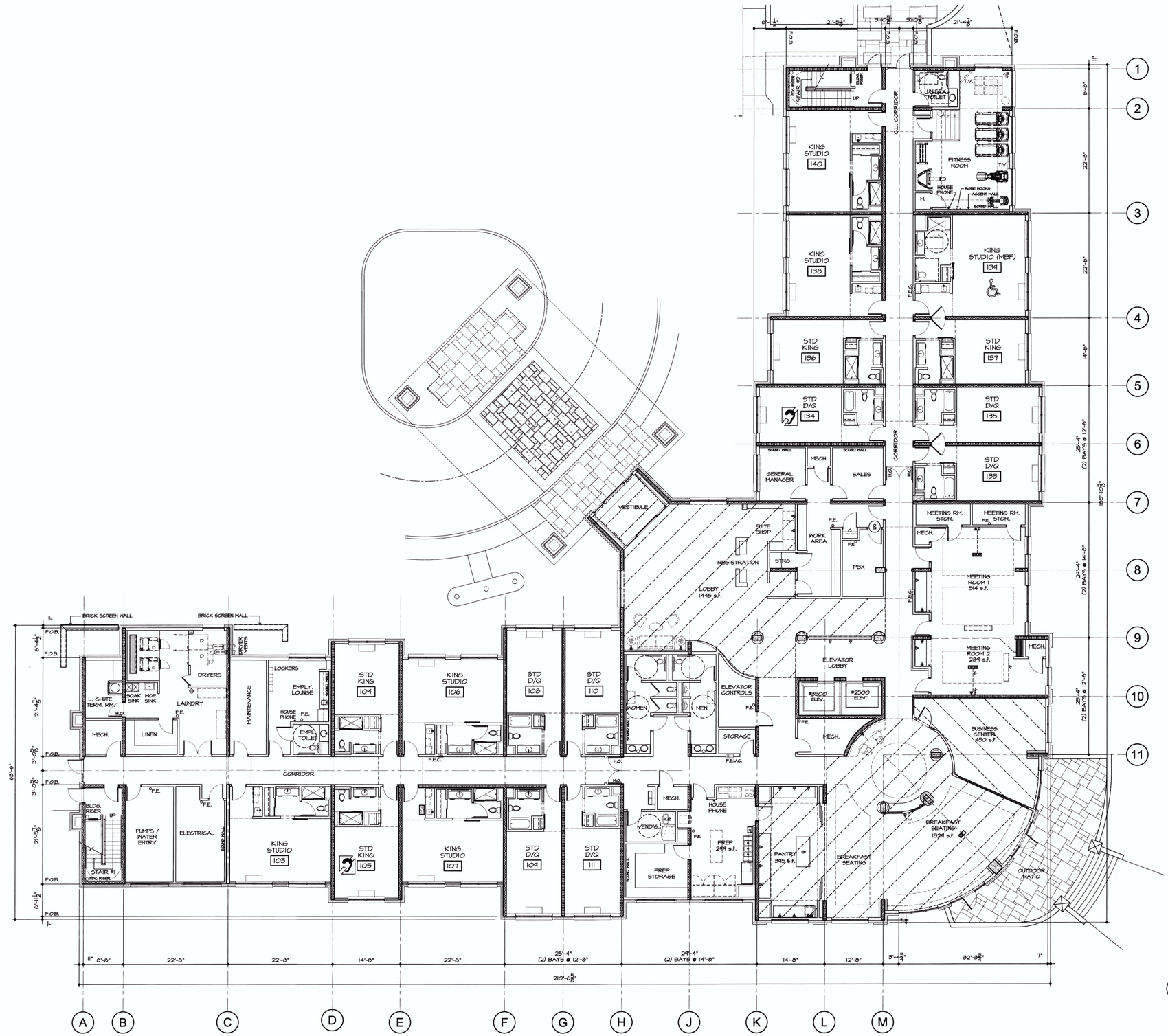
Consultant:

Mark	Date	Revision

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

DUMPSTER ENCLOSURE DETAILS

Project No:	091412
Date:	07-10-15
Sheet:	A-103



FLOOR AREA LEGEND:

COMMON AREA:

LOBBY	1,445 sq.ft.
BREAKFAST SEATING	1,329 sq.ft.
PANTRY	345 sq.ft.
TOTAL:	3,169 sq.ft.

COMMON AREA:

BUSINESS CENTER	450 sq.ft.

GUESTROOM MIX						
GUESTROOM TYPE	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL	%
STANDARD KING	4	12	12	12	40	33%
STANDARD DOUBLE QUEEN	7	11	11	11	40	32%
KING STUDIO	5	9	9	9	32	26%
CORNER KING	--	--	2	2	4	3%
KING - ROLL-IN SHOWER (MBF)	--	1	--	--	1	1%
DOUBLE QUEEN (MBF)	--	--	1	1	2	1.6%
KING STUDIO - ROLL-IN SHOWER (MBF)	1	--	--	--	1	1%
KING STUDIO (MBF)	--	1	1	1	3	2.4%
TOTAL	17	34	36	36	123	100%

LEGEND

1. DENOTES ROOMS W/ COMMUNICATION FEATURES.
2. DENOTES ROOMS W/ MOBILITY FEATURES.

1 GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

0 4 8 12 30

FLOOR SQUARE FOOTAGE: 19,719 S.F.

NUMBER of GUESTROOMS: 17

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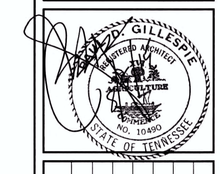
Consultant:



Mark	Date	Revision

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

GROUND FLOOR PLAN

Project No:	091412
Date:	08-05-15
Sheet:	A-201

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 12 20

EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	9,491	
NET OF WALL*	5,667	
PANEL	180	3%
CAST STONE	394	7%
BRICK: VERTICAL BRICK @ PARAPET	263	5%
BRICK:BASE	2,213	39%
BRICK: PARAPET	1,832	32%
STONE: INDIANA LIMESTONE - "BUFF" (GROUT: HOLCIM 200N)	820	14%

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 12 20

SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	10,069	
NET OF WALL*	6,185	
PANEL	191	3%
CAST STONE	337	5%
BRICK: VERTICAL BRICK @ PARAPET	606	9%
BRICK:BASE	2,444	39%
BRICK: PARAPET	2,147	32%
STONE: INDIANA LIMESTONE - "BUFF" (GROUT: HOLCIM 200N)	1,055	15%

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

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Consultant:

PAUL D. GILLESPIE – REGISTERED ARCHITECT – AGRICULTURE – 10455 – STATE OF TENNESSEE

Mark	Date	Revision
1	06-29-15	CITY OF FRANKLIN RE/VIEW

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

EXTERIOR ELEVATIONS

Project No: 091412
Date: 06-29-15
Sheet: A-301

1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	9,709	
NET OF WALL*	7360	
PANEL	193	2%
CAST STONE	246	3%
BRICK: VERTICAL BRICK @ PARAPET	612	8%
BRICK:BASE	3,824	52%
BRICK: PARAPET	1,831	25%
STONE: INDIANA LIMESTONE - "BUFF" (GROUT: HOLCIM 200N)	714	10%

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

2 WEST ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	8,659	
NET OF WALL*	6,512	
PANEL	133	2%
CAST STONE	258	4%
BRICK: VERTICAL BRICK @ PARAPET	600	9%
BRICK:BASE	3,241	50%
BRICK: PARAPET	1,655	25%
STONE: INDIANA LIMESTONE - "BUFF" (GROUT: HOLCIM 200N)	625	10%

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

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Consultant:

PAUL D. GILLESPIE REGISTERED ARCHITECT AGRICULTURE No. 10490 STATE OF TENNESSEE

Mark	Date	Revision
1	06-29-15	CITY OF FRANKLIN REVIEW

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

EXTERIOR ELEVATIONS

Project No: 091412
Date: 06-29-15
Sheet: A-302

COF# 5885

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. Storm drainage easements

- Per further discussion with the applicant for the Site Plan associated with this parcel, the proposed Water Quality Swale is to be revised to be a Bioretention area which shall likewise be enclosed within a Green Infrastructure Easement. Applicant shall coordinate revision of the proposed Water Quality Swale and easement shown to reflect the forthcoming revisions to the Site Plan.

2. C. Final Plat

- Applicant shall ensure that any changes to Site Plan #5887, which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan.

3. C. Final Plat

- The applicant shall show all drive aisle access easements on the lot, such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets.

Performance Agreement and Surety

General Comments

4. Engineering Sureties

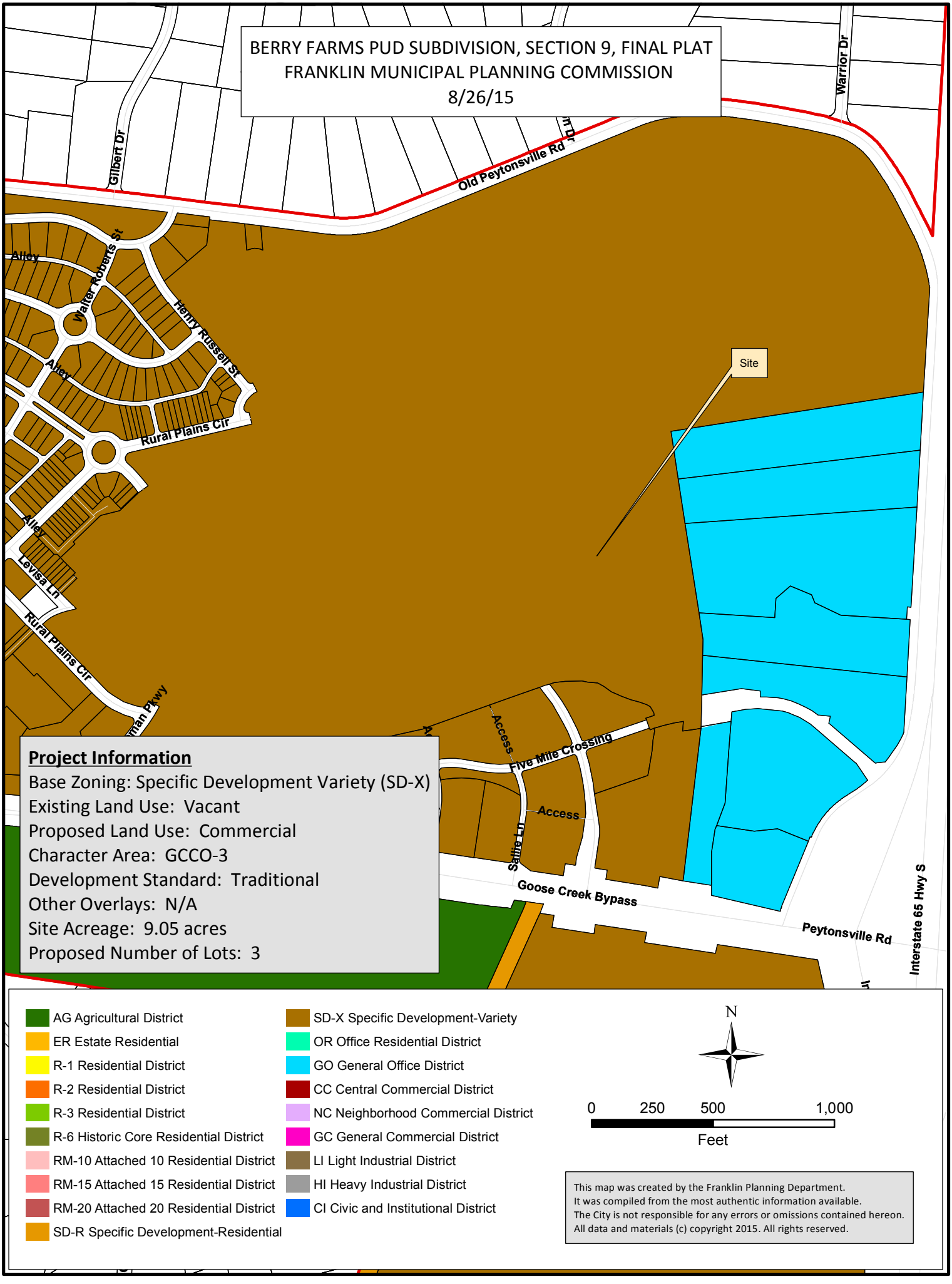
- Applicant shall include the following note on final plat:

All brick paver crosswalks, inside or outside of the ROW, shall be maintained by the POA/HOA.

Final Plat Berry Farms Sec 4 Rev 1.pdf

5. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5887 Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Revision 1 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.


BERRY FARMS PUD SUBDIVISION, SECTION 9, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/15
Gilbert Dr
Old Peytonsville Rd
Warrior Dr
Alley
Walter Roberts St
Henry Russell St
Alley
Rural Plains Cir
Site
Alley
Levisa Ln
Rural Plains Cir
Access
Five Mile Crossing
Access
Goose Creek Bypass
Peytonsville Rd
Interstate 65 Hwy S
Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 9.05 acres
Proposed Number of Lots: 3
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5888

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall revise plat as noted.
  - Reclaim water and sanitary sewer easement shall be labeled as a 30' exclusive easement.(crossing lot 903)
  - The reclaim water line shall be correctly labeled as a 4"RW.
  - Applicant shall label the depth of all sewer lines out of ROW area, to ensure the correct easement widths are provided. Minimum easement 20', over 12' depth easement is 30'.
  - The existing reclaim water line crossing lot 903 shall be shown and size correctly labeled on the plat.
  - Existing sewer line on lot 903 shall be correctly shown in the easement provided.
  - All sanitary sewer and water easements shall be labeled as exclusive water and sewer easements.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Applicant shall include the following note on final plat:

All brick paver crosswalks, inside or outside of the ROW, shall be maintained by the POA/HOA.

Centerline Exhibit Section 9.pdf

3. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 4721 - *Berry Farms Town Center PUD Subdivision, Site Plan, Section 9* shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 4 LOTS (3 BUILDABLE AND 1 NON-BUILDABLE OPEN SPACE).

2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
   CHARACTER AREA OVERLAY: GCCO-3
   OVERLAY DISTRICT: FWO
   OVERLAY DISTRICT: FFO
   DEVELOPMENT AREA STANDARD: TRADITIONAL
   (SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.

NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.

5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
   ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
   FRANKLIN, TENNESSEE 37067
   PHONE NO.: 615-550-5580
   P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
   ADDRESS: 1935 21ST AVE. SOUTH
   NASHVILLE, TENNESSEE 37212
   PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
   P.O.C.: ROBERT SEARSON (rsearson@leainc.com)

7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.

12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

13. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

15. RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS AS RECORDED IN BOOK _____, PAGE ____, ROWC. SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.

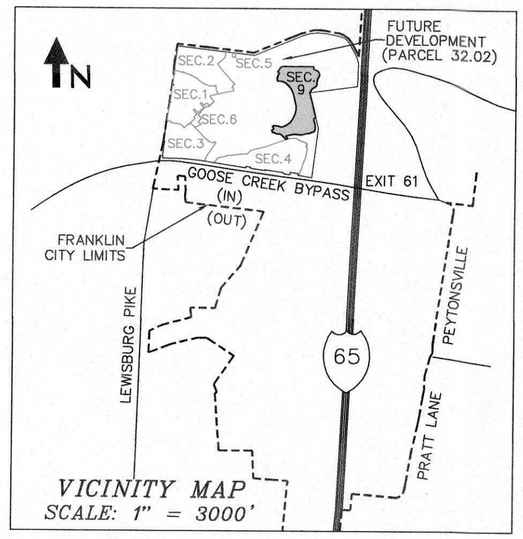
16. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..

17. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

18. MINIMUM REQUIRED SETBACK LINES:
   FRONT YARD: * ARTERIAL: *
   SIDE YARD: *
   REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.

19. SURVEY FIELD DATA COLLECTED ON 4-9-2015.

AREA SUMMARY		
LOT	SQFT	ACRES
901	95,504	2.19
902	362,764	8.33
903	341,488	7.84
904 (OPEN SPACE)	7,238	0.17
PUBLIC ROW	104,572	2.40
TOTAL AREA	911,566	20.93



VICINITY MAP
SCALE: 1" = 3000'

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1666
8/6/15

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 9" Subdivision have been installed in accordance with City specifications, or
2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin — Date

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

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

Director, Streets Department
City of Franklin, Tennessee — Date

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivi-sion plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 — Date 8/6/15

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2654, Page 823, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdi-vided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership
Owner — Date

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 9
C.O.F. NO. 5888

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 20.93 — TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: ±1.74 — DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±2,277 — CLOSURE ERROR: 1:10000

DATE: 7-10-15
REV: 8-6-15

LEA PROJECT #20150649 — SHEET 1 OF 2

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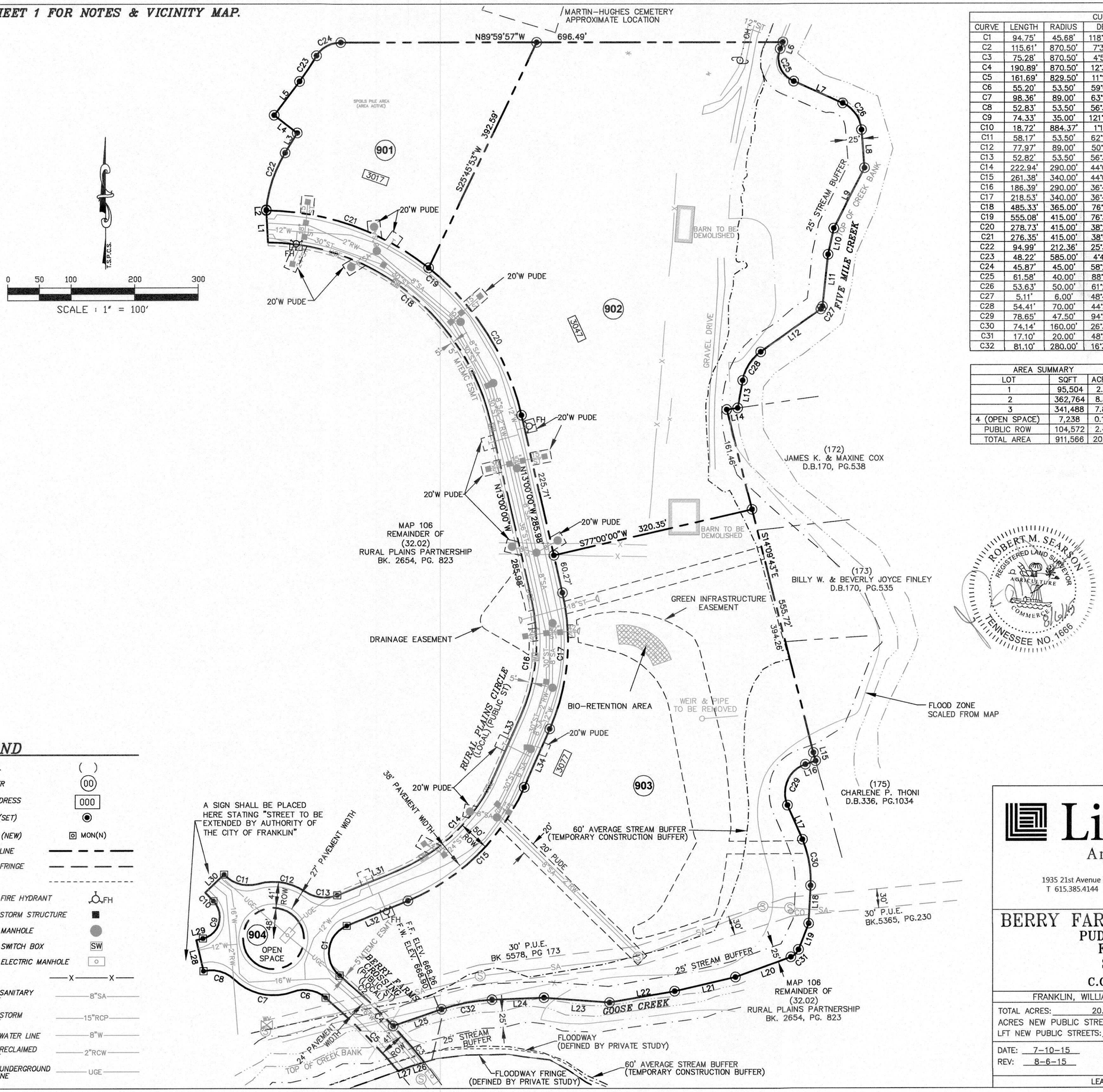
SEE SHEET 1 FOR NOTES & VICINITY MAP.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	94.75'	45.68'	118°50'33"	77.31'	78.65'	S08°27'05"W
C2	115.61'	870.50'	7°36'35"	57.89'	115.53'	N47°09'54"W
C3	75.28'	870.50'	4°57'17"	37.66'	75.26'	N40°52'58"W
C4	190.89'	870.50'	12°33'52"	95.83'	190.51'	N44°41'15"W
C5	161.69'	829.50'	11°10'06"	81.10'	161.43'	N45°02'29"W
C6	55.20'	53.50'	59°07'17"	30.34'	52.79'	N80°11'11"W
C7	98.36'	89.00'	63°19'28"	54.89'	93.43'	S78°05'05"E
C8	52.83'	53.50'	56°34'39"	28.79'	50.71'	N74°42'40"W
C9	74.33'	35.00'	121°40'36"	62.72'	61.13'	N16°09'42"E
C10	18.72'	884.37'	1°12'46"	9.36'	18.72'	S44°04'13"E
C11	58.17'	53.50'	62°17'43"	32.33'	55.35'	S74°36'41"E
C12	77.97'	89.00'	50°11'48"	41.69'	75.50'	N80°39'39"W
C13	52.82'	53.50'	56°33'54"	28.79'	50.70'	S83°50'42"E
C14	222.94'	290.00'	44°02'47"	117.30'	217.49'	N45°50'57"E
C15	261.38'	340.00'	44°02'47"	137.53'	254.99'	N45°50'57"E
C16	186.39'	290.00'	36°49'34"	96.54'	183.20'	N05°24'47"E
C17	218.53'	340.00'	36°49'34"	113.19'	214.79'	N05°24'47"E
C18	485.33'	365.00'	76°11'05"	286.12'	450.36'	N51°05'32"W
C19	555.08'	415.00'	76°38'08"	327.96'	514.62'	N51°19'04"W
C20	278.73'	415.00'	38°28'55"	144.85'	273.52'	N32°14'28"W
C21	276.35'	415.00'	38°09'13"	143.52'	271.27'	N70°33'31"W
C22	94.99'	212.36'	25°37'40"	48.30'	94.20'	S18°36'54"W
C23	48.22'	585.00'	4°43'24"	24.13'	48.21'	N33°57'43"E
C24	45.87'	45.00'	58°23'59"	25.15'	43.91'	S60°48'00"W
C25	61.58'	40.00'	88°12'14"	38.77'	55.68'	S22°03'08"E
C26	53.63'	50.00'	61°27'16"	29.72'	51.10'	N35°25'37"W
C27	5.11'	6.00'	48°47'25"	2.72'	4.96'	N30°31'01"E
C28	54.41'	70.00'	44°32'10"	28.66'	53.05'	S32°38'38"W
C29	78.65'	47.50'	94°51'55"	51.71'	69.97'	S23°56'57"W
C30	74.14'	160.00'	26°33'02"	37.75'	73.48'	N10°12'29"W
C31	17.10'	20.00'	48°58'51"	9.11'	16.58'	N45°55'03"E
C32	81.10'	280.00'	16°35'40"	40.83'	80.81'	S79°28'56"W

AREA SUMMARY		
LOT	SQFT	ACRES
1	95,504	2.19
2	362,764	8.33
3	341,488	7.84
4 (OPEN SPACE)	7,238	0.17
PUBLIC ROW	104,572	2.40
TOTAL AREA	911,566	20.93

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.09'	N02°55'20"W
L2	1.02'	N02°55'20"W
L3	36.55'	N31°25'13"E
L4	45.87'	N52°42'11"W
L5	66.10'	N37°17'49"E
L6	11.07'	S22°02'59"W
L7	84.26'	N66°09'16"W
L8	59.99'	S04°41'59"E
L9	106.48'	S27°14'42"W
L10	42.16'	S12°19'23"W
L11	82.23'	S06°07'18"W
L12	116.02'	S54°54'43"W
L13	43.93'	S10°22'33"W
L14	17.26'	S82°00'36"W
L15	13.44'	N15°11'02"W
L16	17.06'	S71°22'55"W
L17	58.82'	N23°29'00"W
L18	59.47'	N03°04'02"E
L19	44.05'	N21°25'38"E
L20	92.69'	S70°24'28"W
L21	98.16'	S77°11'20"W
L22	104.09'	S80°15'55"W
L23	103.58'	N85°48'15"W
L24	81.84'	S87°46'46"W
L25	80.50'	N71°11'06"E
L26	22.18'	S73°07'28"W
L27	21.70'	S70°39'39"W
L28	50.00'	N13°00'00"W
L29	10.50'	S77°00'00"W
L30	41.00'	S46°32'10"W
L31	99.91'	N67°52'21"E
L32	104.19'	N67°52'21"E
L33	100.31'	S23°49'34"W
L34	100.31'	S23°49'34"W

LEGEND

- PARCEL NO. ( )
- LOT NUMBER (00)
- STREET ADDRESS 000
- IRON ROD (SET)
- CONC MON (NEW) MON(N)
- PROPERTY LINE
- FLOODWAY FRINGE
- FLOODWAY
- PROPOSED FIRE HYDRANT FH
- PROPOSED STORM STRUCTURE
- PROPOSED MANHOLE
- PROPOSED SWITCH BOX SW
- PROPOSED ELECTRIC MANHOLE
- FENCE —X—X—
- PROPOSED SANITARY SEWER LINE —8"SA—
- PROPOSED STORM SEWER LINE —15"RCP—
- PROPOSED WATER LINE —8"W—
- PROPOSED RECLAIMED WATER LINE —2"RCW—
- PROPOSED UNDERGROUND ELECTRIC LINE —UGE—

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1666

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LEA PROJECT #20150649 SHEET 2 OF 2

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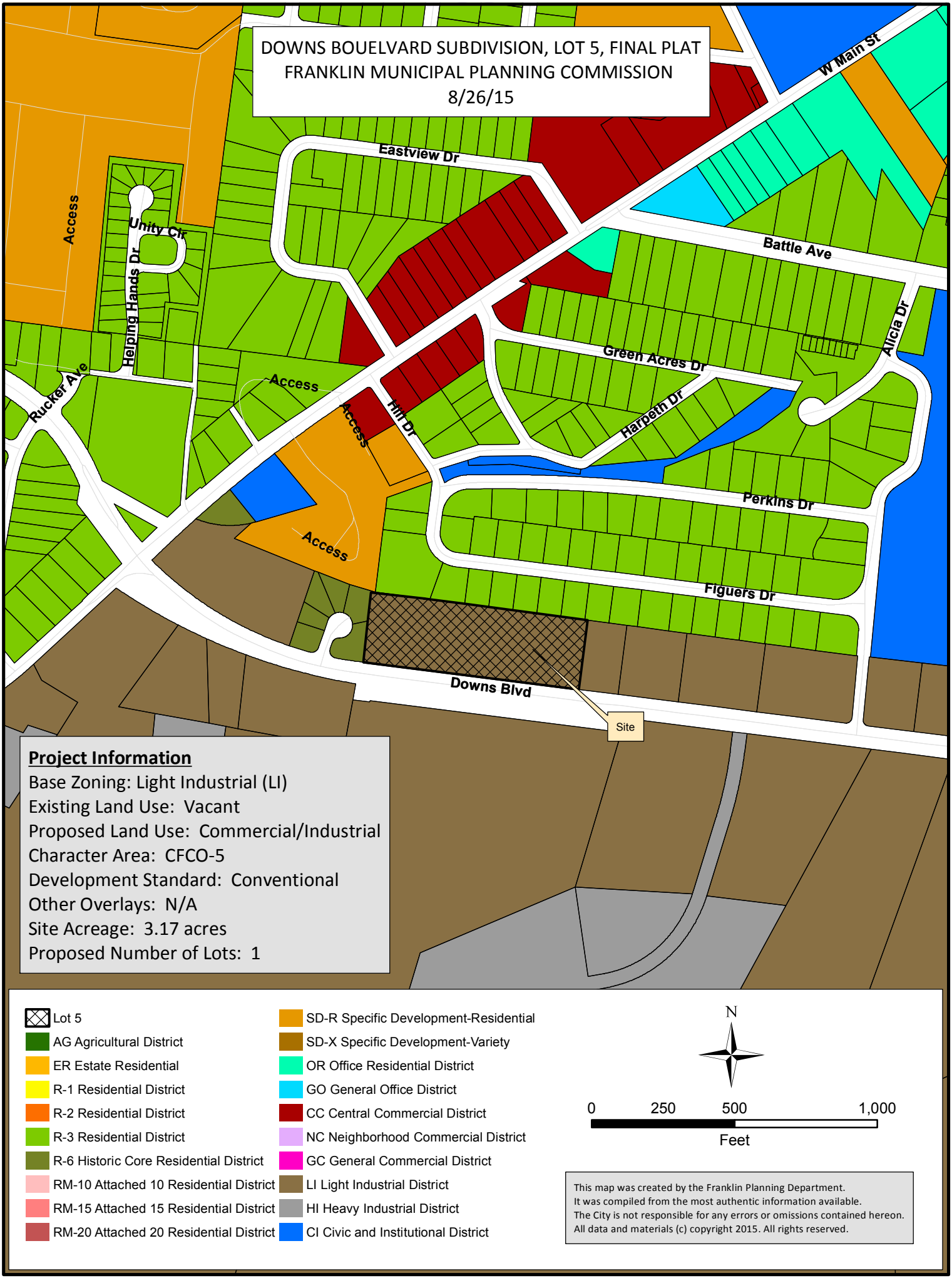
DOWNS BOUELVARD SUBDIVISION, LOT 5, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/15
W Main St
Eastview Dr
Battle Ave
Unity Cir
Helping Hands Dr
Access
Rucker Ave
Access
Access
Hill Dr
Green Acres Dr
Alicia Dr
Harpeth Dr
Perkins Dr
Access
Figuers Dr
Downs Blvd
Site
Project Information
Base Zoning: Light Industrial (LI)
Existing Land Use: Vacant
Proposed Land Use: Commercial/Industrial
Character Area: CFCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.17 acres
Proposed Number of Lots: 1
Lot 5
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CITY OF FRANKLIN SITE PLAN SUBMITTAL

DOWNS BOULEVARD PROPERTIES SUBDIVISION

LOT 5 - REVISION 1

FRANKLIN, TENNESSEE

JULY 13, 2015

REVISED AUGUST 6, 2015

SITE DATA CHART

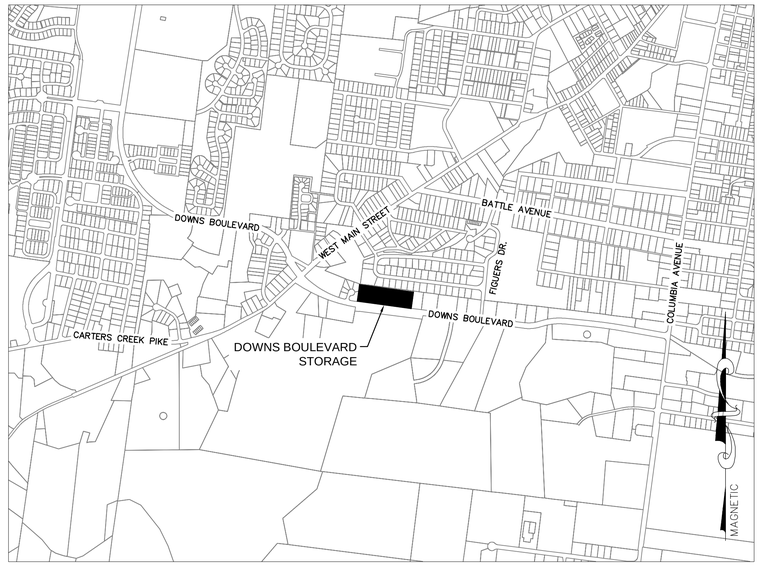
PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	BRETT.CREASMAN@KIMLEY-HORN.COM
Contact Name:	BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006

DESIGN MODIFICATION OF STANDARDS #1

THE APPLICANT IS REQUESTING A DESIGN MOS OF SECTION 3.3.25(4) OF THE FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS RELATED TO MINIMUM DISTANCE FROM INTERSECTIONS. THE PROPOSED ACCESS IS ALIGNED DIRECTLY ACROSS FROM AN EXISTING ACCESS TO THE VULCAN ROCK QUARRY, PROVIDING A DISTANCE OF ±115' FROM THE NEAREST POINT OF TANGENCY OF THE CURVE OF PARTNERSHIP CIRCLE TO THE NEAREST POINT OF RADIUS RETURN TO THE PROPOSED ACCESS. THIS MOS IS BEING REQUESTED DUE TO A HARDSHIP THAT WOULD BE CREATED RELATED TO GRADES/TOPOGRAPHY AND FIRE APPARATUS ACCESS IF THIS STANDARD WAS UPHELD.



VICINITY MAP

1" = 1000'

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	CITY OF FRANKLIN NOTES
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	INITIAL EPSC PLAN
C3.3	FINAL EPSC PLAN
C3.4	STORMWATER MANAGEMENT PLAN
C3.5	GRADING, DRAINAGE & EPSC DETAILS
C3.6	GRADING, DRAINAGE & EPSC DETAILS
C3.7	GRADING, DRAINAGE & EPSC DETAILS
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ENLARGED ROW & ACCESS PLAN
C4.3	ROW & ACCESS DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	SITE UTILITY PLAN
C5.3	UTILITY DETAILS
L1.0	TREE PRESERVATION/ REMOVAL PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS AND NOTES
A4.1	PROPOSED SELF STORAGE
ESP1	PHOTOMETRICS PLAN

BRETT CREASMAN — REGISTERED ENGINEER — No. 114255 — STATE OF TENNESSEE — 8/6/15

PREPARED BY:

Kimley»Horn

209 Tenth Avenue South, Suite 501, Nashville, TN 37203
Main: 615.564.2701 | www.kimley-horn.com

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

UTILITY AND GOVERNING AGENCIES CONTACT LIST

CITY OF FRANKLIN

109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING CO-LEADER : JOSH KING 615-550-6977
ENGINEERING CO-LEADER : LANCE FITTRO 615-550-6676

WATER

CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

GAS

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE

AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
209 TENTH AVENUE S, SUITE 501
NASHVILLE, TENNESSEE 37203
PHONE: (615) 564-2877
CONTACT: BRETT CREASMAN, P.E.

ELECTRIC

MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER

CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

CABLE

COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
(615)550-6855
CONTACT: WHITNEY SCHRIMSHER

SURVEYOR

HARRAH AND ASSOCIATES
504 AUTUMN SPRINGS COURT
SUITE B-15
FRANKLIN, TN 37067
PHONE: (615) 778-0863
CONTACT: ROGER HARRAH, RLS

Tennessee811

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

PLAN REVISIONS

REVISION NO.	DATE	REMARKS
1	8/6/15	PER CITY COMMENTS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
017087000	C0.0	26

Drawing name: K:\NSH_LDEV\017087000 - Downs Blvd Storage\4-CADD\3-PlanSheets\SITE PLAN\C0.0 COVER SHEET - 017087000.dwg C0.0 Aug 06, 2015 10:02am by: cj.murrell

CONTRACTOR RESPONSIBILITIES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   C. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (VERSION 2010).

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   T. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   U. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   V. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

GENERAL NOTES:

1. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, TAX MAP # 78, PARCEL 41.08.
2. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. WHERE NOT SPECIFIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES IN ORDER TO ASSURE POSITIVE DRAINAGE TO STORM INLETS.
6. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI MIN. CONCRETE.
8. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33%. SLOPES WITHIN ACCESSIBLE SPACES SHALL BE MAXIMUM 2% IN ALL DIRECTIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
11. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL PAVE AND COLD PLANE IN THE DIRECTION OF TRAFFIC.
13. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE GRADING:

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 3.7 ACRES.
2. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006.
3. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCING WITH EARTHWORK ACTIVITIES.
11. PERMANENT CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
12. THE PROPOSED GRADING PLAN IS A RESULT OF AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO SLOPES AND STORM RUNOFF. SHOULD THE CONTRACTOR HAVE QUESTIONS OR COMMENTS RELATED TO THE PROPOSED DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL NOTIFY "ONE CALL" (811) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.
14. EARTHWORK ACTIVITIES MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT CONDITIONS OF ALL UTILITIES AND STORMWATER PONDS PER THE LOCAL MUNICIPALITY REGULATIONS. AS-BUILT CONDITIONS MUST BE LOCATED BY A LICENSED LAND SURVEYOR.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   E. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   F. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

   G. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.

   H. SILT FENCE SHALL BE TYPE C TEMPORARY SILT FENCE AND BE WIRE ENFORCED, UNLESS OTHERWISE NOTED.

   I. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. DURING CONSTRUCTION:

   A. ON-SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

   B. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT HAS ACCUMULATED TO $\frac{1}{3}$ THE ORIGINAL HEIGHT OF THE BARRIER.

   C. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. STONE FOR RIP-RAP SHALL CONSIST OF ROUGH UN-HEWN QUARRY GRANITE AS NEARLY IN RECTANGULAR SECTION AS PRACTICAL. THE MINIMUM SIZE STONE SHALL WEIGH BETWEEN 75 AND 150 POUNDS AND SHALL BE HAND PLACED AS A LOOSE STONE EMBANKMENT.

   D. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORM WATER OR GROUNDWATER FROM AN EXCAVATION, THE PUMPED WATER MUST NOT HAVE AN OBJECTIONABLE COLOR CONTRAST WHEN COMPARED TO THE RECEIVING WATERS AND MUST NOT IMPAIR IN ANY WAY THE RECEIVING WATERS. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN, WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA FILTER, OR OTHER APPROVED DEVICE UNTIL IT MEETS THE EFFLUENT REQUIREMENTS. ONCE THE EFFLUENT REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM.

      THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF TENNESSEE GENERAL NPDES PERMIT NO. TNR 100000, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

   E. NO GRADED SLOPE SHALL EXCEED 3H:1V UNLESS OTHERWISE NOTED.

   F. EPSC MEASURES SHALL ONLY BE REMOVED AFTER THE SITE HAS ESTABLISHED A SOLID, STABILIZED STAND OF GRASS.

STORM DRAINAGE INFORMATION:

1. PIPES:

   A. UNLESS OTHERWISE NOTED ON THE DRAWING RCP SHALL BE CLASS III WITH "O" RING JOINTS.

   B. THE PIPE MANUFACTURER SHALL SUPPLY A CLASSIFICATION OF THE PIPE SPECIFICATIONS FOR EACH PIPE PRIOR TO INSTALLATION.

   C. PIPE INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   D. IF UNDERGROUND WATER/SPRINGS ARE UNCOVERED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. CONSULTATION WITH THE ONSITE GEOTECHNICAL ENGINEER WILL BE REQUIRED.

2. STRUCTURES:

   A. ALL STRUCTURES SHALL BE MADE OF PRECAST CONCRETE. ALL INVERTS SHALL BE NEATLY FORMED UP TO THE SPRING LINE WITH MORTAR OR BRICK TO INSURE PROPER FLOW.

   B. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INVERTS AND PIPE SLOPES PRIOR TO INSTALLATION TO ENSURE PROPER COVER AND LENGTHS OF PIPE.

   C. CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL STORM STRUCTURES PRIOR TO ACCEPTANCE BY LOCAL MUNICIPALITY.

   D. THE CONTRACTOR SHALL COMPACT FILL SUFFICIENTLY AROUND ALL STRUCTURES, PIPES, ETC. WITHIN PROPOSED PAVEMENT TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY/MAINTENANCE PERIOD SHALL BE RESTORED AT THE CONTRACTORS EXPENSE.

SANITARY SEWER NOTES:

1. CONSTRUCTION CRITERIA:

   A. ALL INSTALLATION, MATERIALS, AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.

   B. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH REGULATIONS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.

   C. THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 98% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   D. THE CONTRACTOR FOR VERTICAL CONSTRUCTION SHALL VERIFY THE ELEVATION OF THE SANITARY SEWER SERVICE VS. FINISH FLOOR ELEVATION FOR EACH BUILDING AND ADJUST THE PROPOSED FINISH FLOOR ELEVATION AS NECESSARY IN ORDER TO ASSURE PROPER SEWER SERVICE.

   E. PROPOSED LOT CORNERS SHALL BE STAKED IN THE FIELD PRIOR TO UTILITY SERVICE INSTALLATION.

1. PIPES:

   A. THE MINIMUM VERTICAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 18 INCHES. THE MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 10 FEET WHERE PRACTICAL.

   B. LOW PRESSURE AIR TESTING IS REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C-828-80 OR CURRENT REVISION.

   C. WHERE A SEWER LINE CROSSES UNDER A WATER MAIN, THE TOP OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF PROPER SEPARATION CANNOT BE PROVIDED, CONSTRUCT THE WATER CROSSING WITH MECHANICAL JOINT DIP FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER LINE.

   D. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER AND EXTEND TO THE PROPERTY LINE.

   E. CONTRACTOR SHALL PROVIDE #8 WIRE WITH ALL SEWER SERVICES.

3. STRUCTURES:

   A. CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS PRIOR TO STARTING UTILITY WORK.

   B. EXISTING MANHOLES LOCATED WITHIN PROPOSED CUT/FILL AREAS SHALL BE ADJUSTED TO ASSURE THAT THE TOP OF GRATE MATCHED PROPOSED FINISH GRADE.

   C. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.

   D. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT SEAL METHOD.

WATER SYSTEM INFORMATION:

1. NOTIFICATIONS:

   A. NOTIFY LOCAL MUNICIPALITY AND UTILITY DISTRICT PRIOR TO THE START OF CONSTRUCTION AND THE WATER AND SEWER INSPECTOR FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ANY METER WORK.

   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITIES SO THAT WATER MAINS DO NOT CONFLICT WITH OTHER UTILITIES.

   C. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL BENDS IN ORDER TO PROVIDE THE ALIGNMENT SHOWN ON THE PLANS. VERTICAL BENDS SHALL BE PROVIDED IN ORDER TO PASS UNDER/OVER OTHER UTILITY LINES, PROVIDING MINIMUM COVER AS SPECIFIED BY THE LOCAL MUNICIPALITY. PROVIDE BRACING AND SUPPORT AS REQUIRED BY THE LOCAL MUNICIPALITY.

2. HYDRANTS:

   A. FOR FIRE HYDRANT INSTALLATION REFER TO DETAILS.

3. PIPES:

   A. ALL EXISTING DOMESTIC WATER LINES ARE TO BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

   B. D.I.P. SHALL BE USED THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE PLANS. ALL INSTALLATION, MATERIAL, DISINFECTION, AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.

   C. PROVIDE A MINIMUM OF 36 INCHES OF COVER OVER ALL WATER MAINS.

4. WATER MAIN INSTALLATION:

   A. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE LOCAL MUNICIPALITY.

   B. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER MAIN, AS NECESSARY, IN ORDER TO PROVIDE PROPER SEPARATION OF UTILITIES AND ALLOW SPACING NECESSARY FOR BRACING AT BENDS AND TEES.

   C. WATER SERVICES SHALL BE $\frac{3}{4}$ INCH TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, METER BOXES, AND OTHER FITTINGS AS REQUIRED.

   D. ALL WATER LINE SERVICES SHALL EXTEND BEYOND THE RIGHT-OF-WAY AND INTO PRIVATE LOTS.

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD
PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN — NO. 114232 — STATE OF TENNESSEE — REGISTERED ENGINEER — AGRICULTURAL & BIOSYSTEMS

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

GENERAL NOTES

SHEET NUMBER
C0.1
COF# 5890

STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

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

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

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

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

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/TCP/TCP-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.FRANKLINGOV.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, FUELING CENTS OR AUTOMOTIVE MAINTENANCE AREAS, LARGE PARKING AREAS, IR OTHER AREAS WHERE POLLUTANTS (OTHER THAN CLEAN SOIL) ARE SUSPECTED TO ACCUMULATE AND BE CONVEYED BY STORM RUNOFF. SOME SEDIMENT COLLECTED 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/SEASONAL)
INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT.	ANNUALLY (SEMI-ANNUALY 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.	
ROTO-TILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF TEH SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED
REMOVE SEDIMENT BUILDUP WITHIN THE BOTTOM OF THE SWALE ONCE IT HAS ACCUMULATED 25% OF THE ORIGINAL DESIGN VOLUME.	

STORMWATER INFRASTRUCTURE "AS BUILTS": 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.
A. (SEE WEB SITE HTTP://WWW.FRANKLIN-GOV.COM/PDF/ASBUILTREQUIREMENTS.)

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

DOWNS BOULEVARD
PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN — REGISTERED ENGINEER — NO. 114232 — STATE OF TENNESSEE — BRC

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

CITY OF FRANKLIN NOTES

SHEET NUMBER
C0.2
COF# 5890

SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	BRETT.CREASMAN@KIMLEY-HORN.COM
Contact Name:	BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

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3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
36	WEST MAIN STREET (SR 246)	MINOR ARTERIAL	MID TERM

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN
REGISTERED ENGINEER
AMERICA
NO. 114225
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0
COF# 5890

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SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
36	WEST MAIN STREET (SR 246)	MINOR ARTERIAL	MID TERM

FIGURES DRIVE
SCHOOL MANOR SUBDIVISION P.B. 2 PG. 27
RON L. BISHOP BK. 642, PG 579
Δ=06° 41' 18"
R = 2183.06'
A = 254.83'
CH= 254.69'
S78° 51' 43"E
S12° 43' 03"W 12.34'
FDIR (ADJ)
AREA NOT INCLUDED IN LOT 5 PER PLAT
N83° 29' 45"W 188.47'
N83° 29' 45"W 753.62'
565.15'
10' D.E.
(PLAT POSITION OF OHE.... NOT EXISTING)
LOT 6 DOWNS BOULEVARD PROPERTIES SUBDIVISION BOOK 20, PAGE 8B
N6° 50' 17"E 247.87'
ELEC SERVICE LINE
BUFFER YARD
50'
8.31%
4.52%
5.58%
5.10%
2.57%
2.78%
4.296 ACRES
2.41%
6.90%
2.29%
ZONE 2 BUFFER 60' AVERAGE
ZONE 1 BUFFER 30' MINIMUM
POTENTIAL WETLAND
S83° 28' 13"E 755.60'
DOWNS BOULEVARD (75' ROW)
COLLECTOR
EOP
SHOULDER
DBL
ACCESS EASEMENT
OUTFALL #1 INV= 885.14' SEE CHART ON THIS PAGE FOR FLOW RATES.
SANITARY MANHOLE RIM= 899.21' 8" PVC INV. OUT= 880.21'
RENSHAW 36" RCP INV= 880.04'
DOWNSTREAM
RENSHAW 18" RCP INV= 887.01'
LOT 4 DOWNS BOULEVARD PROPERTIES SUBDIVISION BOOK 20, PAGE 8B
VACANT LOT
BENCHMARK
FDIRC
INV. 691.81
1019.61 (P)
1019.65 (M)
TO FND CNR LOT 6-7
FLOWLINE
HYDRANT
APPROX LOCATION OF EXISTING FIRE HYDRANT
LOCATION OF EXISTING WATER LINE
DOMINION ENERGY EASEMENT
EXISTING GAS LINE
EXISTING GAS METER
EXISTING GAS VALVE
EXISTING GAS MARKER

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COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT: Address:	KIMLEY-HORN & ASSOCIATES 209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone: Email: Contact Name:	615-564-2701 BRETT.CREASMAN@KIMLEY-HORN.COM BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
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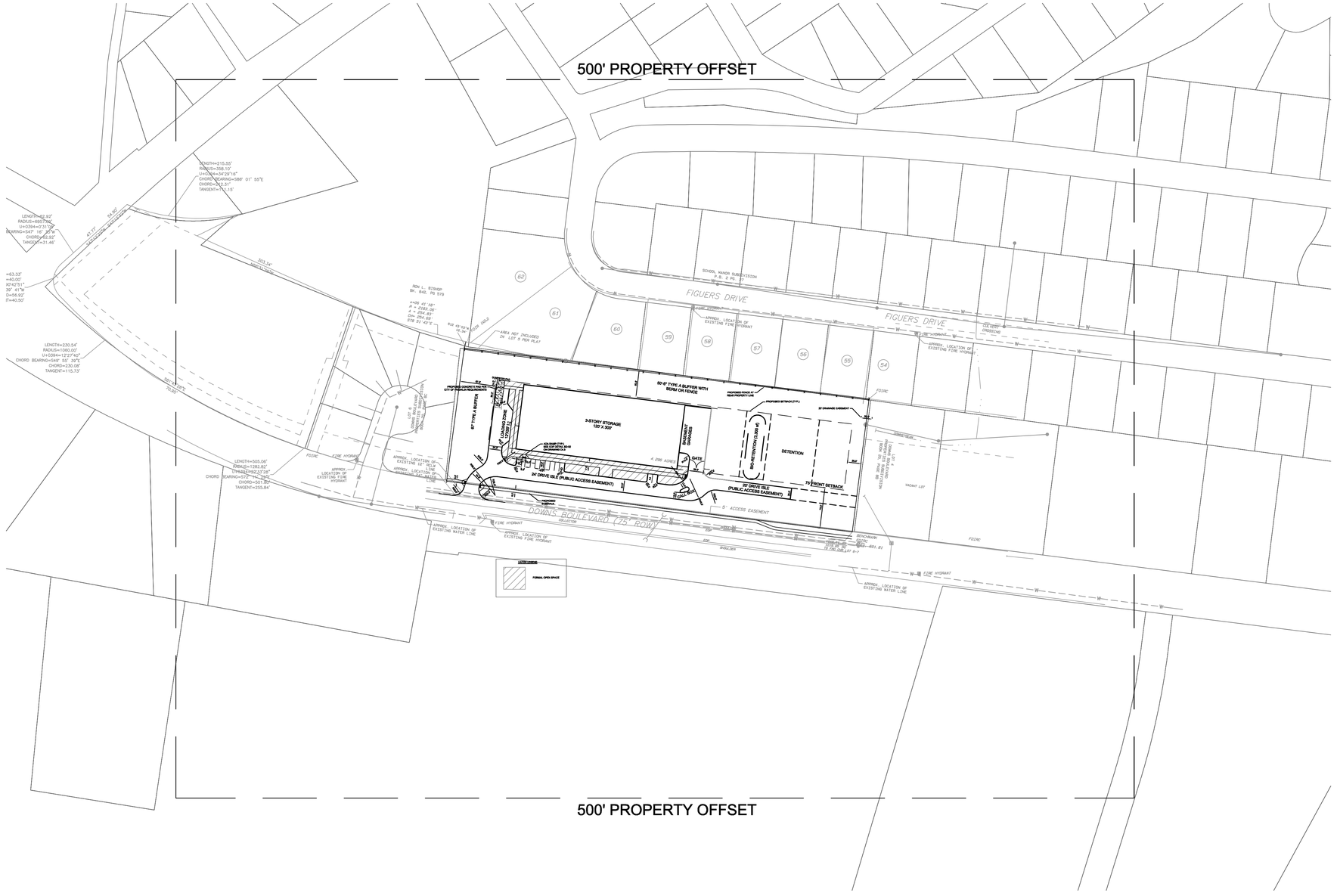

Kimley»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615 564 2701
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION

LOT 5 - REVISION 1

FRANKLIN, TENNESSEE

BRETT CREASMAN
REGISTERED ENGINEER
No. 114256
STATE OF TENNESSEE
8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15

KHA PROJECT NO.
017087000

OVERALL SITE PLAN

SHEET NUMBER
C2.0

COF# 5890

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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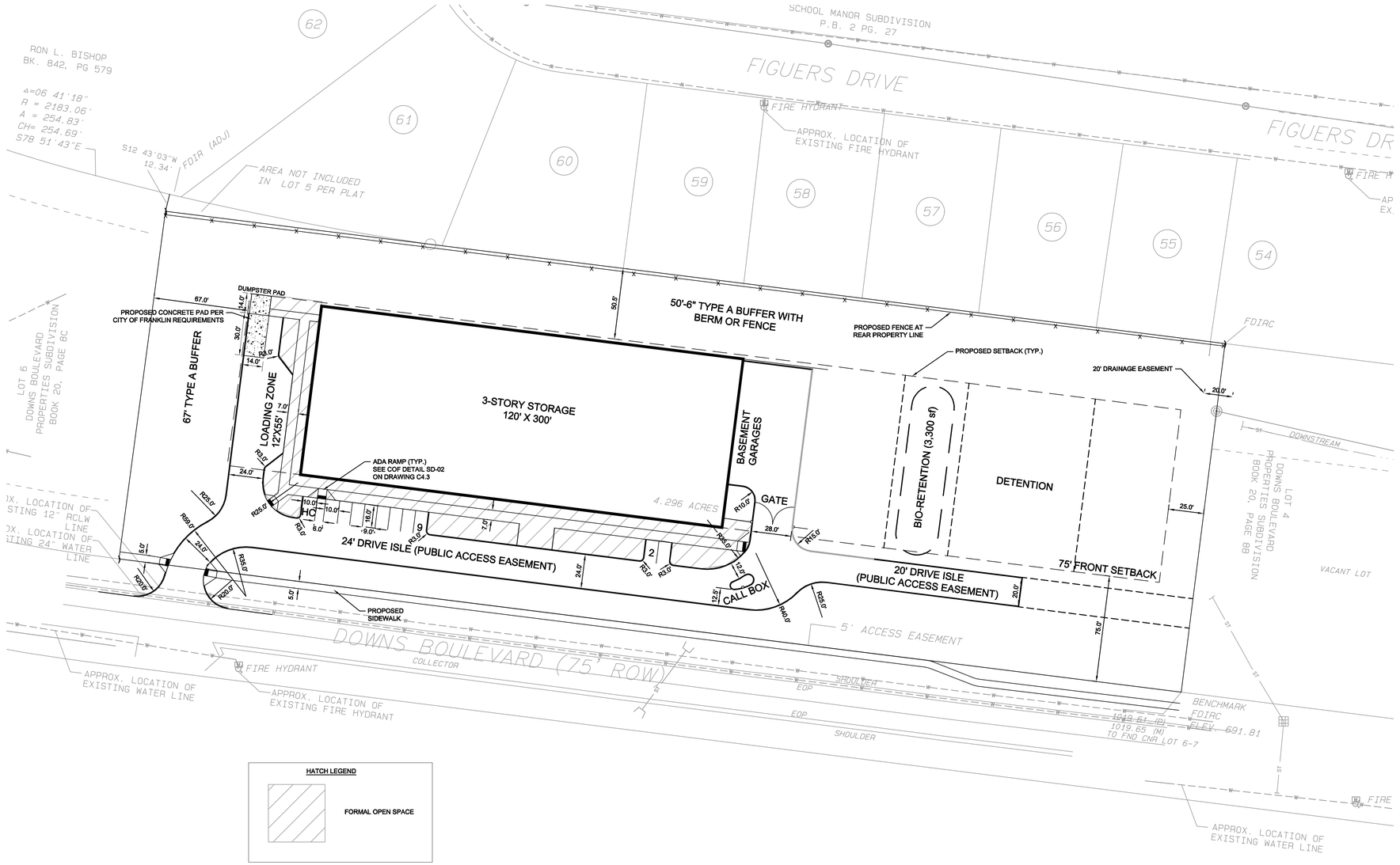

HATCH LEGEND

FORMAL OPEN SPACE

NOTE:
THE PROPOSED ELECTRIC GATE SHALL BE SPECIFIED WITH A SIREN-OPERATED SENSOR THAT WILL ALLOW EMERGENCY ACCESS. ALSO, A KNOX KEY SWITCH SHALL BE PROVIDED AS A SECONDARY MEANS OF EMERGENCY ACCESS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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Phone: 615 564 2701
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN
REGISTERED ENGINEER
No. 114235
STATE OF TENNESSEE
8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	6/26/15

KHA PROJECT NO.
017087000

ENLARGED SITE PLAN

SHEET NUMBER
C2.1
COF# 5890

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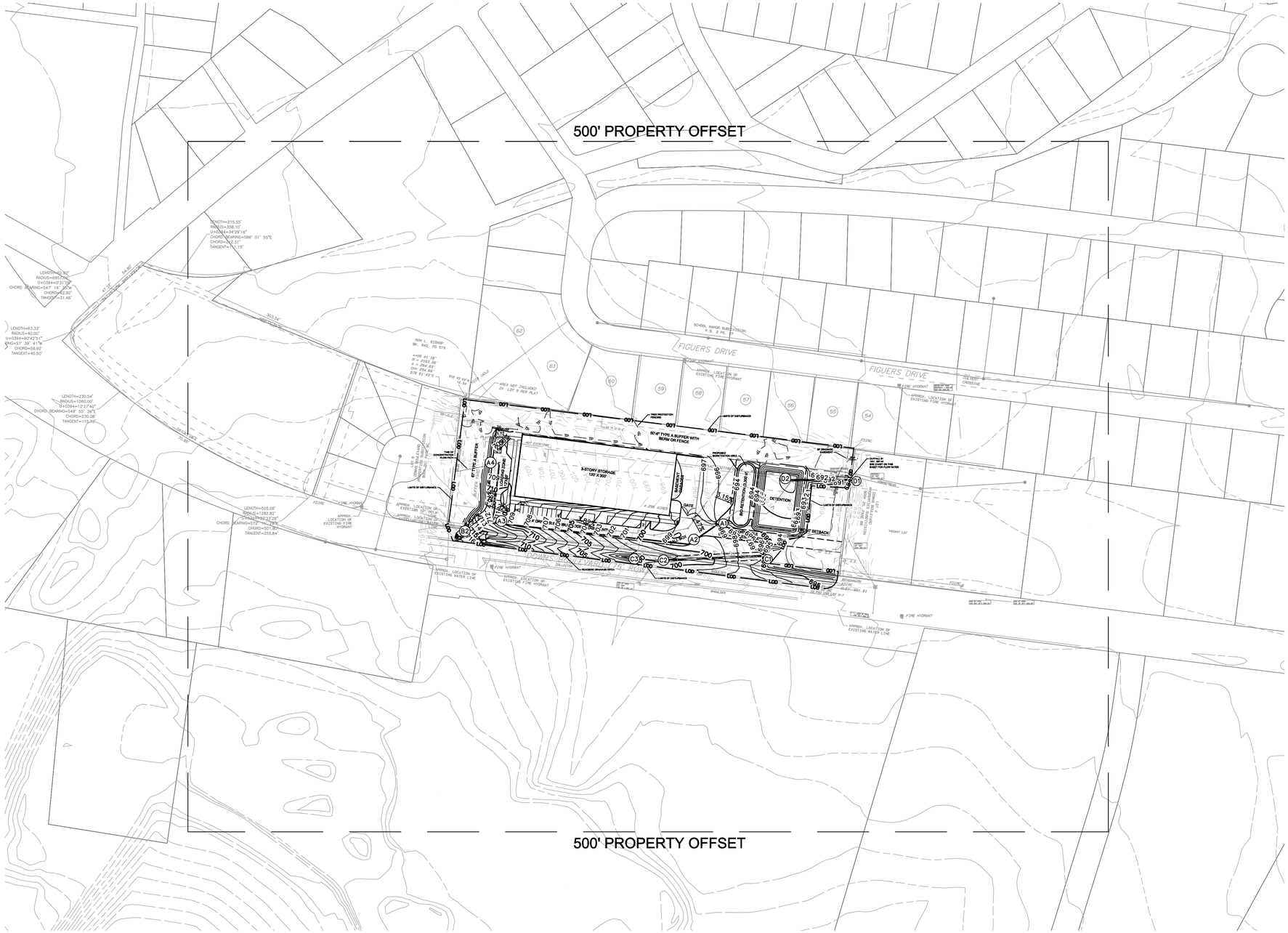

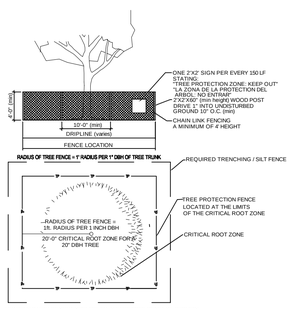

TREE PROTECTION FENCING DETAIL
FOR SAVED TREES

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

TREE PROTECTION DETAIL
NOT TO SCALE

LIMITS OF DISTURBANCE NOTE:

LIMITS OF DISTURBANCE LINE SHOWN ON THIS PLAN INCLUDES GRADING LIMITS, LANDSCAPED AREAS, AND FENCE INSTALLATION. NO GRADING SHALL OCCUR WITHIN THE TREE PROTECTION AREAS, BUFFERS, OR OUTSIDE OF THE PROPOSED GRADING SHOWN ON THE PLANS.

GRADING & DRAINAGE GENERAL NOTES:

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

PROPOSED
GRADING & DRAINAGE DATA CHART:

SITE AREA:	4.29 AC
IMPERVIOUS AREA:	1.56 AC
DISTURBED AREA:	4.44 AC
RV VALUE:	0.168

PEAK FLOW RUNOFF:

-2 YEAR:	4.11 CFS
-5 YEAR:	6.53 CFS
-10 YEAR:	8.22 CFS
-25 YEAR:	10.45 CFS
-50 YEAR:	12.15 CFS
-100 YEAR:	13.84 CFS

WATER QUALITY BMP NOTES:

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

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

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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BRETT CREASMAN
REGISTERED ENGINEER
No. 114232
STATE OF TENNESSEE
MECH
8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15

KHA PROJECT NO.
017087000

OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.0

COF# 5890

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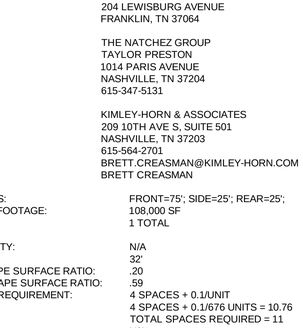

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TREE PROTECTION DETAIL
NOT TO SCALE

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A1	HEADWALL	N/A
A2	CURB INLET	698.89
A3	CURB INLET	711.52
A4	CATCH BASIN	708.13
B1	HEADWALL	N/A
B2	HEADWALL	N/A
C1	HEADWALL	N/A
C2	JUNCTION BOX	701.16
C3	JUNCTION BOX	700.21
D1	HEADWALL	N/A
D2	OUTLET STRUCTURE	693.35

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A2 - A1	695.40 (A2)	695.00 (A1)	18"	68'	0.60%	RCP
A3 - A2	703.95 (A3)	695.50 (A2)	18"	379'	2.23%	RCP
A4 - A3	704.63 (A4)	704.05 (A3)	18"	116'	0.50%	RCP
B2 - B1	713.00 (B2)	711.50 (B1)	18"	53'	2.87%	RCP
C2 - C1	696.47 (C2)	693.00 (C1)	36"	205'	1.70%	RCP
C3 - C2	698.50 (C3)	696.67 (C2)	18"	29'	6.31%	RCP
D2 - D1	688.52 (D2)	687.44 (D1)	36"	108'	1.00%	RCP

GRADING & DRAINAGE GENERAL NOTES:

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

PROPOSED GRADING & DRAINAGE DATA CHART:

SITE AREA:	4.29 AC
IMPERVIOUS AREA:	1.56 AC
DISTURBED AREA:	4.44 AC
RV VALUE:	0.168

PEAK FLOW RUNOFF:

-2 YEAR:	4.11 CFS
-5 YEAR:	6.53 CFS
-10 YEAR:	8.22 CFS
-25 YEAR:	10.45 CFS
-50 YEAR:	12.15 CFS
-100 YEAR:	13.84 CFS

LIMITS OF DISTURBANCE NOTE:

LIMITS OF DISTURBANCE LINE SHOWN ON THIS PLAN INCLUDES GRADING LIMITS, LANDSCAPED AREAS, AND FENCE INSTALLATION. NO GRADING SHALL OCCUR WITHIN THE TREE PROTECTION AREAS, BUFFERS, OR OUTSIDE OF THE PROPOSED GRADING SHOWN ON THE PLANS.

WATER QUALITY BMP NOTES:

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

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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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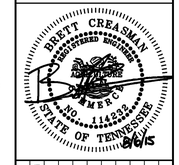
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE



No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

ENLARGED GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.1

COF# 5890

Drawing name: K:\NSH_LDEV\017087000 - Downs Blvd Storage\4-CADD\3-PlanSheets\SITE PLAN\C3.0 Grading & Drainage Plan - 017087000.dwg C3.1 Aug 06, 2015 10:04am by: cj.murrell

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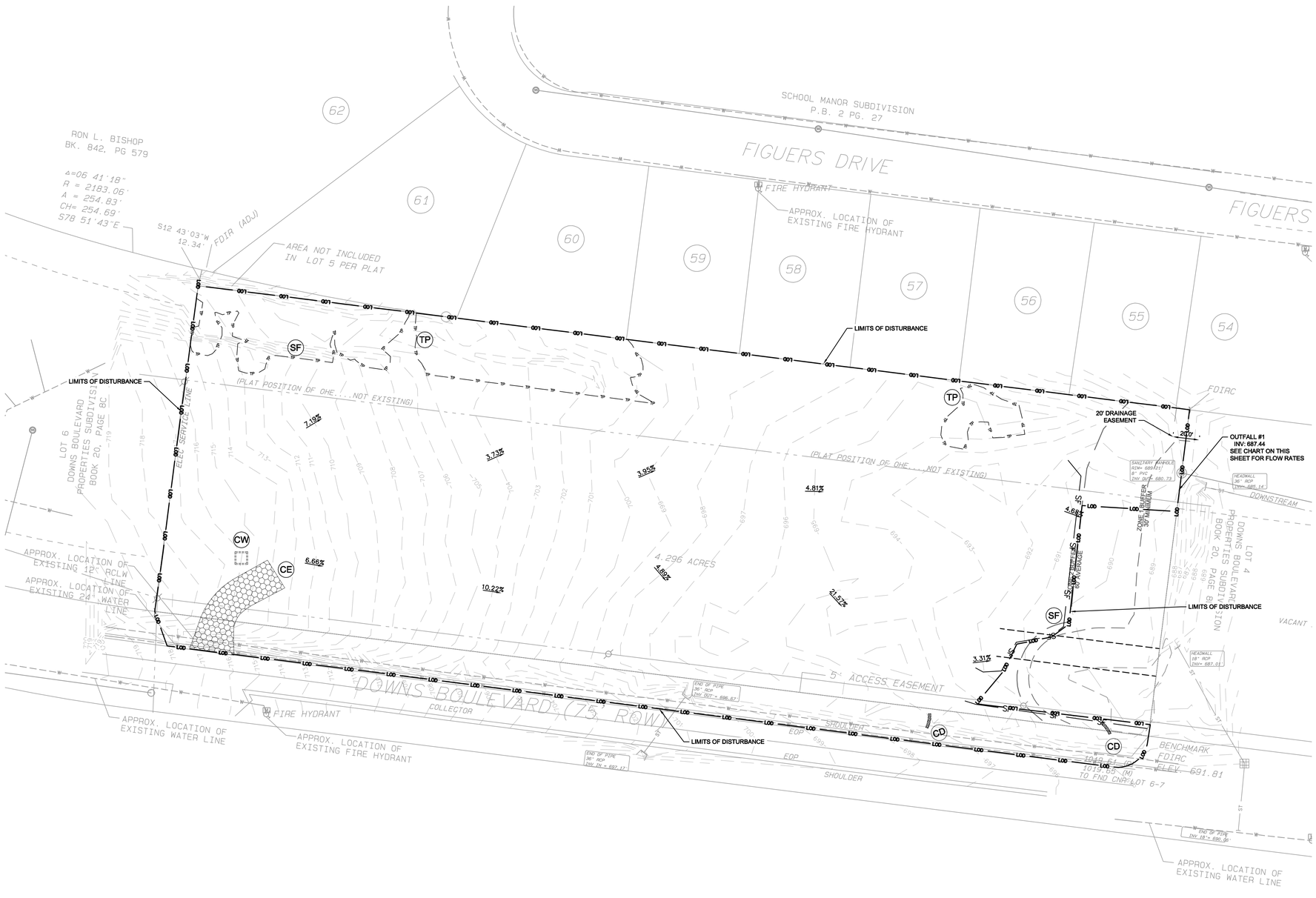
SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	BRETT.CREASMAN@KIMLEY-HORN.COM
Contact Name:	BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006



BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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

EPSC PHASE 1 CONSTRUCTION SEQUENCE:

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

LIMITS OF DISTURBANCE NOTE:

LIMITS OF DISTURBANCE LINE SHOWN ON THIS PLAN INCLUDES GRADING LIMITS, LANDSCAPED AREAS, AND FENCE INSTALLATION. NO GRADING SHALL OCCUR WITHIN THE TREE PROTECTION AREAS, BUFFERS, OR OUTSIDE OF THE PROPOSED GRADING SHOWN ON THE PLANS.

WATER QUALITY BMP NOTES:

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

EROSION CONTROL MEASURES LEGEND

IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-02
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-02
SF	SILT FENCE - REFER TO DETAIL SHEET C3-02
TP	TREE PROTECTION - REFER TO DETAIL SHEET C3-02
CW	DESIGNATED CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-02
MA	EROSION CONTROL MATTING - REFER TO DETAIL SHEET C3-02. CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-02
CD	CHECK DAM - REFER TO DETAIL SHEET C3-02
TS	TEMPORARY STABILIZATION
PS	PERMANENT STABILIZATION
LOD	LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

EPSC GENERAL NOTES:

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

PROPOSED
GRADING & DRAINAGE DATA CHART:

SITE AREA:	4.29 AC
IMPERVIOUS AREA:	1.56 AC
DISTURBED AREA:	4.44 AC
RV VALUE:	0.168

PEAK FLOW RUNOFF:

-2 YEAR:	4.11 CFS
-5 YEAR:	6.53 CFS
-10 YEAR:	8.22 CFS
-25 YEAR:	10.45 CFS
-50 YEAR:	12.15 CFS
-100 YEAR:	13.84 CFS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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209 Tenth Avenue South, Suite 501
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Main: 615 564 2701
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN
REGISTERED ENGINEER
No. 114225
STATE OF TENNESSEE
8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

INITIAL EPSC PLAN

SHEET NUMBER
C3.2
COF# 5890

Drawing name: K:\NSH_LDEV\017087000 - Downs Blvd Storage\4-CADD\3-PlanSheets\SITE PLAN\C3.2 - EPSC Plan - 017087000.dwg C3.2 Aug 06, 2015 10:05am by: cj.murrell

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SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	BRETT.CREASMAN@KIMLEY-HORN.COM
Contact Name:	BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

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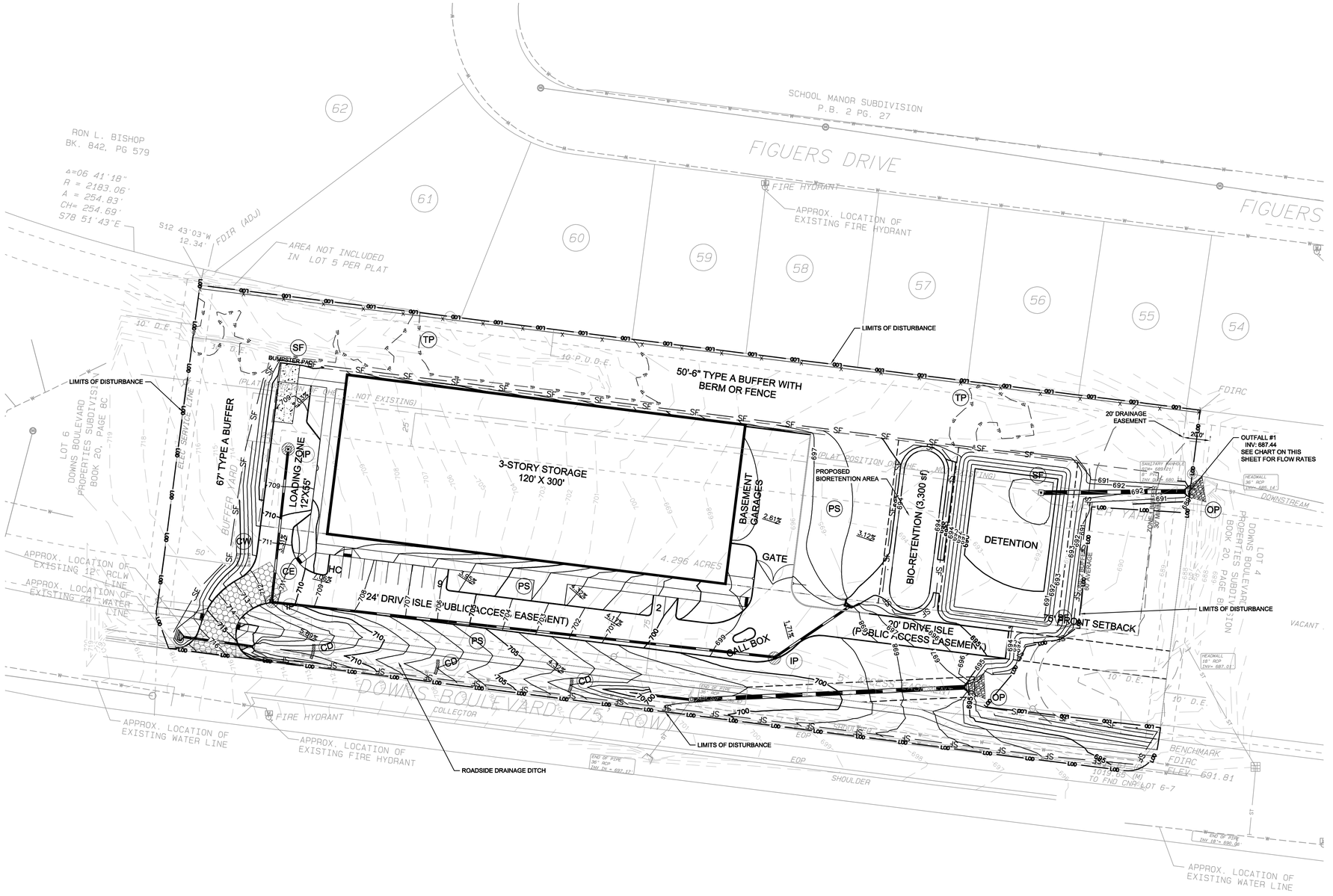
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006



BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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

EPSC PHASE 2 CONSTRUCTION SEQUENCE:

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

LIMITS OF DISTURBANCE NOTE:

LIMITS OF DISTURBANCE LINE SHOWN ON THIS PLAN INCLUDES GRADING LIMITS, LANDSCAPED AREAS, AND FENCE INSTALLATION. NO GRADING SHALL OCCUR WITHIN THE TREE PROTECTION AREAS, BUFFERS, OR OUTSIDE OF THE PROPOSED GRADING SHOWN ON THE PLANS.

WATER QUALITY BMP NOTES:

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

EROSION CONTROL MEASURES LEGEND

IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-02
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-02
SF	SILT FENCE - REFER TO DETAIL SHEET C3-02
TP	TREE PROTECTION - REFER TO DETAIL SHEET C3-02
CW	DESIGNATED CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-02
MA	EROSION CONTROL MATTING - REFER TO DETAIL SHEET C3-02. CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-02
CD	CHECK DAM - REFER TO DETAIL SHEET C3-02
TS	TEMPORARY STABILIZATION
PS	PERMANENT STABILIZATION
LOD	LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

EPSC GENERAL NOTES:

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

PROPOSED
GRADING & DRAINAGE DATA CHART:

SITE AREA:	4.29 AC
IMPERVIOUS AREA:	1.56 AC
DISTURBED AREA:	4.44 AC
RV VALUE:	0.168

PEAK FLOW RUNOFF:

-2 YEAR:	4.11 CFS
-5 YEAR:	6.53 CFS
-10 YEAR:	8.22 CFS
-25 YEAR:	10.45 CFS
-50 YEAR:	12.15 CFS
-100 YEAR:	13.84 CFS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

209 Tenth Avenue South, Suite 501
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Main: 615.564.2701
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN
REGISTERED ENGINEER
No. 114238
STATE OF TENNESSEE
8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15
KHA PROJECT NO.	017087000

FINAL EPSC PLAN

SHEET NUMBER
C3.3
COF# 5890

Drawing name: K:\NSH_LDEV\017087000 - Downs Blvd Storage\4-CADD\3-PlanSheets\SITE PLAN\C3.2 - EPSC Plan - 017087000.dwg C3.3 Aug 06, 2015 10:05am by: cj.murrell

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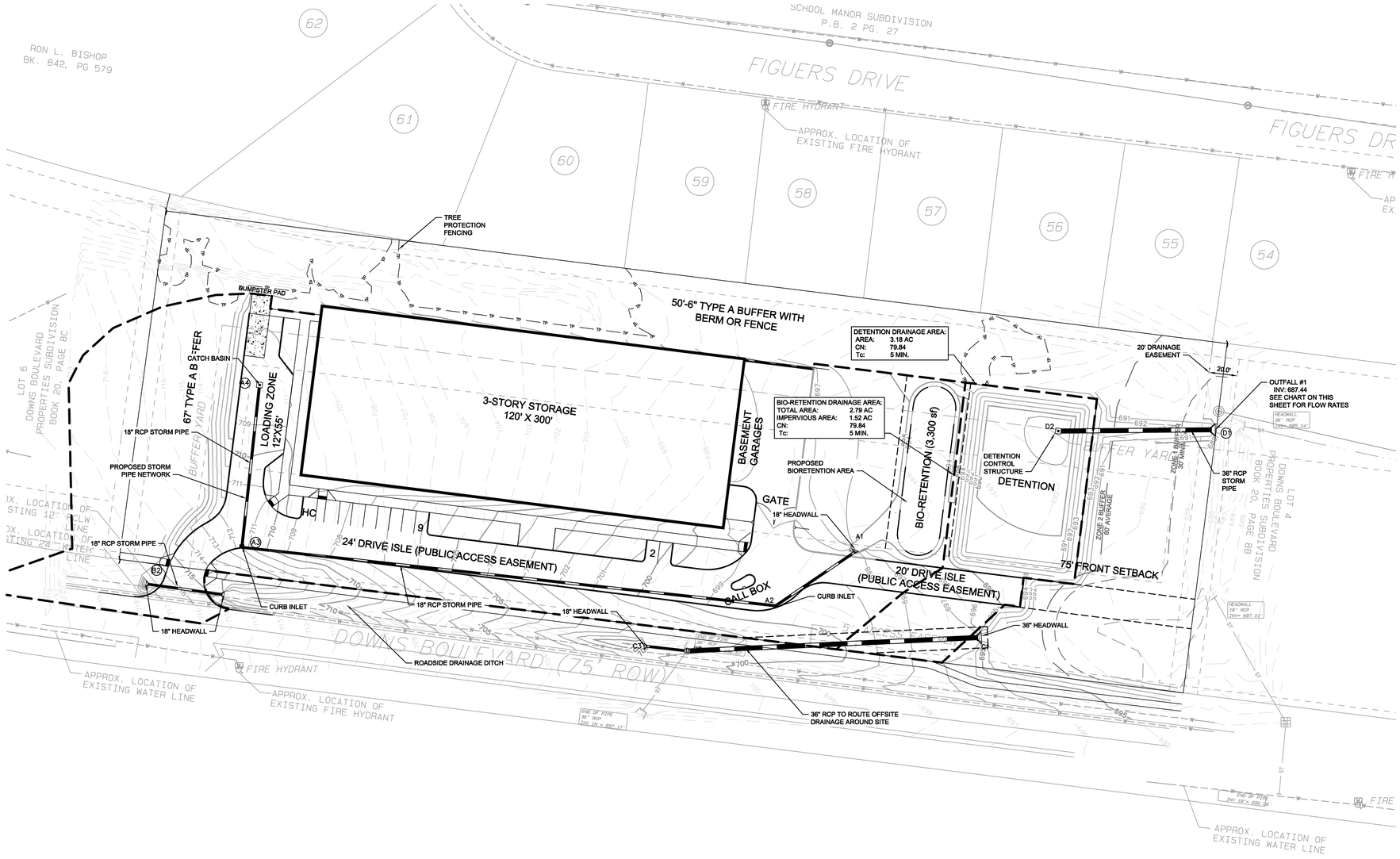
SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT: Address: Phone: Email: Contact Name:	KIMLEY-HORN & ASSOCIATES 209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203 615-564-2701 BRETT.CREASMAN@KIMLEY-HORN.COM BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006



WATER QUALITY

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

WATER QUALITY BMP NOTES:

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

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

PROPOSED GRADING & DRAINAGE DATA CHART:

SITE AREA: 4.29 AC

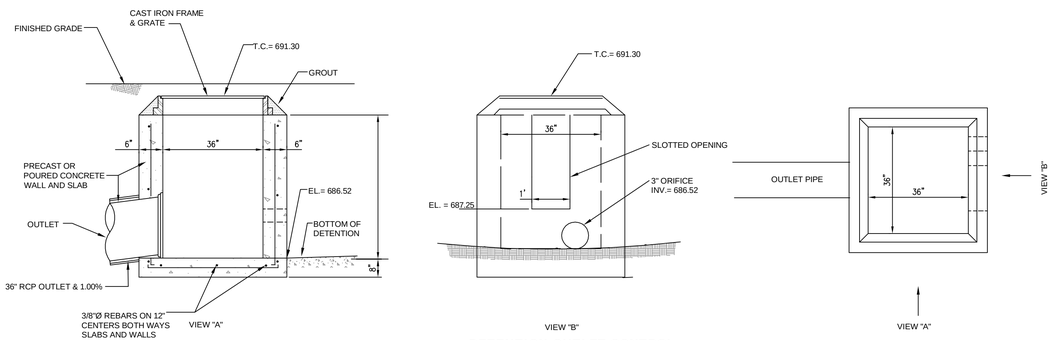
IMPERVIOUS AREA: 1.56 AC

DISTURBED AREA: 4.44 AC

RV VALUE: 0.168

PEAK FLOW RUNOFF:

-2 YEAR:	4.11 CFS
-5 YEAR:	6.53 CFS
-10 YEAR:	8.22 CFS
-25 YEAR:	10.45 CFS
-50 YEAR:	12.15 CFS
-100 YEAR:	13.84 CFS



DETENTION OUTLET CONTROL STRUCTURE

PEAK STORMWATER RUNOFF FLOWS

STORM EVENT	TOTAL	
	PRE-DEVELOPMENT PEAK FLOW	POST-DEVELOPMENT PEAK FLOW
2-YEAR STORM	4.43	4.11
5-YEAR STORM	8.27	6.53
10-YEAR STORM	11.04	8.22
25-YEAR STORM	14.78	10.45
50-YEAR STORM	17.65	12.15
100-YEAR STORM	20.53	13.84

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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GAMBLE
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DOWNS BOULEVARD PROPERTIES SUBDIVISION

LOT 5 - REVISION 1

FRANKLIN, TENNESSEE

BRETT CREASMAN — REGISTERED ENGINEER — AGENT OF RECORD — NO. 114223 — STATE OF TENNESSEE — 8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15

KHA PROJECT NO. 017087000

STORMWATER MANAGEMENT PLAN

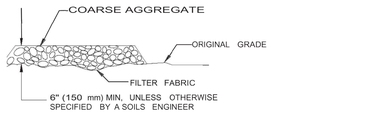
SHEET NUMBER

C3.4

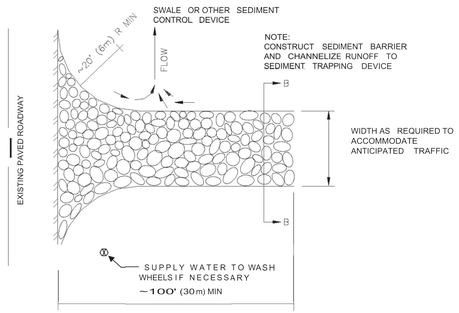
COF# 5890

Drawing name: K:\NSH_LDEV\017087000 - Downs Blvd Storage\4-CADD\3-PlanSheets\SITE PLAN\C3.4 - Stormwater Management Plan - 017087000.dwg C3.4 Aug 06, 2015 10:06am by: cj.murrell

ACTIVITY: Stabilized Construction Entrance — TCP- 01



SECTION B-B
N.T.S.

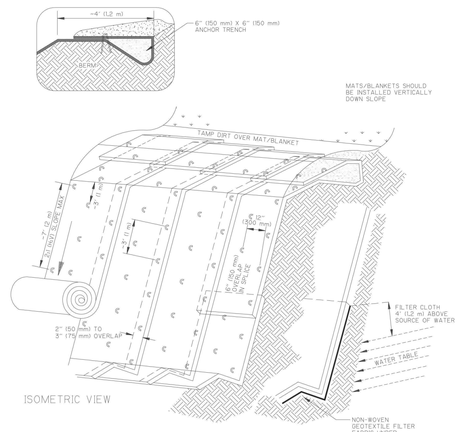


PLAN VIEW
N.T.S.

1 CONSTRUCTION ENTRANCE
SCALE:

Figure TCP-01-1
Stabilized Construction Entrance

ACTIVITY: Geotextiles — PESC – 02



TYPICAL SLOPE SOIL STABLIZATION
N.T.S.

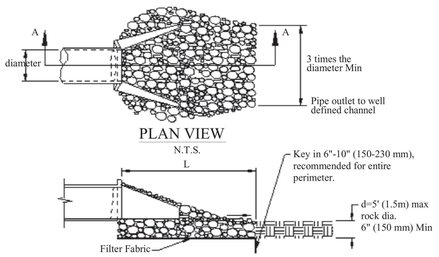
WET SLOPE LINING
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

2 EROSION CONTROL LINING
SCALE:

Figure PESC-02-2
Anchoring Geotextiles on Embankments

ACTIVITY: Outlet Protection — PESC – 07



SECTION A-A
N.T.S.

Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

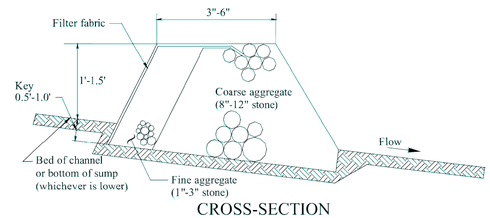
Pipe Diameter in (mm)	Discharge ft ³/s (m ³/s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)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

Source: Adapted from USDA-SCS

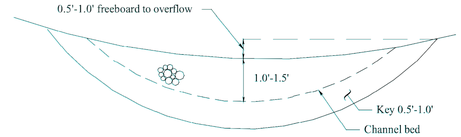
3 OUTLET PROTECTION
SCALE:

Figure PESC-07-1
Outlet Protection Sizing

ACTIVITY: Check Dams — TCP – 12



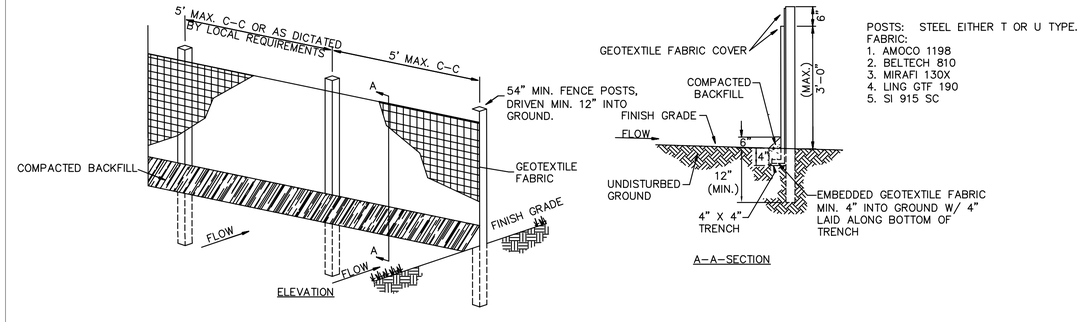
CROSS-SECTION
N.T.S.



ELEVATION
N.T.S.

4 CHECK DAM
SCALE:

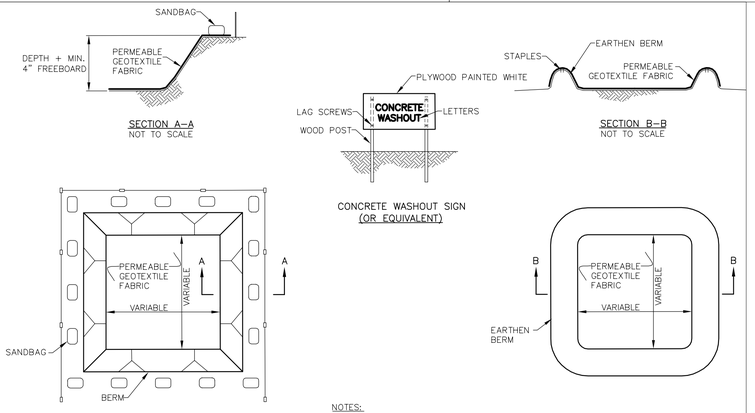
Figure TCP-12-1
Stone Check Dam Construction



POSTS: STEEL EITHER T OR U TYPE.
FABRIC:
1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LINC GTF 190
5. SI 915 SC

1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

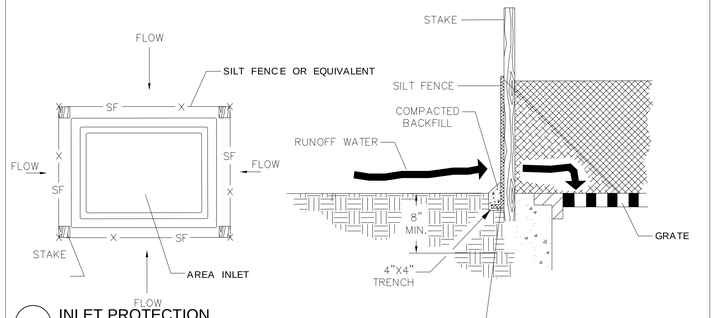
5 SILT FENCE
SCALE:



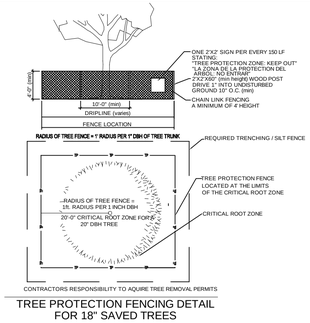
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

6 CONCRETE WASHOUT
SCALE:



7 INLET PROTECTION
SCALE:



TREE PROTECTION FENCING DETAIL FOR 18" SAVED TREES

TREE PROTECTION NOTES:
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

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

8 TREE PROTECTION FENCING DETAIL
SCALE:

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD
PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

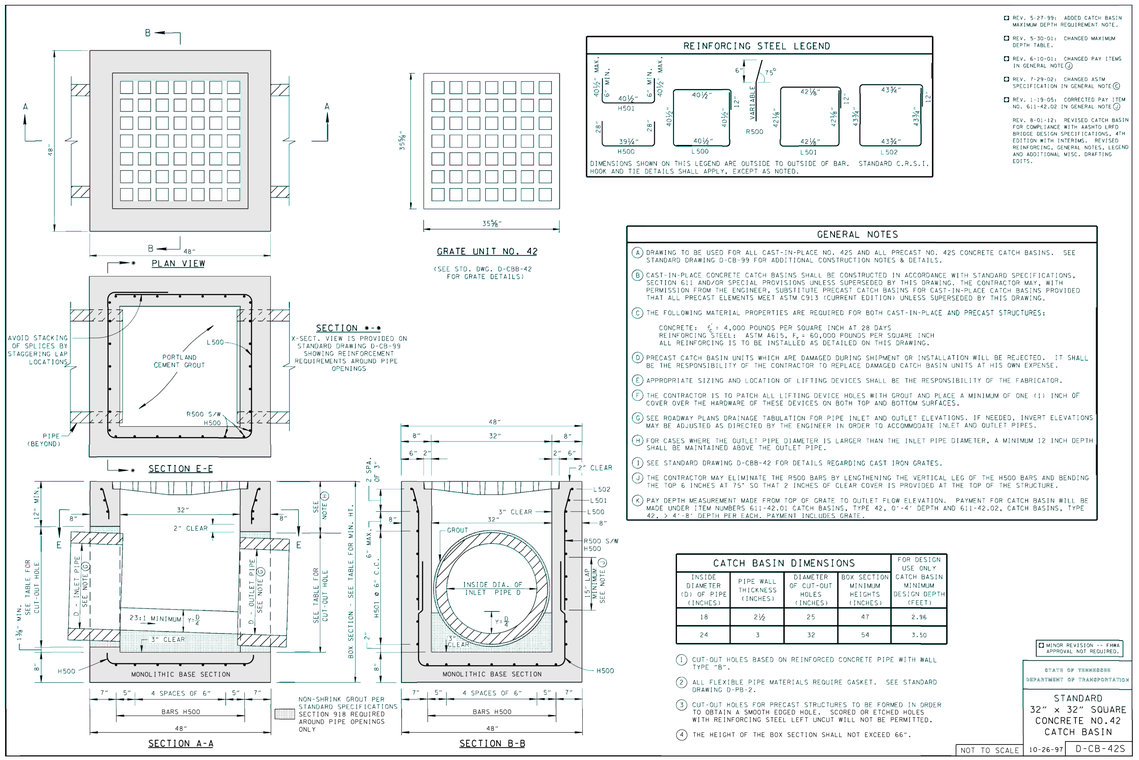
BRETT CREASMAN — REGISTERED ENGINEER — AGENT — NO. 114255 — STATE OF TENNESSEE — 9/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15
KHA PROJECT NO.	017087000

GRADING, DRAINAGE & EPSC DETAILS

SHEET NUMBER
C3.5
COF# 5890



- REV. 5-27-99: ADDED CATCH BASIN MAXIMUM DEPTH REQUIREMENT NOTE.
- REV. 5-30-01: CHANGED MAXIMUM DEPTH TABLE.
- REV. 6-10-01: CHANGED PAY ITEMS IN GENERAL NOTE (J)
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (C)
- REV. 1-19-05: CORRECTED PAY ITEM NO. 611-42.02 IN GENERAL NOTE (J)

REV. 9-01-17: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 425 AND ALL PRECAST NO. 425 CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(C) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(E) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(F) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(G) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(H) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 12 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(I) SEE STANDARD DRAWING D-CBB-42 FOR DETAILS REGARDING CAST IRON GRATES.

(J) THE CONTRACTOR MAY ELIMINATE THE R500 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS AND BENDING THE TOP 6 INCHES AT 75° SO THAT 2 INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(K) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-42.01 CATCH BASINS, TYPE 42, 0'-4" DEPTH AND 611-42.02, CATCH BASINS, TYPE 42, > 4'-8" DEPTH PER EACH. PAYMENT INCLUDES GRATE.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY MINIMUM CATCH BASIN DESIGN DEPTH (FEET)
18	2½	25	47	2.96
24	3	32	54	3.50

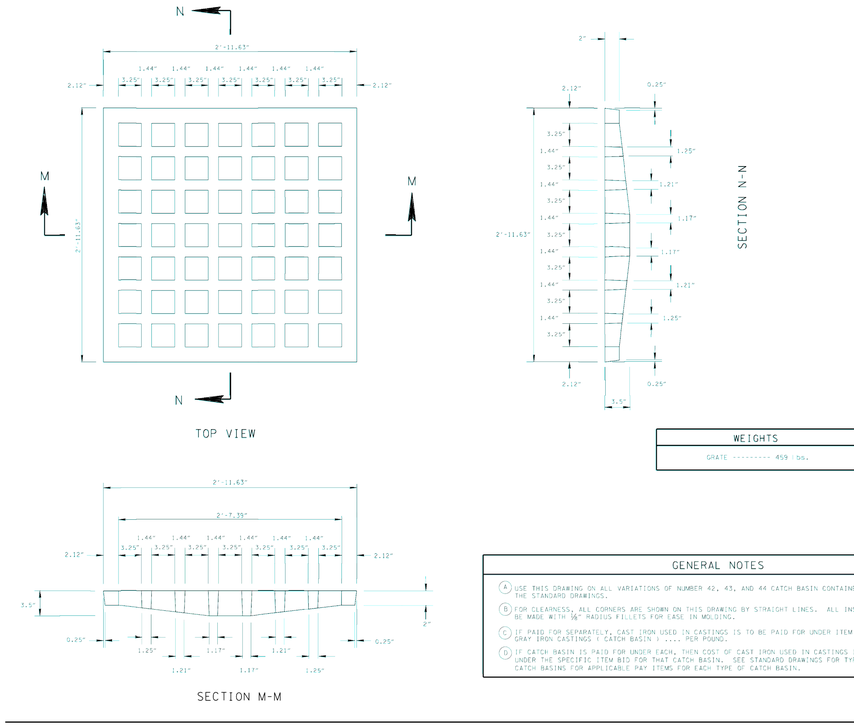
(1) CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
(2) ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.
(4) THE HEIGHT OF THE BOX SECTION SHALL NOT EXCEED 66".

☐ MINOR REVISION — FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD
32" x 32" SQUARE
CONCRETE NO.42
CATCH BASIN

NOT TO SCALE | 10-26-97 | D-CB-42S



- REV. 5-27-98: CHANGED WEIGHT OF GRATE UNIT FROM 485 TO 459 POUNDS.
- REV. 10-26-99: MODIFIED FHWA GENERAL NOTE.
- REV. 5-27-01: CHANGED GENERAL NOTE (G)

WEIGHTS
GRATE --------- 459 ± lbs.

GENERAL NOTES

(A) USE THIS DRAWING ON ALL VARIATIONS OF NUMBER 42, 43, AND 44 CATCH BASIN CONTAINED IN THIS SECTION OF THE STANDARD DRAWINGS.

(B) FOR CLEARNESS, ALL CORNERS ARE SHOWN ON THIS DRAWING BY STRAIGHT LINES. ALL INSIDE CORNERS SHOULD BE MADE WITH ½" RADIUS FILLETS FOR EASE IN MOLDING.

(C) IF PAID FOR SEPARATELY, CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER ITEM NO. 611-03.04 GRAY IRON CASTINGS ? CATCH BASIN) .... PER POUND.

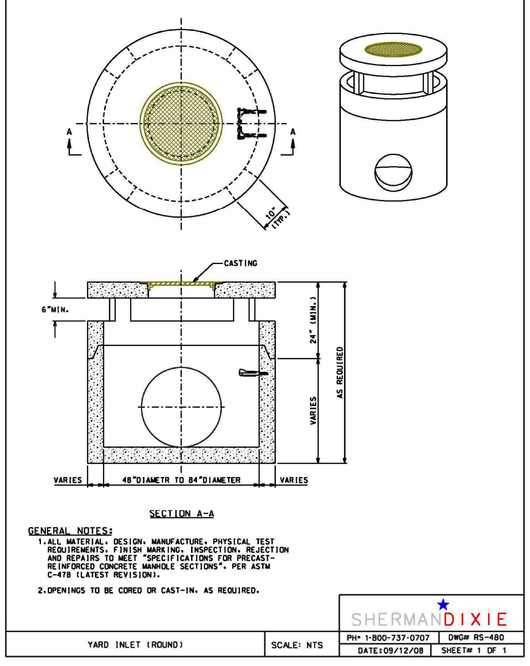
(D) IF CATCH BASIN IS PAID FOR UNDER EACH, THEN COST OF CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER THE SPECIFIC ITEM BID FOR THAT CATCH BASIN. SEE STANDARD DRAWINGS FOR TYPE 42, 43, AND 44 CATCH BASINS FOR APPLICABLE PAY ITEMS FOR EACH TYPE OF CATCH BASIN.

☐ MINOR REVISION — FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

CAST IRON GRATE
DETAILS FOR NOS.
42, 43 & 44 TYPE
CATCH BASINS

10-26-97 | D-CBB-42



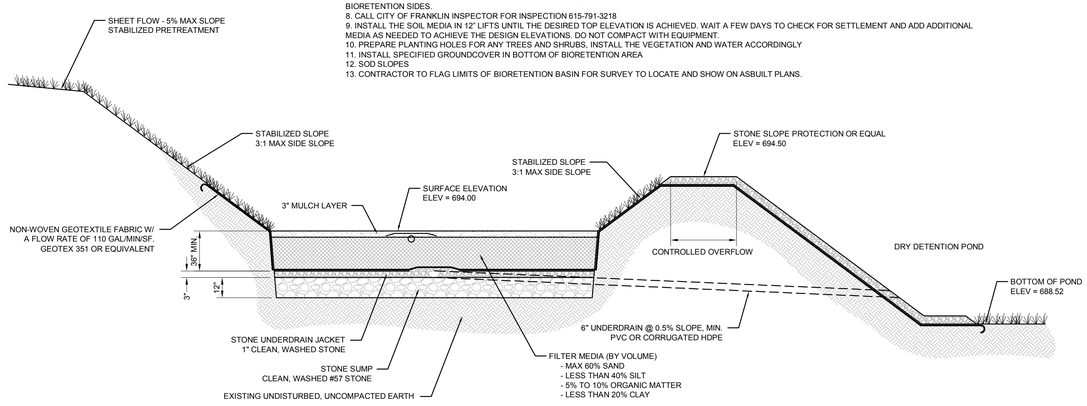
GENERAL NOTES:
1. ALL MATERIAL, DESIGN, MANUFACTURE, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION AND REPAIRS TO MEET "SPECIFICATIONS FOR PRECAST-REINFORCED CONCRETE MANHOLE SECTIONS", PER ASTM C-478 (LATEST REVISION).
2. OPENINGS TO BE CORED OR CAST-IN, AS REQUIRED.

SHERMANDIXIE

YARD INLET (ROUND)	SCALE: NTS	PH: 1-800-737-0707	DWG# RS-480
		DATE:09/12/08	SHEET# 1 OF 1

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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



1 LEVEL 2 BIORETENTION
SCALE:

Kimley»Horn
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Nashville, TN 37203
Main: 615 564 2701
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION

LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN — 114232 — STATE OF TENNESSEE — REGISTERED ENGINEER

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15
KHA PROJECT NO.	017087000

GRADING, DRAINAGE & EPSC DETAILS

SHEET NUMBER
C3.6
COF# 5890

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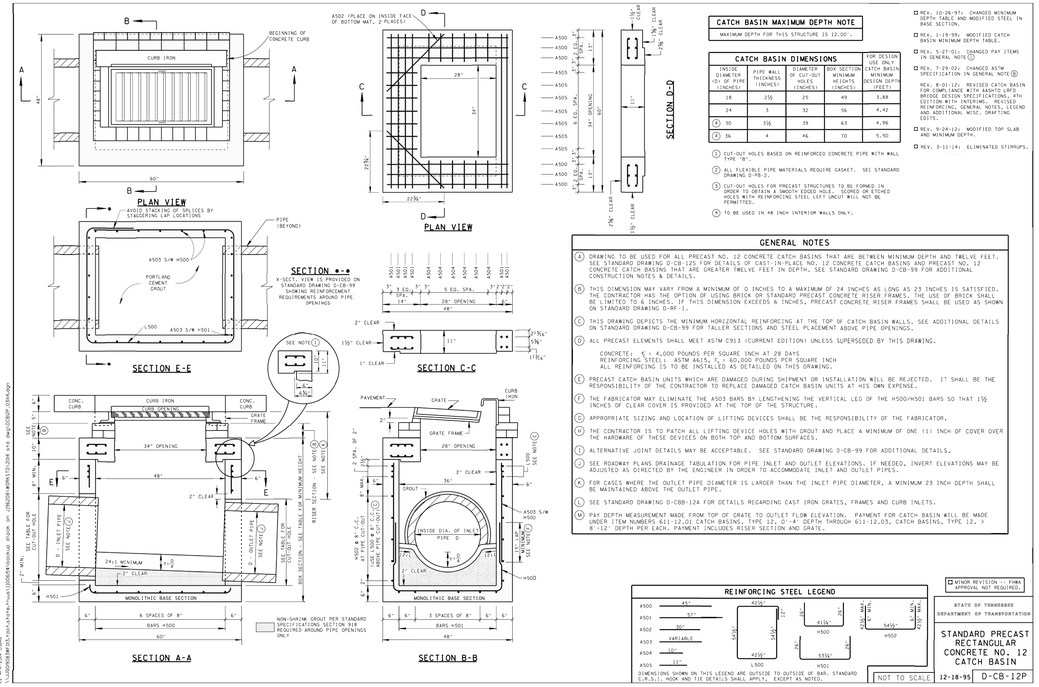


CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 12.00'.

CATCH BASIN DIMENSIONS

	INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
	18	2½	25	49	5.88
	24	3	32	56	6.42
④	30	3½	39	63	6.96
④	36	4	46	70	7.50

① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.

③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

④ TO BE USED IN 48 INCH INTERIOR WALLS ONLY.

- REV. 10-26-97: CHANGED MINIMUM DEPTH TABLE AND MODIFIED STEEL IN BASE SECTION.
- REV. 1-19-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.
- REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE ⑤
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE ⑧
- REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS; REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
- REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.
- REV. 3-11-14: ELIMINATED STIRRUPS.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE BETWEEN MINIMUM DEPTH AND TWELVE FEET. SEE STANDARD DRAWING D-CB-12S FOR DETAILS OF CAST-IN-PLACE NO. 12 CONCRETE CATCH BASINS AND PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE GREATER TWELVE FEET IN DEPTH. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO A MAXIMUM 6. THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) ALL PRECAST ELEMENTS SHALL MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, f_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(E) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(F) THE FABRICATOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(H) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(J) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(K) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(L) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(M) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-12.01 CATCH BASINS, TYPE 12, D'-4" DEPTH THROUGH 611-12.03, CATCH BASINS, TYPE 12, > 8'-12" DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND

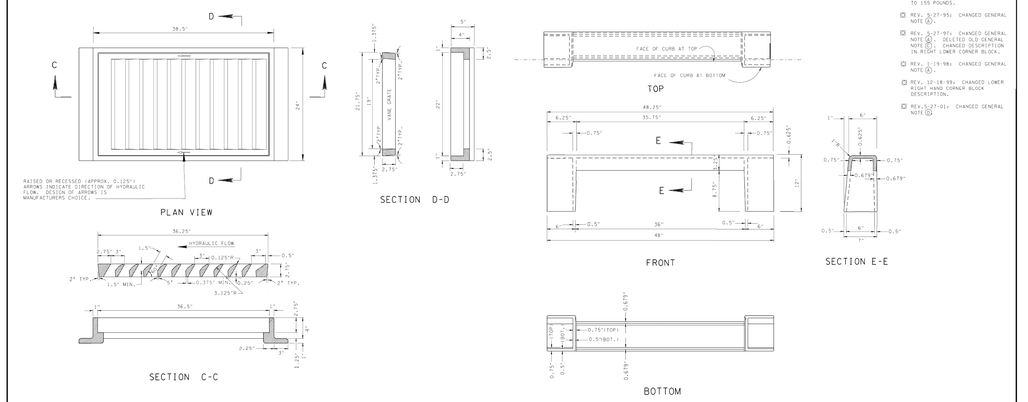
NOT TO SCALE

12-18-95 D-CB-12P

- MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN



- REV. 10-26-93: REDREW SHEET, REORGANIZED SHEET AND UPDATED TO 1993 POLICY.
- REV. 9-00-94: MODIFIED CURB INLET CASTING DETAIL.
- REV. 1-19-95: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.
- REV. 5-27-95: CHANGED GENERAL NOTE ②.
- REV. 5-27-97: CHANGED GENERAL NOTE ⑤, DELETED OLD GENERAL NOTE ⑥, CHANGED DESCRIPTION IN RIGHT LOWER CORNER BLOCK.
- REV. 1-19-98: CHANGED GENERAL NOTE ⑤.
- REV. 12-18-99: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.
- REV. 5-27-01: CHANGED GENERAL NOTE ⑤.

GENERAL NOTES

(A) WHEN A SIX (6) INCH NONMOUNTABLE CURB IS REQUIRED USE THIS DRAWING ON ALL VARIATIONS OF NUMBER 10,12,14, 16, AND 17 CATCH BASINS CONTAINED IN THIS SECTION OF THE STANDARD DRAWINGS.

(B) FOR CLEARNESS, ALL CORNERS ARE SHOWN ON THIS DRAWING BY STRAIGHT LINES WITH THE EXCEPTION OF THE 1" RADIUS AT THE TOP OF FACE OF CURB. ALL INSIDE CORNERS SHOULD BE MADE WITH ½" x ½" FILLETS OR ¾" RADIUS FILLETS FOR EASE IN MOULDING.

(C) IF PAID FOR SEPARATELY CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER ITEM NO. 611-03.04 GRAY IRON CASTINGS (CATCH BASIN) ..., PER POUND.

(D) IF CATCH BASIN IS PAID FOR UNDER EACH, THEN COST OF CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER THE SPECIFIC ITEM BID FOR THAT CATCH BASIN. SEE STANDARD DRAWINGS FOR TYPE 10, 12, 14, 16, AND 17 CATCH BASINS FOR APPLICABLE PAY ITEMS FOR EACH TYPE OF CATCH BASIN.

WEIGHTS

(SINGLE GRATE CATCH BASIN)
FRAME --------- 265 LBS.
GRATE --------- 250 LBS.
CURB INLET ---- 155 LBS.
- TOTAL ------- 670 LBS.

- NOTE: WEIGHT OF TWO GRATES = 1,340 LBS.
- NOTE: FOR NO. 10 CATCH BASIN, DEDUCT 155 LBS. PER " GRATE ", SINCE NO CURB INLET IS REQUIRED.

FRACTION TABLE

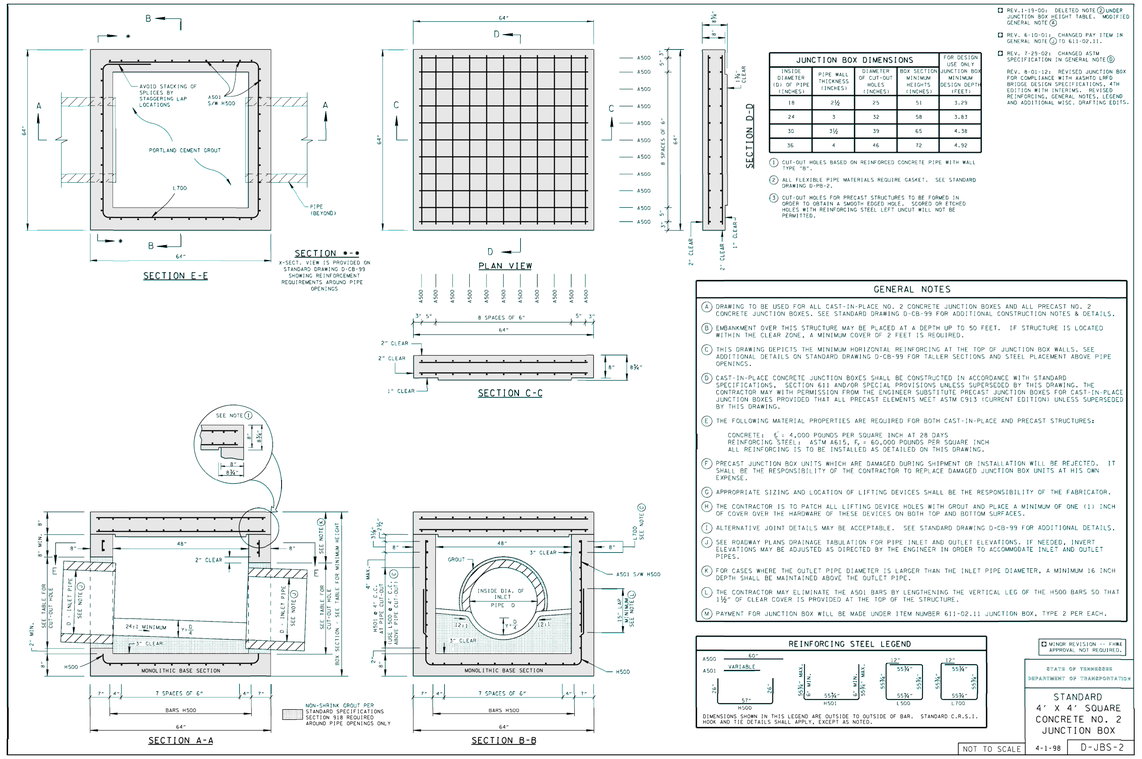
1/8"	-	0.125"
1/4"	-	0.250"
3/8"	-	0.375"
1/2"	-	0.500"
5/8"	-	0.625"
11/16"	-	0.688"
3/4"	-	0.750"

- MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

TYPE "B"
CAST IRON FRAME, GRATE & NONMOUNTABLE INLET DETAILS FOR NOS. 10,12,14,16 & 17 TYPE CATCH BASINS

1-20-84 D-CBB-12A



JUNCTION BOX DIMENSIONS

	INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY JUNCTION BOX MINIMUM DESIGN DEPTH (FEET)
	18	2½	25	51	3.29
	24	3	32	58	3.83
	30	3½	39	65	4.38
	36	4	46	72	4.92

① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.

③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

- REV. 1-19-06: DELETED NOTE ④ UNDER JUNCTION BOX HEIGHT TABLE. MODIFIED GENERAL NOTE ⑤.
- REV. 6-10-01: CHANGED PAY ITEM IN GENERAL NOTE ⑤ TO 611-09.11.
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE ⑨.
- REV. 8-01-12: REVISED JUNCTION BOX FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS; REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 2 CONCRETE JUNCTION BOXES AND ALL PRECAST NO. 2 CONCRETE JUNCTION BOXES. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) EMBANKMENT OVER THIS STRUCTURE MAY BE PLACED AT A DEPTH UP TO 50 FEET. IF STRUCTURE IS LOCATED WITHIN THE CLEAR ZONE, A MINIMUM COVER OF 2 FEET IS REQUIRED.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF JUNCTION BOX WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS. SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST JUNCTION BOXES FOR CAST-IN-PLACE JUNCTION BOXES PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, f_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST JUNCTION BOX UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED JUNCTION BOX UNITS AT HIS OWN EXPENSE.

(G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(H) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(J) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(K) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 16 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(L) THE CONTRACTOR MAY ELIMINATE THE A501 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS SO THAT 1½" OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(M) PAYMENT FOR JUNCTION BOX WILL BE MADE UNDER ITEM NUMBER 611-02.11 JUNCTION BOX, TYPE 2 PER EACH.

REINFORCING STEEL LEGEND

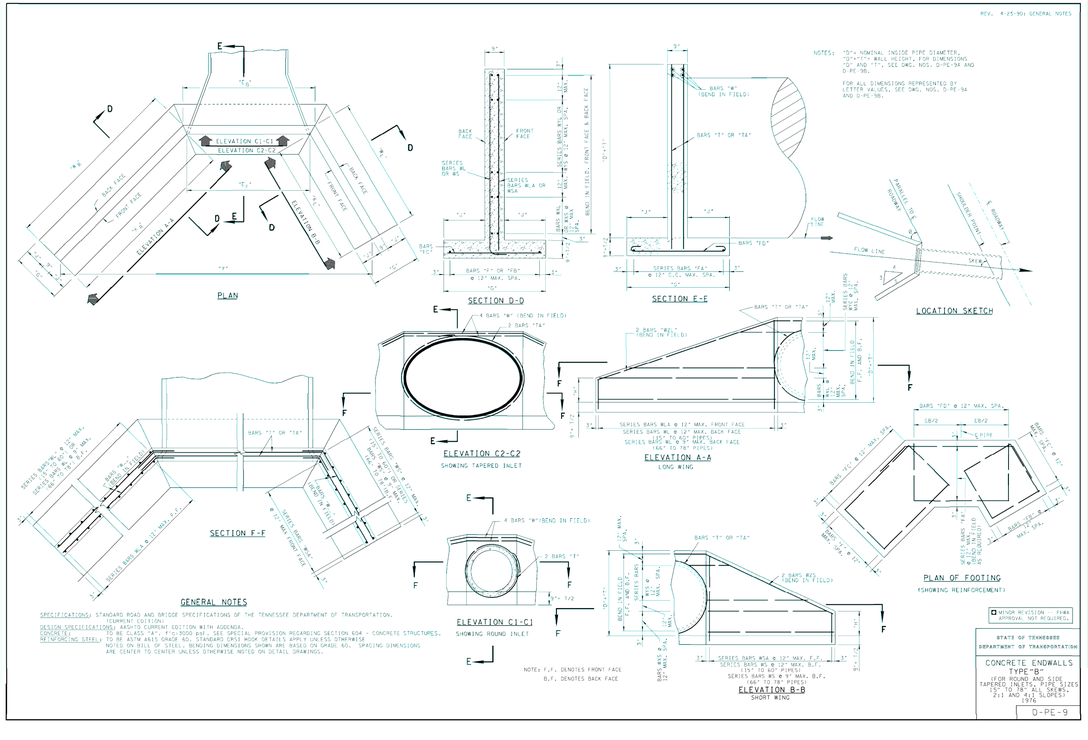
NOT TO SCALE

4-1-98 D-JBS-2

- MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD 4' X 4' SQUARE CONCRETE NO. 2 JUNCTION BOX



- MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

CONCRETE ENDWALLS TYPE "B"
(FOR ROUND AND SIDE TAPERED INLETS, PIPE SIZES 12" TO 24" ALL SKEWS; 2:1 AND 3:1 SLOPES)
1976

D-PE-9

Kimley»Horn
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www.kimley-horn.com
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GAMBLE DEVELOPMENT COMPANY
DESIGN COLLABORATIVE
LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN — REGISTERED ENGINEER — AMERICA — NO. 114259 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

GRADING, DRAINAGE & EPSC DETAILS

SHEET NUMBER
C3.7
COF# 5890

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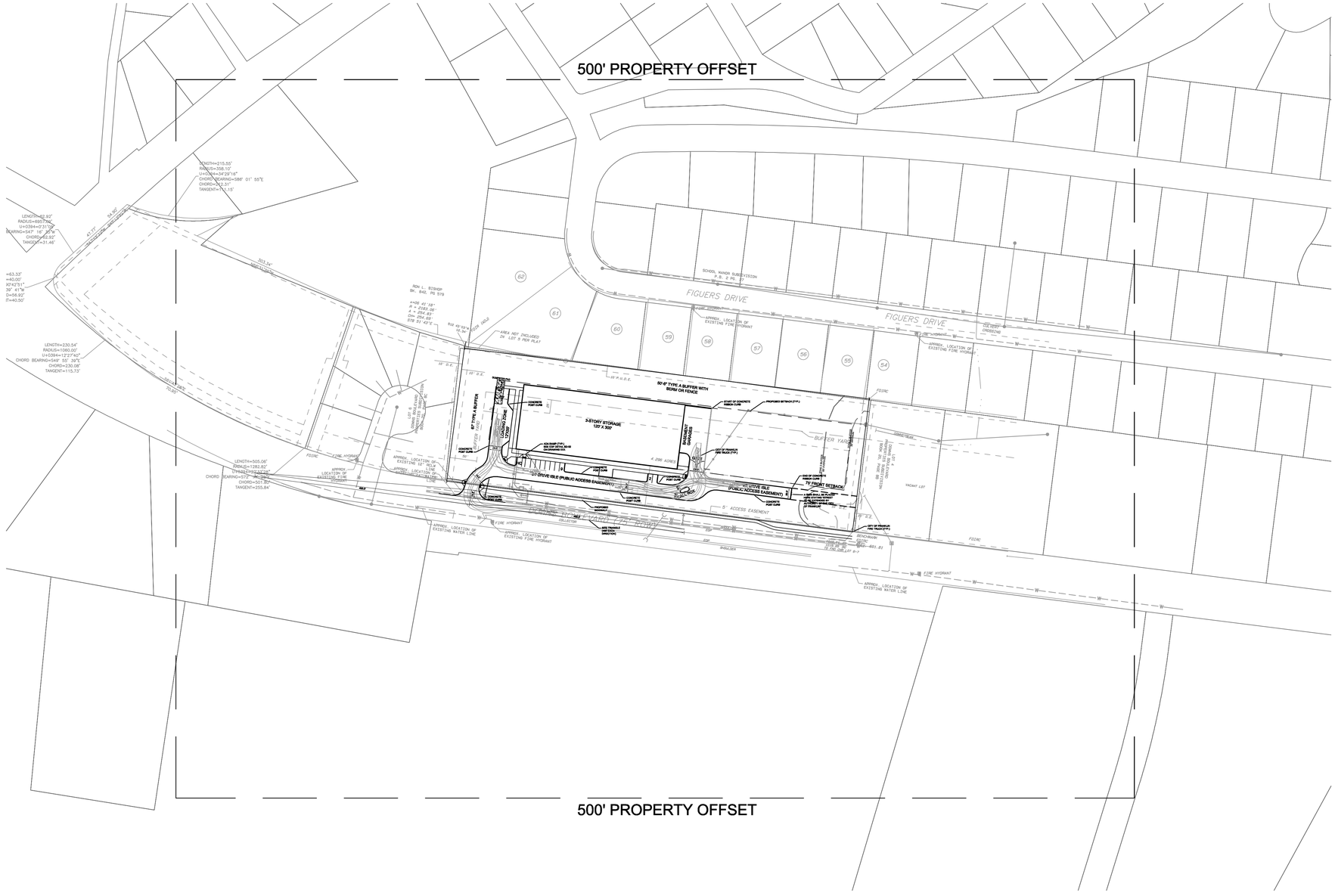
SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT: Address:	KIMLEY-HORN & ASSOCIATES 209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone: Email: Contact Name:	615-564-2701 BRETT.CREASMAN@KIMLEY-HORN.COM BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006



DESIGN MODIFICATION OF STANDARDS #1

THE APPLICANT IS REQUESTING A DESIGN MOS OF SECTION 3.3.25(4) OF THE FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS RELATED TO MINIMUM DISTANCE FROM INTERSECTIONS. THE PROPOSED ACCESS IS ALIGNED DIRECTLY ACROSS FROM AN EXISTING ACCESS TO THE VULCAN ROCK QUARRY, PROVIDING A DISTANCE OF ±115' FROM THE NEAREST POINT OF TANGENCY OF THE CURVE OF PARTNERSHIP CIRCLE TO THE NEAREST POINT OF RADIUS RETURN TO THE PROPOSED ACCESS. THIS MOS IS BEING REQUESTED DUE TO A HARDSHIP THAT WOULD BE CREATED RELATED TO GRADES/TOPOGRAPHY AND FIRE APPARATUS ACCESS IF THIS STANDARD WAS UPHELD.

NOTE:

THE PROPOSED ELECTRIC GATE SHALL BE SPECIFIED WITH A SIREN-OPERATED SENSOR THAT WILL ALLOW EMERGENCY ACCESS. ALSO, A KNOX KEY SWITCH SHALL BE PROVIDED AS A SECONDARY MEANS OF EMERGENCY ACCESS.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

Kimley»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615 564 2701
www.kimley-horn.com
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION

LOT 5 - REVISION 1

FRANKLIN, TENNESSEE

BRETT CREASMAN — REGISTERED ENGINEER — 114225 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15

KHA PROJECT NO.
017087000

OVERALL ROW & ACCESS PLAN

SHEET NUMBER
C4.0

COF# 5890

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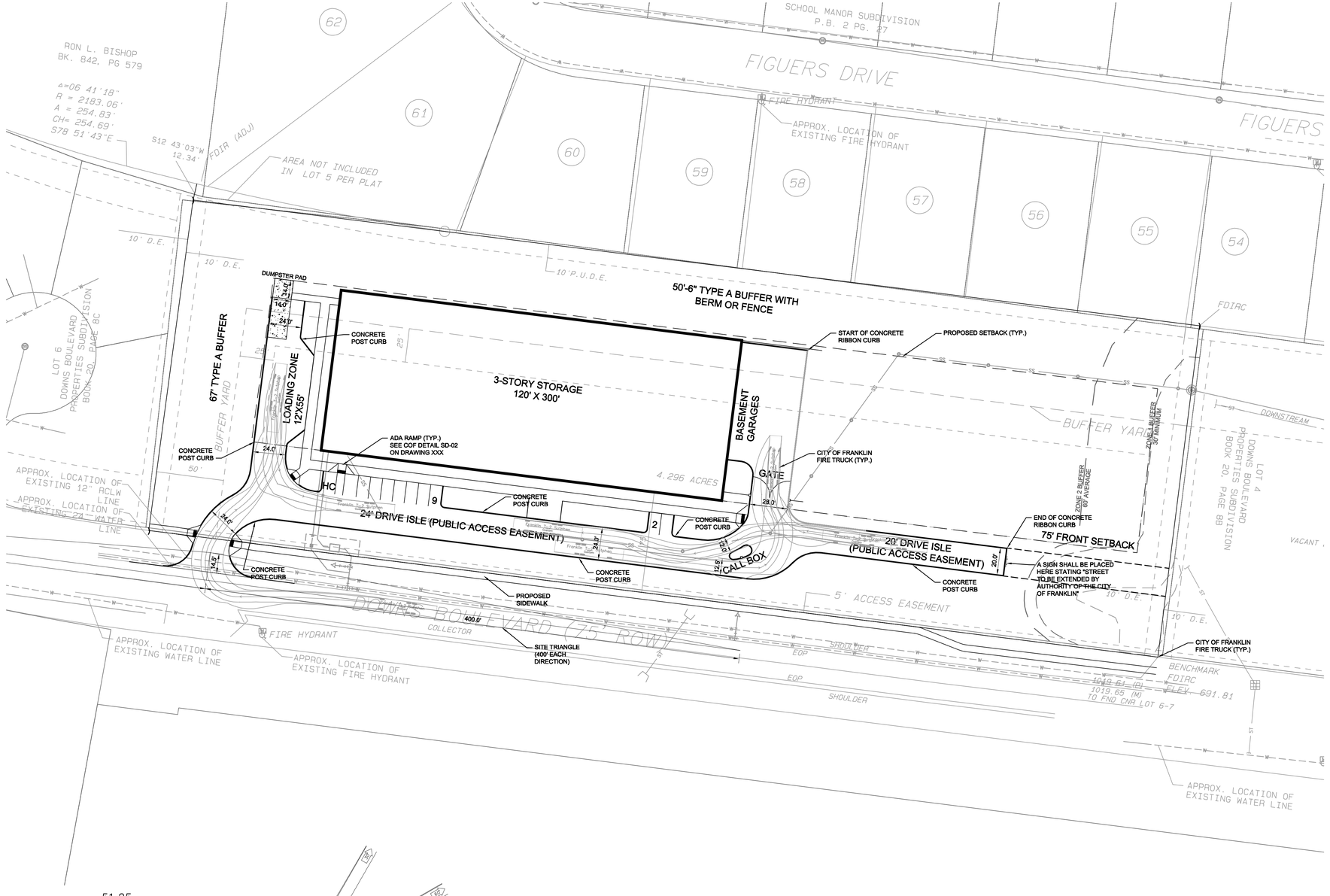
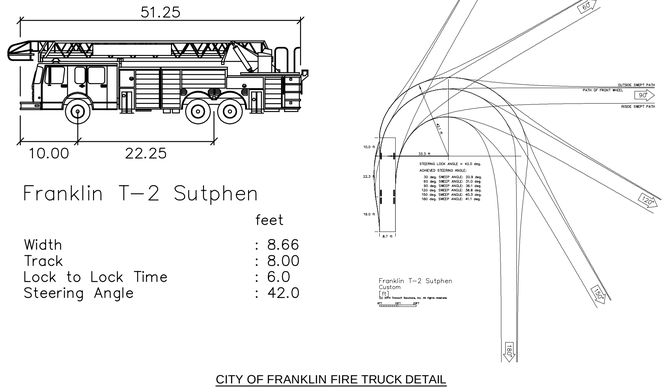
SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT: Address: Phone: Email: Contact Name:	KIMLEY-HORN & ASSOCIATES 209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203 615-564-2701 BRETT.CREASMAN@KIMLEY-HORN.COM BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006





CITY OF FRANKLIN FIRE TRUCK DETAIL
NOT TO SCALE

R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN
NO. 114235
STATE OF TENNESSEE
8/6/15

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	7/13/15

KHA PROJECT NO.
017087000

ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.1

COF# 5890

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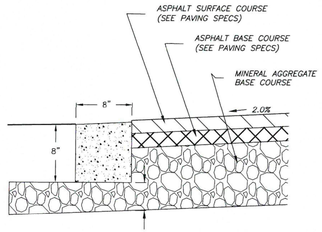
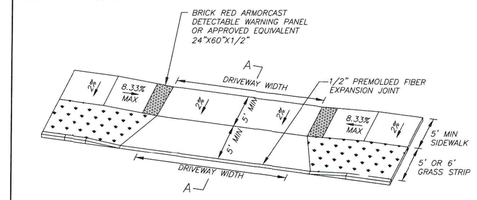


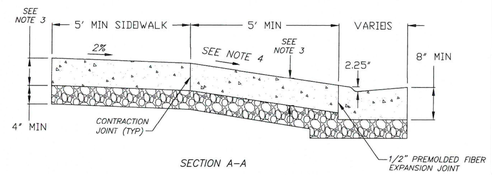
GENERAL NOTES
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 – CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 3/4" PREMOLDED FIBER IN ACCORDANCE WITH SECTION 905 – JOINT MATERIALS OF THE STAND SPECIFICATIONS.
3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET
3. EPANSION JOINTS AREA TO BE PLACED AS FOLLOWS: AT TANGENT OINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ABUTTING RIGID OBJECTS, AT OTHER PLACES WEHRE STRESSES MAY DEVELOP, SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE MAXIMUM SPACING IS TO BE 100 FEET

N.T.S

CITY OF FRANKLIN		
ALLEY RIBON CURB	CITY ENGINEER	DATE
DWG. NO. RP-4 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	12/8/14 DATE

**DOWNTOWN STREET SCAPE
COLOR SHALL BE BLACK



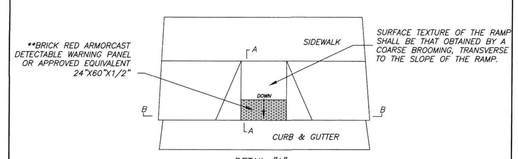


SECTION A–A

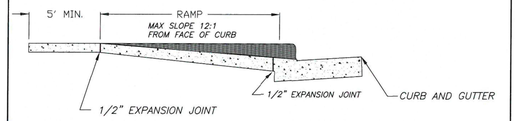
GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 2% THROUGH DRIVEWAYS
2. 4" MIN BASE STONE REQUIRED UNDER ALL DRIVES
3. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
4. DRIVEWAY RAMP GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS

CITY OF FRANKLIN		
LOWERED CONCRETE DRIVEWAY (WITH GRASS STRIP)	CITY ENGINEER	DATE
DWG. NO. RP-7 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	12/8/14 DATE

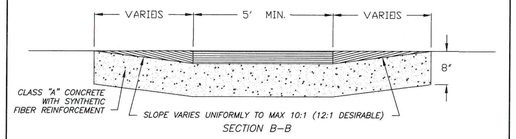
**DOWNTOWN STREET SCAPE
COLOR SHALL BE BLACK



DETAIL "A"



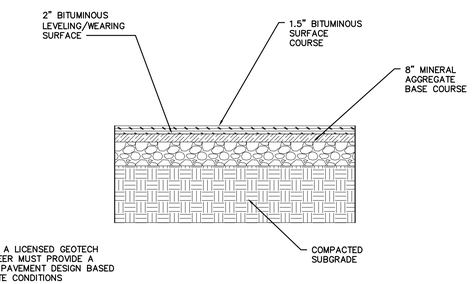
SECTION A–A



SECTION B–B

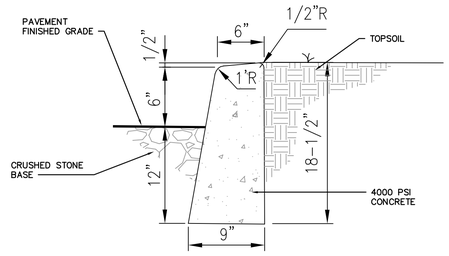
GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ACCESSIBILITY CODE REQUIREMENTS
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. RAMPS SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
6. 4" BASE STONE REQUIRED UNDERA ALL RAMPS

CITY OF FRANKLIN		
HANDICAP RAMP AND DETECTABLE WARNING	CITY ENGINEER	DATE
DWG. NO. RP-12 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	12/8/14 DATE

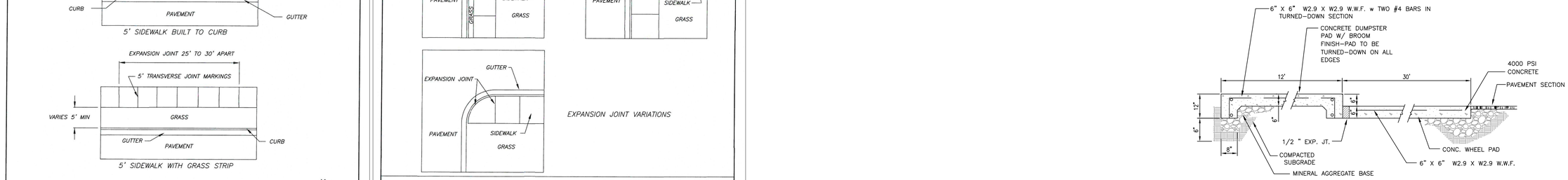


NOTE: A LICENSED GEOTECH ENGINEER MUST PROVIDE A FINAL PAVEMENT DESIGN BASED ON SITE CONDITIONS

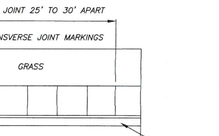
1 TYPICAL PAVEMENT SECTION
SCALE:



2 6" CONCRETE POST CURB
SCALE:

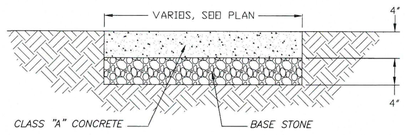


3 CONCRETE DUMPSTER PAD
SCALE:



5' SIDEWALK BUILT TO CURB

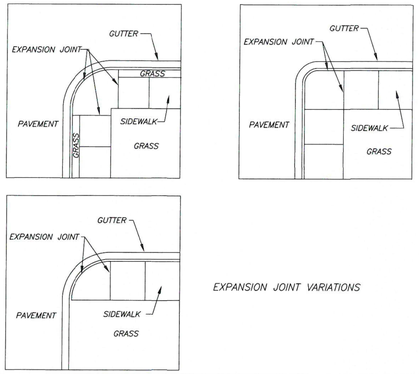
5' SIDEWALK WITH GRASS STRIP



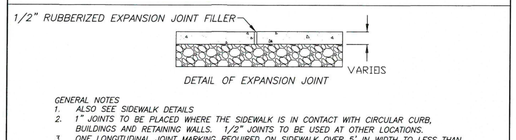
GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S

CITY OF FRANKLIN		
TYPICAL 5' CONCRETE SIDEWALK	CITY ENGINEER	DATE
DWG. NO. RP-9 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	12/8/14 DATE



EXPANSION JOINT VARIATIONS



DETAIL OF EXPANSION JOINT

GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 9'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S

CITY OF FRANKLIN		
TYPICAL SIDEWALK EXPANSION JOINT	CITY ENGINEER	DATE
DWG. NO. RP-11 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	12/8/14 DATE

Kimley»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615 564 2701
www.kimley-horn.com
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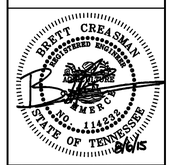
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD
PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE



No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

ROW & ACCESS DETAILS

SHEET NUMBER
C4.3
COF# 5890

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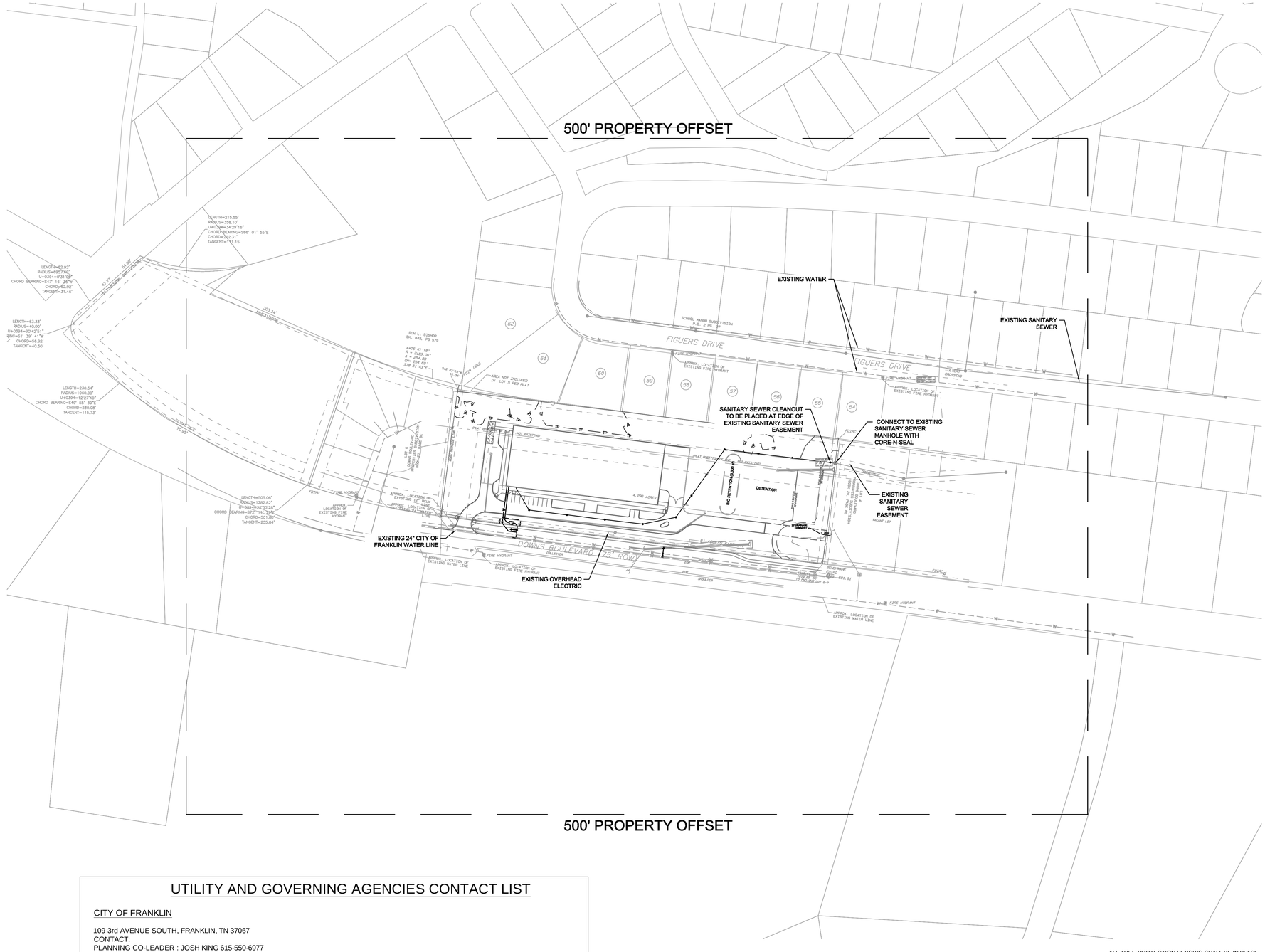
SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT: Address: Phone: Email: Contact Name:	KIMLEY-HORN & ASSOCIATES 209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203 615-564-2701 BRETT.CREASMAN@KIMLEY-HORN.COM BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006



UTILITY AND GOVERNING AGENCIES CONTACT LIST

CITY OF FRANKLIN

109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING CO-LEADER : JOSH KING 615-550-6977
ENGINEERING CO-LEADER : LANCE FITTRO 615-550-6676

WATER
CITY OF FRANKLIN
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FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
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(615) 564-2877
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MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
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FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

CABLE
COMCAST
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NASHVILLE, TN 37214
(615)550-6855
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SURVEYOR
HARRAH AND ASSOCIATES
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PHONE: (615) 778-0863
CONTACT: ROGER HARRAH, RLS

CITY OF FRANKLIN WMS

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

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

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PROPOSED UTILITIES LEGEND

W	4" WATER MAIN
SD	STORM SEWER
SS	6" SANITARY SEWER SERVICE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615 564 2701
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN — REGISTERED ENGINEER — AGENT — No. 114235 — STATE OF TENNESSEE — 8/6/15

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

COF# 5890

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SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	BRETT.CREASMAN@KIMLEY-HORN.COM
Contact Name:	BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
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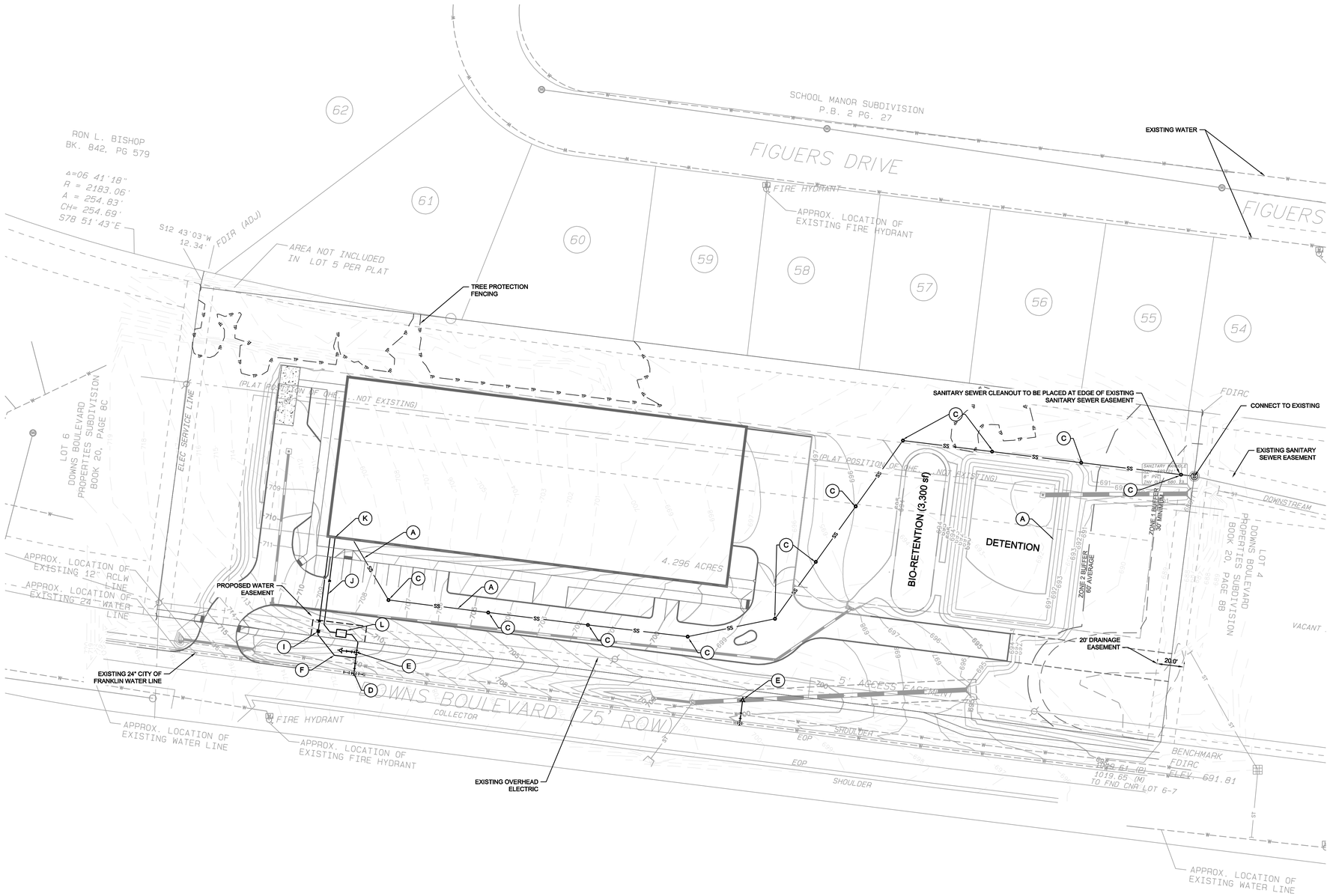

WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   - A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   - B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   - C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   - D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

SITE PLAN KEY NOTES:

- (A) 6" SANITARY SEWER SERVICE @ 1% MIN. (TYP.)
- (B) POST INDICATOR VALVE
- (C) SANITARY SEWER CLEANOUT
- (D) 24" X 6" TAPPING SLEEVE AND VALVE
- (E) PUBLIC FIRE HYDRANT
- (F) 45° BEND (TYP.)
- (G) 22.5° BEND (TYP.)
- (H) 6" GATE VALVE
- (I) 3/4" DOMESTIC WATER METER/ LINE
- (J) 6" FIRE SERVICE
- (K) FIRE DEPARTMENT CONNECTION
- (L) DOUBLE DETECTOR CHECK VALVE

WATER & SEWER DATA CHART
FACILITY TYPE: SELF-STORAGE
UNIT FLOW IN GPD: 20 GPD PER EMPLOYEE
NUMBER OF UNITS: 1
TOTAL FLOW IN GPD: 20 GPD

CITY OF FRANKLIN WMS

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

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PROPOSED UTILITIES LEGEND

- W — 4" WATER MAIN
- STORM SEWER
- SS — 6" SANITARY SEWER SERVICE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

BRETT CREASMAN
REGISTERED ENGINEER
No. 114228
STATE OF TENNESSEE
8/6/15

No.	REVISIONS	DATE	BY
1.	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

SITE UTILITY PLAN

SHEET NUMBER
C5.1
COF# 5890

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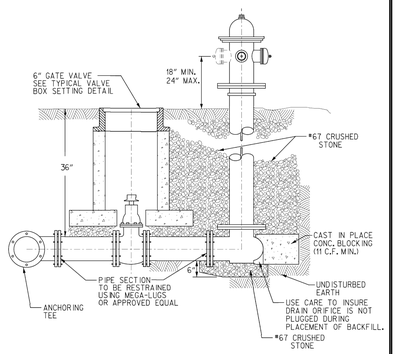

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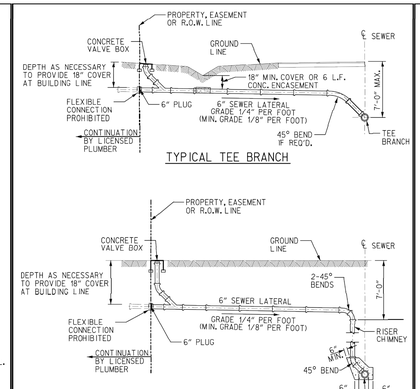
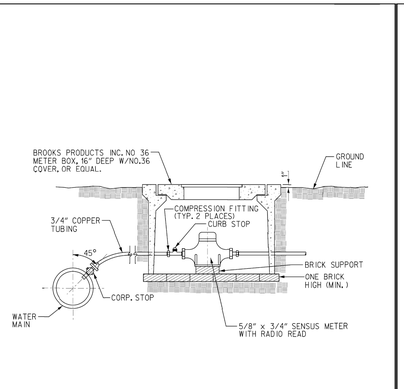
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
FIRE HYDRANT SETTING
W - 2



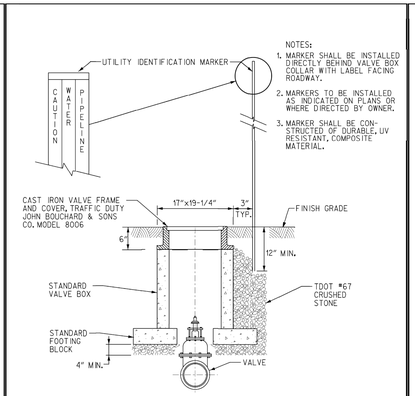
(NOT TO SCALE)

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



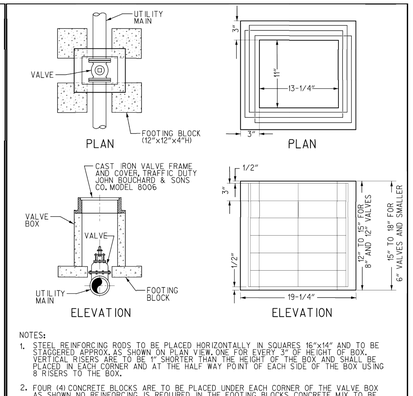
(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
3/4" WATER SERVICE ASSEMBLY
W - 9



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
VALVE BOX SETTING
W - 1



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE VALVE BOX
G - 1

NOTES

1. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL BENDS, TEES AND DEAD ENDS AS INDICATED IN THESE TABLES, OR AS SHOWN ON THE DRAWINGS FOR OTHER SPECIFIC CONDITIONS. THE USE OF CONCRETE THRUST BLOCKING IS PROHIBITED, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. MAXIMUM LENGTHS OF PIPE SHALL BE USED WITHIN RESTRAINED SECTIONS.
3. LENGTH OF PIPE WITH RESTRAINED JOINTS IS BASED ON INSTALLATION IN GW SOILS. IF OTHER SOIL CONDITIONS ARE ENCOUNTERED, LENGTH OF RESTRAINED PIPE SHALL BE ADJUSTED ACCORDINGLY. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.

LENGTH OF PIPE TO BE RESTRAINED FOR PVC (FEET)

SIZE	A DEAD END	A TEE & PLUG	B 90° BEND	B 45° BEND	B 22 1/2° BEND	B 11 1/4° BEND
4"	32	31	15	6	3	2
6"	45	44	20	9	4	2
8"	59	57	26	11	6	3
10"	71	68	31	13	7	3
12"	83	80	36	15	8	4
14"	95	91	41	17	8	4
16"	107	102	46	19	9	5
20"	130	124	54	23	11	6
24"	151	144	63	26	13	7
>24"	SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.					

TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE: 150 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 3
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - PVC
G - 4

NOTES

1. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL BENDS, TEES AND DEAD ENDS AS INDICATED IN THESE TABLES, OR AS SHOWN ON THE DRAWINGS FOR OTHER SPECIFIC CONDITIONS. THE USE OF CONCRETE THRUST BLOCKING IS PROHIBITED, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
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LENGTH OF PIPE TO BE RESTRAINED FOR DIP (FEET)

SIZE	A DEAD END	A TEE & PLUG	B 90° BEND	B 45° BEND	B 22 1/2° BEND	B 11 1/4° BEND
4"	27	27	15	7	3	2
6"	38	38	21	9	5	3
8"	49	49	27	12	6	3
10"	59	59	33	14	7	4
12"	69	69	38	16	8	4
14"	79	79	43	18	9	5
16"	89	89	48	20	10	5
20"	107	107	58	24	12	6
24"	125	125	67	28	14	7
>24"	SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS					

TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE: 200 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 2
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESTRAINED JOINT TABLE - DIP
G - 5

(NOT TO SCALE)

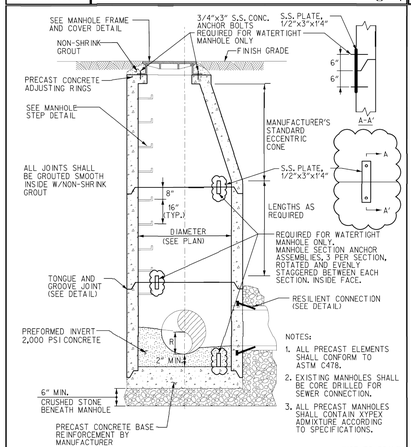
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR PRESSURE LINES
G - 9

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR GRAVITY LINES
G - 10

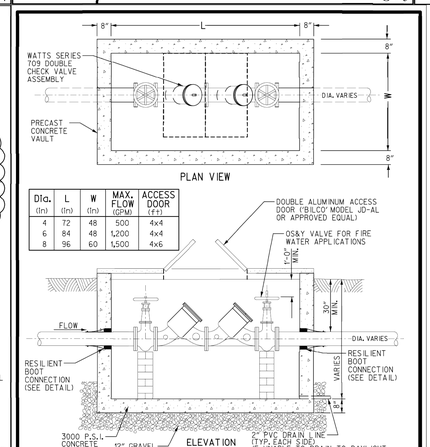
(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
3/4" RECLAIMED WATER SERVICE ASSEMBLY
RW - 1



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE
WW - 1



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DOUBLE CHECK VALVE ASSEMBLY FOR 4" TO 8" LINES (BELOW GROUND)
W - 6

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FRANKLIN, TENNESSEE

BRETT CREASMAN — REGISTERED ENGINEER — No. 114238 — STATE OF TENNESSEE — 8/6/15

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1	PER CITY COMMENTS	8/6/15	CJM

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 7/13/15
KHA PROJECT NO. 017087000

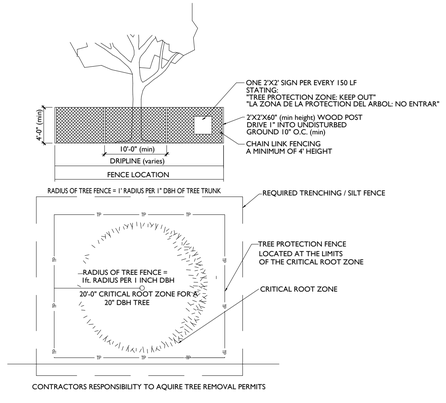
UTILITY DETAILS

SHEET NUMBER
C5.3
COF# 5890

Drawing name: K:\NSH_LDEV\017087000 - Downs Blvd Storage\4-CADD\3-PlanSheets\SITE PLAN\C5.3 Utility Details - 017087000.dwg C5.3 Aug 06, 2015 10:13am by: cj.murrell

GRAPHIC SCALE 1"=30'

30 0 30 60 90



TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

SPECIMEN TREES

NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
1	BASSWOOD	24	FAIR	REMOVED
2	OAK	34	FAIR	REMOVED

TOTAL SPECIMEN INCHES REMOVED: 58
TOTAL HEALTHY INCHES REMOVED: 58
REPLACEMENT REQUIRED: 116 INCHES

TREE CANOPY RETENTION

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	6,657 SF	1,098 SF	5,939 SF
B	10,209 SF	3,198 SF	7,011 SF
C	1,302 SF	1,302 SF	-0- SF
D	14,506 SF	14,506 SF	-0- SF
E	22,893 SF	22,893 SF	-0- SF
F	346 SF	346 SF	-0- SF
G	954 SF	954 SF	-0- SF
TOTAL SF	56,867 SF	44,297 SF	12,950 SF
TOTAL ACRES	1.31 AC	1.02 AC	0.30 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 56,867 SF
56,867 SF/186,872 SF = .30 (30%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
15% OF TOTAL CANOPY
56,867 SF * 15% = 8,530 SF (0.20 AC)
PROVIDED CANOPY PRESERVED =
12,950 SF (23%) OF TOTAL EXISTING CANOPY

KEY:

SPECIMEN TREE

TREE PRESERVATION AREA

SITE DATA:

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
PROJECT NUMBER:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
SITE ACREAGE:	4.29 AC
ZONING:	LI LIGHT INDUSTRIAL
APPLICABLE OVERLAYS:	SOCO-1
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSA:	20%, 0.86 AC
PROVIDED LSA:	59%, 2.52 AC
ORIGINAL CANOPY COVER:	56,867 SF
PRESERVED CANOPY COVER:	12,950 SF
SPECIMEN TREE REMOVAL:	2 TREES, 58 INCHES DBH

TREE PRESERVATION / REMOVAL PLAN

Kimley»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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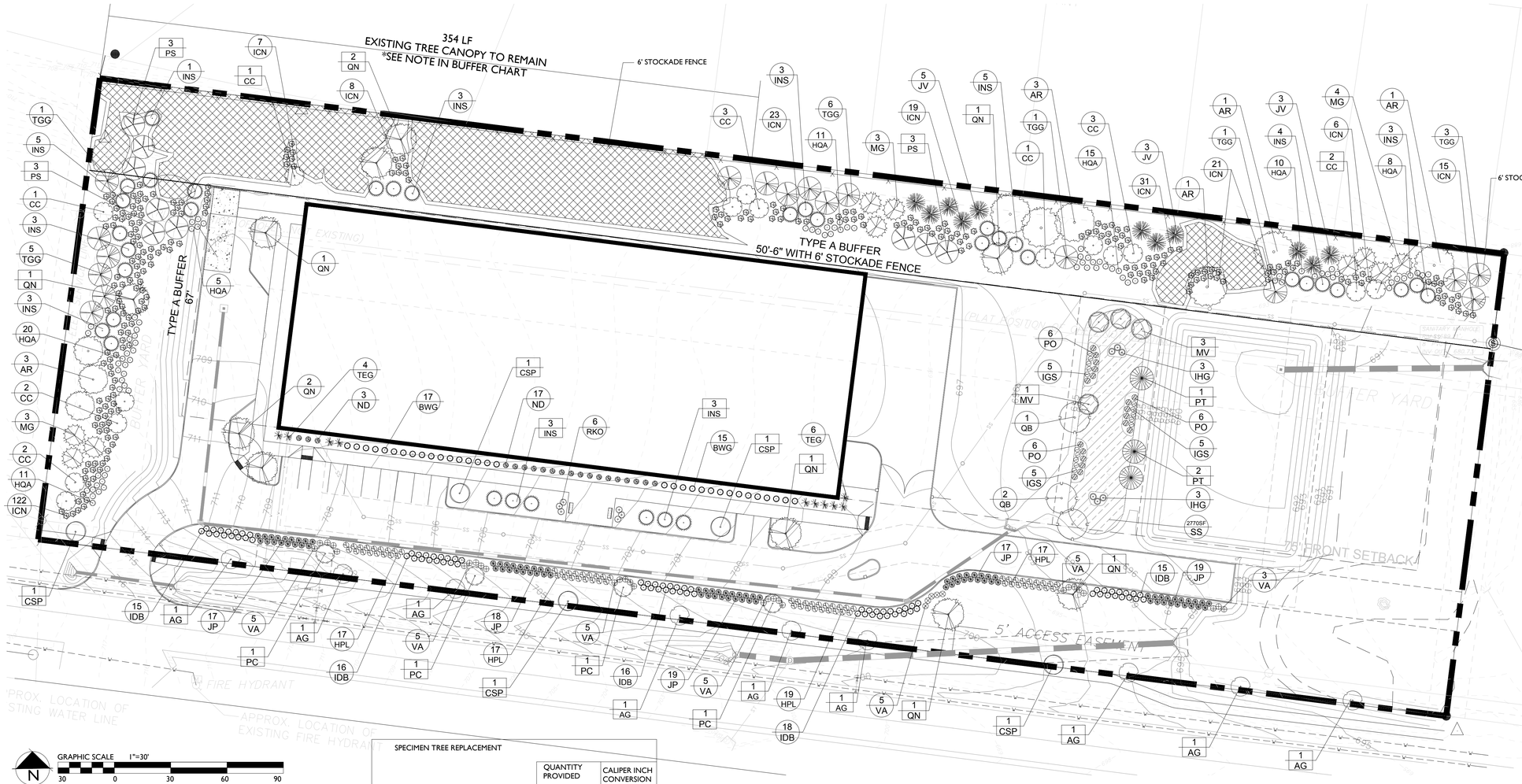
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 329

No.	REVISIONS	DATE	BY
1	REVISED PER COF	8.6.2015	

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 7.13.2015
KHA PROJECT NO. 017087000
SHEET NUMBER
L1-00
COF# 5890



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SPECIMEN TREE REMOVAL:	2 TREES, 58 INCHES DBH

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

Applicant: Taylor Preston, The Natchez Group 615.347.5131

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

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

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

THE NATCHEZ GROUP
TAYLOR PRESTON
10147 PARIS AVE.
NASHVILLE, TN 37204
615.347.5131
ataylorpreston@gmail.com

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
- [x] Rooftop
- [ ] Ground

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
[x] Foundation Planting	Along primary facade
[x] Perimeter Planting Strip	Screen VUAs and to create "modules"
[x] Utility Box Screen from view	Screen Utility Boxes and Meters from view
[x] HVAC Screen	Screen HVAC from view
[x] Dumpster Screen	Screen dumpster from view
[x] Loading/service Area	Buffer the street or residential property
[x] Incompatible Use Buffer	Buffer the adjacent less intensive use
[x] Street Trees	Spatial Definition/Environmental Mitigation

SPECIMEN TREE REPLACEMENT

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	18	54
2" CALIPER CANOPY TREES	-	-
2" CALIPER UNDERSTORY TREES	31	62
TOTAL CALIPER INCHES OF REPLACEMENT TREE PROVIDED:		116
DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED:		116
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0

XX / XX BUFFER PLANT MATERIAL

BUFFER LANDSCAPE PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
9	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
11	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	6'-8'	EVERGREEN	AS SHOWN	FULL BRANCHING
10	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	FULL BRANCHING
17	TGG	THUJA STANDISH X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	FULL BRANCHING
UNDERSTORY TREES								
12	CC	CERCIS CANADENSIS 'FOREST PANSY'	FORESTY PANSY REDBUD	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
30	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL, B/B	6'-8'	EVERGREEN	AS SHOWN	FULL BRANCHING
SHRUBS								
80	HQA	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	3 GAL.	24" x 24"	DECIDUOUS	42" O.C.	
252	ICN	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	3 GAL.	30" X 24"	EVERGREEN	42" O.C.	

XX / XX REQUIRED PLANT MATERIAL

REQUIRED LANDSCAPE PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
3	QN	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
3	PY	PRUNUS X YEODOENSIS	YOSHINO CHERRY	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
SHRUBS								
32	BWG	BUXUS SINICA VAR. INSULARIS	WINTERGREEN BOXWOOD	3 GAL.	24" X 24"	EVERGREEN	60" O.C.	
70	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	3 GAL.	30" X 24"	DECIDUOUS	36" O.C.	
80	IDB	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL.	30" X 24"	EVERGREEN	36" O.C.	
15	IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	3 GAL.	24" X 24"	EVERGREEN	42" O.C.	
6	IHG	ITEA VIRGINICA 'HENRY'S GARNET' SWEETSPIRE	HENRY'S GARNET SWEETSPIRE	3 GAL.	24" x 24"	DECIDUOUS	42" O.C.	
90	JP	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	PARSON'S JUNIPER	3 GAL.	30" X 24"	EVERGREEN	36" O.C.	
20	ND	NANDINA DOMESTICA	HEAVENLY BAMBOO	3 GAL.	30" X 24"	DECIDUOUS	60" O.C.	
18	PO	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3 GAL.	30" X 24"	DECIDUOUS	42" O.C.	
6	RKO	ROSA X 'RADRAZZ'	KNOCKOUT ROSE	3 GAL.	30" X 24"	DECIDUOUS	42" O.C.	
10	TEG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	7 GAL.	30" X 24"	EVERGREEN	48" O.C.	
33	VA	VIBURNUM X RHYTIDOPHYLLOIDES	ALLEGHANY VIBURNUM	3 GAL.	30" X 24"	EVERGREEN	36" O.C.	
GROUNDCOVER								
SEED	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2,770 SF				RATE 10 IBS/ACRE

NORTHERN 50'-6" INCOMPATIBLE USE BUFFER

DEVELOPING USE: INDUSTRIAL
EXISTING ADJACENT USE/ZONING: DETACHED RESIDENTIAL
SITE ACREAGE: 4.29 AC
BUFFER CLASS: A
BUFFER WIDTH: 50'-6" (WITH 25% REDUCTION DUE TO FENCE)
BUFFER LENGTH: 753'
MINIMUM TREES REQUIRED: 105 (14 TREES PER 100 LF)
TREES PROVIDED: 61
MINIMUM SHRUBS REQUIRED: 301 (40 SHRUBS PER 100 LF)
SHRUBS PROVIDED: 174
PERCENT OF CANOPY TREES IN BUFFER (40% MIN): 57%
PERCENT OF EVERGREEN TREES IN BUFFER (50% MIN): 79%
PERCENT OF EVERGREEN SHRUBS IN BUFFER (75% MIN): 75%
*NOTE: APPLICANT REQUESTS EXISTING TREE CANOPY TO BE PRESERVED TO COUNT TOWARDS BUFFER REQUIREMENTS FOR 354 LF

WESTERN 67' INCOMPATIBLE USE BUFFER

DEVELOPING USE: INDUSTRIAL
EXISTING ADJACENT USE/ZONING: DETACHED RESIDENTIAL
SITE ACREAGE: 4.29 AC
BUFFER CLASS: A
BUFFER WIDTH: 67'
BUFFER LENGTH: 197.5'
MINIMUM TREES REQUIRED: 28 (14 TREES PER 100 LF)
TREES PROVIDED: 28
MINIMUM SHRUBS REQUIRED: 158 (80 SHRUBS PER 100 LF)
SHRUBS PROVIDED: 158
PERCENT OF CANOPY TREES IN BUFFER (40% MIN): 43%
PERCENT OF EVERGREEN TREES IN BUFFER (50% MIN): 71%
PERCENT OF EVERGREEN SHRUBS IN BUFFER (75% MIN): 77%

XX / XX SPECIMEN REPLACEMENT

SPECIMEN REPLACEMENT PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
9	PS	PICEA STROBUS	WHITE PINE	3" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	FULL BRANCHING
3	PT	PICEA TAEDA	LOBLOLLY PINE	3" CAL, B/B	10'-12'	EVERGREEN	AS SHOWN	FULL BRANCHING
6	QN	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
9	AG	AMUR GINNALA	AMUR MAPLE	2 " CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
3	CC	CERCIS CANADENSIS 'FOREST PANSY'	FORESTY PANSY REDBUD	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
5	CSP	CORNUS FLORIDA X CORNUS KOUSA	STELLA PINK FLOWERING DOGWOOD	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
6	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL, B/B	6'-8'	EVERGREEN	AS SHOWN	FULL BRANCHING
4	MG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY
4	PC	PRUNUS CERASIFERA	PURPLE LEAF PLUM	2" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	BALANCED CANOPY

OPEN SPACE REQUIREMENT CHART

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)	PAVED AREA	% PAVED IMPERVIOUS
AREA 1	FORMAL	PLAZA	11,090	5,721 SF	52%

LANDSCAPE REQUIREMENTS: (ACI)

LSR 0.20 FORMAL OPEN SPACE = 0.21 ACRES CANOPY(82' PER AC)= 17' UNDERSTORY (21' PER AC) = 4' SHRUBS (96 PER AC) = 20	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED		CALIPER INCHES
EXISTING TREES		-		-
EXISTING TREES (SEE TREE INVENTORY)		-		-
4" CALIPER CANOPY TREES:		-		-
3" CALIPER CANOPY TREES:		6		18
2" CALIPER CANOPY TREES:		-		-
AGGEGATE CANOPY CALIPER INCHES PROVIDED:				18
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				17
2" CALIPER UNDERSTORY TREES:		2		4
1.5" CALIPER UNDERSTORY TREES:		-		-
AGGEGATE UNDERSTORY CALIPER INCHES PROVIDED:				4
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				4
MINIMUM 18" HEIGHT SHRUBS:		107		107
MINIMUM 30" HEIGHT SHRUBS:		273		325
TOTAL SHRUBS PROVIDED:				432
TOTAL SHRUBS REQUIRED:				20

LANDSCAPE PLAN

Kimley»Horn
209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 329

No.	REVISIONS	DATE	BY
1	REVISED PER COF	8.6.2015	

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 7.13.2015
KHA PROJECT NO. 017087000

SHEET NUMBER
L2-00
COF# 5890

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANITIES OF ALL MATERIALS. THE QUANTIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

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

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

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

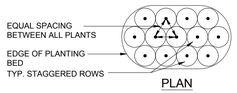
B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

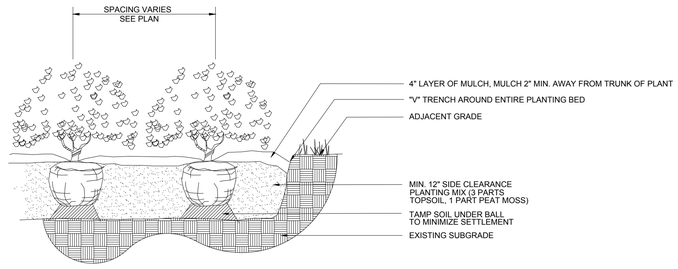
F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



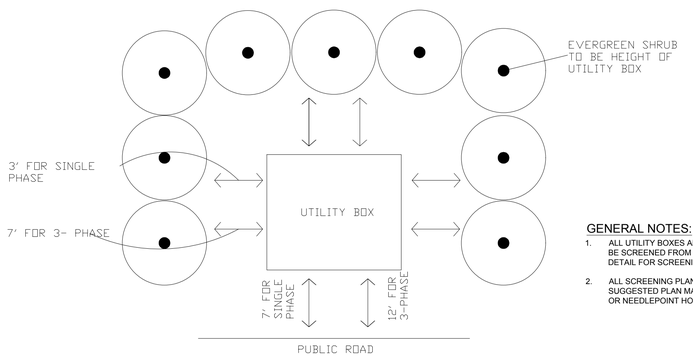
PLAN

GENERAL NOTES:

1. Install top of plant ball shall be level with finished grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.
4. Cut and remove burlap from top 1/3 of root ball. Non-degradable burlap shall be removed or rolled under ball after replacement of plant.



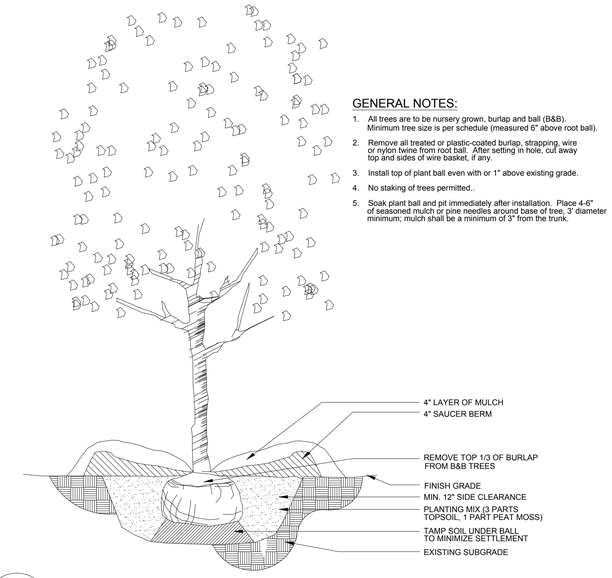
1 / L3.0 — SHRUB PLANTING — DETAIL #
PLAN/ SECTION — NTS



GENERAL NOTES:

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

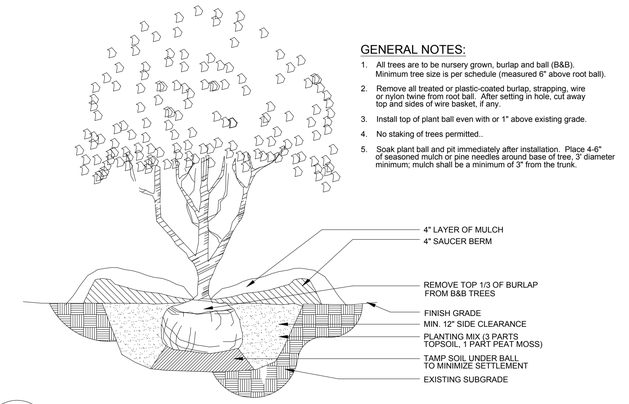
2 / L3.0 — UTILITY BOX SCREEN — NTS



GENERAL NOTES:

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

3 / L3.0 — SINGLE TRUNK DECIDUOUS TREE — DETAIL #
SECTION — NTS



GENERAL NOTES:

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

4 / L3.0 — UNDERSTORY TREE — DETAIL #
SECTION — NTS

LANDSCAPE DETAILS AND NOTES

209 Tenth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com

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Kimley»Horn

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

DOWNS BOULEVARD
PROPERTIES SUBDIVISION
LOT 5 - REVISION 1
FRANKLIN, TENNESSEE

GREGORY C. GAMBLE — TENNESSEE REGISTERED LANDSCAPE ARCHITECT — 8-6-2015

No.	REVISIONS	DATE	BY
1	REVISED PER COF	8.6.2015	

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 7.13.2015
KHA PROJECT NO.
017087000

SHEET NUMBER
L3-00
COF# 5890

1 A4.1 **WEST ELEVATION**
SCALE: 3/32"=1'-0"

WEST ELEVATION MATERIAL		
	SURFACE AREA	PERCENT OF NET
GROSS WALL	3,422	N/A
NET WALL	2,814	N/A
NET EIFS	1,228	42%
NET BRICK	1,686	58%

2 A4.1 **EAST ELEVATION**
SCALE: 3/32"=1'-0"

EAST ELEVATION MATERIAL		
	SURFACE AREA	PERCENT OF NET
GROSS WALL	4,785	N/A
NET WALL	4,265	N/A
NET EIFS	1,220	29%
NET BRICK	2,977	71%

THIS ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

3 A4.1 **SOUTH ELEVATION**
SCALE: 3/32"=1'-0"

SOUTH ELEVATION MATERIAL		
	SURFACE AREA	PERCENT OF NET
GROSS WALL	10,131	N/A
NET WALL	8,583	N/A
NET EIFS	3,123	34%
NET BRICK	5,860	66%

4 A4.1 **NORTH ELEVATION**
SCALE: 3/32"=1'-0"

NORTH ELEVATION MATERIAL		
	SURFACE AREA	PERCENT OF NET
GROSS WALL	8,315	N/A
NET WALL	7,565	N/A
NET EIFS	2,527	31%
NET BRICK	5,438	69%

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EXTERIOR FINISH AND COLOR SCHEDULE

MARK	MATERIAL	COLOR
BRK-1	MODULAR SIZE BRICK (FIELD)	PINE HALL BRICK- SPECTRA "SCARLET" WIRECUT MORTAR- ARGOS "CRIMSON"
BRK-2	MODULAR SIZE BRICK (ACCENT)	PINE HALL BRICK- SPECTRA "OATMEAL" WIRECUT MORTAR- ARGOS "BANTAN"
EIFS-1	EIFS - FIELD	DRYVIT #13 "AMARILLO WHITE" SANDBLAST FINISH
MT-1	PREFIN MTL TRIM, COPING & FLASHING, GUTTERS & DOWNSPOUTS	MATCH SHERWIN WILLIAMS SW6108 "LATTE"
SSR-1	MTL TRAPEZOIDAL SEAM ROOF	GALVALUME PLUS
EPT-1	HM DOORS AND FRAMES	MATCH SHERWIN WILLIAMS SW6108 "LATTE"
EPT 2	PREFIN ALUM CANOPY	MATCH SHERWIN WILLIAMS SW6461 "ISLE OF PINES"
SF-1	ALUM STOREFRONT	KAWNEER CLEAR ANODIZED
GL-1	GLASS	PPG SOLARBRONZE

COF# 5890

SCOTT DOUGLAS STINNARD
REGISTERED ARCHITECT
No. 102395
STATE OF TENNESSEE

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF STINNARD ARCHITECTURE, INC., AND SHALL NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION. THEY WERE PREPARED FOR THE USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE AT A LATER TIME. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

Proposed Self Storage

500 Downs Boulevard
Franklin, TN

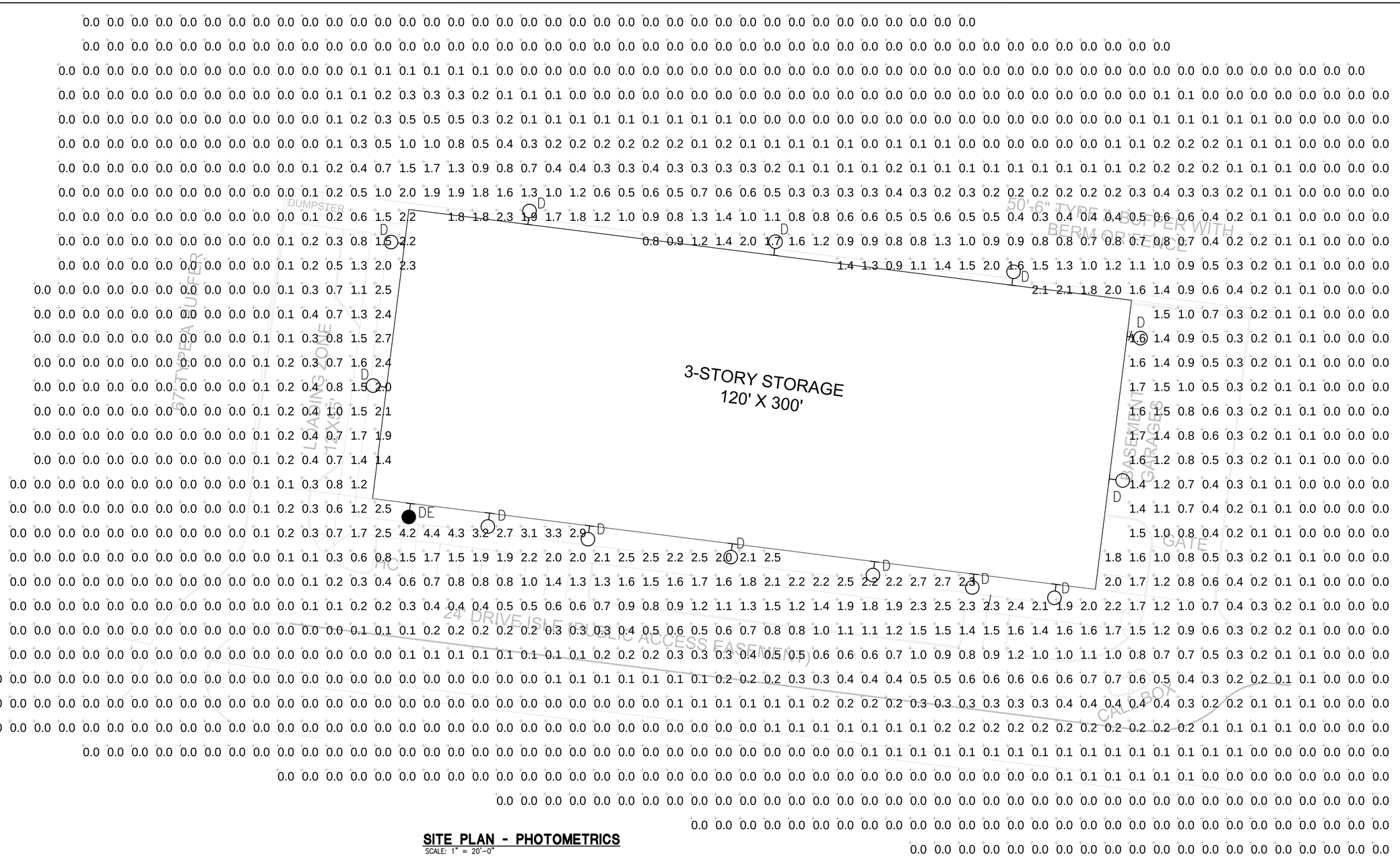
STINNARD ARCHITECTURE, INC.
322 EAST MAIN STREET
CARTHAGE, TN 37030
770-335-2400 (F) 770-335-2444
STINNARDARCH.COM

REVISIONS

PROJECT NUMBER
2015

DATE
6-23-14

SHEET NUMBER
A4.1



SITE PLAN - PHOTOMETRICS

SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	4.4 fc	0.0 fc	N/A	N/A

Luminaire Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	
●	DE		1	WST LED 2 10A700/40K SR3 MVOLT	WST LED WITH 1 MODULE, 20 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	LED	1	4055.095	0.9	47	
○	D		13	WST 150M WT (PULSE START)	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 150-WATT CLEAR ED17 PULSE START METAL HALIDE, HORIZONTAL POS.	1	14000	0.7	189	

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STINARD ARCHITECTURE, INC
322 EAST MAIN STREET
FRANKLIN, TN 37064
T 615.790.3330
F 615.790.3344
STINARDARCH.COM

Proposed Self Storage

500 Downs Boulevard
Franklin, TN

REVISIONS

PROJECT NUMBER
2015

DATE
6-23-14

SHEET NUMBER

ESP1

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REVISIONS

PROJECT NUMBER
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A4.1

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

SITE DATA CHART

PROJECT NAME:	DOWNS BOULEVARD PROPERTIES SUBDIVISION
COF PROJECT #:	5890
SUBDIVISION:	DOWNS BOULEVARD PROPERTIES
MAP:	MAP # 78
PARCEL #:	41.08
ADDRESS:	500 DOWNS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	LIGHT INDUSTRIAL (LI)
CHARACTER AREA OVERLAY:	SH-1
OTHER APPLICABLE OVERLAYS:	N/A
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.29 ACRES
SQUARE FOOTAGE OF SITE:	186,872 SF
OWNERS:	BOB BASS CHARLES DEBRAY 204 LEWISBURG AVENUE FRANKLIN, TN 37064
DEVELOPER:	THE NATCHEZ GROUP TAYLOR PRESTON 1014 PARIS AVENUE NASHVILLE, TN 37204 615-347-5131
APPLICANT:	KIMLEY-HORN & ASSOCIATES
Address:	209 10TH AVE S, SUITE 501 NASHVILLE, TN 37203
Phone:	615-564-2701
Email:	BRETT.CREASMAN@KIMLEY-HORN.COM
Contact Name:	BRETT CREASMAN
BUILDING SETBACKS:	FRONT=75'; SIDE=25'; REAR=25';
BUILDING SQUARE FOOTAGE:	108,000 SF
BUILDING UNITS:	1 TOTAL
RESIDENTIAL DENSITY:	N/A
BUILDING HEIGHT:	32'
MINIMUM LANDSCAPE SURFACE RATIO:	.20
PROVIDED LANDSCAPE SURFACE RATIO:	.59
MINIMUM PARKING REQUIREMENT:	4 SPACES + 0.1/UNIT 4 SPACES + 0.1/676 UNITS = 10.76 TOTAL SPACES REQUIRED = 11
EXISTING PARKING:	N/A
PARKING PROVIDED:	11 TOTAL SPACES 10 STANDARD SPACES 1 ADA SPACES 0 COMPACT SPACES
EXISTING TREE CANOPY:	56,867 SF EXISTING (30% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	8,530 SF (15% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	12,570 SF (22% OF EXISTING)
PARKLAND(IF APPLICABLE):	FEE IN LIEU
OPEN SPACE REQUIRED:	ALL FORMAL - 9,344 SF (5% OF TOTAL SITE)
OPEN SPACE PROVIDED:	ALL FORMAL - 9,461 SF (5.1%)

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH AND ASSOCIATES, DATED JUNE 12, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO PROPOSED RESIDENTIAL UNITS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:

COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
36	WEST MAIN STREET (SR 246)	MINOR ARTERIAL	MID TERM

FIGURES DRIVE
SCHOOL MANOR SUBDIVISION P.B. 2 PG. 27
RON L. BISHOP BK. 642, PG 579
Δ=06° 41' 18"
R = 2183.06'
A = 254.83'
CH= 254.69'
S78° 51' 43"E
S12° 43' 03"W 12.34'
FDIR (ADJ)
AREA NOT INCLUDED IN LOT 5 PER PLAT
N83° 29' 45"W 188.47'
N83° 29' 45"W 753.62'
565.15'
10' D.E.
(PLAT POSITION OF OHE.... NOT EXISTING)
LOT 6 DOWNS BOULEVARD PROPERTIES SUBDIVISION BOOK 20, PAGE 8B
N6° 50' 17"E 247.87'
ELEC SERVICE LINE
BUFFER YARD
50'
8.31%
4.52%
5.58%
5.10%
2.57%
2.78%
4.296 ACRES
2.41%
6.90%
2.29%
ZONE 2 BUFFER 60' AVERAGE
ZONE 1 BUFFER 30' MINIMUM
POTENTIAL WETLAND
S83° 28' 13"E 755.60'
DOWNS BOULEVARD (75' ROW)
COLLECTOR
EOP
SHOULDER
DBL
ACCESS EASEMENT
OUTFALL #1 INV= 885.14' SEE CHART ON THIS PAGE FOR FLOW RATES.
SANITARY MANHOLE RIM= 899.21' 8" PVC INV. OUT= 880.21'
RENSHAW 36" RCP INV= 880.04'
DOWNSTREAM
RENSHAW 18" RCP INV= 887.01'
LOT 4 DOWNS BOULEVARD PROPERTIES SUBDIVISION BOOK 20, PAGE 8B
VACANT LOT
BENCHMARK
FDIRC
INV. 691.81
1019.61 (P)
1019.65 (M)
TO FND CNR LOT 6-7
FLOWLINE
HYDRANT
APPROX LOCATION OF EXISTING FIRE HYDRANT
LOCATION OF EXISTING WATER LINE
DOMINION ENERGY EASEMENT
EXISTING GAS LINE
EXISTING GAS METER
EXISTING GAS VALVE
EXISTING GAS MARKER

COF# 5890

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

General Comments

1. Stormwater Infrastructure

- Applicant shall add 10' min drainage easement on all stomrwater infrastructure.

Engineering - Site Plan Checklist

General Comments

2. T. Stormwater Management Report

- The previous comment: "Applicant shall submit soil infiltration test report for in situ soils beneath the proposed Level 2 bioretention. Test results shall be submitted to the City's Engineering Dept. prior to issuance of a Grading Permit, at the latest. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met."

to remain open until infiltration test results have been submitted. Final Post-PC approval will not be given until test results verifying the proposed design are received.

3. J. Stormwater Managment Plan

- Applicant shall provide documentation of mitigation/removal of wetland found at the central-southern portion of the site (where the roadside channel is proposed to be piped).

4. K. Overall Utility Plan

- Provide a location for the proposed fire hydrant that is outside of the drainage easement and does not conflict with other utilities.

5. I. Grading Plan

- Applicant shall provide existing and proposed site topography with clear contour labels. Label the existing contours north of the steep slopes.

6. Stormwater drainage

- Provide the location of the stormwater runoff from the top of the building on the grading and stormwater plans.

7. Sidewalk

- The proposed sidewalk must be located in the access easement outside of the right-of-way.

8. V. Site Permits

- The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering.

Performance Agreement and Surety

General Comments

9. Engineering Sureties Site Plan Calculations

- Applicant shall post sureties in the following amount:

I. City Water: $10,000
IV. Private Streets: $170,000
VI. Public Sidewalks: $35,000
VII. Drainage: $121,000
VIII. Green Infrastructure: $17,000

Seperate Cross Connection Bridge Surety: $300,000

10. Landscape

- Landscape surety shall be $52,000.

Planning (Landscape)

General Comments

11. Grading

- This comment shall remain open. Applicant shall ensure that all grading ties back into existing. Areas to review are those in the Southeast and Southwest corners of the project site.

12. Tree Protection Fence Conflict

- Applicant shall resolve the tree protection fence/sanitary sewer conflict. Any work within the tree protection fence is prohibited.

DOWNS BLVD SITE PLAN 2015-08-06.pdf

13. Linework

- Applicant shall explain dashed lines that track along the sanitary sewer line on the landscape drawings. They appear to be an old easement and only show on landscape sheets. If these are easement lines, they shall be removed as they are not required per COF Water/Sewer dept.

Stormwater

General Comments

14. EPSC

- Not addressed: Applicant shall show silt fence along the site's limits of disturbance along the North, East, and South sides.

15. Bioretention

- Not addressed: Applicant shall protect bioretention areas from soil compaction/ sedimentation by wrapping the areas in silt fence or other appropriate type of fencing. Protection shall be shown on EPSC sheets.

16. EPSC

- Applicant shall include EPSC measures requested on initial EPSC plan, including outlet protection for existing outfall.

17. Long Term Maintenance Plan

- -Wetland should be checked on page 2

-A Wetland inspection sheet included.

-Call out wetlands on sheet c3.4 that is included with the ltmp

-Include sheet L2.0 from plan set

18. Wetland

- It is unclear the location of Wetland A and B in the plans. Wetlands and associated buffers shall be clearly located and labeled on all EPSC, grading, drainage, and stormwater management sheets.

19. Wetland

- Any buffer averaging, reduction, grading, etc must come as a formal request to the City's Engineering Department and approved before any further approvals will be granted. Please contact myself for details of this process as soon as possible and before the next resubmittal for guidance as to what will be required.

20. Bioretention

- Include at least 10 individuals of any native variety milkweed species in the bioretention area.

21. Bioretention

- Replace 2 of the 4 sweetbay magnolias in the bioretention area with paw paw, blackgum, or northern catalpa.

22. Water Quality

- Provide a note on the stormwater management sheet stating "Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff".

23. Stream Buffer

- As per FMC 23-107(5)(d)Buffer boundaries shall be marked with signs that persist before, during, and after construction. Signage shall be posted at the edge of the buffer zone, each lot line, and at a maximum spacing of one hundred fifty (150) feet. This spacing can be reduced for large scale development as approved by the City's Engineering Dept. The location of the signage

shall be shown on the Stormwater Mangament Plan, EPSC plans,Grading Plans, Drainage Plans and Buffer Management Plans. These sign shall be supplied by the City of Franklin's Stormwater Inspectors at initial site preconstruction meetings and be installed by the first EPSC inspection.

Water/Sewer

General Comments

24. Domestic water

- Applicant shall revise the utility plan as noted,
  - The 3/4 water service and meter shall be shortened to minimize added service line. the service shall come off of the fire line to the east and extend across the sidewalk terminating at the property line. current configuration has too much service line.
  - The proposed fire hydrant on the fire line shall be placed after the double detector check and into the site. The hydrant shall be painted silver, a fire meter will not be required at this time, but the applicant shall leave an open area for a future fire meter. In the event the water management finds cause to have a fire meter installed, the owner shall install a meter at their cost.
  - Fire hydrant at east end of property shall be relocated, cannot be over storm line.
  - Label for 6" sanitary sewer shall be corrected, currently shown over detention area.

Zoning

2015-06-26 Downs Blvd Storage Pre-App Submittal.pdf

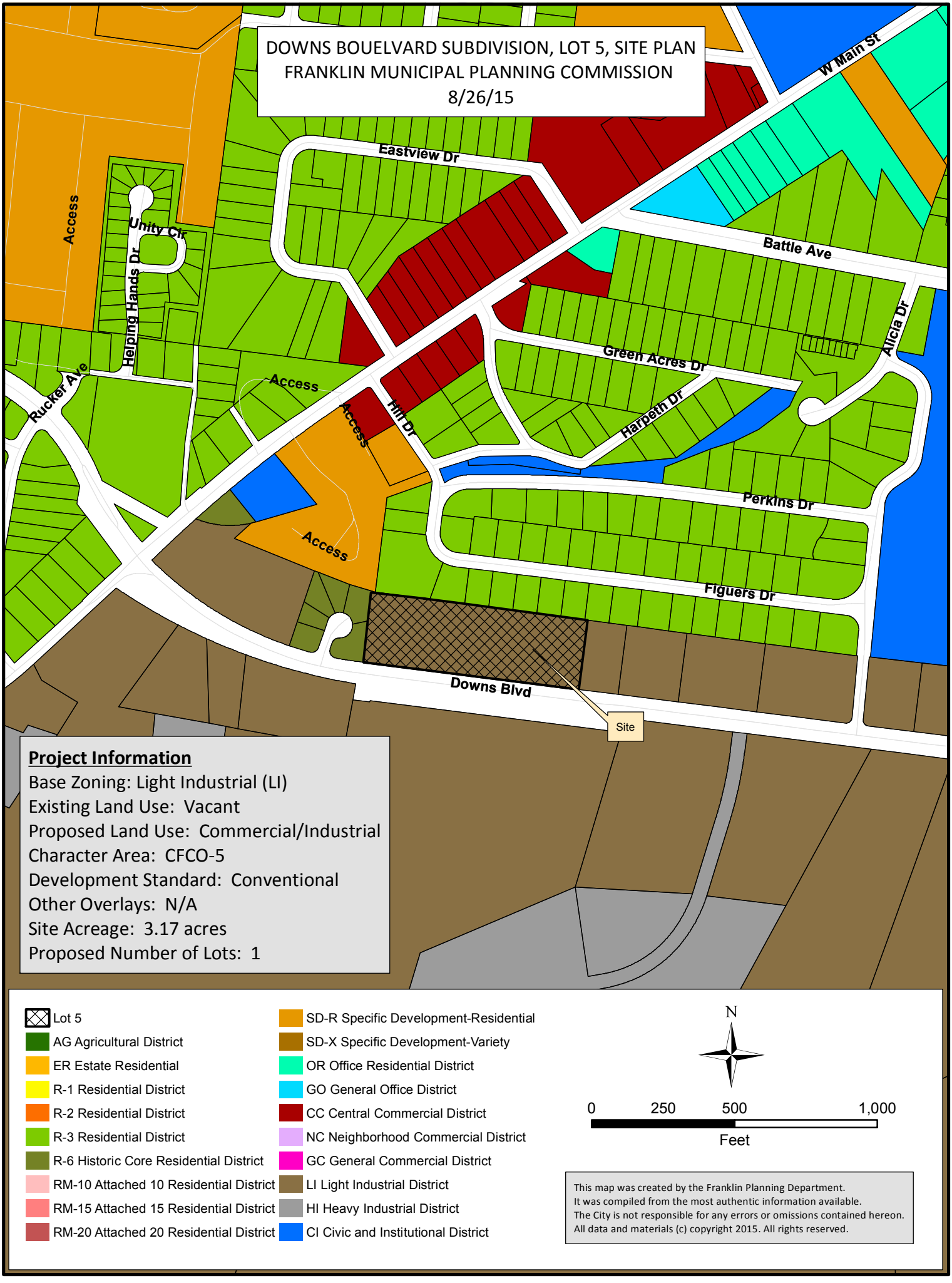
25. Signage

- This issue has not been addressed. Remove all proposed signage from this submittal. All signs are reviewed and approved through a separate submittal process.

DOWNS BOULEVARD STORAGE SITE PLAN SUBMITTAL.pdf

26. HVAC

- This issue has not been addressed. If the HVAC is on the roof, show the outline of the units on the color elevations so it is clear that the units will be completely screened as required.


DOWNS BOUELVARD SUBDIVISION, LOT 5, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/15
W Main St
Eastview Dr
Battle Ave
Unity Cir
Helping Hands Dr
Access
Rucker Ave
Access
Access
Hill Dr
Green Acres Dr
Alicia Dr
Harpeth Dr
Perkins Dr
Access
Figuers Dr
Downs Blvd
Site
Project Information
Base Zoning: Light Industrial (LI)
Existing Land Use: Vacant
Proposed Land Use: Commercial/Industrial
Character Area: CFCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.17 acres
Proposed Number of Lots: 1
Lot 5
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" , THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS SD-R SPECIFIC DEV. RESIDENTIAL
   CHARACTER OVERLAY IS SH-1
   CONVENTIONAL STANDARDS

2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS:
   MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

OWNER INFORMATION

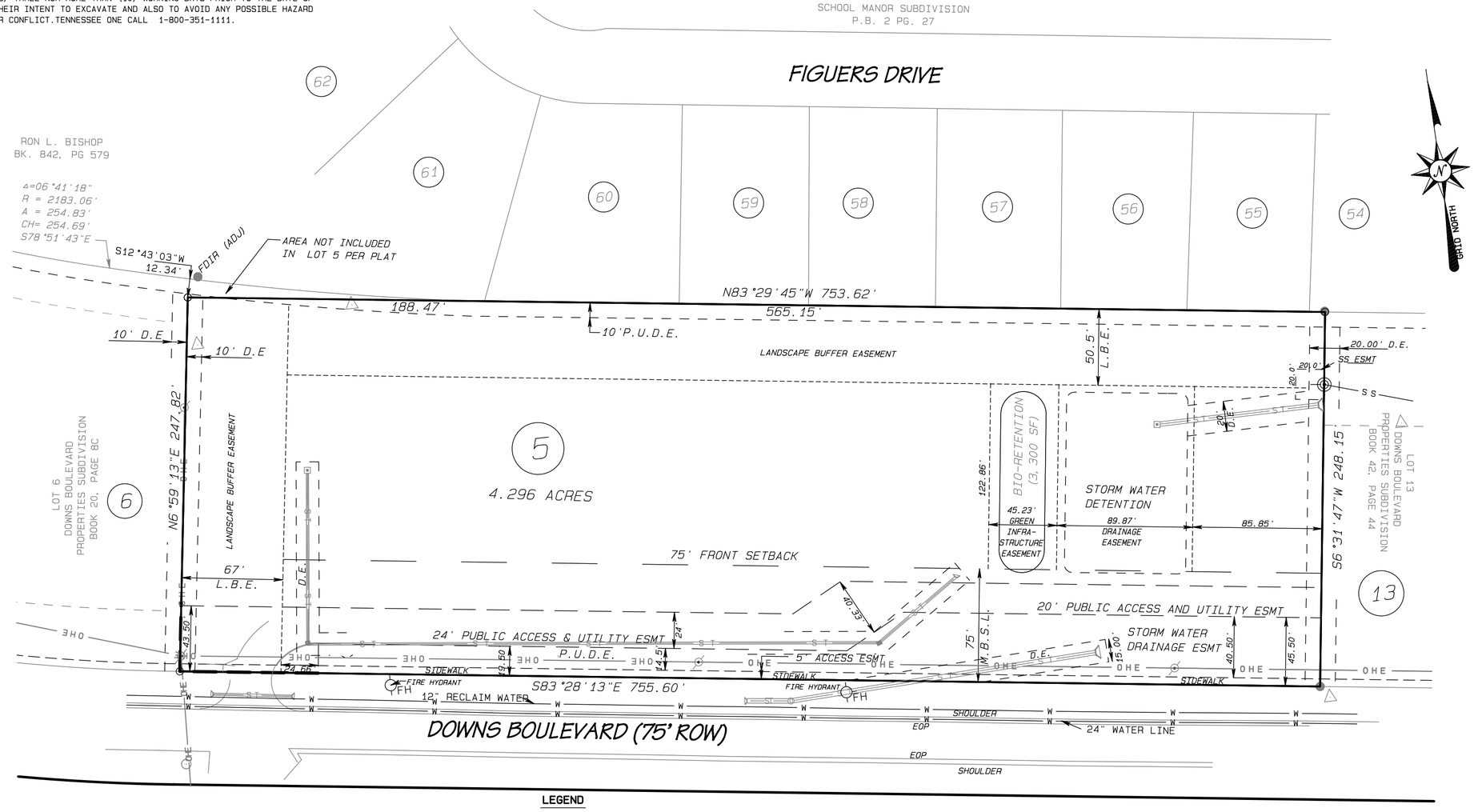
BOB BASS AND CHARLES DEBRAY
204 LEWISBURG AVE.
FRANKLIN, TN.
DEED BOOK 2843 PAGE 523

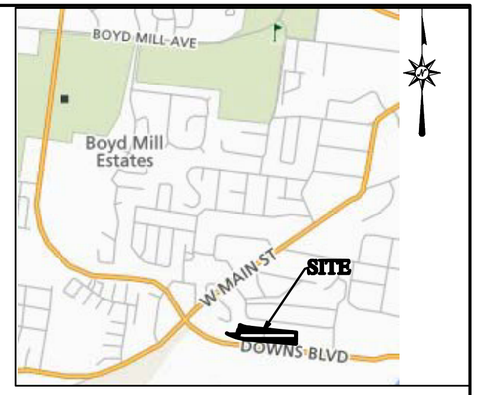
PARCEL INFORMATION

500 DOWNS BOULEVARD
FRANKLIN TN.
MAP 78 PARCEL 41.08

REQUIRED MINIMUM BUILDING SETBACK LINES

ZONING	YARD FRONTING ANY STREET	SIDE YARD	REAR YARD
LIGHT INDUSTRIAL (LI)	40' (COLLECTOR) 75'	25'	25'





VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT CONSOLIDATION PLAT

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM

3. THE ZONING FOR THIS PROPERTY IS (LI) LIGHT INDUSTRIAL
   DEVELOPMENT STANDARDS: CONVENTIONAL.
   CHARACTER AREA : SH-1

4. SUBJECT PLATTED PARCEL IS A REPLAT OF
   LOT 5 - OF DOWNS BOULEVARD PROPERTIES SUBDIVISION
   PLAT BOOK 20 PAGE 8 WILLIAMSON COUNTY TENNESSEE.

5. OWNER / SUBDIVIDER:
   CONTACT: BOB BASS:
   CHARLES DEBRAY

   ADDRESS: 204 LEWISBURG AVENUE
   FRANKLIN, TN. 37064
   TELEPHONE NO.:
   EMAIL:

   SURVEYOR: HARRAH & ASSOCAITES
   CONTACT: ROGER HARRAH RLS
   ADDRESS: 504 AUTUMN SPRINGS COURT
   SUITE B-15, FRANKLIN, TN 37067
   TEL. NO.: 615 778-0863
   EMAIL: rogerh@harrahgroup.com

6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F DATED SEPTEMBER 29, 2006.

7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 5 AS SHOWN ON THE FINAL PLAT OF FINAL PLAT OF LOT 5 - DOWNS BOULEVARD PROPERTIES SUBDIVISION RECORDED AT PLAT BOOK 20 PAGE 8 R.O.W.C

9. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

10. SIDEWALKS AND ACCESS DRIVES OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN 1.) DEED BOOK 2843 PAGE 523 R.O.W.C, TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED.
NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNERS:

_____ *DATE:* _____
BOB BASS

_____ *DATE:* _____
CHARLES DEBRAY

LEGEND

●	FOUND IRON ROD (FDIR)
⊙	SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
□	FOUND CONCRETE MONUMENT (TDOT)
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
◎	EXISTING SANITARY MANHOLE
⊙	POWER POLE
←	GUY ANCHOR
M	WATER METER
⋈	WATER VALVE
ST	STORM SEWER
W	WATER LINE
OHE	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC
L.B.E.	LANDSCAPE BUFFER EASEMENT
☼	LIGHT POLE
FH	FIRE HYDRANT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
ESMT	EASEMENT
R.O.W.	RIGHT-OF-WAY

STORMWATER NOTE

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

LEGAL DESCRIPTION

LOT 5 - REVISION 1
DOWNS BOULEVARD PROPERTIES SUBDIVISION
PLAT BOOK 20, PAGES 8B & 8C

ROGER HARRAH REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2039

ROGER HARRAH LS 2039

RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE ____TH DAY OF_____, 2015.

_____ 08-06-15
ROGER H. HARRAH TN. REG. NO. 2039 DATE

DOWNS BOULEVARD PROPERTIES SUBDIVISION,REV.11
(REVISION OF LOT 5)
PLAT BOOK 20, PAGES 8B & 8C
187,030 SF +/-, 4.296 ACRES +/-
MAP 78 PARCEL 41.08

CITY OF FRANKLIN PROJECT NO. 5889
JOB NO: T263-015

0 60 120 180

REVISIONS:

REV'D PER STAFF COMMENTS 08-06-15 JH

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____ _____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____
SUPT., WATER AND SEWER DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN FINAL PLAT OF LOT 5 - REVISION 1 DOWNS BOULEVARD PROPERTIES SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., STREETS DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.296 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 60' DATE: JULY 12, 2015

SHEET 1 OF 1

COF# 5889

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall indicate all water bodies and wetlands on Final Plat. Show the location of the stream adjacent to the eastern property line and the wetlands onsite. The buffers associated with these features shall likewise be shown.

2. C. Final Plat

- Provide the width and location of the overhead electric easement.

3. C. Final Plat

- Provide the distance to the nearest street intersection.

Performance Agreement and Surety

OCETDS3798.pdf

4. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5890 - *Downs Boulevard Subdivision Properties, Site Plan (Downs Blvd. Storage)* shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning (Landscape)

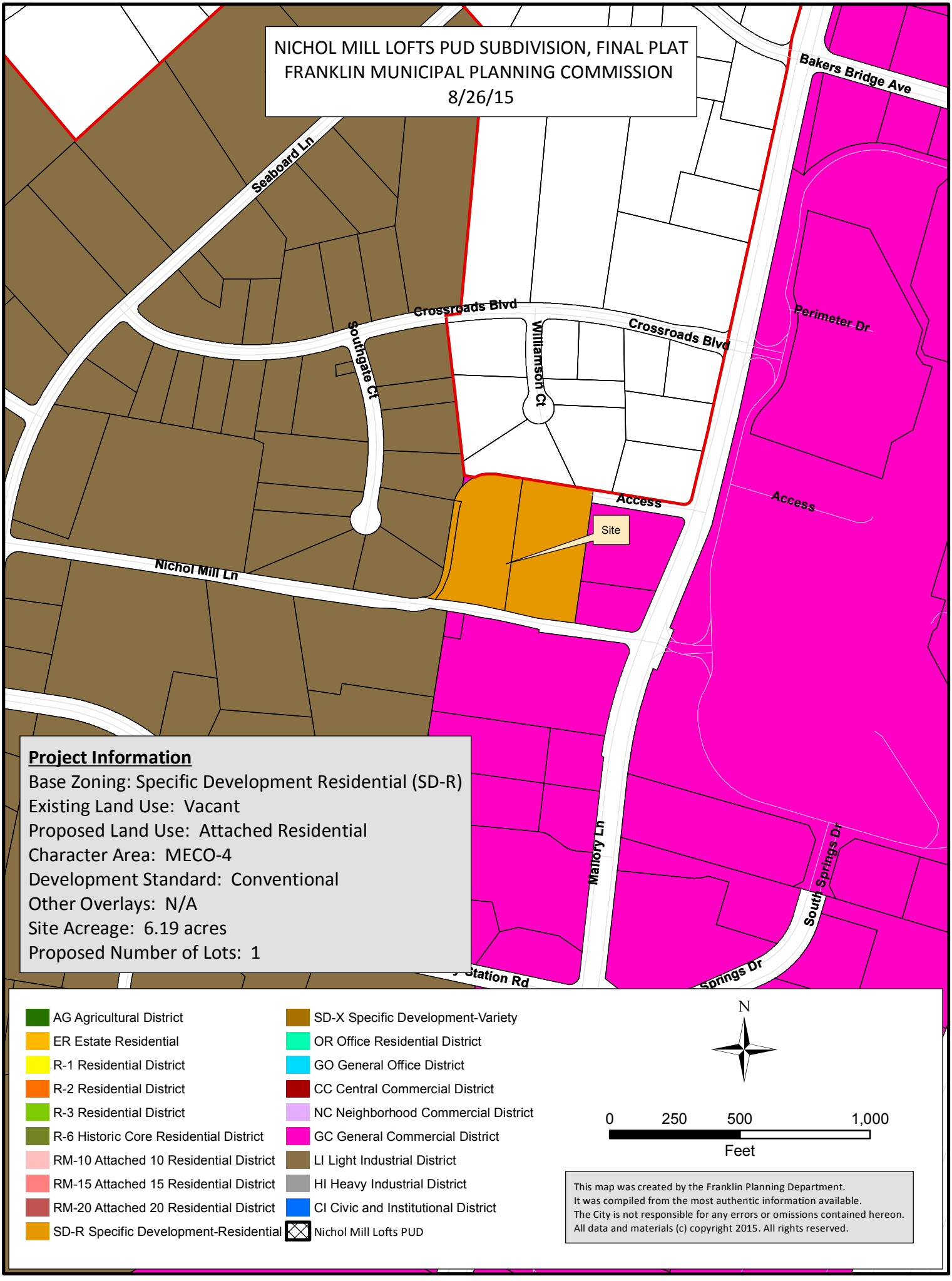
General Comments

5. Landscape Buffer Easement

- Applicant shall note on the plat that the rear (50.'5 LBE) is reduced (list original required dimension) because of the instillation of a fence.

6. Seals/Signatures

- Applicant shall sign/seal the final plat.



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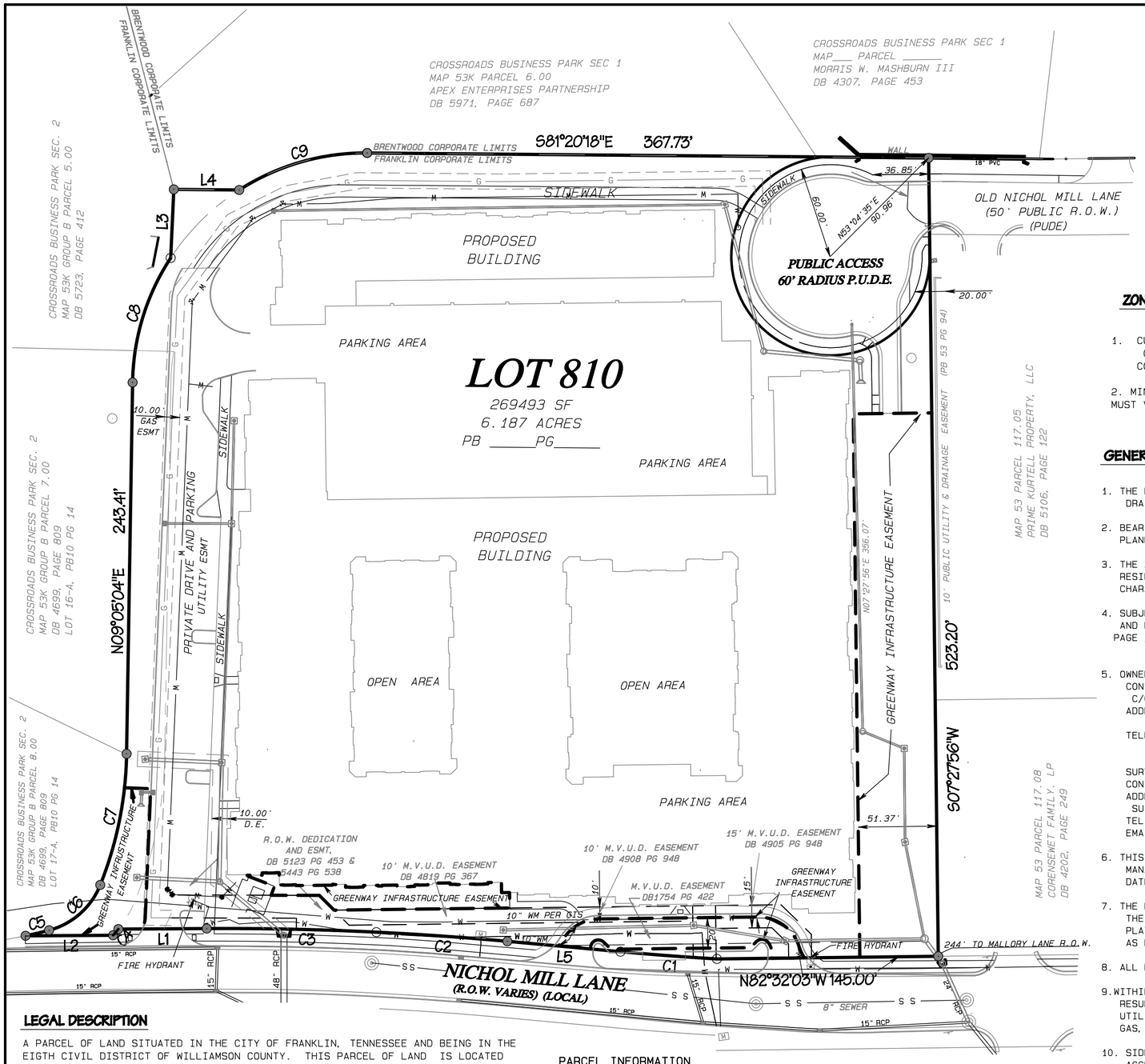
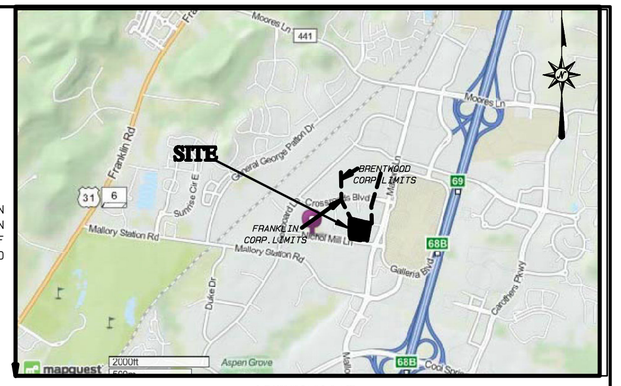


SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" , THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.



VICINITY MAP

NOT TO SCALE

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS SD-R 58.8
   CHARACTER OVERLAY IS MECO-1
   CONVENTIONAL STANDARDS

2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS: MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ACCESS, UTILITY AND STORM DRAINGE EASEMENTS AS SHOWN HEREON.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM

3. THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTAIL: MECO 4 DEVELOPMENT STANDARDS: CONVENTIONAL CHARACTER AREA : MCEWEN

4. SUBJECT PLATTED PARCEL IS A COMBINATION OF PARCELS 117.24, 117.32, 117.31, AND B-7.01, THAT WERE COMBINED BY SUBSEQUENT PLAT AS RECORDED IN PLAT BOOK _____ PAGE _____ AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53K.

5. OWNER / SUBDIVIDER:
   CONTACT: NAP NICHOL MILL LLC
   C/O RICHARD MUNGER
   ADDRESS: 264 19TH STREET, STE 2200
   ATLANTA GA. 30363
   TELEPHONE NO.: _404 965-9080_____

   SURVEYOR: HARRAH & ASSOCAITES
   CONTACT: ROGER HARRAH RLS
   ADDRESS: 504 AUTUMN SPRINGS COURT
   SUITE B-15, FRANKLIN, TN 37067
   TEL. NO.: 615 778-0863
   EMAIL: rogerh@harrahgroup.com

6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F DATED SEPTEMBER 29, 2006.

7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 810 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION ____ AS RECORDED IN PLAT BOOK _____ PAGE _____ R.O.W.C

8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.

9. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

10. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOT)
- SET CONCRETE MONUMENT
- EXISTING SANITARY MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- ST — STORM SEWER
- W — WATER LINE
- OHE — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- BOLLARDS
- LIGHT POLE
- FIRE HYDRANT
- P.U.D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. — REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. — RIGHT-OF-WAY

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°50'13"	1975.80'	63.35'	N77°32'15"W	63.35'	31.68'
C2	2°26'07"	2024.77'	86.06'	N77°50'12"W	86.05'	43.04'
C3	3°08'37"	2025.37'	111.12'	N80°37'33"W	111.11'	55.57'
C4	4°05'07"	74.82'	5.33'	S48°55'29"W	5.33'	2.67'
C5	3°04'39"	294.63'	15.83'	N84°52'39"E	15.82'	7.91'
C6	53°24'11"	49.82'	46.44'	N56°38'14"E	44.77'	25.06'
C7	20°50'57"	242.15'	88.12'	N19°30'41"E	87.63'	44.55'
C8	32°31'46"	152.32'	86.48'	N25°08'42"E	85.32'	44.44'
C9	33°17'23"	152.32'	88.50'	N82°01'01"E	87.26'	45.54'

LINE	BEARING	DISTANCE
L1	N82°11'50"W	57.89'
L2	N82°11'21"W	57.31'
L3	N10°45'32"E	44.96'
L4	S81°20'18"E	42.86'
L5	N76°37'08"W	74.34'

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF FRANKLIN, TENNESSEE AND BEING IN THE EIGTH CIVIL DISTRICT OF WILLIAMSON COUNTY. THIS PARCEL OF LAND IS LOCATED WEST OF MALLORY LANE AND NORTH OF THE RE-ALIGNED NICHOL MILL LANE, AND ALSO BEING FURTHER DESCRIBED AS BEING COMPRISED OF THE FOLLOWING: 1.) LOT 810 OF THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION AS RECORDED AT PLAT BOOK _____ PAGE _____ IN THE R.O.W.C., IN THE PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY.

PARCEL INFORMATION

NAP NICHOL MILL LLC
MAP 53K PARCEL 117.31
DB 6379, PAGE 134
LOT 810 PLAT 53 PG 94

NAP NICHOL MILL LLC
MAP 53K PARCEL 117.32
DB 6379, PAGE 147
LOT 810 PLAT 53 PG 94

NAP NICHOL MILL LLC
MAP 53K PARCEL 117.24
DB 6379, PAGE147
P/O LOT 810 PLAT 27 PG 68

NAP NICHOL MILL LLC
MAP 53K GROUP B , 7.01
DB 6379, PAGE 147

STORMWATER NOTE

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

ROGER HARRAH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2039

ROGER HARRAH LS 2039

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN, 1.) BK 6379, PG 134, R.O.W.C. TENNESSEE, 2.) BK 6379, PG 147, R.O.W.C. TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED.
NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER:

_____ *DATE:* _____

NICHOL MILL LLC
RICHARD MUNGER

RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF OCTOBER, 2014.

_____ 07-07-15
ROGER H. HARRAH TN. REG. NO. 2039 DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____ _____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #_____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., WATER AND SEWER DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #____T HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., STREETS DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

NICHOL MILL LOFTS PUD SUBDIVISION
FINAL PLAT, REVISION #1
(GALLERIA COMMERCIAL COMPLEX SUBDIVBISION, LOT 810 REVISION 37)

CITY OF FRANKLIN PROJECT NO. 5892
JOB NO: T263-010

0 60 120 180

REVISIONS:

REV.1 08-06-15 REVISIONS PER CITY COMMENTS

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.187 TOTAL LOTS: 1
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A
CIVIL DISTRICT: 8TH CLOSURE ERROR: >1: 10,000
SCALE: 1" = 60' DATE: JUNE 12, 2015

SHEET 1 OF 1

COF# 5893

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall revise easement labels to read "**Green Infrastructure Easement**" rather than Greenway Easement Area as shown.

2. C. Final Plat

- Applicant shall revise easement labels to read "**Green Infrastructure Easement**" rather than Greenway Easement Area as shown.

Parks

General Comments

3. Fees In Lieu

- This will stay in the *Failed* review status until fees are paid for tracking purposes.

Performance Agreement and Surety

OCETDS3799.pdf

4. Engineering Sureties

- Sureties from site plan(s) 5820 - *Nichol Mill Lofts PUD Subdivision, Site Plan, (Galleria Commercial Complex Subdivision, site plan, revision 37) shall be voided. Newsureties amounts should be posted as follows.*

Applicant shall post sureties in the following amounts:

Sewer: $10,000
Private Streets: $268,000
Public Sidewalks: $75,000
Drainage: $240,000
Green Infrastructure: $112,000

Offsite:

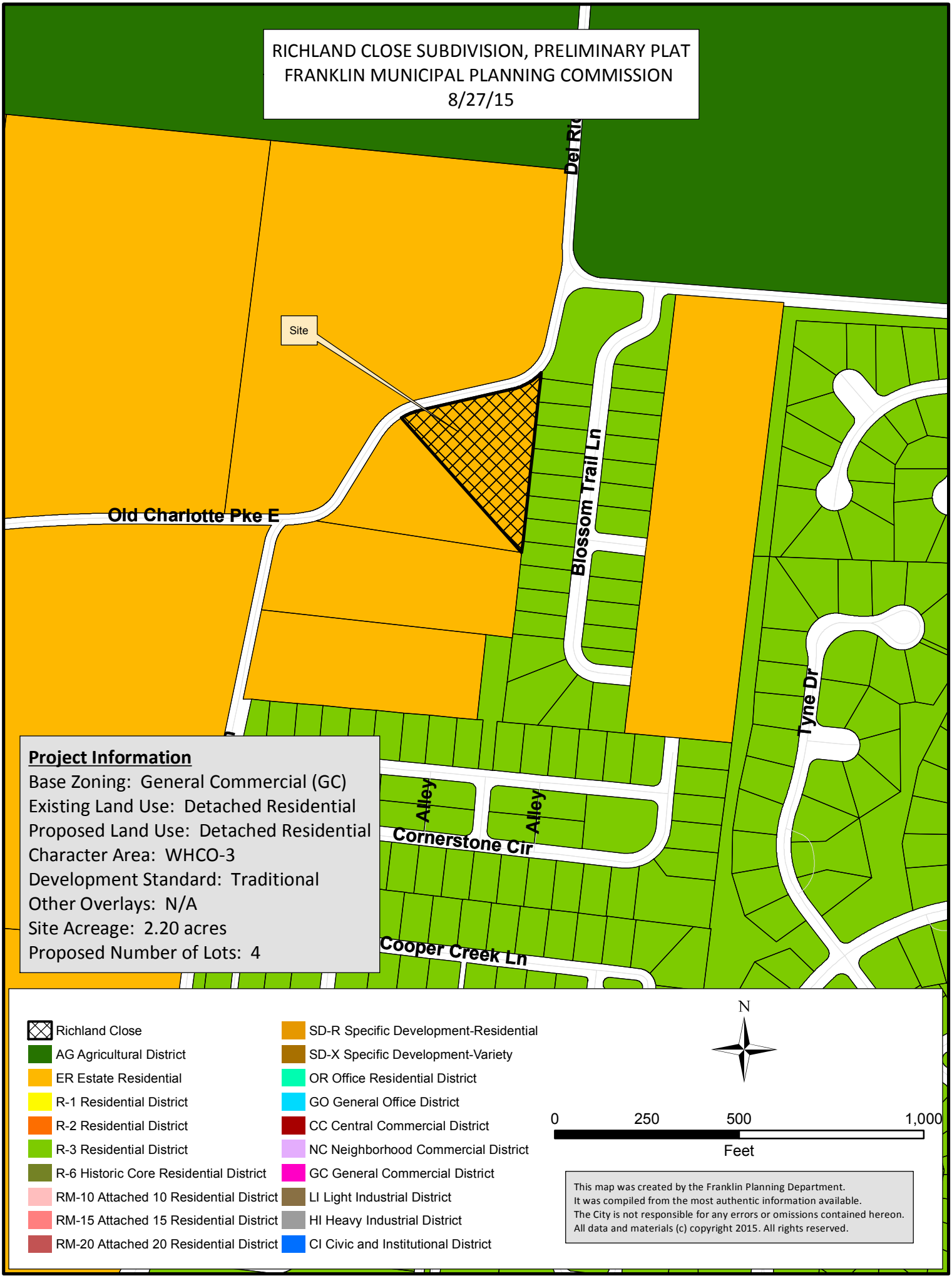
Public Streets: $14,000
Traffic Signals: $140,000
Public Sidewalks: $2,000
Drainage: $10,000

Planning

OCETDS3799.pdf

5. Note #4

- Applicant shall revise note 4 and note 7 once the appropriate information is completed. These notes are required before this final plat can be recorded


RICHLAND CLOSE SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/15
Site
Old Charlotte Pke E
Blossom Trail Ln
Tyne Dr
Alley
Alley
Cornerstone Cir
Cooper Creek Ln
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 2.20 acres
Proposed Number of Lots: 4
Richland Close
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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PICTURE NOT TO SCALE

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
A	2,400 SF	0 SF	2,400 SF
B	1,699 SF	0 SF	1,699 SF
TOTAL SF	4,099 SF	0 SF	4,099 SF
TOTAL ACRES	0.09 AC	0 AC	0.09 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 4,956 SF
4,956 SF/83,353 SF = .06 (6%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
4,956 SF * 54% = 2,676 SF
PROVIDED CANOPY PRESERVED =
4,956 SF (100%) OF TOTAL EXISTING CANOPY

90,169 SF TOTAL LOT - 6,816 ROW = 83,353 SF SITE

SPECIMEN TREE: > 24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	24	GOOD	RETAINED

HEALTHY SPECIMEN INCHES REMOVED: 0

EXISTING TREES TO BE REMOVED

2	LOCUST	26	GOOD	REMOVED
3	BRADFORD PEAR	24	POOR	REMOVED

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following aggregate caliper inches of canopy trees are required for each detached residential lot:

LOT SIZE	ACI CANOPY TREES REQUIRED:
LESS THAN 10,000 SF	6
10,000 TO 30,000 SF	12
MORE THAN 30,000 SF	18

DETACHED RESIDENTIAL LOT TREE CHART:
The following 2 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# TREES
1	15,247 SF	12	6
2	15,010 SF	12	6
3	15,060 SF	12	6
4	38,036 SF	12	6
TOTAL	83,353 SF	REFLECTS ROW CHANGE IN SITE SIZE	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROJECT PURPOSE
TO CONSTRUCT A SMALL SUBDIVISION CONSISTING OF FOUR (4) SINGLE FAMILY HOMES

PROJECT NAME:	RICHLAND CLOSE PUD SUBDIVISION
PROJECT NUMBER:	5893
SUBDIVISION:	RICHLAND CLOSE SUBDIVISION
LOT NUMBER:	---
ADDRESS:	1048 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64 PARCEL 14.00
EXISTING ZONING:	ESTATE RESIDENTIAL - ER
PROPOSED ZONING:	R2 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	2.07 AC
TOTAL SF:	90,169 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 75'
REAR YARD: 40'
SIDE YARD: 8' W/ 20' BETWEEN BUILDINGS

OWNER/DEVELOPER:	**DOMUS PARTNERS**
ADDRESS	1645 BOXWOOD DRIVE FRANKLIN, TN 37064
PHONE	615.812.8260
CONTACT	MIKEL HUNSUCKER
EMAIL	mhunsuckertn2@aol.com
ENGINEER/APPLICANT:	**T-SQUARE ENGINEERING, INC**
ADDRESS	7101 SHAROINDALE COURT, SUITE 200 BRENTWOOD, TN 37027
OFFICE PHONE	615.579.2389
CONTACT	BLAKE TURNER
EMAIL ADDRESS	blake@t-2eng.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES 10' BUFFER SOUTHWEST PROPERTY LINE
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.8 DU/A (4 UNITS)
TREE CANOPY:	.09 AC PRESERVED
PARKLAND:	FEE IN LIEU NONE REQUIRED
OPEN SPACE:	NONE REQUIRED

LOT DATA		
	SQ. FT.	ACRES
LOT 1	15,247	0.35
LOT 2	15,010	0.34
LOT 3	15,060	0.34
LOT 4	38,036	0.87
OPEN SPACE		
REQUIRED	NA	NA
PROPOSED	NA	NA

NOTE: LOT AREAS ARE CALCULATED FROM NEW R.O.W. DEDICATION

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0192F, REVISED : SEPTEMBER 29, 2006.

TREE PRESERVATION

COF 5893

GREGORY C. GAMBLE — TENNESSEE — REGISTERED — LANDSCAPE ARCHITECT

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: JULY 13, 2015

NO.	DATE	REVISIONS
1	5-22-2015	INITIAL SUBMITTAL

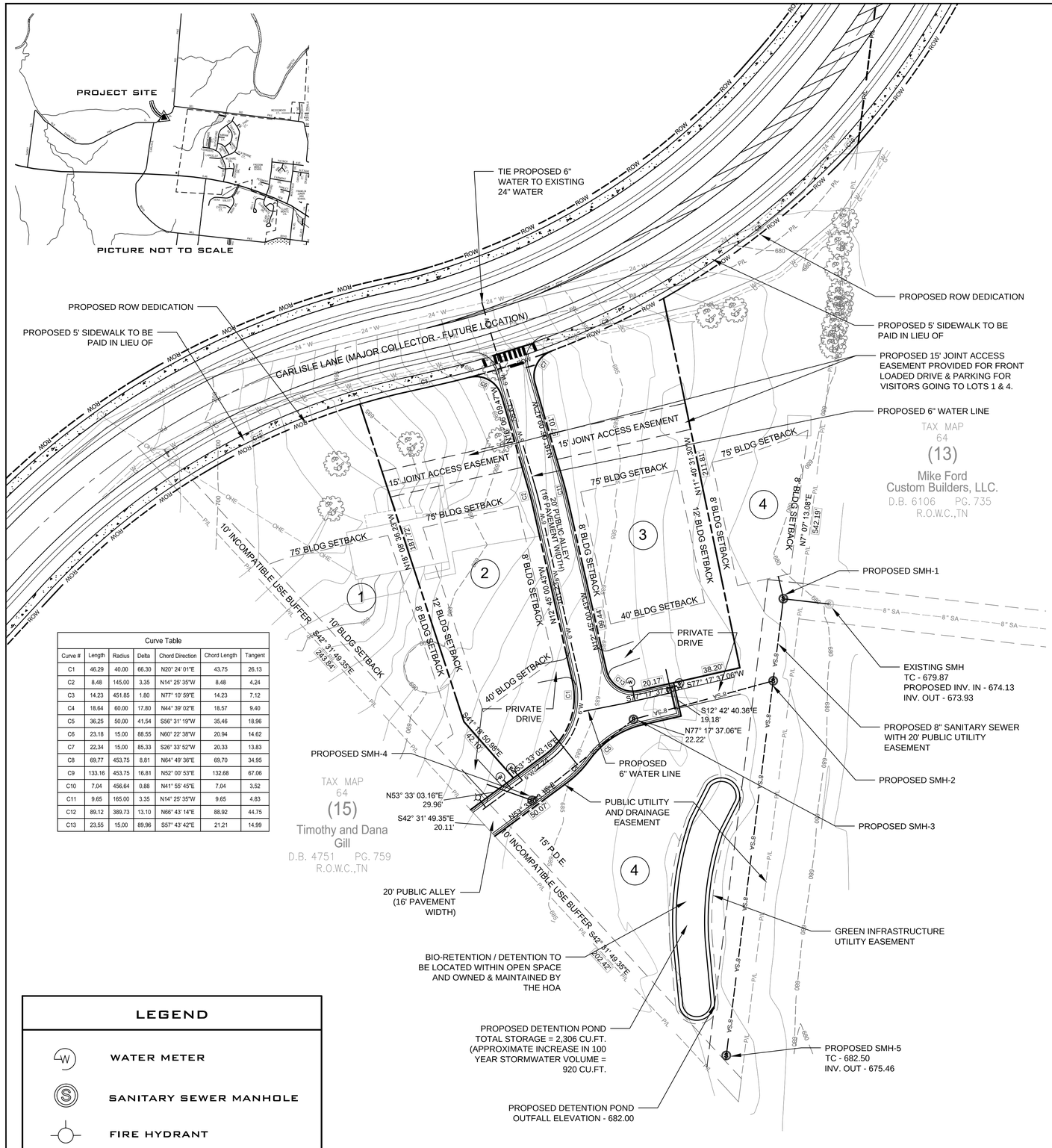
DATE: 6-22-2015
SCALE: 1" = 30'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

RICHLAND CLOSE SUBDIVISION

PRELIMINARY PLAT
1048 CARLISLE LANE, FRANKLIN, TN 37064
MAP 064 & PARCEL 14.00

JOB NUMBER
14-1013

SHEET NUMBER
2.0



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	46.29	40.00	66.30	N20° 24' 01"E	43.75	26.13
C2	8.48	145.00	3.35	N14° 25' 35"W	8.48	4.24
C3	14.23	451.85	1.80	N77° 10' 59"E	14.23	7.12
C4	18.64	60.00	17.80	N44° 39' 02"E	18.57	9.40
C5	36.25	50.00	41.54	S56° 31' 19"W	35.46	18.96
C6	23.18	15.00	88.55	N60° 22' 38"W	20.94	14.62
C7	22.34	15.00	85.33	S26° 33' 52"W	20.33	13.83
C8	69.77	453.75	8.81	N64° 49' 36"E	69.70	34.95
C9	133.16	453.75	16.81	N52° 00' 53"E	132.68	67.06
C10	7.04	456.64	0.88	N41° 55' 45"E	7.04	3.52
C11	9.65	165.00	3.35	N14° 25' 35"W	9.65	4.83
C12	89.12	389.73	13.10	N66° 43' 14"E	88.92	44.75
C13	23.55	15.00	89.96	S57° 43' 42"E	21.21	14.99

LEGEND

- WATER METER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT

SITE DATA:

PROJECT NAME:	RICHLAND CLOSE PUD SUBDIVISION
PROJECT NUMBER:	5893
SUBDIVISION:	RICHLAND CLOSE SUBDIVISION
LOT NUMBER:	---
ADDRESS:	1048 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64 PARCEL 14.00
EXISTING ZONING:	ESTATE RESIDENTIAL - ER
PROPOSED ZONING:	R2 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	2.07 AC
TOTAL SF:	90,169 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	75'
REAR YARD:	40'
SIDE YARD:	8' W/ 20' BETWEEN BUILDINGS
OWNER/DEVELOPER:	**DOMUS PARTNERS**
ADDRESS	1645 BOXWOOD DRIVE FRANKLIN, TN 37064
PHONE	615.812.8260
CONTACT	MIKEL HUNSUCKER
EMAIL	mhunsuckertn2@aol.com
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OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES 10' BUFFER SOUTHWEST PROPERTY LINE
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.8 DU/A (4 UNITS)
TREE CANOPY:	0.09 AC PRESERVED
PARKLAND:	FEE IN LIEU NONE REQUIRED
OPEN SPACE:	NONE REQUIRED

INCOMPATIBLE USE BUFFER
10' BUFFER SOUTHWEST PROPERTY LINE

OPEN SPACE:
TOTAL REQUIRED: NONE

STATEMENT OF IMPACTS

WATER:
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A 24" MAIN IN CARLISLE LANE.
4* 350GDP = 1400 GDP

RE-USE WATER IS AVAILABLE FOR IRRIGATION.

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT TERMINAL MANHOLE LOCATED BETWEEN LOTS 23 & 24 BLOSSOM PARK PUD SUBDIVISION.

DRAINAGE FACILITIES:
THE PROPERTY DRAINS EAST TOWARD BLOSSOM PARK SUBDIVISION. DRAINAGE CONTINUES CROSSING DEL RIO PIKE AND CONTINUING IN AN UNNAMED BRANCH TO THE HARPETH RIVER.

POLICE AND FIRE:
FRANKLIN FIRE DEPT STATION #1 - 2.0 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 2.5 MILES DRIVING DISTANCE

RECREATION FACILITIES:
JIM WARREN PARK - 2.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 = 3 STUDENTS

FRANKLIN HIGH SCHOOL	2.12 MILES
WALNUT GROVE ELEMENTARY	3.15 MILES
GRASSLAND MIDDLE	6.11 MILES

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

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

MAJOR THOROUGHFARE PLAN:
A 20' PUBLIC ALLEY IS PROVIDED WITH DIRECT CONNECTION TO CARLISLE LANE (MAJOR COLLECTOR). ALL DRIVEWAYS FOR THE PROPOSED LOTS WILL ACCESS THE ALLEY. THE 20' PUBLIC ALLEY IS EXTENDED TO THE SOUTHWESTERN PROPERTY LINE FOR FUTURE CONNECTION TO ADJOINING PROPERTY.

BIKE & PEDESTRIAN PLAN:
FUTURE ROW ALONG CARLISLE LANE IS RESERVED FOR THESE TRANSPORTATION IMPROVEMENTS.

DETACHED RESIDENTIAL LOT TREE CHART: THE FOLLOWING 2" CALIPER CANOPY TREES ARE REQUIRED FOR EACH LOT:			
LOT #	LOT SIZE	ACI	# OF TREES
1	15,247	12	6
2	15,010	12	6
3	15,060	12	6
4	38,036	12	6

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PURPOSE NOTE
TO CONSTRUCT A SMALL SUBDIVISION CONSISTING OF FOUR (4) SINGLE FAMILY HOMES

DEVELOPMENT SUMMARY	
ADDRESS	1048 CARLISLE LANE
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESEE
CIVIL DISTRICT NUMBER	14
EXISTING ZONING	R-2
LOT	MAP 64 PARCEL 14.00
OWNERS	DOMUS PROPERTIES 2043 HUNTERWOOD DR. BRENTWOOD, TN 37027
PROJECT NAME	RICHLAND CLOSE PUD SUBDIVISION
COF PROJECT NUMBER	5893
SUBDIVISION NAME	RICHLAND CLOSE SUBDIVISION
FEMA MAP NUMBER	47187C0192F
FEMA EFFECTIVE DATE	SEPTEMBER 26, 2006
PROPOSED ACCESS INTERSECTING ROADWAY AND CLASSIFICATION	CARLISLE LANE (MAJOR COLLECTOR)
PROPOSED ACCESS ROADWAY	RICHLAND CLOSE DRIVE (PRIVATE ALLEY)

SITE DATA RESIDENTIAL DEVELOPMENT		
TOTAL ACREAGE(DETERMINED FROM NEW DEDICATED R.O.W.)		2.07 ACRES
MINIMUM LOT SIZE		15,000
NUMBER OF LOTS		4
BUILDING SETBACKS		
MINIMUM REQUIRED SETBACKS	FRONT YARD COLLECTOR	75 FEET
	SIDE YARD	8 FEET (MIN) - 20 FEET BUILDING TO BUILDING
	REAR YARD	40 FEET
INCOMPATIBLE USE BUDDER		10 FEET
RIGHT-OF-WAY (ROW) DEDICATION		
RICHLAND CLOSE (TAKEN)	7400 SQ.FT.	0.17 ACRES
RICHLAND CLOSE (RECEIVED)	742 SQ.FT.	0.017 ACRES

LOT DATA		
	SQ. FT.	ACRES
LOT 1	15,247	0.35
LOT 2	15,010	0.34
LOT 3	15,060	0.34
LOT 4	38,036	0.87
OPEN SPACE		
REQUIRED	NA	NA
PROPOSED	NA	NA

NOTE: LOT AREAS ARE CALCULATED FROM NEW R.O.W. DEDICATION

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0192F, REVISED : SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

PROJECT # - 5893

TIMOTHY E. TURNER — REGISTERED ENGINEER — STATE OF TENNESSEE — 08/06/15

T-SQUARE ENGINEERING
7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • www.T2-ENG.COM

REVISIONS	DATE	NO.
INITIAL SUBMITTAL	6-22-2015	1
REVISED SUBMITTAL PER CITY'S COMMENTS	08-06-2015	2

DATE: 8-06-2015
SCALE: 1" = 30'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

RICHLAND CLOSE SUBDIVISION

PRELIMINARY PLAT
1048 CARLISLE LANE, FRANKLIN, TN 37064
MAP 064 & PARCEL 14.00

JOB NUMBER 14-1013

SHEET NUMBER 1.0

PICTURE NOT TO SCALE

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
A	2,400 SF	0 SF	2,400 SF
B	1,699 SF	0 SF	1,699 SF
TOTAL SF	4,099 SF	0 SF	4,099 SF
TOTAL ACRES	0.09 AC	0 AC	0.09 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 4,956 SF
4,956 SF/83,353 SF = .06 (6%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
4,956 SF * 54% = 2,676 SF
PROVIDED CANOPY PRESERVED =
4,956 SF (100%) OF TOTAL EXISTING CANOPY

90,169 SF TOTAL LOT - 6,816 ROW = 83,353 SF SITE

SPECIMEN TREE: > 24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	24	GOOD	RETAINED

HEALTHY SPECIMEN INCHES REMOVED: 0

EXISTING TREES TO BE REMOVED

2	LOCUST	26	GOOD	REMOVED
3	BRADFORD PEAR	24	POOR	REMOVED

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following aggregate caliper inches of canopy trees are required for each detached residential lot:

LOT SIZE	ACI CANOPY TREES REQUIRED:
LESS THAN 10,000 SF	6
10,000 TO 30,000 SF	12
MORE THAN 30,000 SF	18

DETACHED RESIDENTIAL LOT TREE CHART:
The following 2 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# TREES
1	15,247 SF	12	6
2	15,010 SF	12	6
3	15,060 SF	12	6
4	38,036 SF	12	6
TOTAL	83,353 SF	REFLECTS ROW CHANGE IN SITE SIZE	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROJECT PURPOSE
TO CONSTRUCT A SMALL SUBDIVISION CONSISTING OF FOUR (4) SINGLE FAMILY HOMES

PROJECT NAME:	RICHLAND CLOSE PUD SUBDIVISION
PROJECT NUMBER:	5893
SUBDIVISION:	RICHLAND CLOSE SUBDIVISION
LOT NUMBER:	---
ADDRESS:	1048 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64 PARCEL 14.00
EXISTING ZONING:	ESTATE RESIDENTIAL - ER
PROPOSED ZONING:	R2 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	2.07 AC
TOTAL SF:	90,169 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 75'
REAR YARD: 40'
SIDE YARD: 8' W/ 20' BETWEEN BUILDINGS

OWNER/DEVELOPER:	**DOMUS PARTNERS**
ADDRESS	1645 BOXWOOD DRIVE FRANKLIN, TN 37064
PHONE	615.812.8260
CONTACT	MIKEL HUNSUCKER
EMAIL	mhunsuckertn2@aol.com
ENGINEER/APPLICANT:	**T-SQUARE ENGINEERING, INC**
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OFFICE PHONE	615.975.5765
CONTACT	GREG GAMBLE
EMAIL ADDRESS	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES 10' BUFFER SOUTHWEST PROPERTY LINE
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.8 DU/A (4 UNITS)
TREE CANOPY:	.09 AC PRESERVED
PARKLAND:	FEE IN LIEU NONE REQUIRED
OPEN SPACE:	NONE REQUIRED

LOT DATA		
	SQ. FT.	ACRES
LOT 1	15,247	0.35
LOT 2	15,010	0.34
LOT 3	15,060	0.34
LOT 4	38,036	0.87
OPEN SPACE		
REQUIRED	NA	NA
PROPOSED	NA	NA

NOTE: LOT AREAS ARE CALCULATED FROM NEW R.O.W. DEDICATION

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0192F, REVISED : SEPTEMBER 29, 2006.

TREE PRESERVATION

COF 5893

GREGORY C. GAMBLE — TENNESSEE — REGISTERED — LANDSCAPE ARCHITECT

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: JULY 13, 2015

NO.	DATE	REVISIONS
1	5-22-2015	INITIAL SUBMITTAL

DATE: 6-22-2015
SCALE: 1" = 30'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

RICHLAND CLOSE SUBDIVISION

PRELIMINARY PLAT
1048 CARLISLE LANE, FRANKLIN, TN 37064
MAP 064 & PARCEL 14.00

JOB NUMBER
14-1013

SHEET NUMBER
2.0

COF# 5893

CONDITIONS OF APPROVAL:

Engineering - Preliminary Plat Checklist

General Comments

1. sewer service

- The previous comment "The sewer main must be extended along the eastern boundary to the southern boundary. The lowest area of the adjacent property must be provided sewer service. The sewer line invert elevation set at the manhole adjacent to the southern property line must have adequate depth to serve all properties currently without sewer south of this development and in this basin. Provide information that indicates this can be accomplished." was addressed and brings up the following issues. Both proposed sewer lines must have proper easements. The sewer line easements must be located outside of any future driveway locations.

2. drainage detention

- The previous comment "Provide open space for the drainage detention and water quality BMP's. Provide drainage easements for all stormwater runoff. Provide drainage easements for stormwater runoff from lots 1,2 and 3 to cross lot 4 to the open space. Provide access to the bioretention area." was addressed and brings about the following issues. The limits of the drainage easements are not clearly shown.

3. E. Preliminary Plat

- The applicant shall dedicate future Right of Way to the City of Franklin at no cost. The applicant shall add the following note to the plat: "Future Easements necessary for the construction of the realignment of Carlisle Lane shall be dedicated to the City at no cost. The dedication shall occur at the time the final plans for Carlisle Lane have been approved by the City of Franklin Engineering Department."

4. E. Preliminary Plat

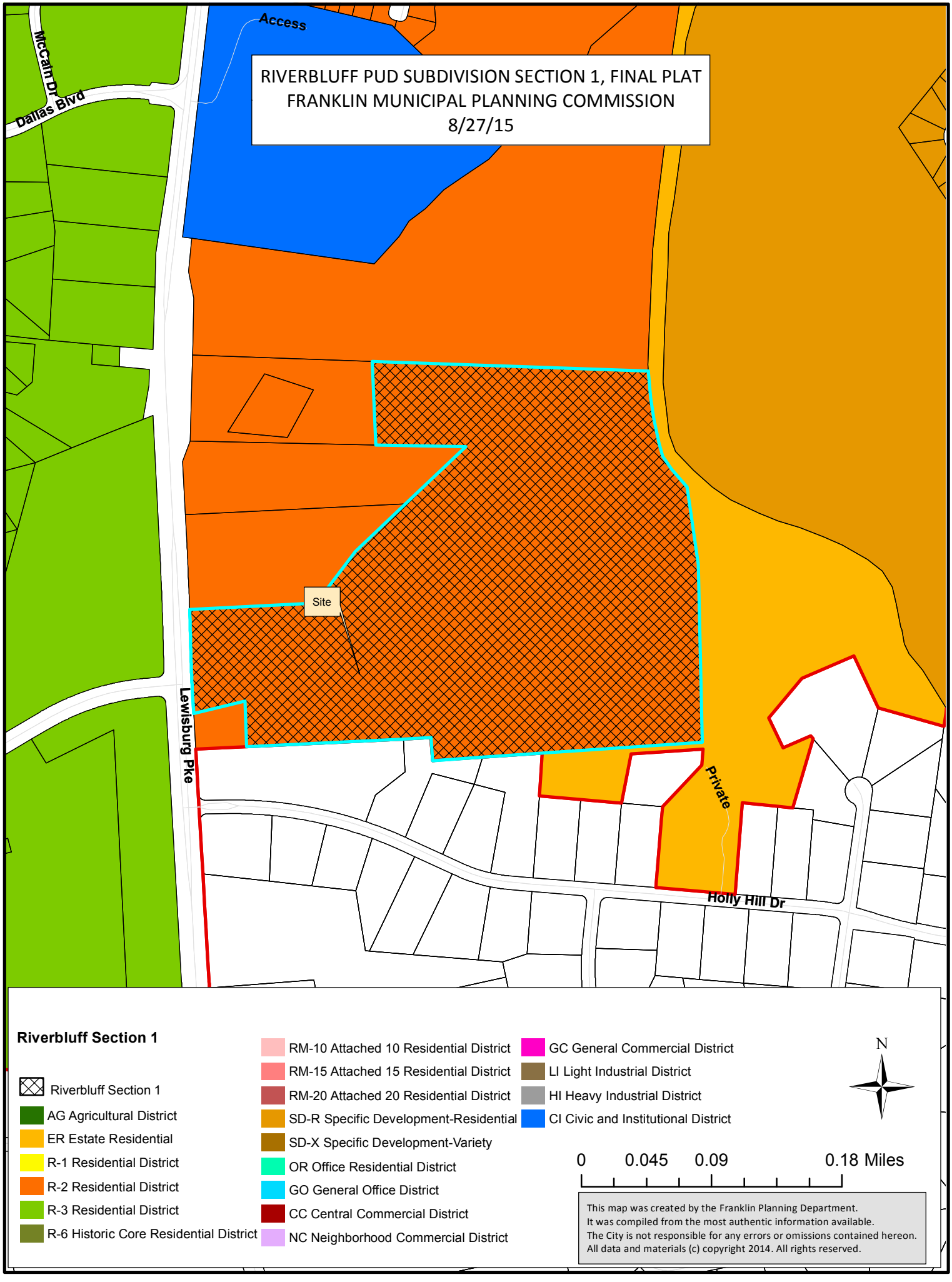
- No parking shall be permitted in the public alley. Due to the limited parking along the alley, the applicant shall be required to provide fire sprinklers to all units. This is an advisory comment to be addressed with appropriate "No Parking" signage on the Site Plan. Coordinate fire sprinkler requirements with Fire Department.

Planning (Landscape)

General Comments

5. Bio-Retention/Detention Note

- Applicant shall indicate if the note on the plans is correct: "Bio-retention/detention to be located within open space and ***owned & maintained by the HOA***". If there is now a HOA, this lot must be its own Open Space lot and not a part of Lot 4. If it is intended to be owned and maintained by Lot 4, the applicant shall adjust the standard note accordingly.


RIVERBLUFF PUD SUBDIVISION SECTION 1, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/15
Access
McCain Dr
Dallas Blvd
Site
Lewisburg Pke
Private
Holly Hill Dr
Riverbluff Section 1
Riverbluff Section 1
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.045 0.09 0.18 Miles
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

COF# 5898

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall revise General Note #19 to read "Sidewalks and trails outside of public right-of-way shall be **public access easements** and shall be maintained by the Homeowners Association.**"** rather than "public easements" as now shown.

Parks

General Comments

2. Parkland information

- Applicant shall show this information before the plat is resubmitted for approval.

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- Fees in lieu of Multi-use trail along Lewisburg Pike shall be paid in the amount of:

$29,000 cash contribution for multi-use trail. The City will install the Lewisburg Parkway sidewalk at the project site at an unknown future date, following the City's Lewisburg widening. Therefore, the applicant shall provide a cash contribution of $29,000 in the form of a Cashier's check payable to the City of Franklin, to be utilized by the City to install teh aforementioned Lewisburg Parkway multiuse trail onsite by the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to City of Franklin, to the attention of the Planning and Sustainability Department.

(270 LF x 12 FT) x $8 = $25,920
10% Contingency = $2,592
Total (rounded) = $29,000

RIVERBLUFF PUD SUBDIVISION, SECTION 1-A - submittal 001.pdf

4. Engineering Sureties Site Plan Calculations

- Sureties to be posted in the amount of:

Section 1:
I. City Water: $83,000
II. City Sewer: $351,000
III. Streets (including private streets): $220,000
IV. Street Access (separate surety): $7,000
V. Sidewalks: $74,000
VI. Drainage: $56,000
VII. Green Infrastructure: $94,000

As shown in the notes for site plan. Amounts listed on site plan's conditions of approval are for entire project.

Planning

General Comments

5. Section

- Applicant shall update Phase 1 to read as Section 1.

Planning (Landscape)

General Comments

6. Detached Residential Tree Lot Chart

- This comment has not been addressed. Applicant shall include a detached residential tree lot chart on the plat.

7. Buffers

- Applicant shall explain the reasoning behind the Class C Buffer along lots 1-3. The associated site plan only shows a P.U.D.E. running the entire length of the properties to the north.

Water/Sewer

General Comments

8. Reclaim Water

- Applicant shall revise easement around sewer and reclaim line at entrance as 30' exclusive sewer and reclaim easement.

Riverbluff PUD Subdivision, final plat, section 1-A - submittal 002.pdf

9. Water block

- Applicants shall revise water block to read City of Franklin water.

FINAL PLAT

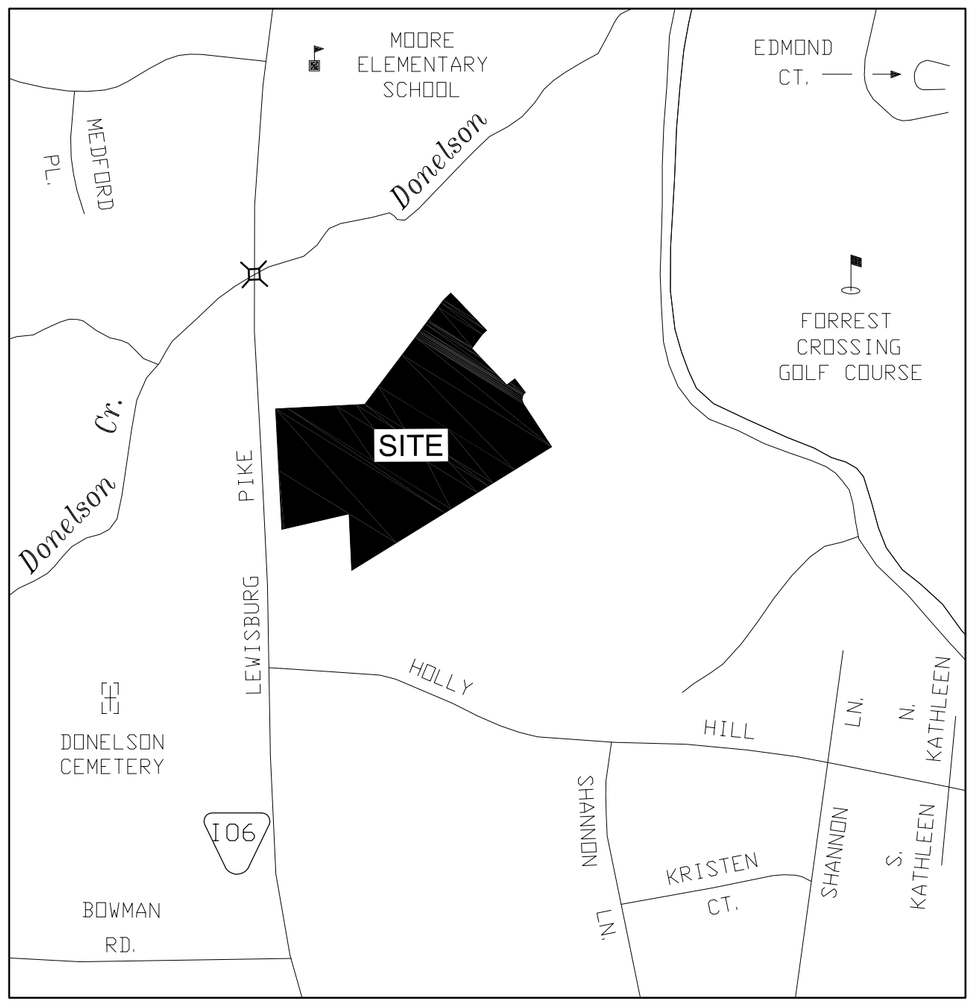
Riverbluff PUD Subdivision

Phase 1

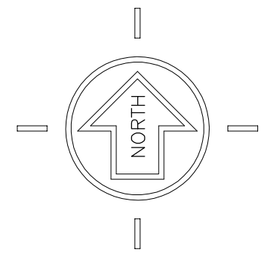
Being Part Of Parcel 19.05 on Tax Map 89
Lewisburg Pike
Franklin, Williamson County, Tennessee

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR RIVER BLUFF SECTION 1-A WHICH CONTAINS 14 LOTS WITH NEW RIGHT OF WAY DEDICATION.
2) EXISTING ZONING R-2 (RESIDENTIAL); CNCO-2 CHARACTER OVERLAY; CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS CHART)
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS XXX
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
   ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204, FRANKLIN, TN. 37076
   CONTACT: BERKELEY NANCE
   TELEPHONE: (615) 405-4257
   EMAIL: BERKELY@CENTURYINVESTMENTPARTNERS.COM
8. SURVEYOR: JAMES TERRY & ASSOCIATES
   ADDRESS: 2526 MEADOWOOD DRIVE, NASHVILLE, TENNESSEE 37214
   CONTACT: GREG TERRY
   TELEPHONE: (615) 883-2918
   EMAIL: GREGT.JTA@COMCAST.NET
9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
    OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
    ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204, FRANKLIN, TN. 37076
    CONTACT: BERKELEY NANCE
    TELEPHONE: (615) 405-4257
    EMAIL: BERKELY@CENTURYINVESTMENTPARTNERS.COM
19. SIDEWALKS AND TRAILS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED.



LOCATION MAP
(Not to Scale)



GRID NORTH

0' 25' 50' 100' 150'
SCALE : 1"= 50'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	47.12	30.00	90°00'00"	30.00	S47°58'52"E	42.43
C2	30.65	41.00	42°50'00"	16.08	N71°33'52"W	29.94
C3	14.20	19.00	42°50'00"	7.45	S71°33'52"E	13.88
C4	107.27	175.00	35°07'20"	55.38	N69°27'28"E	105.60
C5	37.08	25.00	84°59'02"	22.90	S09°24'17"W	33.77
C6	41.46	25.00	95°00'58"	27.29	N80°35'43"W	36.87
C7	137.92	225.00	35°07'20"	71.21	N69°27'28"E	135.78
C8	14.20	19.00	42°50'00"	7.45	S65°36'07"W	13.88
C9	30.65	41.00	42°50'00"	16.08	N65°36'07"E	29.94
C10	47.12	30.00	90°00'00"	30.00	S42°01'08"W	42.43

LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°14'25"W	16.79
L2	N51°53'48"E	29.41

LOT TABLE

Lot No.	Square Feet	Acres
1	5824	0.13
2	8144	0.19
3	9298	0.21
72	9636	0.22
73	8002	0.18
74	7737	0.18
75	7471	0.17
76	7206	0.17
77	6940	0.16
78	7609	0.17
79	11067	0.25
80	9835	0.23

RIGHT OF WAY DEDICATION

Square Feet	Acres
8,704	0.20

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,578	0.45
82	139,403	3.20

SITE DATA

Total Area:	7.07 AC.
Residential Lots:	12 Lots
Area in Lots	2.26 Ac.
Area & Length of R.O.W.:	1.15 Ac./965 Feet
Open Space:	3.66 AC.
Development Standard	Conventional
Base Zoning District:	Residential (R-2)
Character Area Overlay	CNCO-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

LANDSCAPE DATA CHART

SITE ACREAGE : 45.99 ACRES (2,003,131.12 S.F.)
SITE ZONING : MEDIUM RESIDENTIAL (R2)
ZONING OVERLAYS : CNCO-2
DEVELOPMENT STANDARDS : CONVENTIONAL
ORIGINAL CANOPY COVER : 24.99% OF SITE (500,600 S.F.)
REQUIRED TREE CANOPY RETENTION : 12.0% (0.25 [EXISTING % OF TREE COVER] X 0.48 [REG. RETENTION COVER]
MINIMUM TREE PROTECTION AREA : 240,375.72 SQUARE FEET
PRESERVED TREE CANOPY PROVIDED : 265,202 SQUARE FEET
SPECIMAN TREES REMOVED : 10

TREE CANOPY TO BE REMOVED		TREE CANOPY AREA TO REMAIN	
A	4400 S.F.	TPA1	1800 S.F.
B	4000 S.F.	TPA2	7400 S.F.
C	2200 S.F.	TPA3	1800 S.F.
D	29630 S.F.	TPA4	1600 S.F.
E	2725 S.F.	TPA5	11500 S.F.
F	2350 S.F.	TPA6	860 S.F.
G	18400 S.F.	TPA7	3100 S.F.
H	28800 S.F.	TPA8	17200 S.F.
I	5800 S.F.		
TOTAL	98,305 S.F.	TOTAL	45,260,S.F.

LEGEND

○ IRO	Iron Rod (Found)	▤	Catch Basin
● IRN	Iron Rod (Set)	—W—	Water Line
■	Concrete Monument (Set)	☼	Metal Light Pole
◎	Sanitary Manhole	—STM—	Storm Line
⊕	Fire Hydrant	—S—	Sanitary Sewer Line
		—RW—	Reclaimed Water Line

1 8-6-15 REVISED PER STAFF COMMENTS

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

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

DIRECTOR, STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:
(1) THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" SUBDIVISON NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE ON SITE WATER SYSTEM AND $_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

MILCROFTON WATER UTILITY DISTRICT — DATE

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

OWNER

RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

CITY OF FRANKLIN PROJECT # 5898

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK *, PAGE *, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ___, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

* OWNER(S) - RIVERBLUFF INVESTMENTS, LLC — DATE

* BOOK 6350, PAGE 922, R.O.W.C., TN.

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION AS SHOWN CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION ON THE 13TH DAY OF OCTOBER, 2014.

LAND SURVEYOR — DATE

TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR SEWER DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.07 ± — TOTAL LOTS: 14
ACRES NEW STREETS: 1.15 — FEET NEW STREETS: 965
CIVIL DISTRICT: 10TH — CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.18 — DATE: NOVEMBER 10, 2014
PREPARED BY: JAMES TERRY & ASSOCIATES, 2526 MEADOWOOD DRIVE, NASHVILLE, TENNESSEE 37214, PHONE: (615) 883-2918

JOB NUMBER: 2015-284
SHEET 1 OF 2

FINAL PLAT
Riverbluff PUD Subdivision
Phase 1

Being Part Of Parcel 19.05 on Tax Map 89
Lewisburg Pike
Franklin, Williamson County, Tennessee

SCALE : 1"= 50'

Tax Map 89, Parcel 19.03
JERRY BOZMAN
Book 1859, Page 8, R.O.W.C.Tn.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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DIRECTOR, STREETS DEPARTMENT — *DATE*
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" SUBDIVISON NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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MILCROFTON WATER UTILITY DISTRICT — *DATE*

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LEGEND

○ IRO	Iron Rod (Found)	▤	Catch Basin
● IRN	Iron Rod (Set)	—W—	Water Line
■	Concrete Monument (Set)	☼	Metal Light Pole
◎	Sanitary Manhole	—STM—	Storm Line
	Fire Hydrant	—S—	Sanitary Sewer Line
		—RW—	Reclaimed Water Line

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — *DATE*

CITY OF FRANKLIN — *DATE*

SURVEYOR
JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
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PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

OWNER
RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

8-6-15 REVISED PER STAFF COMMENTS

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
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LINE TABLE

LINE	BEARING	LENGTH
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L2	N51°53'48"E	29.41

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK ✱, PAGE ✱, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ___, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

✱ *OWNER(S) – RIVERBLUFF INVESTMENTS, LLC* — *DATE*

✱ *BOOK 6350, PAGE 922, R.O.W.C., TN.*

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT. ALL OF THE MONUMENTS SHOWN HEREON ARE ACTUALLY PLACED AS INDICATED. THE SUBDIVISION MEETS OR EXCEEDS THE CURRENT STANDARDS FOR SURVEYS. I (WE) HEREBY STATE THAT I (WE) PERFORMED THE SURVEY SHOWN HEREON OR THAT IT WAS PERFORMED UNDER MY SUPERVISION ON THE 13TH DAY OF JULY, 2015.

LAND SURVEYOR — *DATE*

TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR SEWER DEPARTMENT — *DATE*
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY — *DATE*
FRANKLIN MUNICIPAL PLANNING COMMISSION

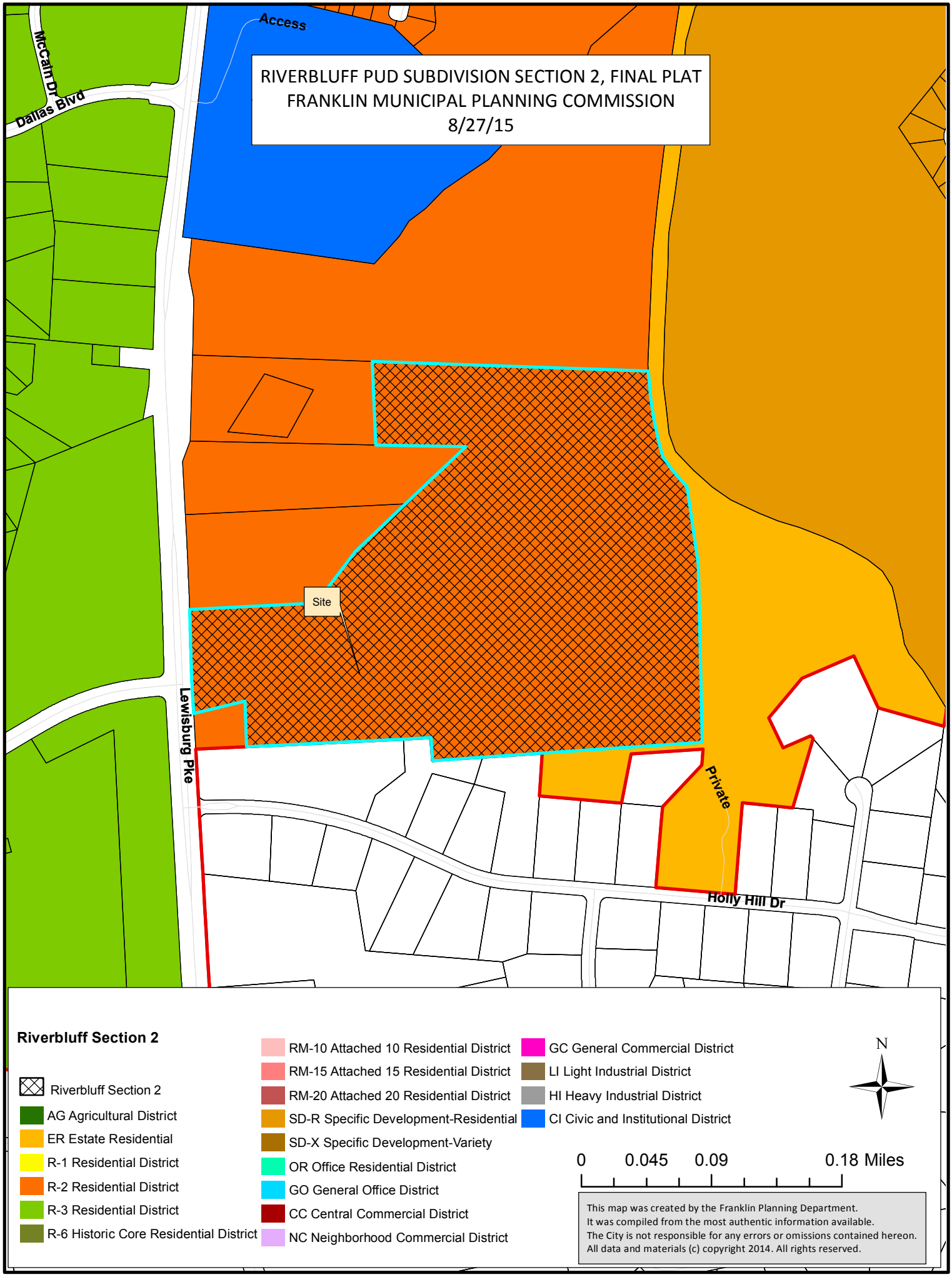
FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.07 ±
TOTAL LOTS: 14
ACRES NEW STREETS: 1.15
FEET NEW STREETS: 965
CIVIL DISTRICT: 10TH
CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.18
DATE: JULY 13, 2015

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

JOB NUMBER: 2015-284
SHEET 2 OF 2

CITY OF FRANKLIN PROJECT # 5898


RIVERBLUFF PUD SUBDIVISION SECTION 2, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/15
Access
McCain Dr
Dallas Blvd
Site
Lewisburg Pke
Private
Holly Hill Dr
Riverbluff Section 2
Riverbluff Section 2
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.045 0.09 0.18 Miles
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

COF# 5899

CONDITIONS OF APPROVAL:

Parks

General Comments

1. Parkland information

- Applicant shall show this information before the plat is resubmitted for approval.

Performance Agreement and Surety

General Comments

2. Engineering Sureties Site Plan Calculations

- Sureties to be posted in the amount of:

Section 2:
I. City Water: $126,000
II. City Sewer: $194,000
III. Streets (including private streets): $302,000
IV. Street Access (separate surety): $7,000
V. Sidewalks: $85,000
VI. Drainage: $88,000
VII. Green Infrastructure: $123,000

As shown in site plan notes. Amounts listed on the site plan conditions of approval is for entire project.

Planning

General Comments

3. Open Space Missing

- Applicant shall not show Lot 15 and remove it from Lot Chart and other applicable areas.

4. Section

- Applicant shall update Phase 2 to read as Section 2.

Planning (Landscape)

General Comments

5. Detached Residential Tree Lot Chart

- This comment has not been addressed. Applicant shall include a detached residential tree lot chart on the plat.

6. Buffers

- Applicant shall explain the reasoning behind the Class C Buffer along lots 8-11. The associated site plan only shows a P.U.D.E. running the entire length of the properties to the north.

Water/Sewer

General Comments

7. Utility configuration

- Applicant shall provide the correct utility configuration per latest Site Plan revisions for sanitary sewer and reclaim, to ensure proper easements and locations are provided. The water line shall be shown without the curves in the line, the water shall be shown per plan. The sewer line shall be shown like the revised sanitary plans.

FINAL PLAT

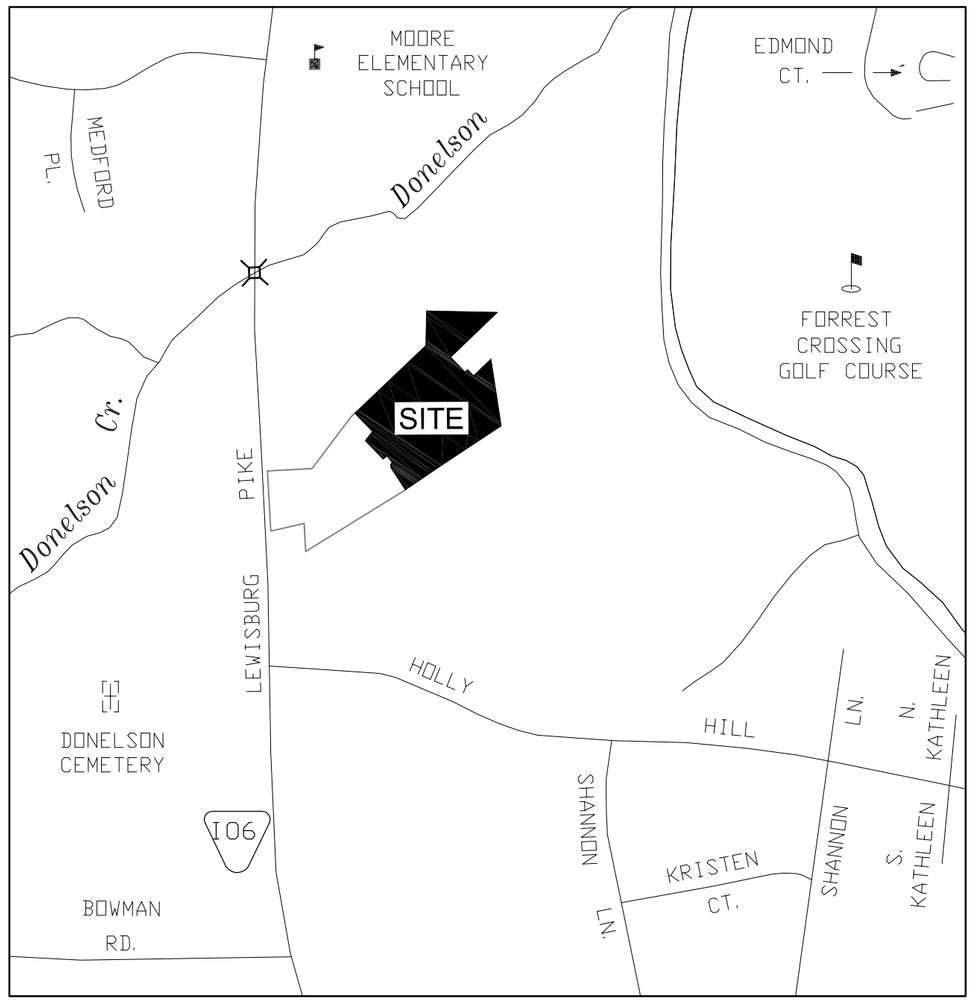
Riverbluff PUD Subdivision

PHASE 2

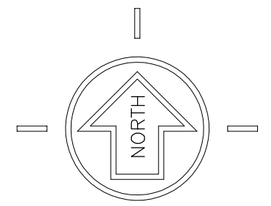
Being Part Of Parcel 19.05 on Tax Map 89
Lewisburg Pike
Franklin, Williamson County, Tennessee

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR RIVER BLUFF SECTION 1-B WHICH CONTAINS 31 LOTS WITH NEW RIGHT OF WAY DEDICATION.
2) EXISTING ZONING R-2 (RESIDENTIAL)
CNCO-2 CHARACTER OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS XXX
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN. 37076
CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELY@CENTURYINVESTMENTPARTNERS.COM
8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGT.JTA@COMCAST.NET
9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN. 37076
CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELY@CENTURYINVESTMENTPARTNERS.COM
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED.
21. ⚹ LOTS 11-13, 15 AND 43-48 SHALL BE DESIGNATED AS "CRITICAL TREE LOTS".



LOCATION MAP
(Not to Scale)



SCALE : 1"= 60'

GRID NORTH

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	37.08	25.00	84°59'02"	22.90	S09°24'17"W	33.77
C2	48.82	50.00	55°56'51"	26.56	S79°52'13"W	46.91
C3	71.11	80.00	50°55'54"	38.10	N82°22'42"E	68.80
C4	114.39	100.00	65°32'33"	64.37	N24°08'29"E	108.26
C5	46.22	100.00	26°29'03"	23.53	N21°52'19"W	45.81
C6	70.99	50.00	81°21'15"	42.97	S05°33'47"W	65.18
C7	46.75	50.00	53°33'58"	25.24	N25°06'49"E	45.06
C8	63.83	80.00	45°43'02"	33.73	S21°11'21"W	62.15
C9	4.78	125.00	2°11'34"	2.39	S45°08'38"W	4.78
C10	116.68	40.00	167°08'06"	354.79	S39°31'12"E	79.50
C11	3.25	85.00	2°11'34"	1.63	S45°08'38"W	3.25
C12	39.27	25.00	90°00'00"	25.00	N88°45'35"W	35.36
C13	36.79	60.00	35°07'47"	18.99	N26°11'41"W	36.21
C14	68.64	60.00	65°32'33"	38.62	N24°08'29"E	64.95

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°53'48"W	29.41
L2	N46°14'25"E	16.79
L3	N46°14'25"E	21.28
L4	S58°18'12"W	22.79
L5	N33°05'15"W	13.93
L6	S43°45'35"E	12.45

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
83	6531	0.15
84	59163	1.36
85	72980	1.68
86	48129	1.10

LOT TABLE

Lot No.	Square Feet	Acres
4	10429	0.24
5	9291	0.21
6	8694	0.20
7	7058	0.16
8	6779	0.16
9	6663	0.15
10	6600	0.15
11	6600	0.15
12	6600	0.15
13	6600	0.15
14	7800	0.18
15	101923	2.34
16	7800	0.18
38	17382	0.40
39	6601	0.15
40	9393	0.22
41	12041	0.28
42	8162	0.19
43	6600	0.15
44	6600	0.15
45	6600	0.15
46	6600	0.15
47	6600	0.15
48	6771	0.16
49	8483	0.19
50	9135	0.21
51	10347	0.24

SITE DATA

Total Area:	12.78 AC.
Residential Lots:	27 Lots
Area in Lots	7.21 Ac.
Area & Length of R.O.W.:	1.28 Ac./1403 Feet
Open Space:	4.29 Ac.
Development Standard	Conventional
Base Zoning District:	Residential (R-2)
Character Area Overlay	CNCO-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

LEGEND

○ IRO	Iron Rod (Found)	▤	Catch Basin
● IRN	Iron Rod (Set)	—W—	Water Line
■	Concrete Monument (Set)	☼	Metal Light Pole
—STM—	Storm Line	◎	Sanitary Manhole
—S—	Sanitary Sewer Line	⛲	Fire Hydrant
—RW—	Reclaimed Water Line		

◐ 8-6-2015 REVISE PER STAFF COMMENTS

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT *DATE*
CITY OF FRANKLIN, TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY *DATE*

CITY OF FRANKLIN *DATE*

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 2" SUBDIVISON NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE ON SITE WATER SYSTEM AND $_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

MILCROFTON WATER UTILITY DISTRICT *DATE*

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

OWNER

RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

LANDSCAPE DATA CHART

SITE ACREAGE : 45.99 ACRES (2,003,131.12 S.F.)
SITE ZONING : MEDIUM RESIDENTIAL (R2)
ZONING OVERLAYS : CNCO-2
DEVELOPMENT STANDARDS : CONVENTIONAL
ORIGINAL CANOPY COVER : 24.99% OF SITE (500,600 S.F.)
REQUIRED TREE CANOPY RETENTION : 12.0% (0.25 [EXISTING % OF TREE COVER] X 0.48 [REG. RETENTION COVER]
MINIMUM TREE PROTECTION AREA : 240,375.72 SQUARE FEET
PRESERVED TREE CANOPY PROVIDED : 265,202 SQUARE FEET
SPECIMAN TREES REMOVED : 10

TREE CANOPY TO BE REMOVED		TREE CANOPY AREA TO REMAIN	
A	4400 S.F.	TPA1	1800 S.F.
B	4000 S.F.	TPA2	7400 S.F.
C	2200 S.F.	TPA3	1800 S.F.
D	29630 S.F.	TPA4	1600 S.F.
E	2725 S.F.	TPA5	11500 S.F.
F	2350 S.F.	TPA6	860 S.F.
G	18400 S.F.	TPA7	3100 S.F.
H	28800 S.F.	TPA8	17200 S.F.
I	5800 S.F.		
TOTAL	98,305 S.F.	TOTAL	45,260,S.F.

CITY OF FRANKLIN PROJECT # 5899

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK ⁎, PAGE ⁎, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ___, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

⁎ *OWNER(S) - RIVERBLUFF INVESTMENTS, LLC* *DATE*

⁎ *BOOK 6350, PAGE 922, R.O.W.C., TN.*

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 13TH DAY OF MARCH, 2015.

JAMES TERRY TENNESSEE REGISTERED LAND SURVEYOR No. 2287 STATE OF TENNESSEE DEPARTMENT OF COMMERCE & INSURANCE

LAND SURVEYOR *DATE*

TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR SEWER DEPARTMENT *DATE*
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY *DATE*
FRANKLIN MUNICIPAL PLANNING COMMISSION

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 12.78 ± *TOTAL LOTS:* 31
ACRES NEW STREETS: 1.28 *FEET NEW STREETS:* 1403
CIVIL DISTRICT: 10TH *CLOSURE ERROR:* 1:10,000+
MILES OF NEW ROAD: 0.26 *DATE:* JULY 13, 2015

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

JOB NUMBER: 2015-286
SHEET 1 OF 2

FINAL PLAT
Riverbluff PUD Subdivision
PHASE 2

GRID NORTH

0' 30' 60' 120' 180'

SCALE : 1"= 60'

CERTIFICATE OF OWNERSHIP

*I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK *__, PAGE *__, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ___, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____,*

_____ _____

** OWNER(S) – RIVERBLUFF INVESTMENTS, LLC* *DATE*

** BOOK 6350, PAGE 922, R.O.W.C., TN.*

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

_____ _____

DIRECTOR, STREETS DEPARTMENT *DATE*
CITY OF FRANKLIN, TENNESSEE

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

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

_____ _____

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY *DATE*

_____ _____

CITY OF FRANKLIN *DATE*

Tax Map 89, Parcel 19.04
MAMIE & KURT JETER
Book 1778, Page 615, R.O.W.C.Tn.

Tax Map 89, Parcel 18.00
ROBERT N. & CATHERINE MOORE
Book 155, Page 52, R.O.W.C.Tn.

Tax Map 89, Parcel 19.02
EDWARD NEWTON
Book 1859, Page 6, R.O.W.C.Tn.

Tax Map 89, Parcel 19.03
JERRY BOZMAN
Book 1859, Page 8, R.O.W.C.Tn.

S88°45'42"E 264.61'
N02°32'09"W 265.35'
N89°00'34"W 119.95'
S88°45'42"E 412.98'
N43°45'35"W 150.00'
N46°14'31"E 394.45'
S43°45'17"E 149.99'
N43°45'35"W 150.00'
N37°16'14"E 50.83'
N38°06'12"W 150.00'
S46°14'25"W 376.40'
S43°45'35"E 120.00'
N46°14'25"E 140.02'
S08°37'48"E 393.34'
S46°14'25"W 252.96'
N56°54'45"E 312.73'
S56°54'45"W 312.73'
N46°14'25"E 181.13'
S55°39'03"W 228.95'
S56°35'48"W 417.19'
N56°54'45"E 672.10'

T.V.A. TRANSMISSION LINE EASEMENT

Open Space (85) 72,980 S.F./1.68 Ac.

DETENTION AREA

Open Space (84) 59,163 S.F./1.36 Ac.

Open Space (86) 48,129 S.F./1.10 Ac.

Open Space (83) 6531 S.F./ 0.15 Ac.

Open Space 7,847 S.F./0.18 Ac.

(20' EASEMENT) Emergency Access Pedestrian Trail

FIRE LANE

Type "C" Landscape Buffer

RIVER BLUFF DRIVE
ONE WAY (40' PUBLIC R.O.W.)

RIVER BLUFF DRIVE
50' PUBLIC R.O.W.

WETZEL DRIVE
50' R.O.W.

RIVERBLUFF PHASE 1

FUTURE DEVELOPMENT

COLUMBIA GULF TRANSMISSION CO. GAS LINE EASEMENT

N 567921.2019
E 1717846.2745

N 567150.0699
E 1717582.7141

Lots: 4 (401), 5 (407), 6 (413), 7 (419), 8 (425), 9 (431), 10 (437), 11 (443), 12 (449), 13 (455), 14 (461), 16 (467), 38 (478), 39 (472), 40 (466), 41 (460), 42 (454), 43 (448), 44 (442), 45 (436), 46 (430), 47 (424), 48 (418), 49 (412), 50 (406), 51 (400)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 2" SUBDIVISON NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE ON SITE WATER SYSTEM AND $_____ FOR THE OFF–SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____

MILCROFTON WATER UTILITY DISTRICT *DATE*

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THIS SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE 13TH DAY OF JULY, 2015.

JAMES G. TERRY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2287

_____ 7/16/15

LAND SURVEYOR *DATE*

TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

_____ _____

DIRECTOR SEWER DEPARTMENT *DATE*
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____

SECRETARY *DATE*
FRANKLIN MUNICIPAL PLANNING COMMISSION

SURVEYOR
JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

OWNER
RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

CITY OF FRANKLIN PROJECT # 5899

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 12.78 ± *TOTAL LOTS:* 31

ACRES NEW STREETS: 1.28 *FEET NEW STREETS:* 1403

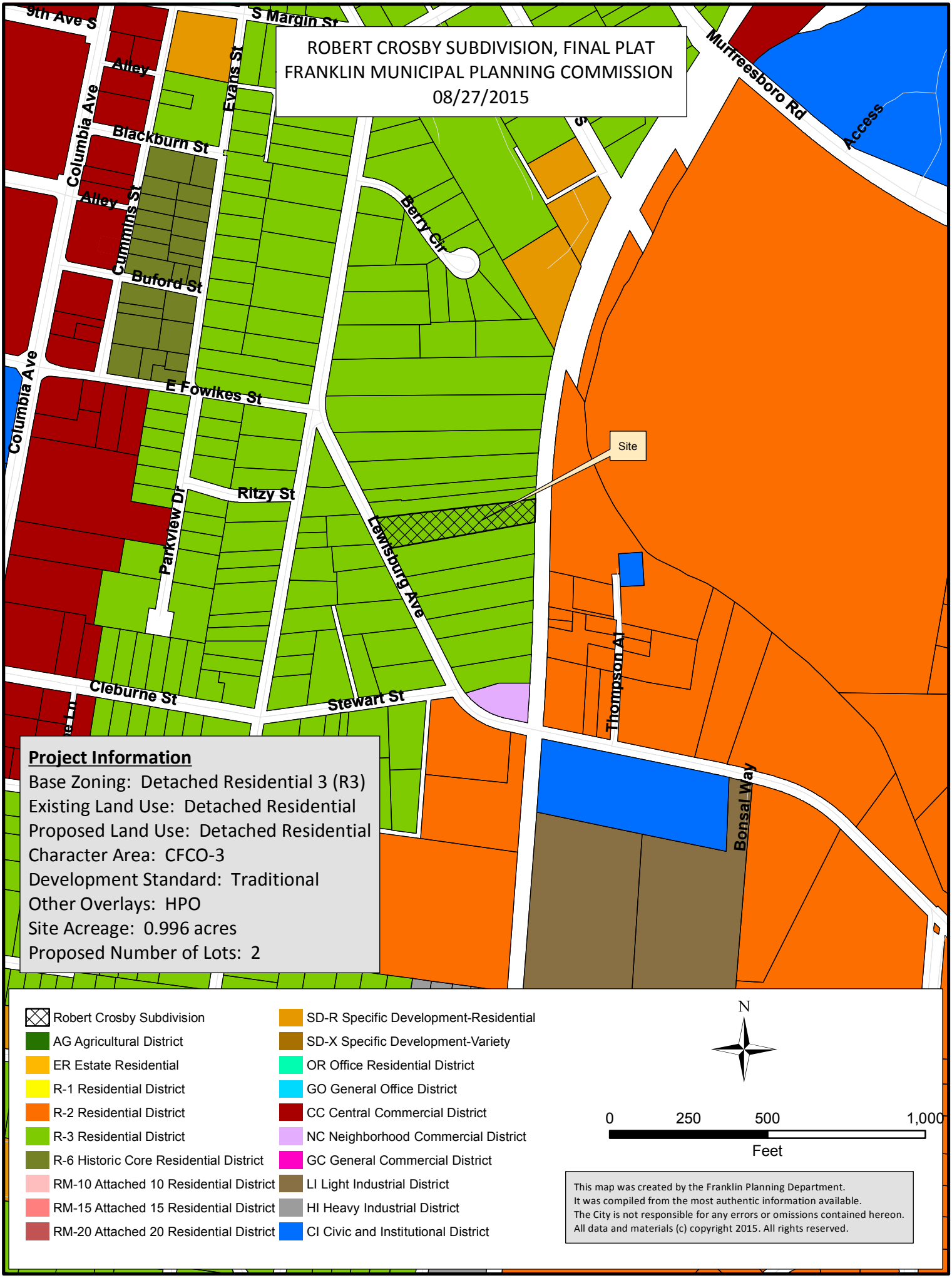
CIVIL DISTRICT: 10TH *CLOSURE ERROR:* 1:10,000+

MILES OF NEW ROAD: 0.26 *DATE:* JULY 13, 2015

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

JOB NUMBER: 2015-286
SHEET 2 OF 2

1 8–6–2015 REVISE PER STAFF COMMENTS


ROBERT CROSBY SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/27/2015
9th Ave S
S Margin St
Alley
Evans St
Columbia Ave
Blackburn St
Murfreesboro Rd
Access
Alley
Cummins St
Berry Cir
Buford St
Columbia Ave
E Fowlkes St
Site
Ritzy St
Parkview Dr
Lewisburg Ave
Thompson Al
Cleburne St
Stewart St
Bonsal Way
Project Information
Base Zoning: Detached Residential 3 (R3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: HPO
Site Acreage: 0.996 acres
Proposed Number of Lots: 2
Robert Crosby Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5867

CONDITIONS OF APPROVAL:

Addressing

Crosby Lot Subvision 15-06-05.pdf

1. Addressing

- In accordance with the City of Franklin Addressing Manual, the address required for lot 1 is 225 Lewisburg Ave and the address required for lot 2 is 227 Lewisburg Ave.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- Applicant shall show the outline of the existing driveway that wraps around the back/eastern portion of Lot 1 and clarify whether this existing surface is gravel or paved.

Performance Agreement and Surety

Crosby Lot Subvision 15-06-05.pdf

3. Engineering Sureties

- There are no engineering sureties associated with this final plat. No action is necessary from applicant.

Planning

Crosby Lot Subvision 15-06-05.pdf

4. BZA information

- The applicant shall list the BZA ruling and date in the general notes section of the plat.

Water/Sewer

General Comments

5. Utilities

- Applicant added proposed locations of water and sewer service, but water and sewer services shall be a minimum of 5' separation between utility service and proposed driveway. The city's responsibility to the utility lines will stop at ROW line.

6. Sanitary sewer

- Applicant has requested permission for low pressure sewer at the proposed lot. Approval from the water management director shall be attained prior to the plat being recorded.

LEWISBURG AVE

KV+D
KISER VOGRIN DESIGN

209 Lewisburg Avenue Aerial Exhibit

CROSBY RESIDENCE

FRANKLIN, WILLIAMSON COUNTY, TN

June 04, 2015
Project #14119

0 30 60 90

SCALE: 1"=30'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.

2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.

4. PROPERTY IS ZONED R-3, CFCO-3/HPO/TRADITIONAL.

5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0211G, DATED AUGUST 29, 2014.

6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE. IN TENNESSEE. IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBILITY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

8. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

9. PARCEL NUMBERS SHOWN THUS (46) REFER TO WILLIAMSON COUNTY TAX MAP 78-F.

10. WATER AND SEWER SERVICES PROVIDED BY CITY OF FRANKLIN.

11. ELECTRICAL SERVICE PROVIDED BY MIDDLE TENNESSEE ELECTRIC.

12. PROPERTY CORNERS WILL BE SET USING 18" REBAR UNLESS OTHERWISE NOTED.

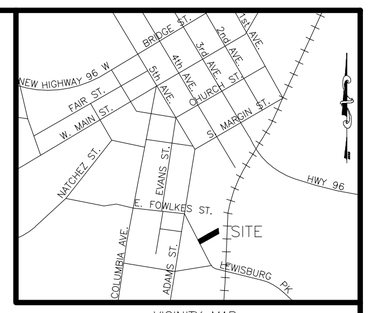
13. EACH LOT IS REQUIRED TO PROVIDE THE CITY OF FRANKLIN A GRADING AND DRAINAGE SITE PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE GRADING AND DRAINAGE SITE PLAN SHALL SHOW PROPOSED LOCATION, AREA AND GRADING TO THE RAIN GARDEN LOCATED WITHIN THE STORMWATER EASEMENT ON THE FRONT OF EACH LOT. EACH LOT SHALL HAVE A MINIMUM OF 610FT OF RAIN GARDEN AREA WITH A DEPTH OF FOUR FEET OF PLANTING SOIL WITHIN THE GARDEN. THE GARDEN SHALL BE GRADED TO HAVE SIX INCHES OF PONDING WITHIN THE GARDEN AREA. SEE DETAIL AND CITY OF FRANKLIN STORMWATER BMP MANUAL FOR FURTHER SOIL AND PLANTING REQUIREMENTS.

14. WITHIN NEW DEVELOPMENTS AND 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 (LI) AND HEAVY DUTY (HD) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

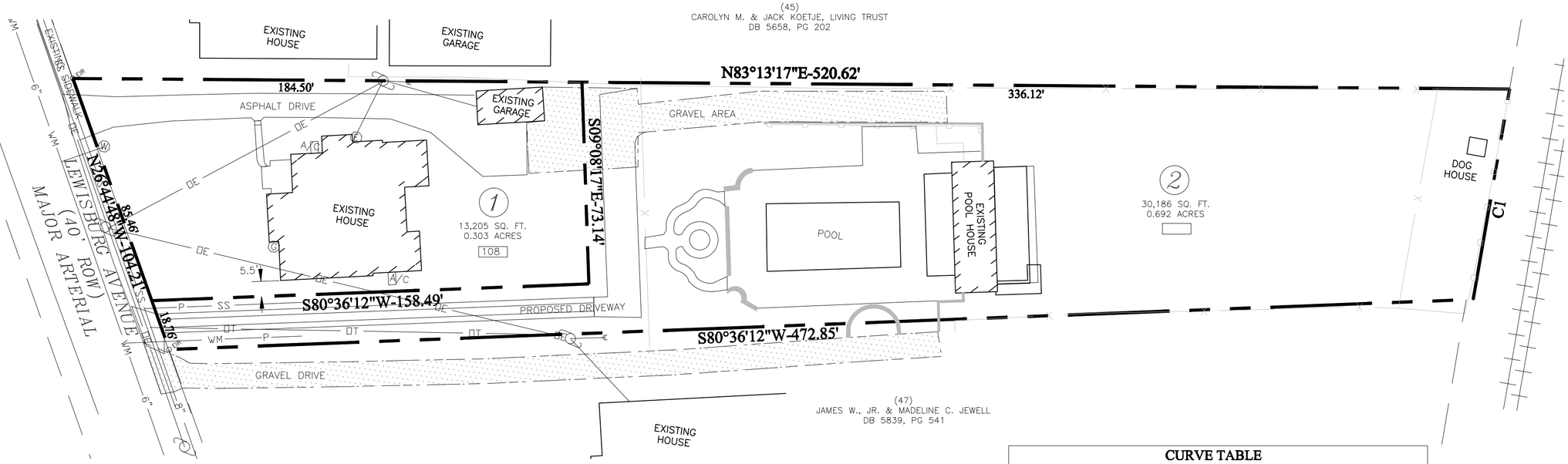
OWNER/SUBDIVIDER
ROBERT CROSBY
209 LEWISBURG AVE.
FRANKLIN, TN 37064

LEGEND

SET IRON ROD	● S.I.R.
EXISTING IRON ROD	○ E.I.R.
EXISTING PK NAIL	△ P.K.
PROPERTY LINE	
UTILITY POLE W/ GUY	
OVERHEAD ELECTRIC	OHE
EDGE OF PAVEMENT	
FENCE LINE	x x x
SEWER LINE W/ MANHOLE	SS (S)
FIRE HYDRANT W/ VALVE	
WATER LINE	WM
GAS LINE	GAS
PROPOSED WATER LINE	WM P
PROPOSED SEWER LINE	SS P
STREET ADDRESS	108



VICINITY MAP
(NTS)



MINIMUM REQUIRED SETBACKS
FRONT (LOCAL STREET) 10-30'
SIDE..... 5'
REAR..... 5'
12' MINIMUM BETWEEN BUILDINGS. USE SETBACKS THAT ARE WITHIN 25 PERCENT OF THE AVERAGE SETBACKS FOR EXISTING USES ON THE SAME BLOCK FACE PROVIDED NO NEW USE IS CLOSER TO THE RIGHT-OF-WAY THAN ANY EXISTING USE.

DEED REFERENCE:

BEING PROPERTY CONVEYED TO ROBERT C. CROSBY BY DEED OF RECORD IN BOOK 5858, PAGE 310, R.O.W.C.

PROPERTY MAP REFERENCE:

BEING PARCEL NO. 46 OF GROUP F AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 78-F.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	77.39'	25821.09'	N02°38'38"E	77.39'

RESIDENTIAL TREE CHART			
LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES	
1	13,205	0.303	4
2	30,186	0.692	5

MTEMC

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

Middle Tennessee Electric Membership Corporation Date

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 3135, Page 213, R.O.W.C. Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivised, altered or changed so as to produce less area that is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive conenants as of record in Book ---, Page ---, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book ---, Page ---, R.O.W.C.

xxx xxx

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

City of Franklin Date

Williamson County Emergency Management Agency Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the __ day of _____, 2015, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets and drainage designated in Crosby Lot Subdivision, have been installed in accordance with City specifications, or

(2) a performance bond in the amount of $ N/A for streets, $ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM

I hereby certify that:
(1) The water and sewer system designated in Crosby Lot Subdivision have been installed in accordance with City specifications, or;

(2) a performance bond in the amount of $ N/A for the water system and $ N/A for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. Water and Sewer Date
Franklin, Tennessee

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 11th day of May, 2015.

Surveyor Tenn. License No. 1806 Date

JERRY SWORDS, JR. REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE NO. 1806 5-11-15

REGISTERS OFFICE WILLIAMSON COUNTY
(State of Tennessee)

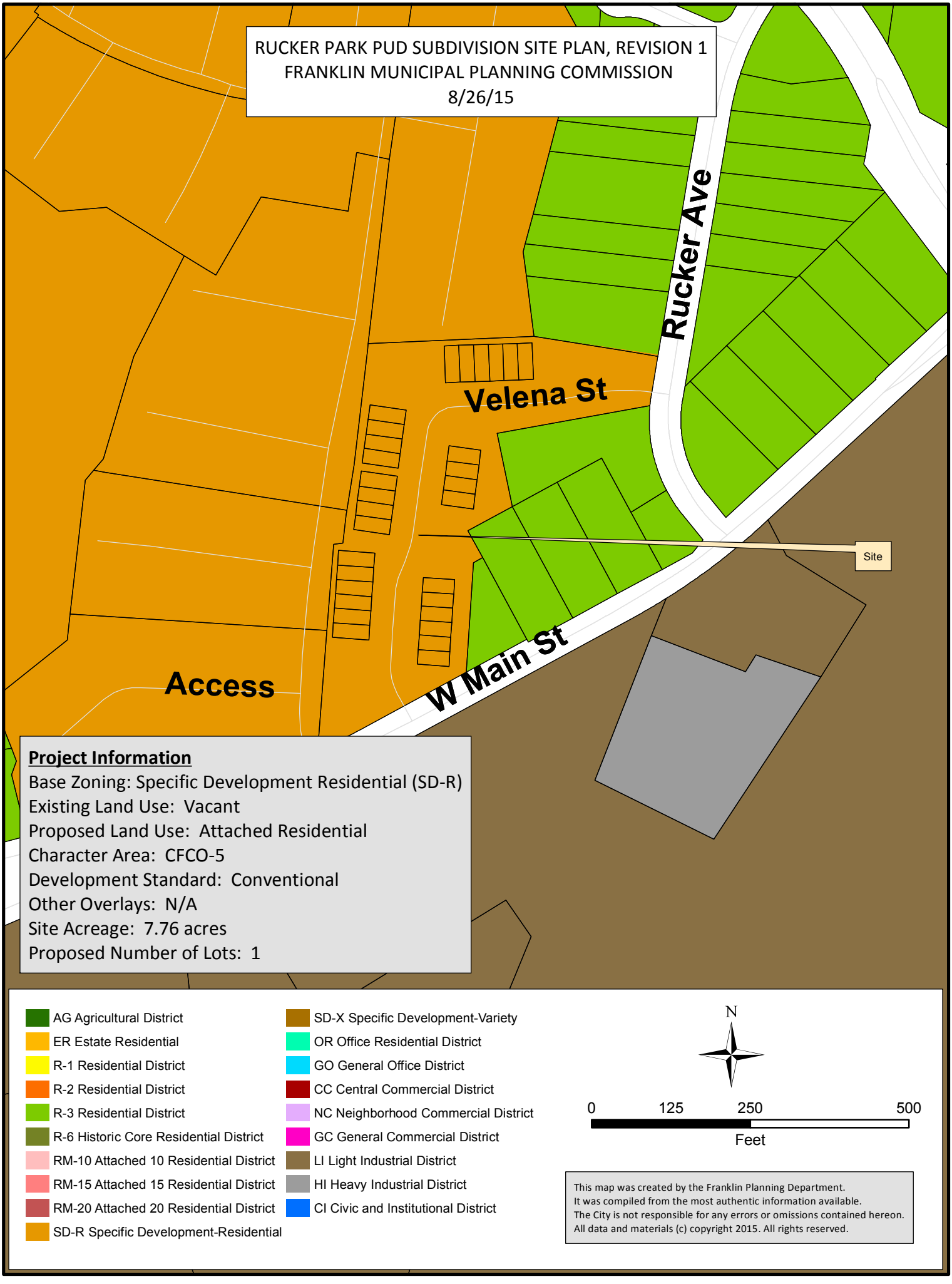
TOTAL AREA OF THIS PLAT=43,393 SQUARE FEET OR 0.996 ACRES+/-

FINAL PLAT
ROBERT CROSBY SUBDIVISION
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.996
TOTAL LOTS: 2
ACRES NEW STREETS: N/A
FEET NEW STREETS: N/A
CIVIL DISTRICT: 9th
CLOSURE ERROR: 1'-15,000 +
SCALE: 1"=30'
DATE: 8/05/15

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 15-014 | COF PROJ.: 5867 | SHEET 1 OF 1


RUCKER PARK PUD SUBDIVISION SITE PLAN, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/15
Rucker Ave
Velena St
Site
W Main St
Access
Project Information
Base Zoning: Specific Development Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: CFCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 7.76 acres
Proposed Number of Lots: 1
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
125
250
500
Feet
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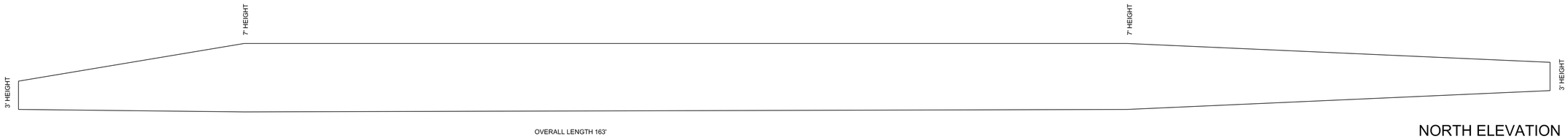
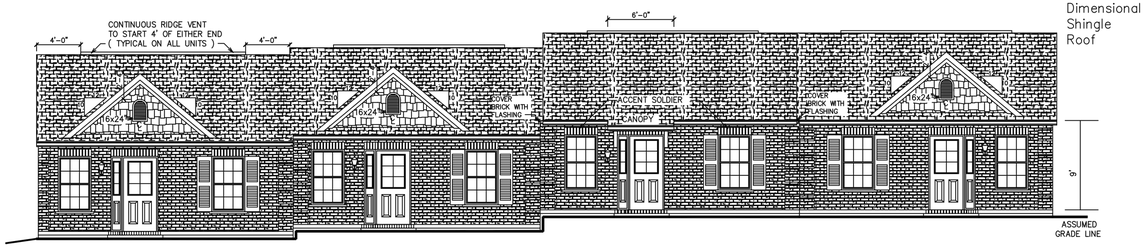


NORTH ELEVATION



Roanoke – 2 Bedroom | Roanoke – 2 Bedroom | Roanoke – 2 Bedroom | Roanoke – 2 Bedroom

FRONT ELEVATION – Brick Front

Rucker Park Townhomes

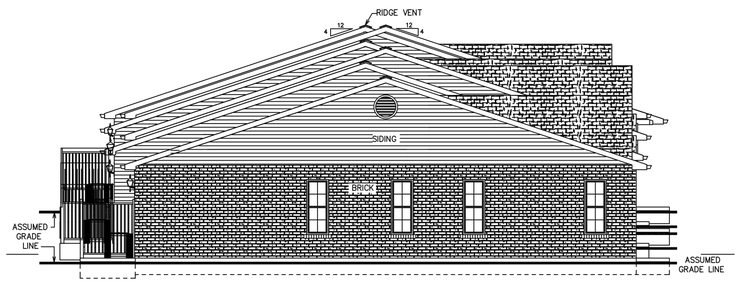
RBF Investments, LLC
All Rights Reserved

Revised: August 13, 2012
Plotted: August 13, 2012
Windland Builders Inc.
Roanoke Lot 294 to 299 March 16–2012

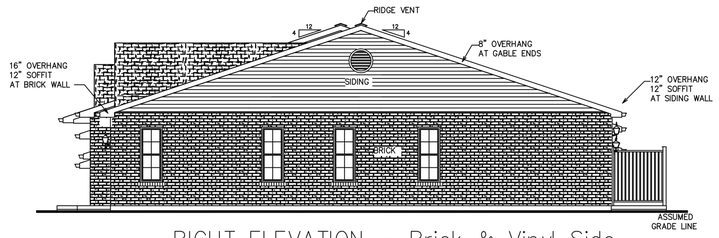
Roanoke – 2 Bedroom | Roanoke – 2 Bedroom | Roanoke – 2 Bedroom | Roanoke – 2 Bedroom

REAR ELEVATION – Vinyl Siding

IMPORTANT NOTE:
1. THERE WILL NOT BE A SHEETROCK BREAK OR INTERRUPTION BETWEEN NEIGHBORING UNITS. ALSO INSTALL SHEETROCK BETWEEN BATHTUB AND FIREPLACE FIRST.



LEFT ELEVATION – Brick & Vinyl Side



RIGHT ELEVATION – Brick & Vinyl Side

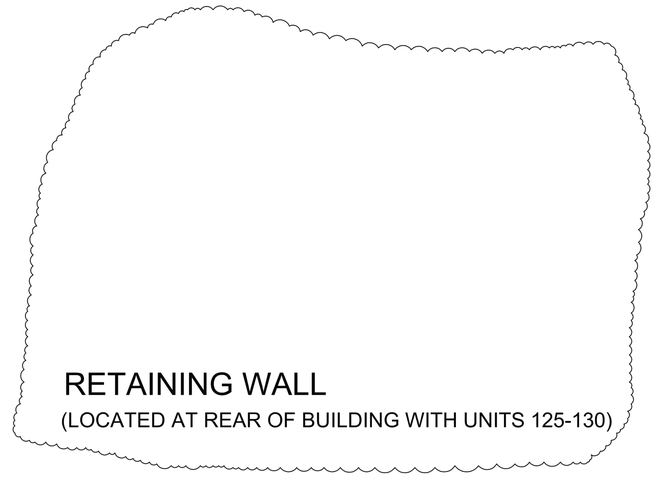
Front Elevation	Surface Area (sf)	Percent of Net*
Gross of Wall	5,024.67	N/A
Net of Wall*	3,605.63	N/A
Net Siding*	682.50	18.93%
Net Brick*	2,923.13	81.07%
Net Split Face CMU*	None	0.0%
* Net excludes roof forms, windows, doors or other similar features		

Rear Elevation	Surface Area (sf)	Percent of Net*
Gross of Wall	4,415.47	N/A
Net of Wall*	3,049.07	N/A
Net Siding*	None	0.0%
Net Brick*	3,049.07	100%
Net Split Face CMU*	None	0.0%
* Net excludes roof forms, windows, doors or other similar features		

Right Elevation	Surface Area (sf)	Percent of Net*
Gross of Wall	3,521.21	N/A
Net of Wall*	3,281.21	N/A
Net Siding*	1,135.61	35.77%
Net Brick*	2,145.60	64.23%
Net Split Face CMU*	None	0.0%
* Net excludes roof forms, windows, doors or other similar features		

Left Elevation	Surface Area (sf)	Percent of Net*
Gross of Wall	3,521.21	N/A
Net of Wall*	3,281.21	N/A
Net Siding*	1,173.75	35.77%
Net Brick*	2,107.46	64.23%
Net Split Face CMU*	None	0.0%
* Net excludes roof forms, windows, doors or other similar features		

Note: Side elevations excludes variations due to grade change



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 unless approved by either the Codes Director or the Planning Commission.

These elevations have been prepared by a third party building designer for the developer's use in securing the Planning Commission approval of the Site Plan for this project. In so far as the issuance of a building permit for this project will not require the professional seal of a registered architect none is provided here either. The presence of the applicant's seal evidences that he has evaluated the surface area quantities and percentages and certifies their accuracy.

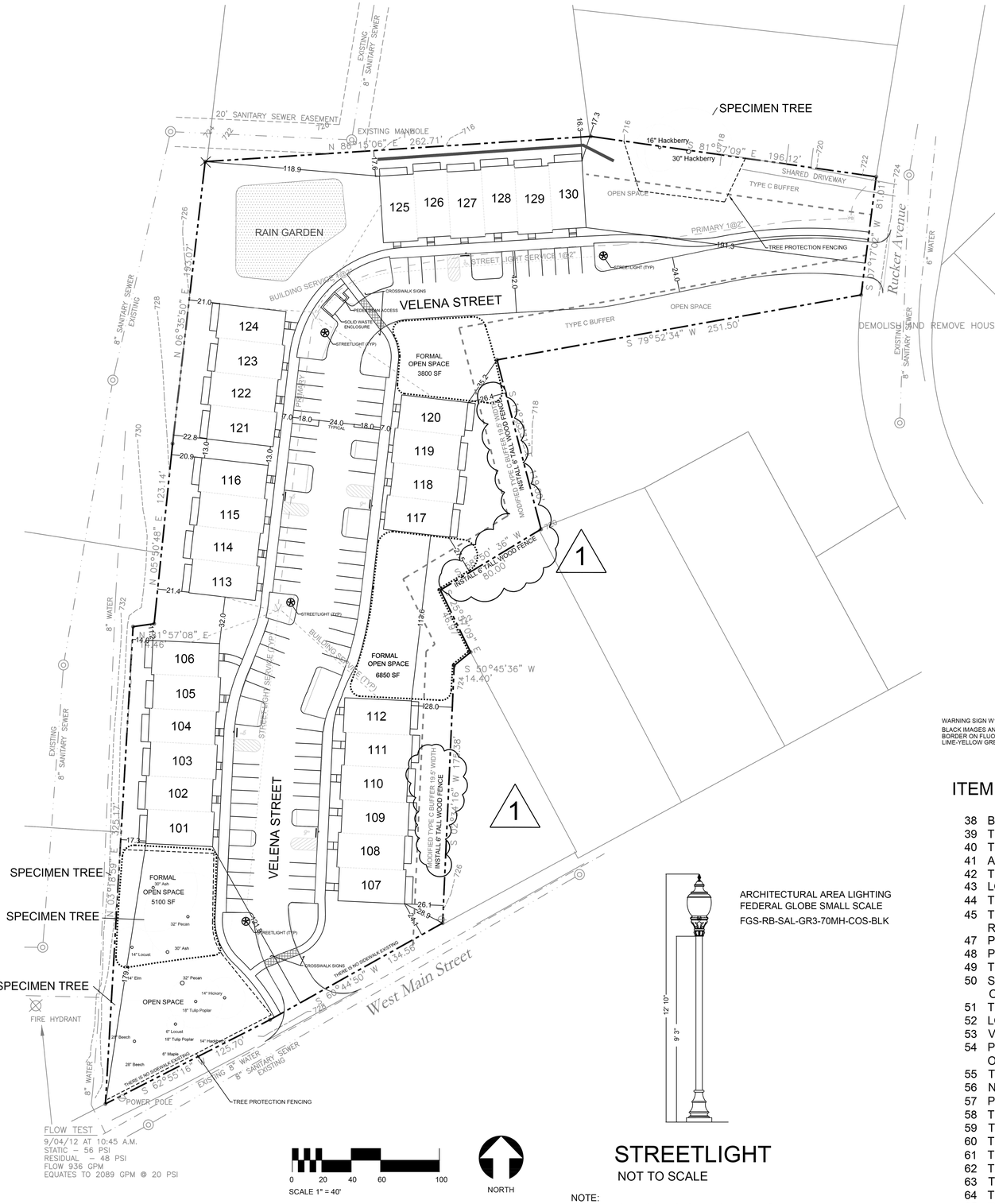
Robert B. Haemmerlein, Landscape Architect
4514 Harpeth Hills Drive
Nashville, TN 37215 (615) 335-9584
haemmerlein@yahoo.com

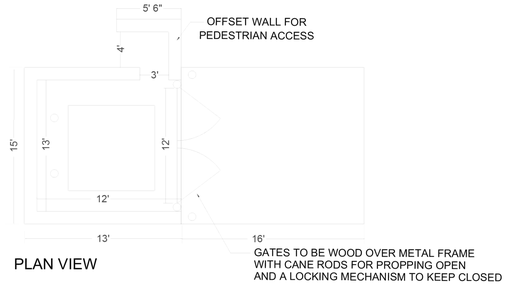
Rucker Park

ARCHITECTURAL ELEVATIONS
BUILDING TYPE 2
AND RETAINING WALL

COF PROJECT NUMBER 5894

SITE PLAN SUBMITTAL FEBRUARY 11, 2013
RESUBMITTAL MARCH 7, 2013
POST PLANNING COMMISSION SUBMITTAL 4/30/2013





SOLID WASTE STORAGE ENCLOSURE

NOT TO SCALE

SITE LIGHTING DATA

DEVELOPMENT STANDARD	CONVENTIONAL
LAND USE	RESIDENTIAL
ZONING DISTRICT	RESIDENTIAL VARIETY
HT. PROPOSED BUILDING	20'
POLE HEIGHT	9' 3"
POLE/FIXTURE COLOR	BLACK
COLOR OF LIGHT	WHITE

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

WARNING SIGN W11-2
BLACK IMAGES AND BORDER ON FLUORESCENT LIME-YELLOW GREEN FIELD

CROSSWALK DETAIL

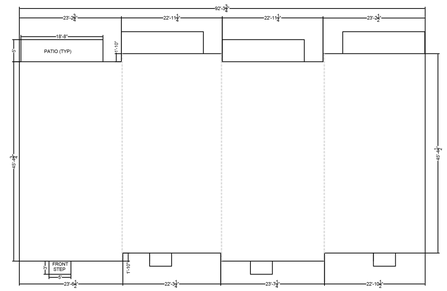
AT THE TWO UNCONTROLLED CROSSWALKS A CROSSWALK WARNING SIGN WITH A SUPPLEMENTAL DIAGONAL DOWNWARD ANGLE ARROW SHALL BE INSTALLED IN ACCORDANCE WITH THIS IMAGE AT THE LOCATIONS SHOWN ON THE LAYOUT PLAN.

ARCHITECTURAL AREA LIGHTING
FEDERAL GLOBE SMALL SCALE
FGS-RB-SAL-GR3-70MH-COS-BLK

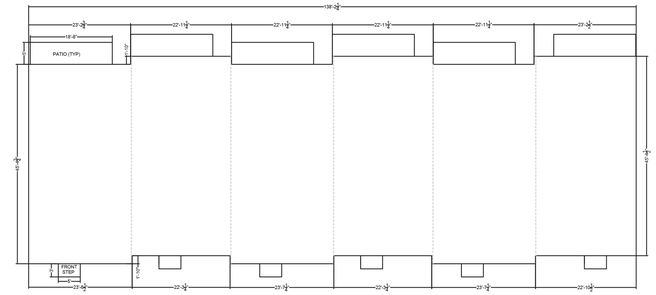
STREETLIGHT

NOT TO SCALE

NOTE:
STREET LIGHT LOCATIONS AND QUANTITIES HAVE BEEN REVIEWED AND APPROVED BY M.T.E.M.C. ALTHOUGH FINAL LOCATIONS ARE SUBJECT TO MODIFICATION.



STANDARD FOUR UNIT BUILDING



STANDARD SIX UNIT BUILDING

TYPICAL BUILDING DIMENSIONS

NOT TO SCALE

MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0';

MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5'.

THE PROPERTY LINE FOR EACH UNIT SHALL BE THE FLOOR AREA SHOWN AND TEN FEET (10') TO THE REAR AND FIVE FEET (5') IN FRONT OF EACH UNIT. SIDELINES SHALL BE AT THE CENTERLINE OF THE DIVIDING WALLS.

ITEM

38 BUILDING SETBACK LINES ARE GOVERNED BY THE PUD OVERLAY IN THE RX ZONING..
39 THERE ARE NO PHASES, THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
40 THERE ARE NO AREAS OF THE SITE WITHIN THE FLOODWAY DISTRICT OR FLOODWAY FRINGE.
41 ADJOINING PROPERTY OWNERS ARE SHOWN ON EXISTING CONDITIONS - SHEET 2.
42 THE BEARINGS OF THE PROPRTY BOUNDARY ARE SHOWN.
43 LOT NUMBERS ARE SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
44 THE LENGTH OF ALL BOUNDARIES OF THE SITE ARE SHOWN.
45 THE ONLY HABITABLE STRUCTURE ON THE PROPERTY IS THE RESIDENCE LOCATED AT 113 RUCKER AVENUE AND IT IS PROPOSED TO BE DEMOLISHED.
47 PROPOSED EASEMENTS ARE SHOWN ON SHEET 7 - UTILITY PLAN OF THIS SUBMITTAL.
48 PROPOSED PRIVATE STREET WIDTH IS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
49 THE PROPOSED SIDEWALKS ARE SHOWN AND DIMENSIONED ON THE SITE LAYOUT PLAN - SHEET 3.
50 SOLID WASTE STORAGE IS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3, DETAILS ARE SHOWN ON THE SAME SHEET OF THIS SUBMITTAL.
51 THERE ARE NO HISTORICAL STRUCTURES OR SITES ON OR ADJACENT TO THE SITE.
52 LOCATION AND HEIGHT OF FENCES ARE AS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
53 VEHICULAR ENTRANCES, EXITS AND DRIVE AISLES ARE SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
54 PEDESTRIAN WALKWAYS, RAMPS, CROSSINGS AND ADA ACCESSIBLE PARKING IS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
55 THERE ARE NO BICYCLE PARKING FACILITIES PROPOSED.
56 N/A.
57 PARKING SPACES ARE SHOWN AND DIMENSIONED ON THE SITE LAYOUT PLAN - SHEET 3.
58 THERE ARE NO FIRE LANES AND PARKING IS NOT PERMITTED IN THE DRIVE AISLES.
59 THERE ARE NO STACKING SPACES IN THE PROPOSED DEVELOPMENT.
60 THERE ARE NO LOADING ZONES IN THE PROPOSED DEVELOPMENT.
61 THERE ARE NO CROSS ACCESS WAYS IN THE PROPOSED DEVELOPMENT.
62 THE LIMITS OF DISTURBANCE ARE SHOWN ON THE SITE GRADING PLAN.
63 THE PROPOSED UTILITIES ARE SHOWN ON THE UTILITY PLAN, SHEET 7 OF THIS SUBMITTAL.
64 THE E.P.S.C. AND STORMWATER PLANS ARE SHOWN ON SHEET 10 OF THIS SUBMITTAL.
65 PLEASE REFER TO SHEETS 4,6,7,8 &9 FOR UTILITY AND STORM STRUCTURES.
66 WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTTED 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.

1

PLEASE NOTE THAT THE ONLY CHANGE TO THIS SITE PLAN FROM THE ORIGINAL APPROVED PLAN IS THE REDUCTION OF THE NON-COMPATABLE USE TYPE C BUFFER SHOWN IN THE CLOUDED AREA THROUGH THE ADDITION OF A WOODEN FENCE

Rucker Park

SITE LAYOUT

COF PROJECT NUMBER 5894

SITE PLAN REVISION - JUNE 12, 2015

COF# 5894

CONDITIONS OF APPROVAL:

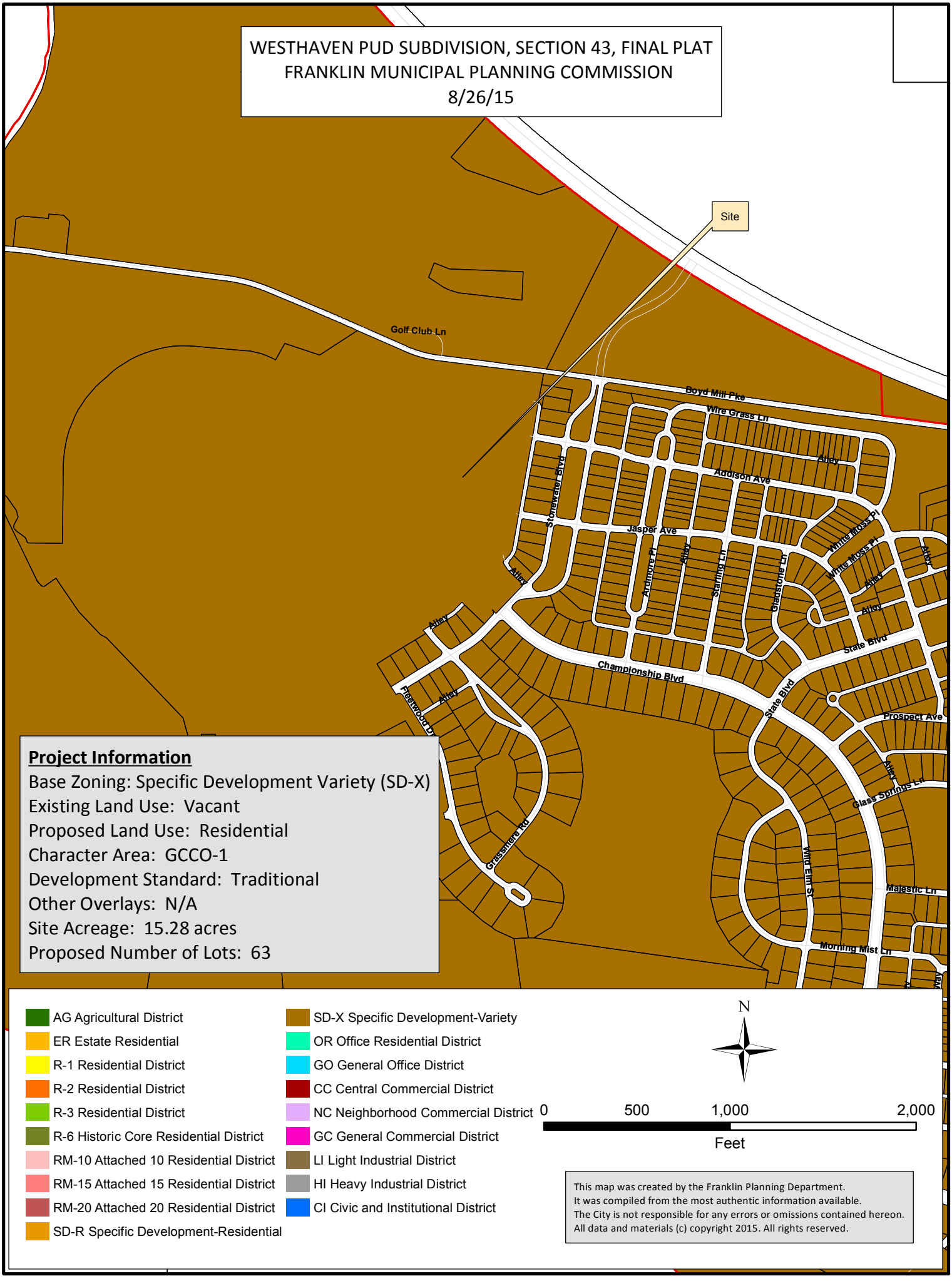
Performance Agreement and Surety

General Comments

1. Engineering Sureties Site Plan Calculations

- Applicant shall post sureties in the following amounts:

I. City Water: $74,000
II. City Sewer: $106,000
III. Public Streets: $322,000
VI. Public Sidewalks: $59,000
VII. Drainage: $75,000
VIII. Green Infrastructure: $51,000


WESTHAVEN PUD SUBDIVISION, SECTION 43, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/26/15
Site
Golf Club Ln
Boyd Mill Pke
Wire Grass Ln
Addison Ave
Alley
Stonewater Blvd
Jasper Ave
White Moss Pl
Ardmore Pl
Starling Ln
Gladstone Ln
State Blvd
Championship Blvd
Prospect Ave
Glass Springs Ln
Majestic Ln
Morning Mist Ln
Wild Elm St
Grassmere Rd
Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: GCCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 15.28 acres
Proposed Number of Lots: 63
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
500
1,000
2,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2015. All rights reserved.

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
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Plat Notes:

1. The purpose of this plat is to create 63 lots (Lots 1653-1709 and Lots 5073-5077) including Open Space lots.
2. Site is located in Williamson County, TN, and is a portion of Parcel 23 Property Map 64.
3. Zoning: Mixed-Use Local District (ML 1.8/Traditional/WHCO-1)
4. All lots in Section 43 fall in the T3 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T3 transect zones - sideyard house, cottage house, or villa.

   Section 43 includes the following building types and sizes: sideyard houses, cottages, and houses.

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   Minimum.....1,000 S.F.
   Maximum.....10,000 S.F.
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6. Minimum setback requirements:
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (minimum 0' between townhome units)
   Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

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   Rear yard/Non-Alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings).
7. Bearings are based on TN Grid System (NAD 83)
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11. Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the owner.
12. Stormwater quality shall be addressed with each site plan.
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18. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
19. Street address numbers are assigned to the following street names: Lots 1687-1708 Championship Blvd., Lots 1667-1670 Jasper Ave., Lots 1653-1656 and Lots 1683-1686 Addison Ave., Lots 1671-1682 and Lots 1657-1666 Shelley Lane, and 1709 Stonewater Blvd.

100' 0' 100' 200' 300'
GRAPHIC SCALE

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

JOEY C. WILSON II REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2089 — 5/6/15

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 4 day of November, 2014.

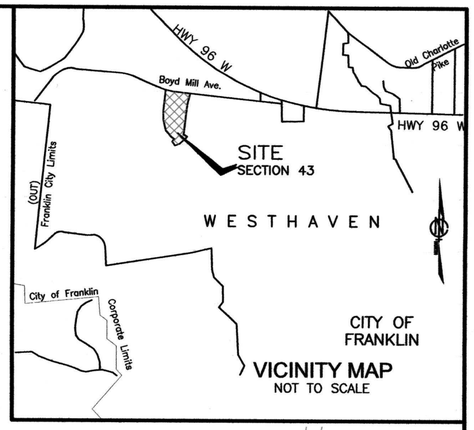
5/6/15

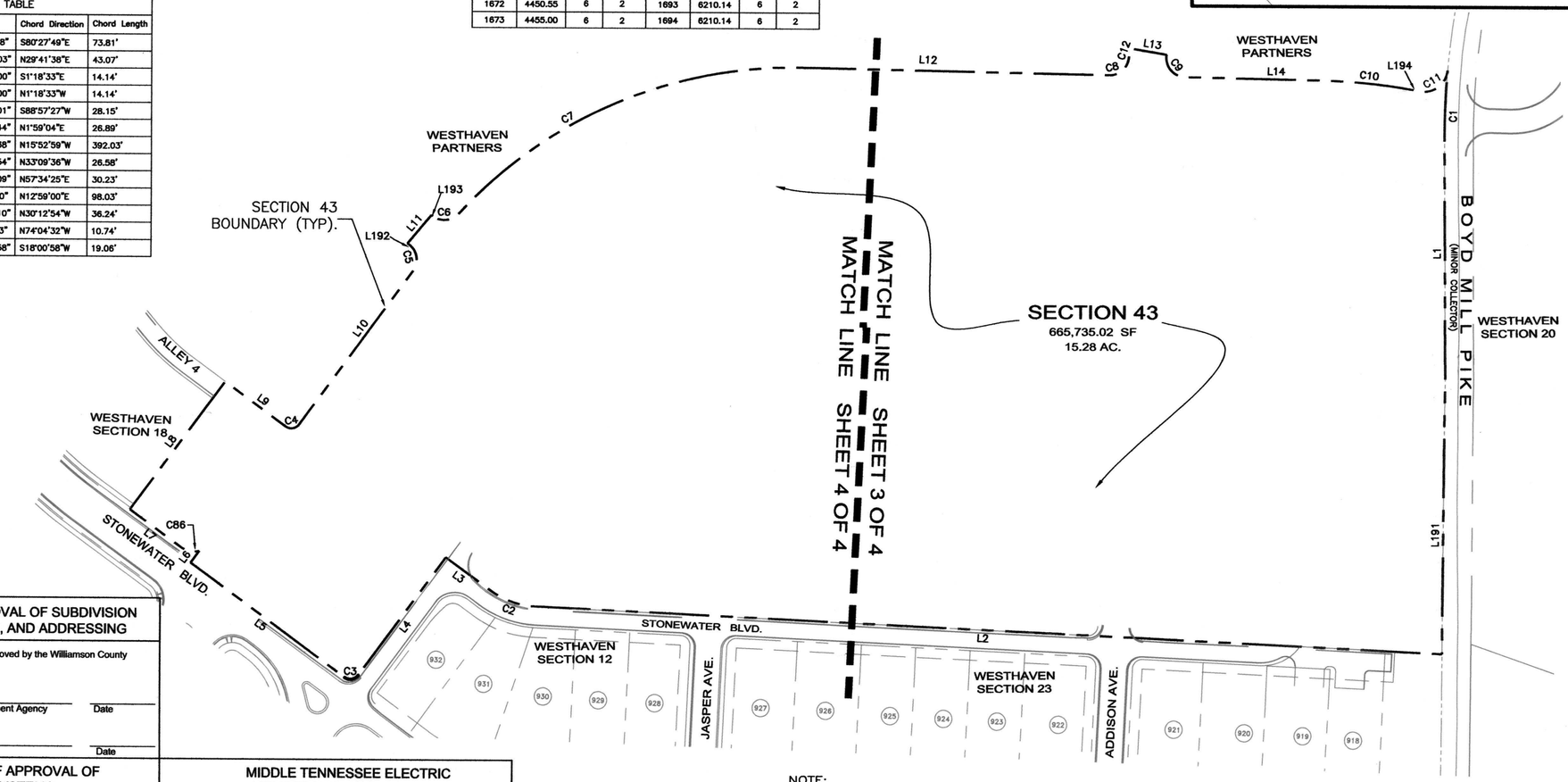
Joey C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.84'	825.13'	5°07'38"	S80°27'49"E	73.81'
C2	43.50'	89.06'	27°59'03"	N29°41'38"E	43.07'
C3	15.71'	10.00'	90°00'00"	S1°18'33"E	14.14'
C4	15.71'	10.00'	90°00'00"	N1°18'33"W	14.14'
C5	31.23'	20.00'	89°28'01"	S88°57'27"W	28.15'
C6	29.49'	20.00'	84°28'44"	N1°59'04"E	26.89'
C7	404.10'	475.00'	48°44'38"	N15°52'59"W	392.03'
C8	29.08'	20.00'	83°17'54"	N33°09'36"W	26.58'
C9	34.27'	20.00'	98°10'09"	N57°34'25"E	30.23'
C10	98.13'	625.50'	8°59'20"	N12°59'00"E	98.03'
C11	40.79'	24.50'	95°23'10"	N30°12'54"W	36.24'
C12	10.74'	419.25'	1°28'03"	N74°04'32"W	10.74'
C86	19.72'	22.00'	51°20'58"	S18°00'58"W	19.06'

LINE TABLE		
Line #	Length	Direction
L1	257.22'	S82°58'52"E
L2	957.53'	S10°04'33"W
L3	57.56'	S43°41'27"W
L4	154.00'	S46°19'05"E
L5	201.00'	S43°41'27"W
L6	15.24'	N46°18'33"W
L7	66.81'	S43°41'27"W
L8	167.00'	S46°19'07"E
L9	78.86'	N43°40'46"E
L10	199.98'	N46°18'33"W
L11	38.56'	S42°30'23"E
L12	319.78'	N8°29'20"E
L13	38.50'	N16°39'29"E
L14	142.12'	N8°29'19"E
L191	279.50'	S82°15'29"E
L192	1.98'	N44°13'26"E
L193	1.81'	S44°13'26"W
L194	6.81'	S17°28'41"W

DETACHED RESIDENTIAL TREE CHART											
Parcel #	Lot Size	ACI	# Trees	Parcel #	Lot Size	ACI	# Trees	Parcel #	Lot Size	ACI	# Trees
1653	4673.56	6	2	1674	4455.00	6	2	1695	6210.14	6	2
1654	4554.00	6	2	1675	4455.00	6	2	1696	6210.14	6	2
1655	5658.00	6	2	1676	4455.00	6	2	1697	6671.35	6	2
1656	7016.54	6	2	1677	4455.00	6	2	1698	7865.98	6	2
1657	6575.20	6	2	1678	4455.00	6	2	1699	10064.99	12	4
1658	5535.00	6	2	1679	4455.00	6	2	1700	11753.24	12	4
1659	4455.00	6	2	1680	4455.00	6	2	1701	8867.02	6	2
1660	4455.00	6	2	1681	5535.00	6	2	1702	6447.70	6	2
1661	4455.00	6	2	1682	6575.20	6	2	1703	6447.70	6	2
1662	4455.00	6	2	1683	7016.54	6	2	1704	6447.70	6	2
1663	4455.00	6	2	1684	5658.00	6	2	1705	6447.70	6	2
1664	5535.00	6	2	1685	4554.00	6	2	1706	6447.70	6	2
1665	5535.00	6	2	1686	4623.77	6	2	1707	6447.70	6	2
1666	7736.08	6	2	1687	5536.06	6	2	1708	8630.79	6	2
1667	6578.07	6	2	1688	5535.00	6	2	1709	12752.46	12	4
1668	5600.83	6	2	1689	7226.53	6	2				
1669	5601.38	6	2	1690	8802.84	6	2				
1670	8866.57	6	2	1691	7560.14	6	2				
1671	10406.16	12	4	1692	6210.14	6	2				
1672	4450.55	6	2	1693	6210.14	6	2				
1673	4455.00	6	2	1694	6210.14	6	2				





NOTE:
MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR H.O.A.

SITE DATA		
TOTAL AREA =	15.28 Ac.	(665,735.02 sf)
TOTAL ROW =	4.23 Ac.	(184,180.15 sf)
TOTAL OPEN SPACE =	2.79 Ac.	(121,358.27 sf)

TN. GRID NORTH — Z — (NAD 83)

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

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

CERTIFICATE OF OWNERSHIP

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

Owner — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 43 have been installed in accordance with City specifications, or

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

Director, Streets Department — Date
City of Franklin, Tennessee

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Director Water Management Department — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary — Date
Franklin Municipal Planning Commission

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 43

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28 — TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW) — L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86 — CIVIL DISTRICT 5th
DRAWN BY JAG — CLOSURE ERROR < 1:10,000
SCALE = 1"=100' — DATE = 07/13/15

COF PROJECT # 5895 — SHEET 1 OF 4

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
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100' 0' 100' 200' 300'

GRAPHIC SCALE

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Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

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8/6/15

Joey C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — AGRICULTURE COMMERCE — 8/6/15 — TENNESSEE NO. 2089

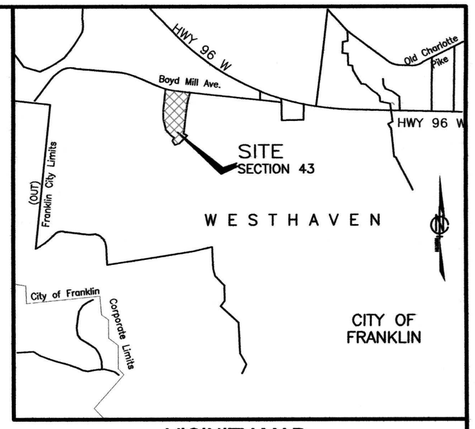
LINE TABLE		
Line #	Length	Direction
L15	8.00'	S10°03'01"W
L16	33.00'	S10°03'01"W
L17	41.00'	S10°03'01"W
L18	41.00'	S10°03'01"W
L19	128.00'	N79°56'59"W
L20	32.50'	N79°56'59"W
L21	128.00'	N79°56'59"W
L22	138.00'	S79°56'59"E
L23	138.00'	S79°56'59"E
L24	138.00'	S79°56'59"E
L25	107.00'	S79°56'59"E
L26	32.50'	S79°56'59"E
L27	111.00'	S79°56'59"E
L28	35.00'	N10°03'01"E
L29	33.00'	N10°03'01"E
L30	41.00'	N10°03'01"E
L31	51.00'	N10°03'01"E
L32	35.00'	S10°03'01"W
L33	33.00'	S10°03'01"W
L34	41.00'	S10°03'01"W
L35	51.00'	S10°03'01"W
L36	138.00'	N79°56'59"W

LINE TABLE		
Line #	Length	Direction
L37	138.00'	N79°56'59"W
L38	138.00'	N79°56'59"W
L39	41.00'	N10°03'01"E
L40	41.00'	N10°03'01"E
L41	33.00'	N10°03'01"E
L42	4.00'	N10°03'01"E
L43	34.05'	S10°03'01"W
L44	41.00'	S10°03'01"W
L45	43.95'	S10°03'01"W
L46	109.46'	N79°56'59"W
L47	46.54'	N10°03'01"E
L48	41.00'	N10°03'01"E
L49	41.00'	N10°03'01"E
L50	135.46'	S79°56'59"E
L51	82.88'	N0°30'00"W
L52	56.67'	N6°50'49"W
L53	41.36'	N79°56'59"W
L54	141.63'	N8°29'20"E
L55	77.91'	S0°30'00"E
L56	56.67'	S6°50'49"E
L57	45.05'	S79°56'59"E
L58	395.05'	S10°03'01"W

LINE TABLE		
Line #	Length	Direction
L59	324.94'	N8°29'20"E
L60	56.00'	S10°03'01"W
L61	56.00'	S10°03'01"W
L62	46.00'	S10°03'01"W
L63	46.00'	S10°03'01"W
L64	46.00'	S10°03'01"W
L65	46.00'	S10°03'01"W
L66	46.00'	S10°03'01"W
L67	18.27'	S10°03'01"W
L68	106.94'	S44°13'26"W
L69	48.25'	N10°03'01"E
L70	46.00'	N10°03'01"E
L71	46.00'	N10°03'01"E
L72	46.00'	N10°03'01"E
L73	46.00'	N10°03'01"E
L74	46.00'	N10°03'01"E
L75	56.00'	N10°03'01"E
L76	46.00'	N10°03'01"E
L77	105.00'	S79°56'59"E
L78	105.00'	S79°56'59"E
L79	29.50'	S10°03'01"W
L80	41.00'	S10°03'01"W

LINE TABLE		
Line #	Length	Direction
L81	33.00'	S10°03'01"W
L82	33.00'	S10°03'01"W
L83	33.00'	S10°03'01"W
L84	33.00'	S10°03'01"W
L85	33.00'	S10°03'01"W
L86	33.00'	S10°03'01"W
L87	33.00'	S10°03'01"W
L88	33.00'	S10°03'01"W
L89	30.13'	S10°03'01"W
L90	15.78'	N10°03'01"E
L91	33.00'	N10°03'01"E
L92	33.00'	N10°03'01"E
L93	33.00'	N10°03'01"E
L94	33.00'	N10°03'01"E
L95	33.00'	N10°03'01"E
L96	33.00'	N10°03'01"E
L97	33.00'	N10°03'01"E
L98	33.00'	N10°03'01"E
L99	41.00'	N10°03'01"E
L100	39.50'	N10°03'01"E
L101	105.00'	S79°56'59"E
L102	39.50'	S10°03'01"W

LINE TABLE		
Line #	Length	Direction
L103	41.00'	S10°03'01"W
L104	33.00'	S10°03'01"W
L105	33.00'	S10°03'01"W
L106	33.00'	S10°03'01"W
L107	33.00'	S10°03'01"W
L108	33.00'	S10°03'01"W
L109	41.00'	S10°03'01"W
L110	41.00'	S10°03'01"W
L111	39.28'	S10°03'01"W
L112	47.13'	N10°03'01"E
L113	41.00'	N10°03'01"E
L114	41.00'	N10°03'01"E
L115	33.00'	N10°03'01"E
L116	33.00'	N10°03'01"E
L117	33.00'	N10°03'01"E
L118	33.00'	N10°03'01"E
L119	33.00'	N10°03'01"E
L120	41.00'	N10°03'01"E
L121	29.50'	N10°03'01"E
L122	13.56'	S43°37'25"W
L123	39.59'	N46°18'33"W
L124	115.21'	S10°03'01"W



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	40.79'	24.50'	95°23'10"	N30°12'54"W	36.24'
C12	10.74'	419.25'	1°28'03"	N74°04'32"W	10.74'
C13	42.41'	27.00'	90°00'00"	S34°56'59"E	38.18'
C14	15.71'	10.00'	90°00'00"	S55°03'01"W	14.14'
C15	15.71'	10.00'	90°00'00"	S34°56'59"E	14.14'
C16	48.69'	31.00'	90°00'00"	N55°03'01"E	43.84'
C17	6.97'	53.00'	7°31'58"	S13°49'00"W	6.96'
C18	15.71'	10.00'	90°00'00"	N55°03'01"E	14.14'
C19	17.79'	20.00'	50°58'12"	N54°27'53"W	17.21'
C20	11.00'	20.00'	31°31'02"	N13°13'15"W	10.86'
C21	81.90'	500.00'	9°23'05"	N2°09'17"W	81.81'
C22	38.77'	350.00'	6°20'49"	N3°40'25"W	38.75'
C23	41.70'	24.50'	97°31'09"	N48°15'34"E	36.85'
C24	15.44'	10.00'	88°26'19"	N39°43'49"W	13.95'
C25	94.97'	597.70'	9°06'14"	N13°02'30"E	94.87'
C26	7.07'	2.50'	162°03'41"	S81°31'51"E	4.94'
C27	41.87'	378.00'	6°20'49"	S3°40'25"E	41.85'
C28	64.84'	472.00'	7°52'14"	S2°54'43"E	64.79'
C29	17.28'	10.00'	99°01'37"	S50°32'13"W	15.21'
C30	15.98'	10.00'	91°33'41"	N54°16'11"E	14.33'
C31	15.71'	10.00'	89°59'39"	S34°57'11"E	14.14'
C32	12.16'	10.00'	69°38'45"	S50°00'35"W	11.42'
C33	27.66'	383.75'	4°07'48"	S82°46'03"W	27.66'
C34	17.02'	10.00'	97°30'21"	N50°32'40"W	15.04'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C35	80.21'	447.00'	10°16'50"	N3°20'55"E	80.10'
C36	15.71'	10.00'	90°00'00"	S34°56'59"E	14.14'
C37	26.51'	211.00'	7°11'52"	S6°27'05"W	26.49'
C38	42.24'	211.00'	11°28'13"	S2°52'57"E	42.17'
C39	51.41'	211.00'	13°57'34"	S15°35'51"E	51.28'
C40	37.90'	211.00'	10°17'30"	S27°43'23"E	37.85'
C41	13.84'	10.00'	79°16'13"	S6°45'58"W	12.76'
C42	13.08'	344.25'	2°10'39"	S45°18'45"W	13.08'
C43	35.31'	20.00'	101°10'12"	N85°11'28"W	30.90'
C44	89.77'	325.00'	15°49'33"	N26°41'36"W	89.48'
C45	87.51'	325.00'	15°25'40"	N11°03'59"W	87.25'
C46	70.48'	325.00'	12°25'33"	N2°51'37"E	70.35'
C47	5.54'	325.00'	0°58'37"	N9°33'43"E	5.54'
C48	31.42'	20.00'	90°00'00"	N55°03'01"E	28.28'
C49	31.42'	20.00'	90°00'00"	S34°56'59"E	28.28'
C50	2.87'	169.25'	0°58'23"	S9°33'49"W	2.87'
C51	31.02'	169.25'	10°29'58"	S3°49'39"W	30.97'
C52	24.21'	20.00'	69°20'55"	S33°15'07"W	22.76'
C53	88.08'	344.25'	14°39'33"	S80°35'48"W	87.84'
C54	16.68'	10.00'	95°35'20"	N78°56'19"W	14.81'
C55	118.64'	189.00'	35°58'02"	N13°09'37"W	116.71'
C56	17.24'	189.00'	5°13'37"	N7°26'12"E	17.24'
C57	15.71'	10.00'	90°00'00"	N55°03'01"E	14.14'
C58	15.71'	10.00'	90°00'00"	N34°56'59"W	14.14'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C59	15.31'	10.00'	87°44'22"	S53°55'12"W	13.86'
C60	100.94'	344.25'	16°48'03"	S89°23'22"W	100.58'
C61	37.74'	20.00'	108°06'21"	N44°57'29"W	32.38'
C62	2.18'	130.75'	0°57'20"	N9°34'21"E	2.18'
C63	31.42'	20.00'	90°00'00"	N55°03'01"E	28.28'
C64	79.46'	148.75'	30°36'20"	N77°53'02"E	78.52'
C65	21.46'	12.00'	102°29'03"	S35°34'16"E	18.72'
C66	43.50'	89.06'	27°59'03"	S29°41'38"W	43.07'
C67	34.56'	22.00'	90°00'00"	N88°41'27"E	31.11'
C68	22.81'	12.00'	108°53'24"	N8°08'09"E	19.53'
C69	17.14'	10.00'	98°13'04"	N2°47'59"E	15.12'
C70	82.38'	305.75'	15°26'17"	N59°37'40"E	82.13'
C71	53.25'	305.75'	9°58'41"	N72°20'09"E	53.18'
C72	53.24'	305.75'	9°58'38"	N82°18'49"E	53.17'
C73	53.58'	305.75'	10°02'25"	S87°40'40"E	53.51'
C74	16.18'	10.00'	92°42'28"	S36°18'13"E	14.47'
C75	14.93'	10.00'	85°33'59"	S52°50'01"W	13.58'
C76	24.76'	170.75'	8°18'53"	N86°32'26"W	24.76'
C77	29.73'	170.75'	9°58'38"	S82°18'49"W	29.70'
C78	29.74'	170.75'	9°58'41"	S72°20'09"W	29.70'
C79	30.19'	170.75'	10°07'50"	S62°16'54"W	30.15'
C80	13.35'	10.00'	76°28'28"	N84°32'47"W	12.38'
C81	31.60'	20.00'	90°31'59"	N1°02'33"W	28.42'
C82	15.61'	10.00'	89°28'01"	S88°57'27"W	14.08'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C83	34.56'	22.00'	90°00'00"	N88°41'27"E	31.11'
C84	15.71'	10.00'	90°00'00"	N88°41'27"E	14.14'
C85	14.84'	22.00'	38°39'02"	S26°59'02"E	14.56'
C86	19.72'	22.00'	51°20'58"	S18°00'58"W	19.06'
C87	76.28'	53.00'	82°28'02"	N58°49'00"E	69.87'
C88	28.56'	49.00'	33°23'37"	S63°15'11"E	28.16'

LINE TABLE		
Line #	Length	Direction
L125	116.98'	N46°18'33"W
L126	110.08'	N44°13'26"E
L127	53.48'	S46°18'33"E
L128	46.00'	S46°18'33"E
L129	46.00'	S46°18'33"E
L130	46.00'	S46°18'33"E
L131	46.00'	S46°18'33"E
L132	46.00'	S46°18'33"E
L133	46.00'	S46°18'33"E
L134	52.48'	S46°18'33"E
L135	108.16'	S43°41'27"W
L136	40.48'	N46°18'33"W
L137	46.00'	N46°18'33"W
L138	46.00'	N46°18'33"W
L139	46.00'	N46°18'33"W
L140	46.00'	N46°18'33"W
L141	46.00'	N46°18'33"W
L142	46.00'	N46°18'33"W
L143	44.50'	N46°18'33"W
L144	113.00'	S46°18'33"E
L145	66.81'	S43°41'27"W
L146	145.00'	N46°19'07"W

LINE TABLE		
Line #	Length	Direction
L147	78.84'	N43°41'27"E
L148	135.00'	S79°56'59"E
L149	135.00'	S79°56'59"E
L150	135.00'	N79°56'59"W
L151	135.00'	N79°56'59"W
L152	135.00'	N79°56'59"W
L153	135.00'	N79°56'59"W
L154	135.00'	N79°56'59"W
L155	135.00'	N79°56'59"W
L156	135.00'	N79°56'59"W
L157	135.00'	N79°56'59"W
L158	135.00'	N79°56'59"W
L159	135.00'	N79°56'59"W
L160	135.00'	N79°56'59"W
L161	135.00'	N79°56'59"W
L162	135.00'	N79°56'59"W
L163	135.00'	N79°56'59"W
L164	135.00'	N79°56'59"W
L165	135.00'	N79°56'59"W
L166	135.00'	N79°56'59"W
L167	135.00'	N79°56'59"W
L168	135.00'	N79°56'59"W

LINE TABLE		
Line #	Length	Direction
L169	134.21'	N79°56'59"W
L170	135.00'	N79°56'59"W
L171	135.00'	N79°56'59"W
L172	135.00'	N79°56'59"W
L173	135.00'	N79°56'59"W
L174	135.00'	N79°56'59"W
L175	135.00'	N79°56'59"W
L176	135.00'	N79°56'59"W
L177	136.92'	N83°45'09"W
L178	142.35'	S84°39'46"W
L179	147.33'	S70°22'43"W
L180	135.00'	N2°41'52"W
L181	135.00'	N12°40'30"W
L182	135.00'	N22°39'11"W
L183	140.16'	S43°41'27"W
L184	140.16'	N43°41'27"E
L185	140.16'	N43°41'27"E
L186	140.16'	N43°41'27"E
L187	140.16'	N43°41'27"E
L188	140.16'	N43°41'27"E
L189	140.16'	N43°41'27"E
L190	250.50'	S79°56'59"E
L195	226.18'	S82°59'01"E
L196	148.99'	S10°03'01"W

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

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

SEE SHEET 1 OF 4 FOR DETACHED RESIDENTIAL TREE CHART.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)
1653	4673.56	0.11	1674	4455.00	0.10
1654	4554.00	0.10	1675	4455.00	0.10
1655	5658.00	0.13	1676	4455.00	0.10
1656	7016.54	0.16	1677	4455.00	0.10
1657	6575.20	0.15	1678	4455.00	0.10
1658	5535.00	0.13	1679	4455.00	0.10
1659	4455.00	0.10	1680	4455.00	0.10
1660	4455.00	0.10	1681	5535.00	0.13
1661	4455.00	0.10	1682	6575.20	0.15
1662	4455.00	0.10	1683	7016.54	0.16
1663	4455.00	0.10	1684	5658.00	0.13
1664	5535.00	0.13	1685	4554.00	0.10
1665	5535.00	0.13	1686	4623.77	0.11
1666	7736.08	0.18	1687	5536.06	0.13
1667	6578.07	0.15	1688	5535.00	0.13
1668	5600.83	0.13	1689	7226.53	0.17
1669	5601.38	0.13	1690	8802.84	0.20
1670	8866.57	0.20	1691	7560.14	0.17
1671	10406.16	0.24	1692	6210.14	0.14
1672	4450.55	0.10	1693	6210.14	0.14
1673	4455.00	0.10	1694	6210.14	0.14

SITE DATA	
TOTAL AREA =	15.28 Ac. (665,735.02 sf)
TOTAL ROW =	4.23 Ac. (184,180.15 sf)
TOTAL OPEN SPACE =	2.79 Ac. (121,358.27 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 43

CERTIFICATE OF OWNERSHIP

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

Owner — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 43 have been installed in accordance with City specifications, or

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

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City specifications, or

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

Director Water Management Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary, Franklin Municipal Planning Commission — Date

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28	TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW)	L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = No Scale	DATE = 07/13/15

COF PROJECT # 5895 *SHEET 2 OF 4*

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

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

Plat Notes:

1. The purpose of this plat is to create 63 lots (Lots 1653-1709 and Lots 5073-5077) including Open Space lots.
2. Site is located in Williamson County, TN, and is a portion of Parcel 23 Property Map 64.
3. Zoning: Mixed-Use Local District (ML 1.8/Traditional/WHCO-1)
4. All lots in Section 43 fall in the T3 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T3 transect zones - sideyard house, cottage house, or villa.

   Section 43 includes the following building types and sizes: sideyard houses, cottages, and houses.

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

6. Minimum setback requirements:
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (minimum 0' between townhome units)
   Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

   Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

   Rear yard/Non-Alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings).

7. Bearings are based on TN Grid System (NAD 83)
8. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195.
9. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
10. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
11. Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the owner.
12. Stormwater quality shall be addressed with each site plan.
13. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
14. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
15. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
16. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
17. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
18. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
19. Street address numbers are assigned to the following street names: Lots 1687-1708 Championship Blvd., Lots 1667-1670 Jasper Ave., Lots 1653-1656 and Lots 1683-1686 Addison Ave., Lots 1671-1682 and Lots 1657-1666 Shelley Lane, and 1709 Stonewater Blvd.

100' 0' 100' 200' 300'
GRAPHIC SCALE

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

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 4 day of November, 2014.

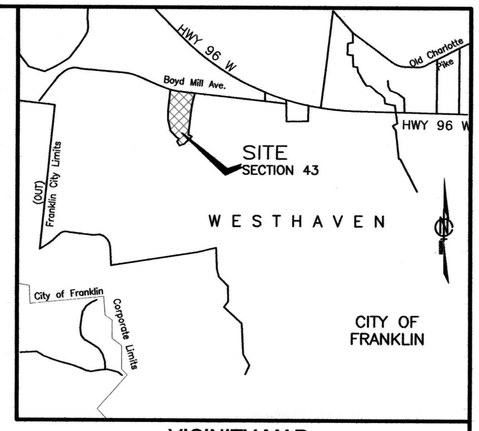
8/6/15

Joey C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

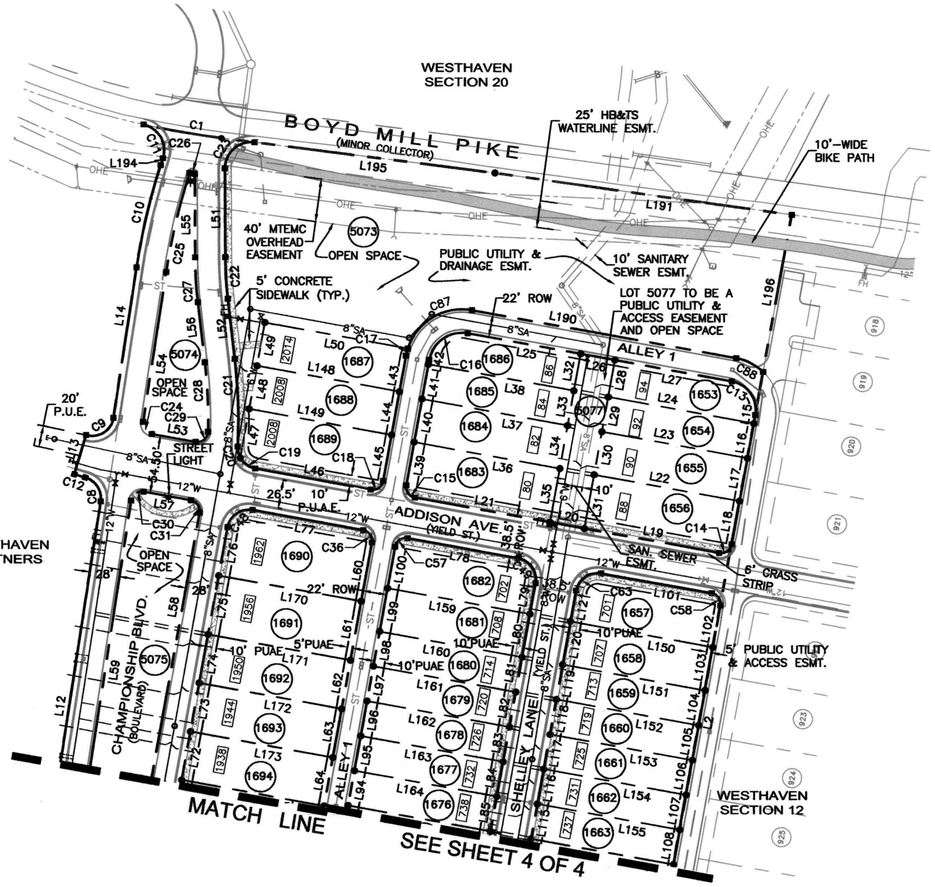
JOEY C. WILSON II — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2089 — 8/6/15

ALL LINE AND CURVE TABLES ARE ON SHEETS 1&2 OF 4.

SEE SHEET 1 OF 4 FOR DETACHED RESIDENTIAL TREE CHART.



VICINITY MAP
NOT TO SCALE



PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)
1653	4673.56	0.11	1674	4455.00	0.10	1695	6210.14	0.14
1654	4554.00	0.10	1675	4455.00	0.10	1696	6210.14	0.14
1655	5658.00	0.13	1676	4455.00	0.10	1697	6671.35	0.15
1656	7016.54	0.16	1677	4455.00	0.10	1698	7865.98	0.18
1657	6575.20	0.15	1678	4455.00	0.10	1699	10064.99	0.23
1658	5535.00	0.13	1679	4455.00	0.10	1700	11753.24	0.27
1659	4455.00	0.10	1680	4455.00	0.10	1701	8867.02	0.20
1660	4455.00	0.10	1681	5535.00	0.13	1702	6447.70	0.15
1661	4455.00	0.10	1682	6575.20	0.15	1703	6447.70	0.15
1662	4455.00	0.10	1683	7016.54	0.16	1704	6447.70	0.15
1663	4455.00	0.10	1684	5658.00	0.13	1705	6447.70	0.15
1664	5535.00	0.13	1685	4554.00	0.10	1706	6447.70	0.15
1665	5535.00	0.13	1686	4623.77	0.11	1707	6447.70	0.15
1666	7736.08	0.18	1687	5536.06	0.13	1708	8630.79	0.20
1667	6578.07	0.15	1688	5535.00	0.13	1709	12752.46	0.29
1668	5600.83	0.13	1689	7226.53	0.17	O.S. 5073	78286.66	1.80
1669	5601.38	0.13	1690	8802.84	0.20	O.S. 5074	8757.15	0.20
1670	8866.57	0.20	1691	7560.14	0.17	O.S. 5075	24649.87	0.57
1671	10406.16	0.24	1692	6210.14	0.14	O.S. 5076	4462.59	0.10
1672	4450.55	0.10	1693	6210.14	0.14	O.S. 5077	5200.00	0.12
1673	4455.00	0.10	1694	6210.14	0.14			

NOTE:
MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR H.O.A.

SITE DATA		
TOTAL AREA =	15.28 Ac.	(665,735.02 sf)
TOTAL ROW =	4.23 Ac.	(184,180.15 sf)
TOTAL OPEN SPACE =	2.79 Ac.	(121,358.27 sf)

N (NAD 83)
TN. GRID NORTH

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

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

CERTIFICATE OF OWNERSHIP

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

Owner — Date

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I hereby certify that :

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Director Water Management Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary, Franklin Municipal Planning Commission — Date

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 43

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28 — TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW) — L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86 — CIVIL DISTRICT 5th
DRAWN BY JAG — CLOSURE ERROR < 1:10,000
SCALE = 1"=100' — DATE = 07/13/15

COF PROJECT # 5895 — SHEET 3 OF 4

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
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100' 0' 100' 200' 300'

GRAPHIC SCALE

Legend		Legend (cont.)	
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Iron Rod Set	●	Fire Hydrant	⋈
Existing Concrete Monument	□	Street Light	✱
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	⊡	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 4 day of November, 2014.

8/6/15

Joey C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

JOEY C. WILSON II REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 8/6/15 TENNESSEE NO. 2089

PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
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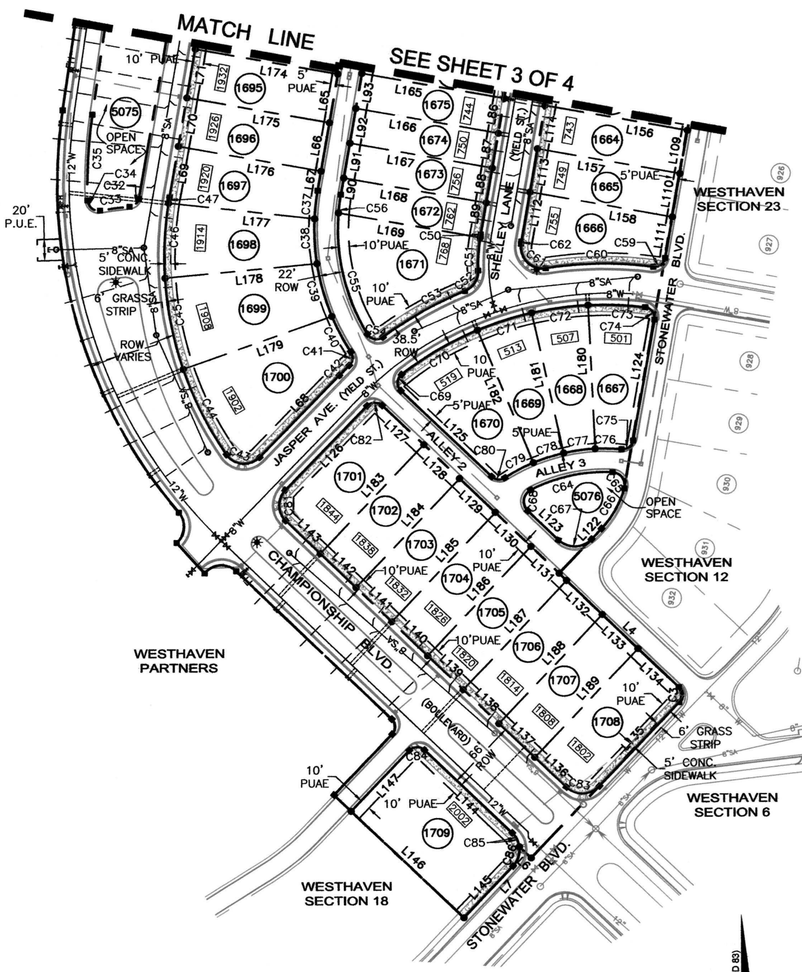

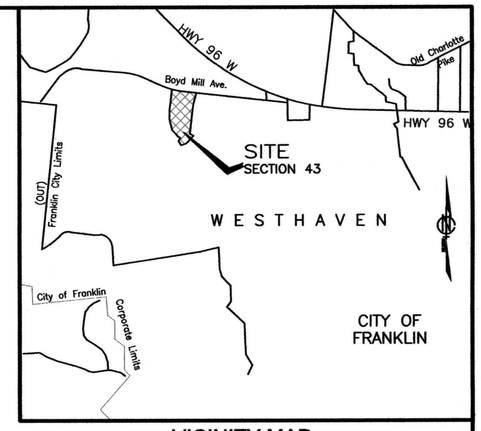

VICINITY MAP
NOT TO SCALE

ALL LINE AND CURVE TABLES ARE ON SHEETS 1&2 OF 4.

SEE SHEET 1 OF 4 FOR DETACHED RESIDENTIAL TREE CHART.

NOTE:
MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR H.O.A.

SITE DATA		
TOTAL AREA =	15.28 Ac.	(665,735.02 sf)
TOTAL ROW =	4.23 Ac.	(184,180.15 sf)
TOTAL OPEN SPACE =	2.79 Ac.	(121,358.27 sf)

N (NAD 83)
TN. GRID NORTH

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 43

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

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

CERTIFICATE OF OWNERSHIP

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

Owner — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 43 have been installed in accordance with City specifications, or

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

Director, Streets Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City specifications, or

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Director Water Management Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary
Franklin Municipal Planning Commission — Date

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28	TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW)	L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=100'	DATE = 07/13/15

COF PROJECT # 5895 — *SHEET 4 OF 4*

COF# 5895

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

Westhaven 43 Final Plat.pdf

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 4665, as shown on the site plan conditions of approval shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Stormwater

General Comments

2. Plats

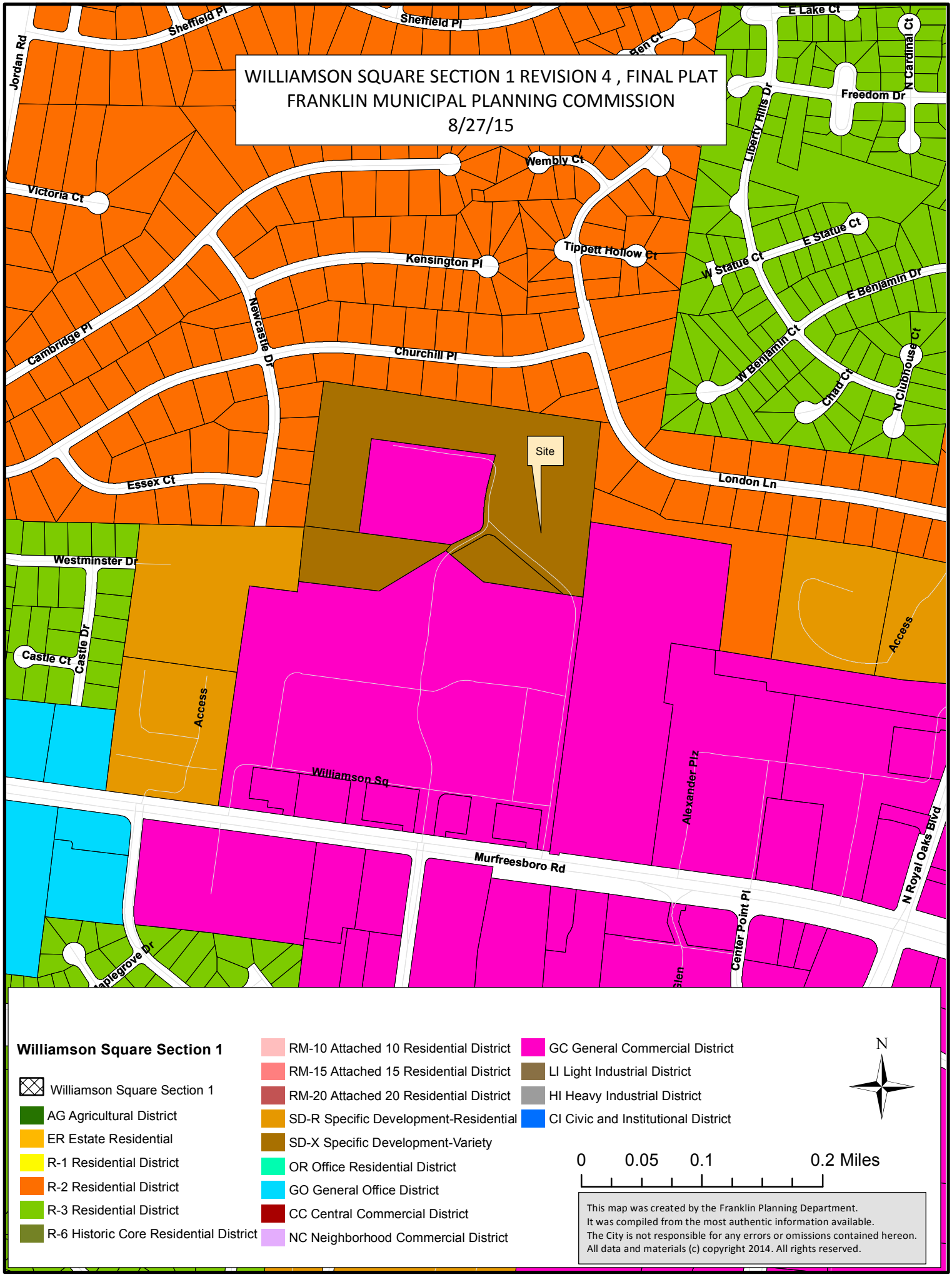
- Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

Water/Sewer

General Comments

3. Utility easement

- Applicant shall show sanitary sewer easements as minimum 20' exclusive sanitary sewer easements.


WILLIAMSON SQUARE SECTION 1 REVISION 4 , FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/15
Sheffield Pl
Jordan Rd
Victoria Ct
Wembly Ct
Kensington Pl
Tippett Hollow Ct
Newcastle Dr
Cambridge Pl
Churchill Pl
Essex Ct
Site
London Ln
E Lake Ct
N Cardinal Ct
Freedom Dr
Liberty Hills Dr
E Statue Ct
W Statue Ct
E Benjamin Dr
W Benjamin Ct
Chad Ct
N Clubhouse Ct
Westminster Dr
Castle Ct
Castle Dr
Access
Williamson Sq
Alexander Plz
Murfreesboro Rd
Center Point Pl
N Royal Oaks Blvd
Maplegrove Dr
Williamson Square Section 1
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.05 0.1 0.2 Miles
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5900

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

Williamson Square Final Plat Revision 4 - submittal 001.pdf

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5841 *Township PUD Subdivision, site plan, section 1 (Formerly Williamson Square Subdivision*) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
- Understood that sureties not posted with the site plan are to be posted with the plat.
- Any unposted sureties associated with this development from site plan(s) 5841 *Township PUD Subdivision, site plan, section 1 (Formerly Williamson Square Subdivision*) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

2. GO Zoning

- Remove reference to GO zoning in ROW.
- GO Zoning reference has been removed as requested.
- Comment has not been addressed. Still a label of General Office (GO) listed on plat.

3. Note 1

- Applicant shall revise Note 1 on the plat referencing Lot 9A and 9B to reflect the new lot numbers.

4. Title

- Applicant shall update title to say only resubdivision of lot 9 and remove reference of "lots 8,9,10" in title block.

Water/Sewer

General Comments

5. Utility easements

- Applicant shall revise utility easements as noted.
  - Applicant shall label all water and sewer easements at the widest and most narrow point.
  - Any water or sewer easement out of public ROW or streets shall be labeled as an exclusive water or sewer easement.
  - Applicant shall label the depth of the sewer easements, to ensure proper easement widths are provided.
  - Applicant shall clean up labels to ensure plat can be read and all information requested is provided.
  - Sewer line across lot 9a shall be exclusive sewer easement.

- –Water and Sewer easements have been labeled at the widest and narrowest points as requested.

–Easements have been labeled as exclusive water or sewer easement that are outside of the right of way.
–Depth of Sewer Easements have been labeled and easements updated to meet City of Franklin requirements.
–Labels have been cleaned up as requested.
–Exclusive sewer easement has been specified for the sewer crossing Lot 9 (Previously Lot 9A) as requested.

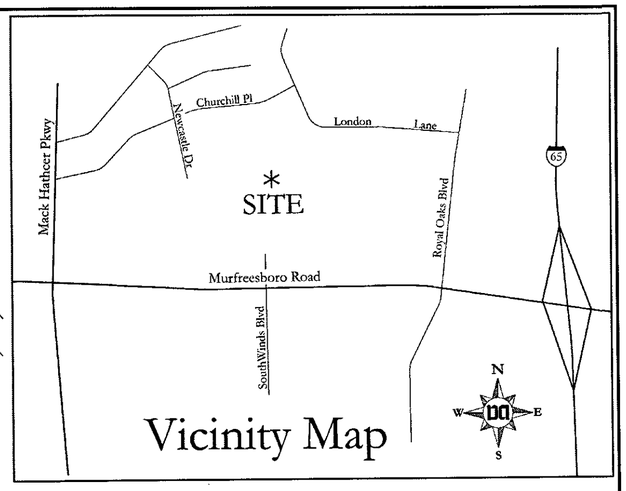
- Applicant shall revise utility easements as noted.
  - Any water or sewer easement out of public ROW or streets shall be labeled as an exclusive water or sewer easement.

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	26°48'21"	195.02	46.47	91.24	S 00°43'41" W	90.41
C2	73°23'42"	50.00	37.27	64.05	S 24°01'20" W	59.76
C3	32°45'56"	8.17	2.40	4.67	S 44°20'21" W	4.61
C4	18°16'03"	299.83	48.21	95.59	S 49°55'02" W	95.19
C5	69°46'47"	25.00	17.43	30.45	S 84°23'08" E	28.60
C6	64°48'50"	155.00	98.39	175.34	N 18°05'34" W	166.14

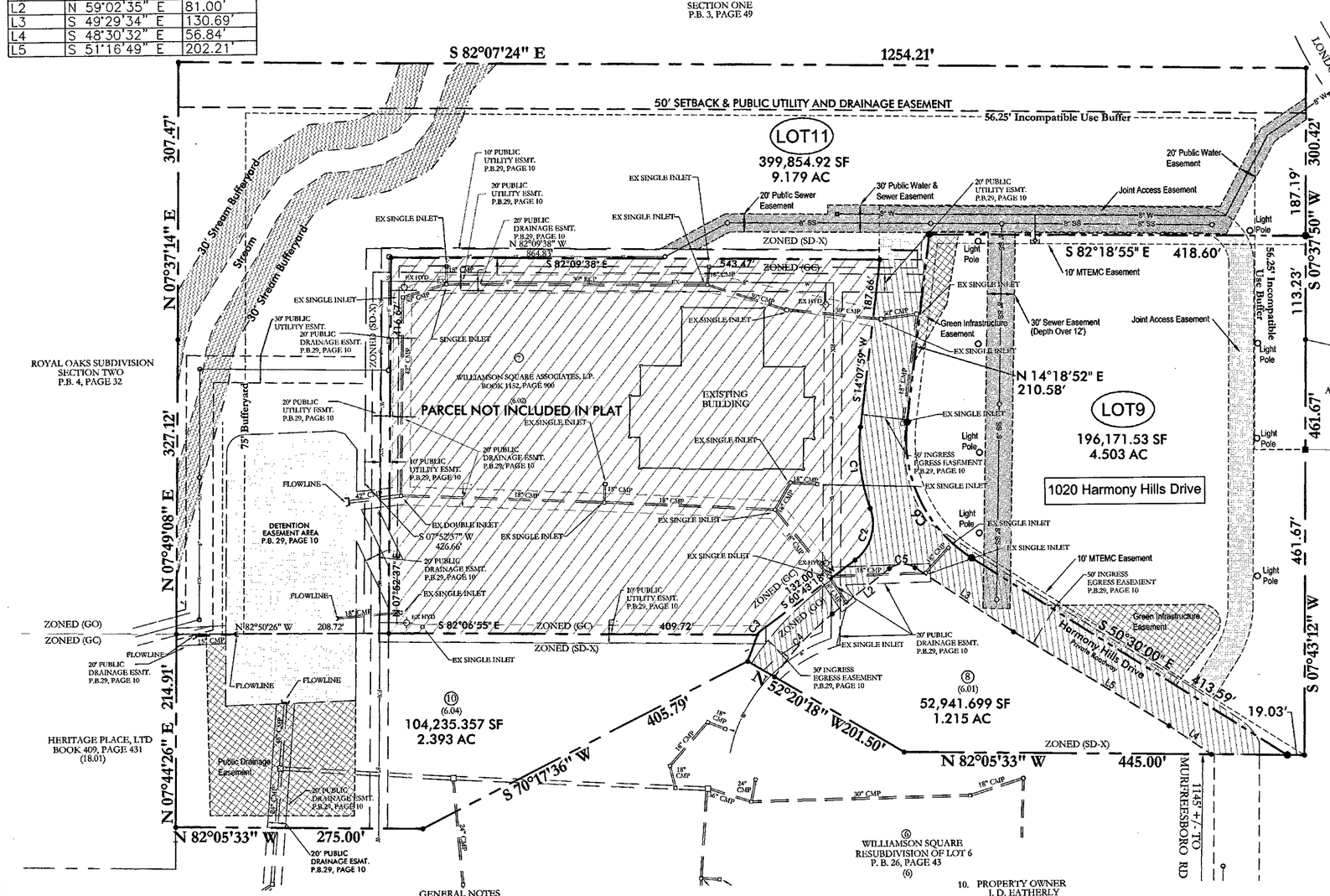
NUMBER	DIRECTION	DISTANCE
L1	S 82°45'24" E	236.34'
L2	N 59°02'35" E	81.00'
L3	S 49°29'34" E	130.69'
L4	S 48°30'32" E	56.84'
L5	S 51°16'49" E	202.21'

MINIMUM BUILDING SETBACKS:
SPECIFIC DEVELOPMENT VARIETY
(SD-X 3.39, 68,961 sf)
- YARD FRONTING STREET: N/A
- SIDE YARD: 10 FEET
- REAR YARD: 30 FEET

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.



Vicinity Map



Scale 1" = 100'

WILLIAMSON SQUARE
LOTS 8, 9 & 10
FINAL PLAT, REVISION 4

9th CIVIL DISTRICT
FRANKLIN, WILLIAMSON CO., TN
DATE: JULY 10, 2015
SCALE: 1" = 100'
JOB NO. 12017

DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
Phone: (615) 297-5166
Fax: (615) 269-7905

DEVELOPMENT STANDARDS: CONVENTIONAL
CHARACTER AREA: McEWEN 9
CITY OF FRANKLIN PROJECT NO. 5900
TOTAL LOTS: 4

GENERAL NOTES
1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE LOT 9 INTO TWO LOTS, LOT 9a & LOT 9b. AND ALSO RECORD EASEMENTS ASSOCIATED WITH PHASE 1.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER T.C.A. CHAPTER 820-03 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011
3. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATAGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
4. PARCEL NUMBER SHOWN THUS (OO) PERTAIN TO PROPERTY TAX MAP 79G.
5. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. THE PROPERTY SHOWN HEREON CONTAINS 753,204.516 SQUARE FEET OR 17.291 ACRES OF LAND MORE OR LESS.
7. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0212F DATED SEPTEMBER 29, 2006.
8. PROPERTY CORNERS SHOWN THUS ● ARE MARKED BY IRON RODS. PROPERTY CORNERS SHOWN THUS ■ ARE MARKED BY CONCRETE MONUMENTS.
9. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-X 3.39, 68,961 SF (SPECIFIC DEVELOPMENT-VARIETY).
10. NUMBERS SHOWN THUS XXXX ARE PROPERTY ADDRESSES OFF HARMONY HILLS DRIVE
10. PROPERTY OWNER
J. D. EATHERLY
1720 WEST END AVE STE #600
NASHVILLE, TN 37203
PHONE: 615.300.1149
EMAIL: serena@vastland.com
11. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 8, 9 AND 10 ON THE PLAT OF WILLIAMSON SQUARE REVISION THREE (RESUBDIVISION OF LOTS 8, 9 & 10 OF RECORD IN PLAT BOOK P61, PAGE 114, R.O.W.C., TN.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
14. LOTS SHALL CONFORM TO THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
15. BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, (NAD 83).
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
17. MINERAL RIGHTS WERE NOT DETERMINED AND ARE UNCERTAIN RELATIVE TO THESE PARCELS.
18. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY ENGINEER.
19. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC
20. LANDSCAPE BUFFERS SHOWN ARE INCOMPATIBLE USE BUFFERS WITH FENCE TO REDUCE WIDTH

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 5808, Page 122, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., TN. running with the title to the property. I(we) further certify that there are no liens on this property, except as follows:

J.D. Eatherly — Date

MTEMC

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF SURVEY

I (we) hereby certify that I (we) am a duly licensed land surveyor and that the plat shown hereon is a correct and that all monuments shown hereon have been placed as indicated. This subdivision is located entirely within the corporate limits of the City of Franklin, Tennessee, and was surveyed by me (us) and/or under my (our) direct supervision. The field survey was completed on the 20th day of April, 2015.

Date

Registered Land Surveyor

STATE OF TENNESSEE — CHRISTOPHER LYLE GUY — REGISTERED LAND SURVEYOR — 2860 — 28 MAY 2015

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in Williamson Squre Subdivision, Lots 8, 9, & 10 have been installed in accordance with City specifications, or
(2) a performance bond in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. Water and Sewer Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Williamson Squre Subdivision, Lots 8, 9, & 10 have been installed in accordance with City specifications, or

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

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary
Franklin Municipal Planning Commission — Date

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

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

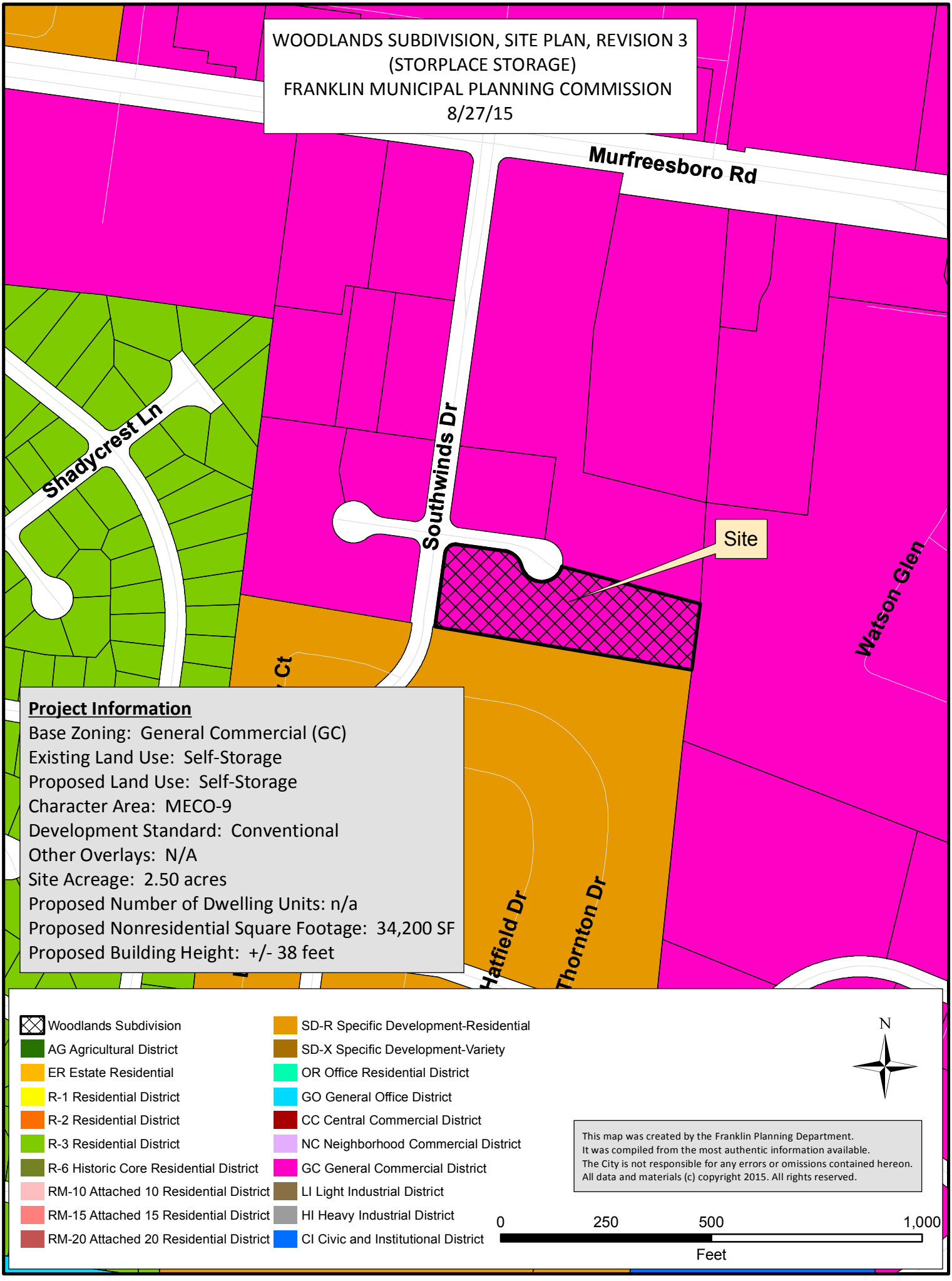
City of Franklin — Date

Williamson County Emergency Management Agency

Date

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

D&A PROJECT # 12017
Williamson Square
Consolidation of Lots 8, 9 & 10
1
1 of 1


WOODLANDS SUBDIVISION, SITE PLAN, REVISION 3
(STORPLACE STORAGE)
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/15
Murfreesboro Rd
Shadycrest Ln
Southwinds Dr
Site
Watson Glen
Hatfield Dr
Thornton Dr
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Self-Storage
Proposed Land Use: Self-Storage
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2.50 acres
Proposed Number of Dwelling Units: n/a
Proposed Nonresidential Square Footage: 34,200 SF
Proposed Building Height: +/- 38 feet
Woodlands Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0
250
500
1,000
Feet

COF# 5904

CONDITIONS OF APPROVAL:

Engineering - 2015 Site Plan Checklist

2015-07-13_15-069-01_Site Plan Submittal.pdf

1. C1.1 - Enlarged Existing Conditions Plan

- Applicant shall provide the standard COF grading and drainage chart on the existing and proposed plans as requested.

2. C3.1 - Enlarged Grading & Drainage Plan

- Applicant shall provide the standard COF grading and drainage chart on the existing and proposed plans as requested.

Engineering - Site Plan Checklist

General Comments

3. D. Site Plan

- Failure of the applicant to remove the existing pavement in the hatched area shown on sheet C-1.00 will require the installation of a gate or fence across the south end of that area. Such removal or installation is to occur prior to the completion of the emergency access driveway.

4. T. Stormwater Management Report

- Applicant shall provide infiltration test results for the in-situ soils underneath the pervious pavement and bioretention areas. Test results that validate design shall be provided prior to issuance of grading permit. Earlier testing is encouraged to aid in BMP design and to ensure that the approval process is not delayed. If the test results do not support the proposed BMP design, revisions and/or additional measures will be required to ensure stormwater detention and water quality requirements are being met.

5. V. Site Permits

- The Stormwater/Grading permit application has been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreement and Fees (listed on permit) to Engineering.

6. Availability Request

- The availability request form has been uploaded to the project's Document Manager. Please complete the form and submit with resubmittal or email to Amanda Ray (Amanda.ray@franklintn.gov).

Fire-Planning

General Comments

7. Fire Sprinkler System

- Proposed location for the fire department connection for the required fire sprinkler system does not appear acceptable due to proximity of HVAC unit fencing. Both inlets of the connection must be accessible and usable without excessive bending or kinking of fire hose.

Performance Agreement and Surety

General Comments

8. Engineering Sureties Site Plan Calculations

- Applicant shall post sureties in the following amounts:

III. Public Streets (temporary): $10,000
VI. Public Sidewalks: $19,000
VII. Drainage: $17,000
VIII. Green Infrastructure: $27,000

9. Landscape

- Landscape surety $26,000.00

Planning (Landscape)

General Comments

10. Formal Open Space

- Formal Open Space is required.

I discussed with The Landscaped Architect how to accomplish it and it shall be provided.

11. Existing Trees

- Existing trees along Southwind shall be shown.

Those not in the access drive that are removed shall be replaced at 2:1.

Stormwater

General Comments

12. EPSC

- Issue not addressed, applicant shall show silt fence on east and west end of project limits of disturbance.

13. Water Quality

- Provide a note on the stormwater management sheet stating "Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff".

These signs will be 9x12 mounted on galvanized post. They will provide identification, education, and maintenance reminders to the owner of the water quality features onsite.

Zoning

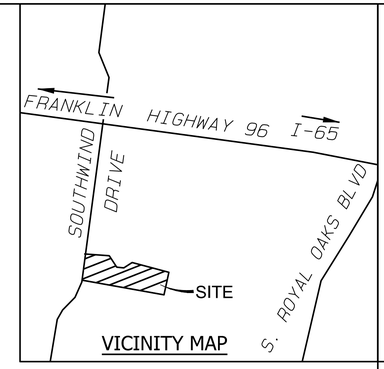
2015-06-17_15-069-01_Pre-App Submittal.pdf

14. Storage

- This issue has not been completely addressed. 'If a canopy is proposed, then an opaque wall of a height sufficient to screen items under the canopy shall be required.' The proposed wall does not completely screen items that could be stored under the canopy. The southern parking canopy shall be enclosed on three sides to completely screen the vehicles/equipment being stored. The northern canopy shall be fully enclosed on the east and west ends of the canopy.

Notes:

1. The project site is located on Eastwind Court in Franklin, TN. and is within the 9th Civil District. The property is referenced as Map 79J, Group B, Parcel 9.00 on the Williamson County tax maps.
2. Survey information provided by Crawford and Cummings, PC.
3. The acreage of this development is ±2.50 acres.
4. There are no individual list National Registered historic structures within 500' of the site.
5. No mineral rights are known to be held by parties outside of the property owner.
6. Adequate turning movements shall be provided for utility and service vehicles.
7. Based on graphic plotting of FEMA FIRM map 47187C0212F dated September 29, 2006, a portion of this site is located within Zone X which is determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement.
9. All signs shall comply with the latest edition of the MUTCD,
10. All pavement markings shall be thermoplastic per the latest TDOT specifications.
11. Contractor is responsible for obtaining a current copy of the Geotechnical Report for information on site specific conditions and recommendations.
12. A 20' incompatible use buffer is required along the southern property line. The width of the buffer can be reduced to 15' with the addition of a fence meeting zoning ordinance standards.
13. New structure shall be sprinklered per local code.
14. Proposed electric gate shall be provided with siren operated sensors and a secondary method of operation.
15. Electric gates shall be equipped with a battery backup.
16. No employees are to be located on this parcel. Parking for the site is provided on parcels with employees. Parking for patrons is provided on site.
17. It is contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work, for existing underground utility locations.

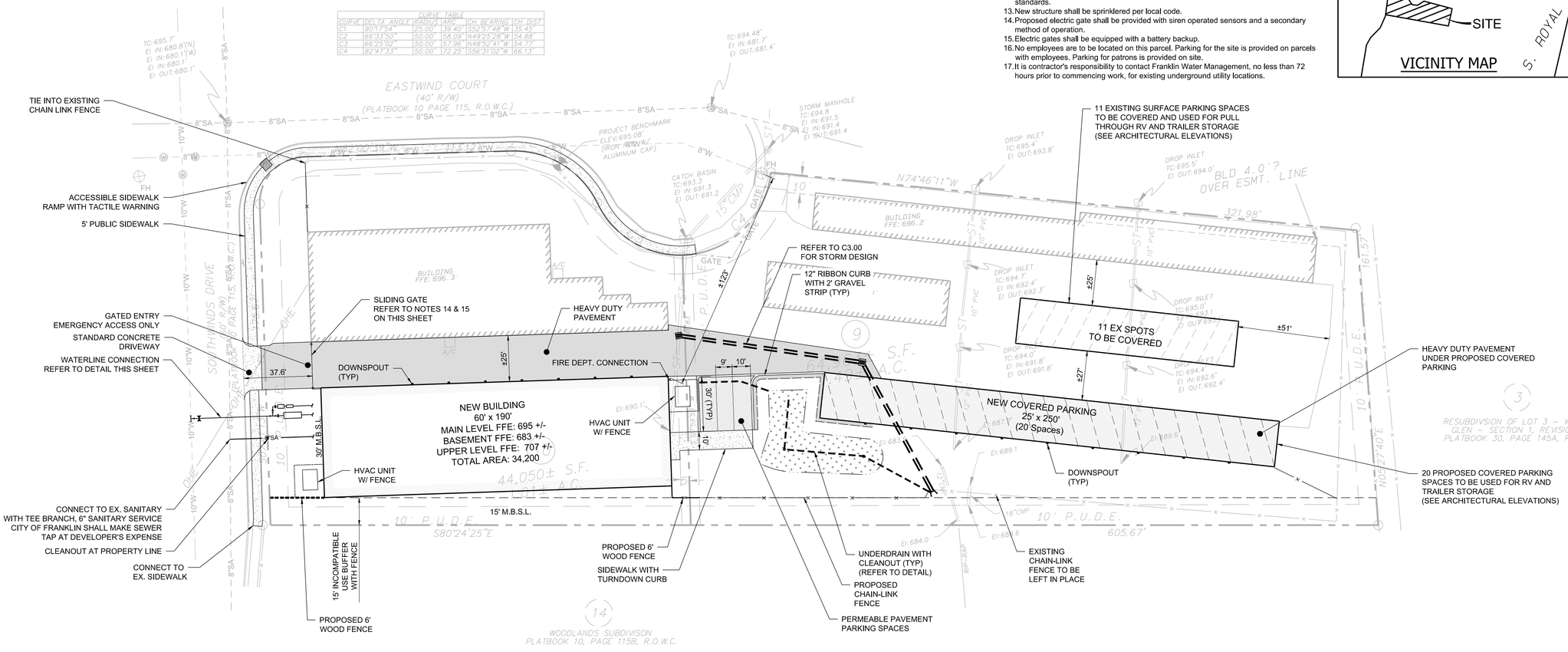


VICINITY MAP

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.249.9599 www.civilsite.com

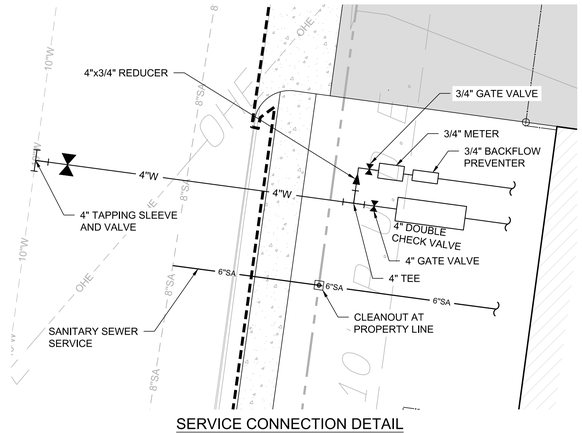
SEAN K. DECOSTER
REGISTERED ENGINEER
No. 109062
STATE OF TENNESSEE
DATE 08.06.15

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	90°17'54"	25.00'	39.40'	S52°57'48"W	35.45'
C2	66°33'50"	50.00'	58.09'	N49°25'28"W	54.88'
C3	66°25'02"	50.00'	57.96'	N48°52'41"W	54.72'
C4	82°47'33"	50.00'	72.25'	S56°31'02"W	66.13'

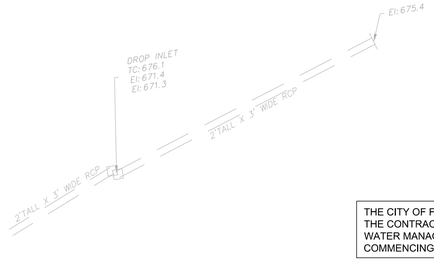


Site Data:

Project Name:	StorPlace Self Storage
Address:	102 Eastwind Court Franklin, TN
Civil District:	9th
Map, Parcels:	079J, Group A, 9.00
Owner/Developer	Freegard Partners X 109 Murphy Court Nashville, TN 37203 Contact: Ed Freeman Email: ed@storplace.com
Site Area:	Lot #9: ±64,963 sf / ±1.49 ac Lot #10: ±44,050 sf / ±1.01 ac Total: ±109,013 sf / ±2.50 ac
Disturbed Area:	±1.07 ac total
Existing Zoning:	General Commercial (GC)
Character Area Overlay:	McEwen (MECO-9)
Overlay Districts:	None
Development Standard:	Conventional
Drainage Basin:	Watson Branch
Existing Structures:	Existing Storage Buildings
Building setbacks:	30' front and street facing side
(Based on GC zoning)	15' side 25' rear
Ex. Building Area:	±18,070 sf
Prop. Building Area:	34,200 sf
Ex. Building Height:	±12'
Proposed Building Height	±38'
Max. Building Height Allowed:	84' (6 stories)
Min. Landscape Surface Ratio:	30%
Proposed LSR:	30%
Required Parking:	2 (per approved alternate parking study)
Proposed Parking:	3



SERVICE CONNECTION DETAIL
SCALE: 1" = 10'
** REFER TO PLUMBING PLANS FOR CONTINUATION



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

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

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37065
ATTN: UTILITY INSPECTOR

** SEE SHEET C4.00 FOR APPLICABLE NOTES

MAP 79J, GROUP A, PARCEL 9.00

N O R T H

TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD W/ ALUMINUM CAP
N: 576,235.68
E: 1,720,984.40
ELEVATION: 695.08' (NAVD 88)

0 10 20 30 60 90
GRAPHIC SCALE: 1" = 30'

SITE LAYOUT AND UTILITY PLAN

SITE PLAN

STORPLACE SELF STORAGE

102 EASTWIND COURT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHK'D BY:	DRWN BY:
	PRE-APP SUBMITTAL	06/17/2015	SKD	LEB
	SITE PLAN SUBMITTAL	07/13/2015	SKD	LEB
	RESUBMITTAL	08/06/2015	SKD	LEB

C2.00

JOB NO.: 15-069-01
COF Proj. #5904

Aug 06, 2015 - 11:08am T:\CADD\2015\15-069-01\CAD\Civil\Site Plan\15-069-01_c200 Site Layout and Utility Plan.dwg