City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 27, 2017 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 27, 2017, 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. 17-0638 Approval of the June 22, 2017 FMPC Minutes.

Attachments: DRAFT- FMPC minutes 6-22-17

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 17-0632 Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

3. 17-0633 Generals Retreat PUD Subdivision, site plan; accept the drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

4. 17-0634 South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

5. 17-0635 Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

ANNEXATIONS AND PLAN OF SERVICES

6. 17-0637 PUBLIC HEARING: Consideration of Resolution 2017-13, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Portions Of Bushnell And Bates Properties, By The City Of Franklin, Tennessee" (07/27/17 FMPC 9-0, 08/08/17 WS)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: BushnellFarm AnnexMap.pdf

2017-13 RES _ Revised_Plan of Services_Bushnell and Bates_with Map.Law A

7. 17-0601 Consideration Of Resolution 2017-50 / Ordinance 2017-34, To Be Entitled, "A Resolution And Ordinance To Annex Portions Of The Bushnell And Bates Properties, Consisting Of 9.75 Acres, Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)." (07/27/17 FMPC 9-0; 08/08/17 BOMA 1st Reading 7-0; 9/12/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: BushnellFarm AnnexMap.pdf

REV_2017-50 RES and 2017-34 ORD_Busnell Farm annexation_with Map.Law

REZONINGS AND DEVELOPMENT PLANS

8. 17-0603 Consideration Of Ordinance 2017-35, To Be Entitled: "An Ordinance To Zone 9.75 Acres To Specific Development - Residential (SD-R 2.05) District, Goose Creek Character Area Overlay -5 (GCCO-5), And Conventional Standards, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike." [Bushnell] (07/27/17 FMPC 9-0; 08/08/17 BOMA 1st Reading 7-0; 09/12/17 2nd BOMA Reading 8-0) THIRD AND FINAL READING.

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: MAPBushnellRezone.pdf

Ord 2017-35 Bushnell Annexation_Dev Plan_with MapLAW APPROVED(3).pdf

2017.07.06 - COF 6470 Bushnell Farm Rezoning.pdf

9. 17-0602 PUBLIC HEARING: Consideration Of Resolution 2017-51, To Be Entitled: "A Resolution Approving A Development Plan For Bushnell Farm PUD Subdivision, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike."; (07/27/17 FMPC recommended approval but motion failed 3-6; 08/08/17 WS)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: MAPBushnelldevPlan.pdf
RES 2017-51_with map LAW APPROVED (3).pdf
Bushnell_Conditions of Approval_01.pdf
2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf
Layout_Bushnell.pdf
Elevations_Bushnell.pdf
2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf
TIA Review_BushnellFarm.pdf
BigHouseConcept.pdf

10. 17-0629 Consideration Of Ordinance 2017-37, To Be Entitled: "An Ordinance To Rezone 6.38 Acres From Specific Development- Residential (SD-R 0.0) District To Specific Development- Residential (SD-R 10.0) District For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive." [Chickasaw] (07/27/17 FMPC 9-0, 08/08/17 WS & 1st BOMA Reading 7-0, 2nd BOMA Reading 5-0) THIRD AND FINAL READING

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: Ord 2017-37 Chickasaw, Rezoning Map
Ord 2017-37 Chickasaw Rezoning_with Map.Law Approved
20170630_Rezoning Resubmittal_6475_1716-07

11. 17-0630 PUBLIC HEARING: Consideration Of Resolution 2017-53, To Be Entitled: "A Resolution Approving A Development Plan For Chickasaw PUD Subdivision, For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive."; (07/27/17 FMPC 9-0, 08/08/17 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: Res 2017-53 Chickasaw PUD Subd, Dev Plan Map
Res 2017-53 Chickasaw DP_with Map.Law Approved
Chickasaw Conditions of Approval_02
Chickasaw Layout
Chickasaw Architecture
Chickasaw DP Plan

12. 17-0614 Consideration Of Ordinance 2017-36, To Be Entitled: “An Ordinance To Zone 1.46 Acres Into The Historic Preservation Overlay (HPO) For the Property Located South Of Old Peytonsville Road And East Of Hughes Lane, 244 Old Peytonsville Road.” (07/27/17 FMPC 8-0; 08/08/17 BOMA 1st Reading 7-0; 9/12/17 2ND Reading 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: MAP 6463 Berry Farms Town Ctr PUD Sub, HPO Rezoning, Sec 7, Lot 7110
ORD 2017-36 Berry Farms HPO Rezoning Sec 7, Lot 7110_with Map.Law Appr
6463 2017-07-06 Lot 7110 Rezoning Resubmittal

13. 17-0619 PUBLIC HEARING: Consideration of Resolution 2017-54, To Be Entitled: “A Resolution Approving A PUD Development Plan For Williamson County Medical Center, For The Property Located North Of Murfreesboro Road And West Of Carothers Parkway, 4321 Carothers Parkway”; (07/27/17 FMPC 9-0, 08/08/17 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments: MAP_WMC.pdf
2017-54 RES_Williamson Medical_with Map.Law Approved.pdf
WilliamsonMedical_COA
WMC_Elevations.pdf
Layout_WMC.pdf
WMCDevPlan.pdf

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. 17-0620 Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7107 and 7110, Shifting Lot Lines Between Two Lots, on 4.22 Acres, Located South of Old Peytonsville Road and East of Berry Farms Crossing. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_BFTCLot7107_7110.pdf
554716002_2017-06-30_Berry Farms - Section 7 - Revision II_Final Plat.pdf
6468_Conditions of Approval_01.pdf

15. 17-0621 Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7098 and 7112, Consolidating Two Lots Into One Open Space Lot On .90 Acres, Located North of Rural Plains Circle and East of Berry Farms Crossing. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_BFTCLot7098&7112.pdf
PLAT_Lots 7098 & 7112_Final Plat.pdf
BFTC_Lot7098_Conditions of Approval_01.pdf

16. 17-0627 Creekstone Commons PUD Subdivision, Site Plan, Lots 7 & 8, Revision 1 (High Hopes School), 19,350 Square Foot Building And Parking Lot Expansion On 3.64 Acres, Located South Of Royal Oaks Boulevard & West Of Creekstone Boulevard, 301 And 303 High Hopes Court. (CONSENT AGENDA)

Attachments: Creekstone Commons PUD Subd SP Rev 1 Lots 7 8 High Hopes School Map
Creekstone Commons, SP Rev 1 Lots 7 8 High Hopes Conditions of Approval
Creekstone Commons High Hope Layout
Creekstone Commons High Hopes Arch
HighHopes Site Plan Resubmittal 07.06.2017

17. 17-0622 Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6, Dedicating Right-Of-Way On 1.16 Acres, Located At The Southwest Corner Of Franklin Road And Lynwood Way. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_GatewayVillage_136.pdf
PLAT_Lot136_17-008PLAT-18x24.pdf
Conditions of Approval_01

18. 17-0551 Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: SplendorRidgePP.pdf
Splendor Ridge Prelim Plat 7.6.2017.pdf
Conditions of Approval_04.pdf
Floodplain Exhibit.pdf
031317 Historic Zoning Commission Minutes
Resident Letter - File ID 17-0551 - Item 20.pdf

Legislative History

6/22/17	Franklin Municipal Planning Commission	deferred

19. 17-0612 Westhaven PUD Subdivision, Final Plat, Section 46, Creating 28 Single-Family Lots On 5.54 Acres, Located At 1000 Cheltenham Avenue. (CONSENT AGENDA)

Attachments: MAP 6465 Westhaven FP Sec 46
6465 Westhaven Sec 46 FP Conditions of Approval_01
COF 6465 WH Sec 46 Final Plat

20. 17-0613 Westhaven PUD Subdivision, Final Plat, Section 48, Creating 16 Single-Family Residential Lots On 5.15 Acres, Located At The Intersection Of Jasper Avenue And Clifton Street. (CONSENT AGENDA)

Attachments: MAP 6466 Westhaven FP Sec 48
6466 Westhaven Sec 48 FP Conditions of Approval_01
COF 6466 WG Sec 48 Final Plat

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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

City of Franklin

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 22, 2017 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

MINUTES

1. Approval of the May 25, 2017 FMPC minutes.

Attachments: DRAFT 5.25.2017 FMPC Minutes

Commissioner Harrison moved, seconded by Commissioner Orr to approve the minutes from May 25, 2017, as presented. The motion carried by the following vote:

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

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve Items 2-14, 21, and 23 on the Initial Consent Agenda. The motion carried by the following vote:

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

Chairing: 0

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Gregory, to approve Item 22 on the Secondary Consent Agenda. The motion carried by the following vote:

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

Recused: 1 - Chairperson Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Cool Springs Galleria PUD Subdivision, site plan, section 2 (The District); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for drainage, sidewalks, access and landscaping improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

6. Highlands at Ladd Park PUD Subdivision, site plan, section 20; release the maintenance agreement for landscaping (street trees) and landscaping (Carothers street trees) improvements; extend the performance agreement for landscaping (Carothers buffer) improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; reduce and extend the performance agreement for landscaping (section 3) improvements for eleven months. (CONSENT AGENDA)

This Planning Item was approved.

8. Lockwood Glen PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping Phase 1, section 2 street trees and landscaping Phase 1, section 3 street trees improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Nissan North America Subdivision, site plan, revision 2 (Parking Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Spring Creek PUD Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements. (CONSENT AGENDA)

This Planning Item was approved.

11. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

12. Westhaven PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

14. Westhaven PUD Subdivision, site plan, section 38; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

ANNEXATIONS AND PLANS OF SERVICES

15. PUBLIC HEARING: Consideration Of Resolution 2016-90, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4360 Long Lane, By The City Of Franklin, Tennessee."; (06/22/17 FMPC 9-0, 07/11/17 Work Session)

Attachments: RES 2016-90 POS 4360 Long LaneLaw Approved

MAP RES 2016-90 MOSS Property

Mr. Brad Baumgartner stated that this property is contiguous to the city limits along the north side of the property line. The property is surrounded by the Highlands at Ladd Park PUD Subdivision and will be required to extend existing roadway and infrastructure networks across the property. This property is within the Goose Creek Character Area, and the applicant's desire to develop this property as single family residential uses would be supported by Envision Franklin.

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

Chair Hathaway asked for citizen comments.

Chuck Flueck, 160 Clyde Circle, spoke against Item 15, and he stated he had three concerns:
1. That Item 15 remain a separate PUD/HOA from Ladd Park.
2. Safety about the curb since there is no turn lane at the intersection.
3. Pollutants in the waterway.

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant and stated he was there to answer any questions. He addressed Mr. Flueck's concerns stating that there had been no conversation with Jones Company to join the Ladd Park HOA. For this to happen, it would take a process including a formal vote from the Ladd Park HOA. Regarding the safety of the curb and intersection, it is Mr. Gamble's understanding that the COF Engineers have looked at this and approved the safety.

Chair Hathaway stated that the Planning Commission does not deal with HOA issues.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Resolution 2016-90 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

16. PUBLIC HEARING: Consideration Of Resolution 2017-48/Ordinance 2017-32, To Be Entitled: "A Resolution And Ordinance To Annex Part Of 4360 Long Lane, Parcel 180.01, Consisting Of 15.3 Acres, Located South Of Carothers Parkway And North Of Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 FIRST READING 8-0) SECOND OF THREE READINGS

Attachments: Res 2017-48 Ord 2017-32 Moss Property Annexation Map

Res 2017-48. Ord 2017-32 4360 Long Lane_with Map.Law Approved

2017049-52 Moss Property Boundary-PRELIMINARY 4-27-17

Owner Affidavit-signed

Mr. Baumgartner stated that Resolution 2017-48/Ordinance 2017-32 is the document required to annex the 15.3 acres of property into the Franklin City Limits. Envision Franklin states in the Managed Growth guiding principle, "Annexation within the UGB should be approached in a comprehensive manner that promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development." This property is adjacent to the current City Limits and within the City's established Urban Growth Boundary (UGB). The property is surrounded on three sides by an existing City subdivision (Highlands at Ladd Park), and, therefore, the annexation is supported by Envision Franklin as it promotes contiguity and orderly growth. A Plan of Services and an ordinance to zone the property will accompany this Resolution/Ordinance.

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

Chair Hathaway asked for citizen comments. There were none.

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant and stated he was available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-48/Ordinance 2017-32 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

REZONINGS AND DEVELOPMENT PLANS

17. PUBLIC HEARING: Consideration of Ordinance 2017-27, To Be Entitled, "An Ordinance To Rezone 2.29 Acres From Detached Residential 2 (R-2) To Specific Development District- SD-R 1.71 District And Zone 15.3 Acres Specific Development- District, SD- 1.71, Conventional Development Standard Overlay, Goose Creek Character Area (GCCO-6) Overlay, For The Properties Located East Of Carothers Parkway And North Of Long Lane 4360 Long Lane, Moss Property PUD Subdivision." (06/22/17 FMPC 9-0, 7/11/17 FIRST BOMA Reading 8-0) SECOND OF THREE READINGS

Attachments: Ord 2017-27 Moss Proerty PUD Subd, Rezoning Map

Ord 2017-27 Moss Property Rezoning_with Map.Law Approved (2)

Moss Property Rezoning and Annexation Request Resubmittal 6.1.2017

Mr. Baumgartner stated that the applicant is requesting a rezoning of the property to allow for the construction of 30 single family homes directly adjacent to the existing Ladd Park Subdivision. The lot sizes match that of the lots within the Ladd Park development. Envision Franklin supports the rezoning request. There is an accompanying development plan also on tonight's agenda (COF# 6441).

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

Chair Hathaway asked for citizen comments.

Mr. Chuck Flueck, 160 Clyde Circle, spoke against Item 17. He stated that he wanted to address the Applicant's statement regarding the HOA process. He stated at this time, there could not be a formal vote because the Ladd Park does not have HOA representation at this time.

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant and stated he was there to answer any questions.

Commissioner Allen stated that citizens can speak to the Aldermen at the Board of Mayor and Aldermen to voice their opinions.

Chair Hathaway asked for a motion on the item.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-27 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

18. PUBLIC HEARING: Consideration Of Resolution 2017- 39, To Be Entitled: "A Resolution Approving A Development Plan For The Moss Property PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of Long Lane At 4360 Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 Work Session)

Attachments: Res 2017-39 Moss Proerty PUD Subd, Dev Plan Map

2017-39 RES Moss Property PUD Subdivision_with Map.Law Approved

Moss Property DP Conditions of Approval_01

MossElevations

MossLayout

Mr. Baumgartner stated the applicant is proposing thirty (30) single family homes directly adjacent to the Highlands at Ladd Park Subdivision. The proposed neighborhood will connect to the Highlands at Ladd Park PUD Subdivision. The proposed neighborhood is within the Single Family Residential Design Concept in Envision Franklin, which recommends a range of single-family dwellings and lots sizes and states that new developments should transition from the existing development patterns in adjacent neighborhoods.

There is not a variation in lot size for new residential development; however, since the proposed subdivision includes only 30 lots that are consistent with the larger surrounding context of the Highlands at Ladd Park PUD Subdivision, staff finds the proposed plan to be appropriate.

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

Chair Hathaway asked for citizen comments.

Mr. Chuck Flueck, 160 Clyde Circle, stated that were people who had recently purchased lots in Brenley Crossing because they thought the lots were premium lots with unobstructed views. These home owners did not expect future building which will now obstruct their current view.

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant and stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner Allen that Ordinance 2017-39 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked if there was discussion.

Alderman Petersen asked if this was a Zone 2 stream buffer encroachment.

Mr. Gamble stated that there was a revision of the stormwater ordinance. Some stream buffers were greater, while some were reduced, causing it to equal out.

Commissioner Lindsey moved, seconded by Commissioner Allen, that Ordinance 2017- 39 be recommended to the Board of Mayor and Aldermen for approval. The

motion carried by the following vote:

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

Chairing: 0

19. Consideration of Ordinance 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; Establishing a Public Hearing for September 12, 2017. (06/22/17 FMPC 8-1, 07/11/17 WS) FIRST OF THREE READINGS

Attachments: Revised2 2017-24 1474 ORD Columbia Ave. Rezoning Law Approved.06.20.17
MAP2 HighlandGardens

Highland Gardens Subdivision, Rezoning, Block A, po 2 &3, 1475 Columbia Avenue - submittal 003.pdf
ORZone.pdf

ORZoneMap.pdf

ORZoneMapwithPics.pdf

OR Envision Franklin

Mr. Josh King stated that Envision Franklin recommends an office residential design concept for this location. Buildings, regardless of use, should maintain a single-family residential character.

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

Chair Hathaway asked for citizen comments.

Mr. Don Hazelwood, 106 Carolyn Ave, spoke against Item 19. Mr. Hazelwood's property borders the proposed Office Residential property. He stated he was concerned about the number of cars in the parking lot and traffic. He also stated that access to the parking lot will be from Carolyn Ave. He expressed the need for a buffer or screen such as a wall or fence between the properties. The main reason was because the proposed parking for the building is approximately 10 feet from his mother's bedroom window.

Matt Bryant, M2 Group, was there to represent the Applicant. Mr. Bryant stated that the plan was to remodel the home, landscape and to add some parking spaces. He stated that they would add landscape to screen and minimize the impact. The building would be the office for Mr. Bryant's company and he did not expect many visitors.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Franks, that Ordinance 2017-24 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner Allen asked Mr. Bryant to restate what plans had been made for a screen.

Mr. Bryant said that they would pave the existing gravel driveway and there would be a screen between the properties. Mr. Bryant stated that he was not sure if it would be a fence or landscape at this time.

Commissioner Franks stated that it was imperative that a fence be put between the properties.

Chair Hathaway asked Staff if there were comments concerning screening in the Staff comments.

Ms. Emily Hunter, Director of Planning and Sustainability, stated this was just a request for rezoning. She stated that when the site plan is submitted, there would be requirements for the screening and buffer per the Zoning Ordinance.

Commissioner McLemore stated there definitely needed to be a buffer.

Alderman Petersen stated that this would require the maximum buffer allowed. She asked if the driveway would be permissible as part of the buffer.

Ms. Hunter stated once the site plan was submitted, they would look at any modifications. If the Zoning Ordinance requirements could not be met, the number of offices may need to be reduced.

Alderman Petersen asked if part of the property would be taken during the expansion of Columbia Ave. Mr. Josh King stated that up to 15 feet may be required.

Commissioner McLemore asked, since there were concerns, would the site plan come back to the commission.

Ms. Hunter stated that they would not know the answer to that question until the site plan was submitted. Mr. King stated that they were unaware of any activities taking place concerning the property. This was just to discuss the rezoning.

Vice-Chair Lindsey and Commissioner Allen discussed if there was a buffer issue and parking was limited, maybe the number of offices could be reduced.

Ms. Hunter stated that until the square footage of the home and amount of parking spaces were determined, they could not comment on the issue.

Alderman Petersen asked if there had been a neighborhood meeting.

Ms. Hunter stated for rezonings without a PUD development plan, there was not a requirement for a neighborhood meeting. For this item, public notice was given so that public comment could be made.

Alderman Petersen asked if notice was sent out.

Ms. Hunter confirmed that the Applicant was required to send out notices to residents within 500 feet of the property.

Alderman Petersen stated that she thought Office Residential zoning was for properties in the downtown area. She asked if the property were zoned Office Residential, would zoning allow a new building to be built on that lot.

Ms. Hunter confirmed that a new building could be built with an approved site plan that still has residential character.

Commissioner Allen stated there were other areas that were zoned Office Residential beside the Downtown Franklin area. One example is Confederate Drive.

Alderman Petersen stated the lot across from the property was zoned Central Commercial and nearby lots are zoned Neighborhood Commercial and General Commercial. She stated that this property was part of a strictly residential area.

Chair Hathaway asked if there was any further discussion. Being none, he asked for a vote on the motion.

Commissioner McLemore moved, seconded by Commissioner Franks, that Ordinance 2017-24 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Attachments: SplendorRidgePP.pdf

Splendor Ridge Prelim Plat 7.6.2017.pdf

Conditions of Approval_04.pdf

Floodplain Exhibit.pdf

031317 Historic Zoning Commission Minutes

Resident Letter - File ID 17-0551 - Item 20.pdf

Mr. King stated that the proposed lots meet the minimum lot size standards established under the traditional development standards for street-loaded lots. Lot size vary from 7,499 square feet to 15,721 square feet, not including the original historic home and accessory structures. The proposed subdivision meets the standards established under both Envision Franklin design concepts and the current City of Franklin Zoning Ordinance standards.

In accordance with the "Protection of Historic Lands and Structures" provision of the Zoning Ordinance, the use of a mitigation method is required at this site to help protect the National Register-listed Mayberry House and its associated outbuildings from any potential adverse impacts. The Historic Zoning Commission (HZC) considered a recommendation request from the applicant at its March 2017 meeting. The HZC recommended that a "farm field boundary" mitigation approach be included along the eastern boundary of this site.

The City of Franklin Parks master plan identifies a priority trail connecting Pinkerton Park, Bicentennial Park and Harlinsdale Park. The preliminary plat includes an access easement to accommodate a trail on the northern portion of the Harpeth River (Easement B).

Staff recommended approval, with conditions.

Chair Hathaway asked for citizen comments.

Fifteen citizens spoke concerning Item 20.

Those opposed to Item 20 expressed concerns about:
- Increased traffic especially during rush hour.
- The street is 45 years old and the increased traffic will place a hardship on the street.
- The new site plan homes will not match the character of the current homes in Harpeth Meadows.
- Find alternate access for Splendor Ridge. The single access road for Splendor Ridge is below the 100 year flood plain.
- The vote should be deferred for one month until the citizens have a chance to meet with the Applicant.
- Only 13 homes should be built instead of 19.
- The effect of the river trail on property values and safety for property owners.
- The increased excess run off into the river due to development.

Those in favor of Item 20 stated:

- Connectivity for the parks is important and will help the community thrive.
- River walk would have a positive impact on property values.
- Splendor Ridge will be a great option for people who want to live near Downtown Franklin.
- The site plan should be approved because it is in compliance with the Land Use Plan.
- The trail would be a wonderful, safe place for families and children to ride bikes and walk.
- Splendor Ridge will preserve historic integrity and preserve the beauty of Franklin Road.

The following citizens spoke:
1.Marilyn Fisher, 146 Lancaster Drive - Against
2. Alderman Dana McLendon, 400 Cannonade Circle, - Against passage of Item 20 and future easement. He suggested that the Item 20 be deferred for one month for citizens to meet with the Applicant. Alderman McLendon asked that any reference to an easement for a trail be removed. He stated that a sidewalk to connect Downtown Franklin to Harlinsdale was a better idea than a river path trail.
3. Ed Ossi, 118 Lancaster Drive - Against
4. Matt Williams, 106 Lancaster Drive - Against
5. Holly McCall, 158 Franklin Road - Ms. McCall asked for the vote to be deferred until a traffic study or impact analysis is completed.
6. Jim Martin, 5509 Fairfax Place - In Favor
7. Robert Plummer, Jr. 126 Lancaster - Against
8. Elbert Cox, 182 Lancaster Drive - Against
9. Monty McInturff, President of Friends of Franklin Parks- In Favor
10. Jerry Sharber, 183 Sturbridge Drive - In Favor
11. Adam Ballash, 222 Adams Court - In Favor
12. Stacy Perry , 226 Gloucester Street - In Favor
13. Wallace Gillespie, 161 Lancaster Drive - Against
14. Dan Haseltine, 117 Yorktown - In Favor
15. Mary Pearce, 103 Woodview Court - In Favor

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant. Mr. Gamble requested that the vote on Item 20 be deferred until the FMPC Meeting on July 27, 2017. Mr. Gamble also discussed the following items pertaining to the development:

- Will have single family detached homes.
- Is allowed to have up to 28 homes, but only building 19.
- Followed the R1 zoning requirements
- Looked at alternative entrance access, but City of Franklin did not approve due to visibility issues. Therefore, need to connect through Parsons Place.
- Will provide an emergency exit/access that will be gated.
- A traffic study was conducted and stated that there will be a .3 second delay per vehicle in the AM and 2.1 seconds per vehicle in the PM peak hour.
- The roads in Harpeth Meadow are maintained by the City of Franklin. The traffic engineers have determined that the development will have minimal impact on the roads in Harpeth Meadow.
- Sullivan Engineering conducted a study regarding stormwater runoff. The runoff will significantly decrease with a controlled engineering plan vs. open fields.
- Request a deferral for the vote on Item 20 to the FMPC meeting on July 27, 2017.

Chair Hathaway asked if there was a motion.

Alderman Petersen stated that the vote would need to be an up or down vote if the

Planning Commission requested it. If the Applicant requested it, the Commission simply needs to accept the Applicant's offer of deferral.

Shauna Billingsley stated the Commission had 60 days.

Ms. Hunter asked for a specific date to be given.

Commissioner Allen moved, seconded by Commissioner McLemore to defer Item 20 until the next Planning Commission meeting on July 27, 2017.

Vice-Chair Lindsey stated that the development property is an odd shaped lot. He also expressed concern about future home buyers who may not be aware of the potential access difficulties due to flooding.

Mr. Gamble stated that he will provide color charts at the next Planning Commission meeting on July 27th concerning the floodplain. Vice-Chair Lindsey stated that the floodplain varies drastically along the river. Mr. Gamble discussed additional easements. Easement A which is a 20 ft. sewer and access easement. Mr. Gamble noted that any trail improvements or construction have to be approved by the Board of Mayor and Aldermen prior to the construction. The Parks department requested the right to reserve the easement for a trail, but the final decision as to when the trail would be constructed would be left to the Board of Mayor and Aldermen. Easement B is the 52 ft. Riverwalk easement. Both of these access easements would be granted by the developer to the City of Franklin.

Alderman Petersen stated that easement A was removed from the Parks Master Plan eighteen months ago by the Board of Mayor and Aldermen (BOMA).

Commissioner Gregory stated that this plan simply provides an easement should BOMA want to vote on a trail in the future.

Alderman Petersen stated a large number of people asked for this easement to be removed eighteen months earlier because they did not want this option. She stated that is specifically why it was removed by BOMA, so there would not be a future option for a trail. She also stated that there is a sewer and utility easement in place.

Mr. King confirmed that there is a sewer and overhead utility easement in place.

Alderman Petersen stated that BOMA wanted to remove this easement from the Parks Master Plan.

Commissioner Franks asked Mr. Gamble if it was a voluntary park land dedication. Mr. Gamble stated that a development having over ten homes must participate in the Park Land Dedication. Mr. Gamble confirmed that the Applicant was not asking for "fee in lieu of".

Commissioner Franks asked if it could be a ninety-day deferral.

Ms. Hunter stated that Staff would recommend to defer next month. Then if the Applicant chose not to resubmit, it would go to the next meeting after submitting.

Alderman Petersen asked Ms. Shauna Billingsley, City Attorney, about the deferral.

Ms. Billingsley stated that the applicant may defer at least once as long as it is voted on within sixty days of the initial consideration.

Chair Hathaway asked for a vote on the motion to defer.

The motion carried unanimously (9-0).

After the vote, Chair Hathaway asked for a five minute recess.

Commissioner Allen moved, seconded by Commissioner McLemore, to defer Item 20 until the July 27, 2017 FMPC meeting. The motion carried by the following vote:

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

Chairing: 0

21. Echelon PUD Subdivision, Final Plat, Section 3, Creating 10 Single-Family Lots and 2 Open-Space Lots On 4.15 Acres, Located West Of The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)

Attachments: 6444 Echelon,Sec 3, FP Map

6444 Echelon FP Sec 3 Conditions of Approval_01

6444 Echelon Sec 3 Final Plat 5-25-17-signed

This Planning Item was approved.

22. Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creating 5 Mixed-Use Lots On 4.66 Acres, Located At 122 2nd Avenue North. (CONSENT AGENDA)

Attachments: 6445 MAP Harpeth Square PUD Subd, FP, Rev 2

6445 Harpeth Square, FP Rev 2 Conditions of Approval_01

6445 Harpeth Square Final Plat - Rev 3 6-01-17

Chair Hathaway recused himself from the Secondary Consent Agenda vote for Item 22. He then passed the Chair to Vice-Chair Lindsey.

This Planning Item was approved.

23. Westhaven PUD Subdivision, Final Plat, Section 44, Creating 57 Single-Family Residential Lots And 6 Open-Space Lots On 18.82 Acres, Located At Championship Boulevard, Near The Intersection Of Cheltenham Avenue. (CONSENT AGENDA)

Attachments: 6446 MAP Westhaven PUD Subd, FP, Sec 44

6446 Westhaven FP Sec 44 Conditions of Approval_01

6446 Westhaven Section 44 Final Plat

This Planning Item was approved.

ENVISION FRANKLIN PLAN AMENDMENTS

24. Consideration Of Resolution 2017-37, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Revise the Design Concepts Map from Large-Lot Residential to Office Residential, Single-Family Residential, and Multifamily Residential for Multiple Properties Located Near The Country Road And Franklin Road Intersection." [PUBLIC HEARING]

Attachments: Location Map

RESOLUTION 2017-37 EV Amendment_with exhibit.Law Approved

Plan Submittal

Project Summary

Conceptual Design

Neighborhood Meeting Minutes 5.22.2017

Traffic Generation GracePt + Properties Rev1 6.14.17 CB appr

Letter Against Country Road Amendment

Letter in Opposition

Resident Letter-File ID 17-0469- Item 24

Chair Hathaway reconvened the meeting at 8:25 pm.

Mr. Andrew Orr stated that the applicants are requesting amendments to the Envision Franklin Design Concepts Map, near the Country Road and Franklin Road intersection. The properties included in the request are in the Large-Lot Residential Design Concept, which supports single-family residential on one-acre lots, institutional, and recreational uses. The zoning is R-1, which allows one-acre lots.
Several of the subject properties contain sensitive environmental features. The Floodway Fringe Overlay (FFO), the Hillside and Hillcrest Overlay (HHO) and the 500-foot Hillside Buffer are located on portions of the subject properties. The rolling hills and natural drainage contribute to the character of this area.

Envision Franklin recommends maintaining the low-scale and rural residential character along this portion of Franklin Road with deep setbacks and keeping the mixed-use node to the north, closest to the Moores Lane and Franklin Road intersection.

Mr. Orr stated since this is a multifaceted project, the applicants are requesting the Planning Commission consider the Office Residential, the Single Family Residential, and the Multifamily Residential separately, during your deliberations. The first is the Office Residential along Franklin Road. While the staff understands the rationale and desire for additional low scale office uses along Franklin Road, we have concerns that this use could continue spreading down Franklin Road, which is not consistent with Envision Franklin. In terms of the single-family residential design concept, this would open up the possibility for much smaller lot sizes along Country Road which is not compatible with the established development patterns. Lastly, the multifamily component would cause an abrupt change in massing and form. In closing, this request is mostly about extending low scale office uses and high density residential uses south along Franklin Road. Envision Franklin does not support this concept. Underpinning all of this is the sewer infrastructure. It's very limited for these properties and would require significant upgrades.

Staff recommended Disapproval of the Envision Franklin Plan Amendment.

Chair Hathaway noted that Commissioner Franks recused himself. Chair Hathaway then asked for citizen comments.

Eighteen citizens spoke about Item 24.

Those opposed expressed the following concerns:
- an increase in noise.
- an increase in traffic.
- a lack of public notification.
- the plan was not in line with Envision Franklin.
- development would destroy the current view.
- the school district tax being paid by the residents.
- lower property values.

Those who supported Item 24 stated:
- rezoning homes on Franklin Road is necessary because these properties are not good for residential use any longer
- plan will provide affordable housing for people who work in the area

The following citizens spoke:

1. Hazel Alberr, 7082 Sunrise Circle - Against
2. Alderman Margaret Martin, 238 Third Ave South - Spoke against Item 20. She stated that much time and thought had been put into Envision Franklin. She stated that the Envision Franklin plan should stay as it is and not be amended.
3. Alan Fisher, 1838 Brentwood Pointe - Against
4. Lynn Fritz, 1835 Brentwood Pointe - Against
5. Gale Wilson, 7109 Sunrise Circle - Against
6. Theresa Doyle, 516 Franklin Road - Against
7. Lisa Rubenstein, 1218 Country Road - Against
8. Kurt Kaalaas, 112 Century Oak Drive - Against
9. Mike Garretson, for 544 Franklin Road - In Favor of Office Residential zoning.
10. Teresa Hughes, 1208 and 1211 Country Road - In Favor of Office Residential zoning
11. Pat Coughlin, 109 Century Oak - Against
12. Cecilia Marchesi, 540 Franklin Road - In Favor of Office Residential zoning.
13. Teresa Hughes (second time), 1208 Country Road - Asked questions about the overlay. Ms. Dannenfelser addressed these concerns.
14. Greg Wade, 113 Century Oak Drive - Against
15. Marty Garrison, 544 Franklin Road - In Favor of Office Residential zoning. He stated that there are 4 aspects to this item. Should consider individual property without Church property included.
16. Dwight Kiser, 103 Century Oak Drive - Against
17. Ronald Crutcher, 1324 Adams Street - In Favor of because provides affordable housing.
18. Stephen Murray, Former Director for Community Housing Partnership/Williamson County- In favor of because provides affordable housing.
19. Phil Breeden-, 104 Century Oak Drive- Against

Paul Lebovitz and Greg Gamble, Gamble Design Collaborative, were there to represent the Applicant. Mr. Lebovitz stated:

1. The back of the property would stay wooded with buffers from the south and east.
2. The front six acres (Church property) are detention ponds. Only the parking lots would be developed.
3. The church light post will come down.
4. The developer will work to resolve the noise from the HVAC system.
5. The traffic count for Franklin road has risen by 1,000 cars from 2001 to 2015.
6. Provided a Mixed Use Document (added to the record).
7. The commercial property will continue to look residential.
8. If the land amendment passes, possible that traffic could be rerouted.

Mr. Greg Gamble stated that the development could not be large lot residential (1 acre per home) because the Church has already developed the land. The property would be developed on the current parking lot. Mr. Gamble referred to a housing report from 2015 to support the need for a multi-family development. This reports states that over 43,000 employees commute to the Franklin area daily. This development would provide housing for some of these employees.

Chair Hathaway asked if there was a motion.

Ms. Kelly Dannenfelser stated that institutional land uses are an appropriate secondary use within the large lot design concept.

Mr. Gamble would like for there to be three specific votes for Item 24.

Ms. Billingsley stated that a main motion should be made. Once a motion was made, then it could be amended.

Commissioner Harrison moved, seconded by Commissioner Allen to approve Item 24 as presented.

Commissioner Allen stated that Staff worked very hard to create Envision Franklin. She stated that the City had done nothing to help create affordable housing. She stated that this item should be considered because it proposed affordable housing.

Concerning the commercial properties, Commissioner Allen referred to a statement from resident, Cecilia Marchesi, saying that no one wants to have a residential home directly off Franklin Road in this area. Concerning the proposed multi-family home site, Commissioner Allen stated that the nearby Gateway Village was a tasteful example of how to develop the property. Commissioner Allen stated that she would like to approve Item 24 so that more discussion about detail could take place.

Commissioner McLemore stated that it was a good to offer affordable housing options. She stated that something needed to be done to accomplish this, and that this developer would build a tasteful development.

Commissioner Allen stated that the views for residents would not be destroyed.

Commissioner Gregory stated that it was a long process to create Envision Franklin and it should be looked at. She agreed that there is a need for affordable housing. However, she doesn't support this item because the commercial property needs to stop along Franklin Road. She said there needs to be a hard line where the commercial property ends or the entire area along Franklin Road needs to be zoned commercial.

Commissioner Allen asked what Commissioner Gregory would do if Item 24 was divided into three separate items. Commissioner Gregory stated that she would not support multi-family in this location.

Commissioner Allen stated that she would like to divide Item 24 into three different votes.

Ms. Hunter stated that there would need to be an amendment to the motion to disapprove one of the other land use plans.

After discussion, the Commissioners decided they would like to vote on the motion, as presented.

Alderman Petersen stated that the concern about the commercial rezoning continuing down Franklin Road is a reality. For that reason, she would not support this item.

Commissioner Allen stated that she wanted approval to further discuss the issue.

Vice-Chair Lindsey stated that a hard line had been defined for commercial zoning along Franklin Road and this area should remain residential.

Commissioner Allen stated that maybe they drew a hard line for commercial zoning at the wrong location.

Chair Hathaway asked for a vote on the motion. A request for a show of hands was made.

The motion failed with the following vote (3-5). Those who voted in favor were: Commissioner Allen, Commissioner McLemore, and Commissioner Harrison. Those who were opposed are: Alderman Petersen, Commissioner Orr, Commissioner Gregory, Commissioner Hathaway, Commissioner Lindsey.

Ms. Billingsley stated there needed to be another motion made to disapprove.

Chair Hathaway stated there needed to be a motion to deny the requested amendment to Envision Franklin.

Commissioner Gregory moved, seconded by Commissioner Orr, to disapprove Resolution 2017-37. The motion to deny the request carried by the following vote (5-3). Those in favor were: Alderman Petersen, Commissioner Orr, Commissioner Gregory, Commissioner Hathaway, Commissioner Lindsey. Those opposed were: Commissioner Allen, Commissioner McLemore, and Commissioner Harrison.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-37 be approved. The motion failed by the following vote: (3-5). Commissioner Gregory then moved to disapprove Resolution 2017-37, seconded by Commissioner Orr, and the motion passed by the following vote: (5-3).

Aye: 5 - Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, and Commissioner Orr

No: 3 - Commissioner McLemore, Commissioner Allen, and Commissioner Harrison

Recused: 1 - Commissioner Franks

Chairing: 0

25. Acknowledgement of Receipt Of Resolution 2017-35, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Envision Franklin For Properties Located In Downtown Franklin Along The Harpeth Riverfront." (06/22/17 FMPC 8-1)

Attachments: RESOLUTION 2017-35 EV Amendment RIVERFRONT (002) with attachment.Law Approved
CFCO Map

Sign-in Sheet from June 6 Meeting - 28 Total

Comment Card Responses from June 6 - Neighborhood Meeting

Ms. Dannenfelser stated the proposed amendment to Envision Franklin is the result of the Riverfront Planning Study, two Joint Conceptual Workshops, and a Neighborhood Meeting with property owners. Envision Franklin has always supported a trail and pedestrian connectivity along the Harpeth River. The recent Riverfront Planning Study collected over 1,200 surveys and strong support for a Riverwalk trail.
This amendment further defines where trails would be located in downtown Franklin, although actual trail location may be closer to the River than shown to be in better alignment with the community vision and after working through City and State variance processes.
Ms. Dannenfelser stated following the neighborhood meeting, the internal trail connections between the Riverside trail and 1st Avenue were removed based on property owner input. The amendment sets a development limits line, establishing policy to allow some nonresidential redevelopment of properties that lost their nonconforming use status. The development area is generally along the existing streets of 1st Avenue South and East Main Street. The area beyond the development limits would allow the uses permitted by the Zoning Ordinance for floodway fringe or floodway.
The line was set using the riparian buffer, the floodway line, or the contour elevation of 630 feet above sea level, whichever was most restrictive. Staff is proposing 630 in this location because this contour is where the site's elevation drops off significantly, into the deeper floodplain.

Staff recommended approval of the amendment.

Chair Hathaway asked for citizen comments.

The following citizens spoke in support of Item 25:

1. Will Schaedle, represents the owner of First and Main, Chartwell Hospitality at 5000 Meridian Blvd - In Favor
2. Mindy Tate, 1115 Carnton Lane - In Favor
3. Brooke Tanner Mayberry, 206 Avondale Drive - In Favor
4. Brian Bedford with the Heritage Foundation, 704 Fair Street - In Favor
5. Monty McInturff with Friends of Franklin Parks - In Favor

Chair Hathaway asked if there was motion for Item 25.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2017-35 be approved

Alderman Petersen stated that compensatory cut and fill are not required. She stated

that the soil cut from the floodplain area is not good soil. She stated she had a problem with this issue. She also stated concerning the silo area, where Lilly Bell Flour was, may have plans for a hotel such as the Quaker Square in Akron, Ohio. This plan was not economically feasible for Quaker Square and is not part of the University of Akron. Alderman Petersen stated she was not in favor of this item.

Chair Hathaway asked Alderman Petersen if she wanted to amend the motion to include the cut and fill issue.

Commissioner Lindsey addressed the issue of cut and fill soil.

Ms. Dannenfelser stated that the revised document does not require cut and fill because it would alter the natural area around the flood plain.

Commissioner Lindsey stated that this adhered to the requirements of the flood plain ordinance.

Alderman Petersen agreed with Commissioner Lindsey about vegetation and not to cut things down close to the river.

Commissioner Lindsey stated that whatever was done, they cannot cause the water level to rise and to flood downstream. Fill was done in the past in the area near the old Earl's fruit stand. It is important to preserve the storage that exist, so that whatever gets built does not flood in the future.

Ms. Dannenfelser stated that this issue should be further discussed when they get to the text amendment and the zoning requirements.

Chair Hathaway asked for a vote on the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2017-35 be approved. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

Chairing: 0

ZONING ORDINANCE TEXT AMENDMENTS

26. Consideration Of Ordinance 2017-23, To Be Entitled: “An Ordinance To Amend Chapters 2 And 3 And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Allow Limited Development In The Floodway Fringe Overlay District (FFO) Within Certain Central Franklin Character Area Overlay Districts (CFCO-1 And CFCO-2).” (06/22/17 FMPC 8-1)

Attachments: Revised 2017-23 ORD Amend CFCO-2 and 3 standards 1.Law Approved (2)
CFCO Map

Envision Franklin Amendment Approved 062217

Floodplain - BWSC Maps-small

Ms. Dannenfelser stated this text amendment revises the Zoning Ordinance to allow for the implementation of the Envision Franklin Plan Amendment approved tonight. Related to the grading in the text amendment, Ms. Dannenfelser referred to the amendment (Page 2-Section A. Development Limits -2) quoting: "Within the Development Limits, development/or redevelopment shall be permitted in accordance with this Subsection, Traditional Development standards, and Floodplain Protection standards. Associated grading shall be approved only as part of a Site Plan for development. All Site Plans, including mass grading, shall be submitted to the FMPC for review." This means the Planning Commission gets to review any proposed grading.

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

Chair Hathaway asked for citizen comments.

Will Schaedle, representing First & Main Ownership - In Favor

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-23 be approved.

A discussion ensued concerning the location of proposed pedestrian bridges (for future development) along First Avenue North between Alderman Petersen, Ms. Dannenfelser, Ms. Hunter and Vice-Chair Lindsey.

Chair Hathaway asked for a vote on the motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-23 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

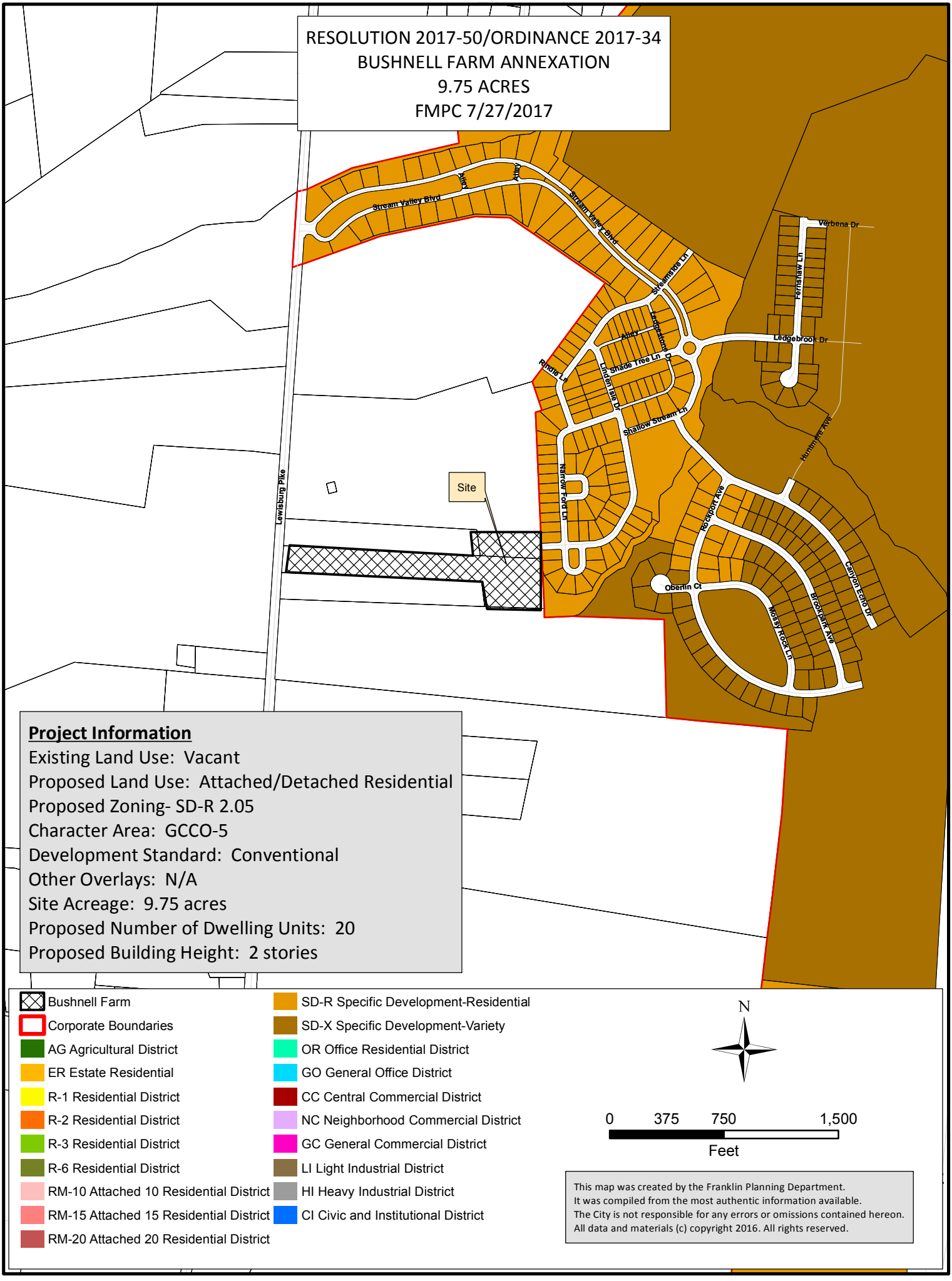
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 10:07 p.m.

_____

Chair, Mike Hathaway


RESOLUTION 2017-50/ORDINANCE 2017-34
BUSHNELL FARM ANNEXATION
9.75 ACRES
FMPC 7/27/2017
Site
Lewisburg Pike
Stream Valley Blvd
Stream Valley Blvd
Alley
Alley
Streamside Ln
Fernshaw Ln
Verbena Dr
Ledgebrook Dr
Alley
Cornerstone Ct
Shade Tree Ln
Linden Isle Dr
Remote Ln
Shallow Stream Ln
Hummingbird Ave
Narrow Ford Ln
Rockport Ave
Oberlin Ct
Canyon Echo Dr
Brookpark Ave
Mossy Rock Ln
Project Information
Existing Land Use: Vacant
Proposed Land Use: Attached/Detached Residential
Proposed Zoning- SD-R 2.05
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Proposed Number of Dwelling Units: 20
Proposed Building Height: 2 stories
Bushnell Farm
Corporate Boundaries
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 375 750 1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-13

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF BUSHNELL AND BATES PROPERTIES, BY THE CITY OF FRANKLIN, TENNESSEE"

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Walter T. Bates, Justin and Amanda Sparks-Bushnell, ("Owner(s)") of properties located at 1495 and 1521 Lewisburg Pike ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 9.75 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located South of Stream Valley Boulevard and East of Lewisburg Pike, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
p/o 117--01706	1.59
117—01705	8.16
Total	9.75

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 9.75 acres in 2 parcels The Property is used as Single Family Residential.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *T.C.A.* § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

PLAN OF SERVICE

A. Water

1. The Property is located within the Goose Creek service area.
2. Water availability shall be approved and provided through H.B.&T.S. prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 2,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct residential units.
3. The Owner shall be required to extend the sanitary sewer main to the property and shall extend sewer to the adjacent properties as required. Offsite easements may be required and will be the responsibility of the property owner.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8" ductile iron pipe sanitary sewer. The max density as outlined in the sanitary sewer basin master plan is 2.5 units / AC.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Lewisburg Pike and Linden Isle Drive. The location of the Lewisburg Pike access must be approved by The City Engineer and follow the limited access plan for Lewisburg Pike.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined

prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The City of Franklin Land Use Plan calls for a Conservation Subdivision design concept in this area. The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building permitting and inspection services, property maintenance, and zoning enforcement will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.
3. When contemplating construction projects, have your design professional review any requirements found in the City of Franklin Adopted Construction Codes. Some building types and occupancies require a higher level of site and infrastructure development which will not be reviewed and noted by City Staff until a building permit is applied for. Most construction projects will require the presence of a fire hydrant in accordance with the 2012 International Fire Code. Projects that require the installation of a fire sprinkler system will require a water supply sufficient to meet minimum code requirements or the project can not move forward.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. For any approved multi-family uses, the Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

ATTEST:

_____
ERIC S. STUCKEY
City Administrator

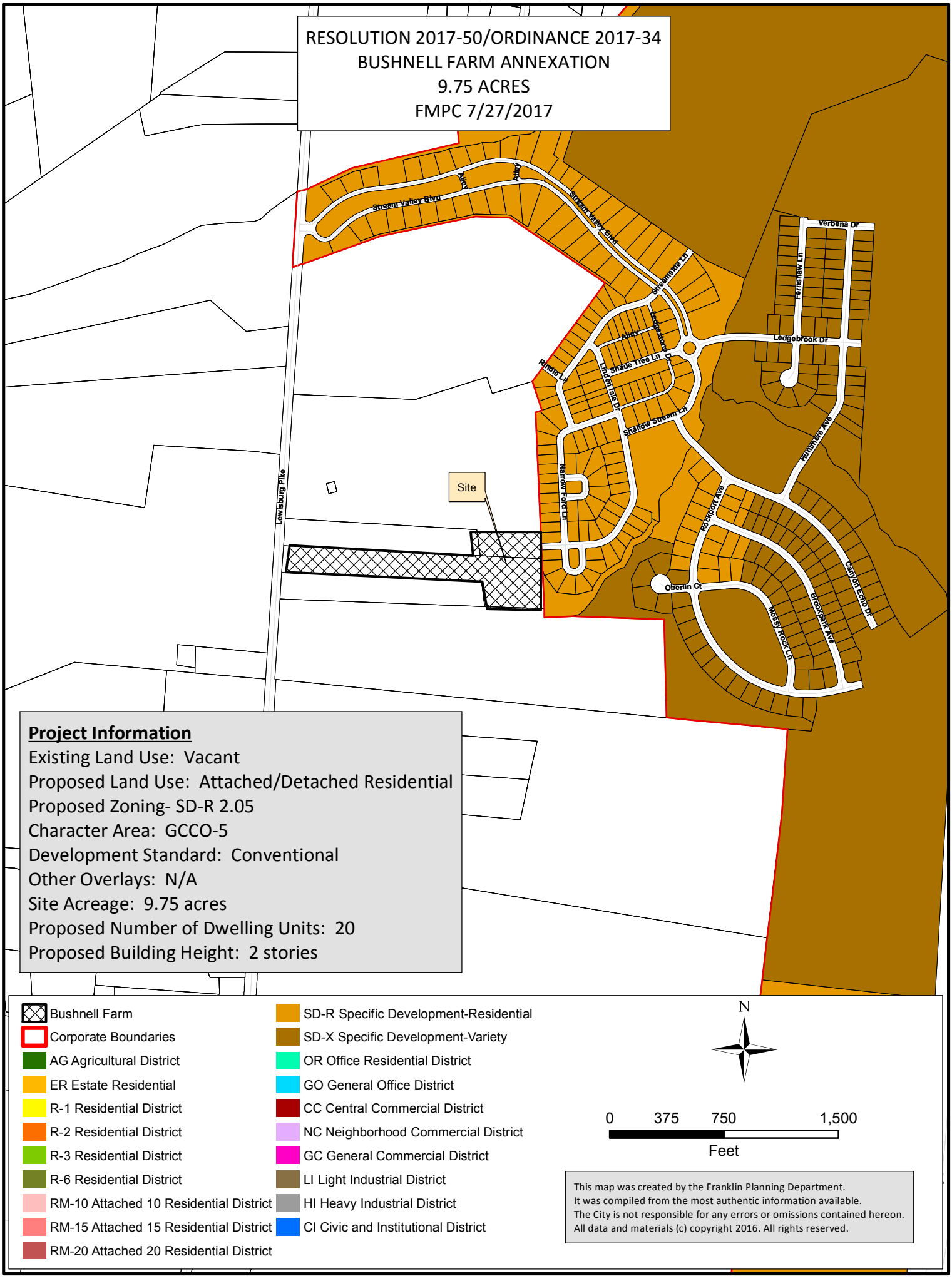
CITY OF FRANKLIN:

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


DRAFT PLAN OF SERVICES
BUSHNELL ANNEXATION
9.74 ACRES
STREAMSIDE
NARROW FORD
LEWISBURG
Site
Legend
Bushnell Properties
Existing City Limits
0 125 250 500 750 1,000
Feet
N
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 2017. All rights reserved.


RESOLUTION 2017-50/ORDINANCE 2017-34
BUSHNELL FARM ANNEXATION
9.75 ACRES
FMPC 7/27/2017
Site
Lewisburg Pike
Stream Valley Blvd
Alley
Stream Valley Blvd
Streamside Ln
Verbena Dr
Fernshaw Ln
Ledgebrook Dr
Alley
Cornerstone Ct
Shade Tree Ln
Ct
Remote Ln
Linden Isle Dr
Shallow Stream Ln
Hummingbird Ave
Narrow Ford Ln
Rockport Ave
Canyon Echo Dr
Oberlin Ct
Brookpark Ave
Mossy Rock Ln
Project Information
Existing Land Use: Vacant
Proposed Land Use: Attached/Detached Residential
Proposed Zoning- SD-R 2.05
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Proposed Number of Dwelling Units: 20
Proposed Building Height: 2 stories
Bushnell Farm
Corporate Boundaries
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 375 750 1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-50
ORDINANCE 2017-34

TO BE ENTITLED: "A RESOLUTION AND ORDINANCE TO ANNEX BUSHNELL FARM, CONSISTING OF 9.75 ACRES, PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, Justin Bushnell and Walter Bates, ("Owners") of properties located between 1495 Lewisburg Pike and 1521 Lewisburg Pike ("Properties"), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 9.75 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation and Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2017-13; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
p/o 001—01706	1.59
117—01705	8.16
Total	9.75

Law Dept. approved (3) 07.31.17

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

Law Dept. approved (3) 07.31.17

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.);, and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution and Ordinance.

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution and 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:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

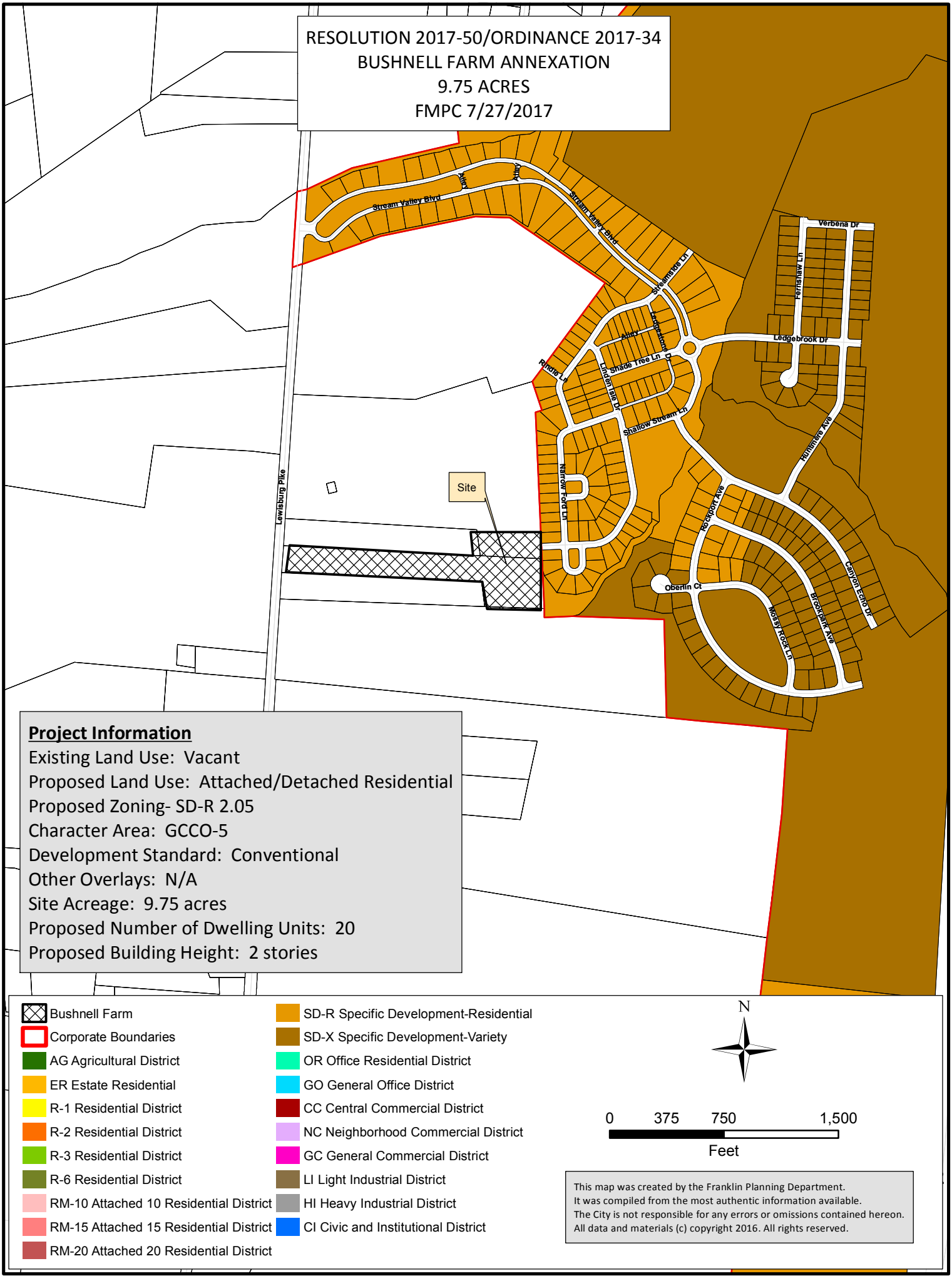
PLANNING COMMISSION RECOMMENDED: _____

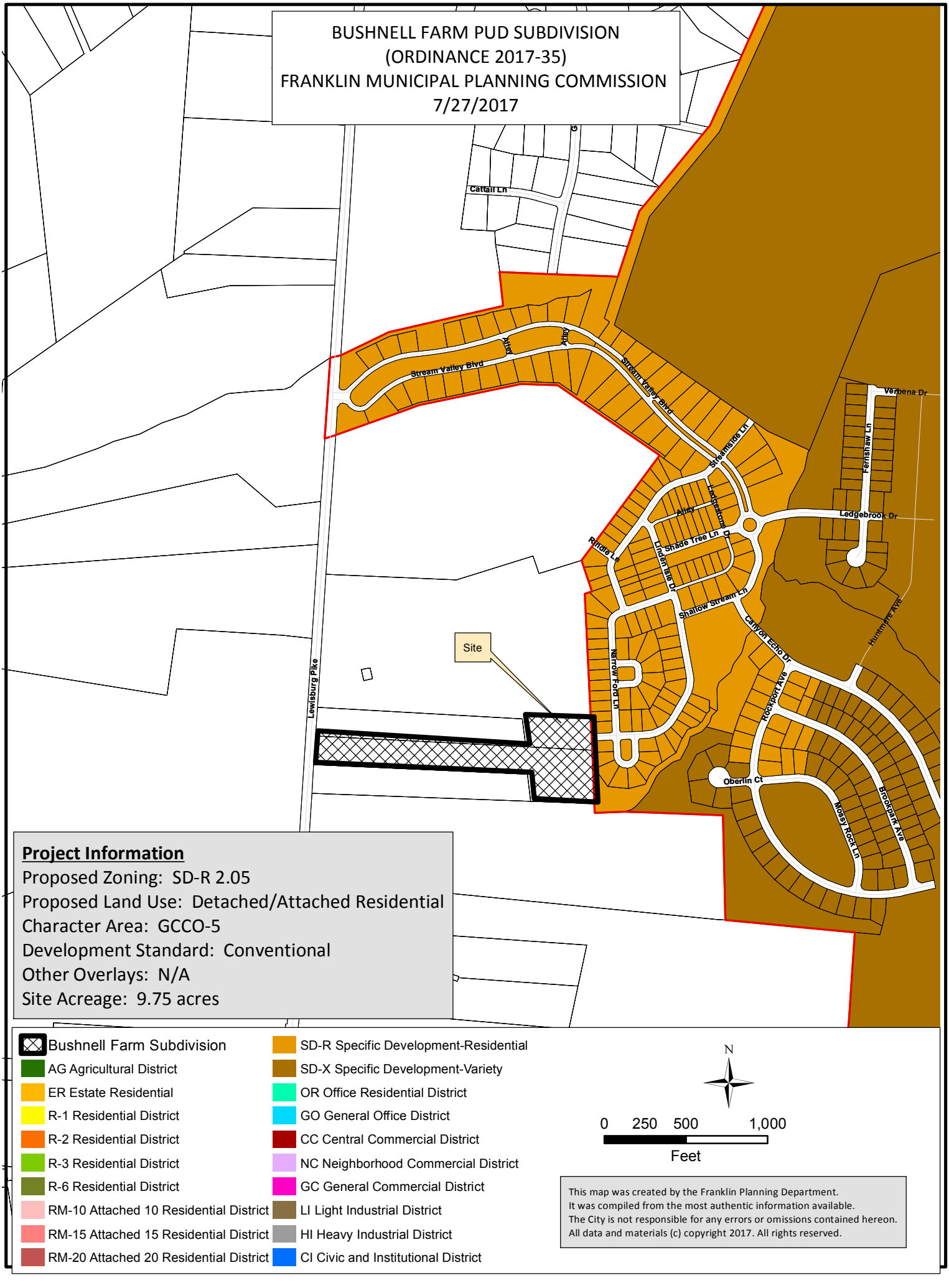
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


RESOLUTION 2017-50/ORDINANCE 2017-34
BUSHNELL FARM ANNEXATION
9.75 ACRES
FMPC 7/27/2017
Site
Lewisburg Pike
Stream Valley Blvd
Alley
Stream Valley Blvd
Streamside Ln
Verbena Dr
Fernshaw Ln
Ledgebrook Dr
Alley
Cornerstone Ct
Shade Tree Ln
Ct
Remote Ln
Linden Isle Dr
Shallow Stream Ln
Hummingbird Ave
Narrow Ford Ln
Rockport Ave
Canyon Echo Dr
Oberlin Ct
Brookpark Ave
Mossy Rock Ln
Project Information
Existing Land Use: Vacant
Proposed Land Use: Attached/Detached Residential
Proposed Zoning- SD-R 2.05
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Proposed Number of Dwelling Units: 20
Proposed Building Height: 2 stories
Bushnell Farm
Corporate Boundaries
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 375 750 1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.


BUSHNELL FARM PUD SUBDIVISION
(ORDINANCE 2017-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Cattail Ln
Stream Valley Blvd
Alley
Stream Valley Blvd
Streamside Ln
Verbena Dr
Fernshaw Ln
Ledgebrook Dr
Ledgestone Dr
Alley
Shade Tree Ln
Rindle Ln
Linden Isle Dr
Shallow Stream Ln
Canyon Echo Dr
Huntmere Ave
Site
Narrow Ford Ln
Lewisburg Pike
Rockport Ave
Oberlin Ct
Mossy Rock Ln
Brookpark Ave
Project Information
Proposed Zoning: SD-R 2.05
Proposed Land Use: Detached/Attached Residential
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Bushnell Farm Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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 2017. All rights reserved.

ORDINANCE 2017-35

TO BE ENTITLED: "AN ORDINANCE TO ZONE 9.75 ACRES SPECIFIC DEVELOPMENT – RESIDENTIAL 2.05, GOOSE CREEK CHARACTER AREA OVERLAY -5, CONVENTIONAL STANDARDS, FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE."

WHEREAS, Justin Bushnell and Walter Bates, ("Owners") of properties located between 1495 Lewisburg Pike and 1521 Lewisburg Pike ("Properties"), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 9.75 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2017-13 and Resolution 2017-50/Ordinance 2017-35; and

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

WHEREAS, the Specific Development Residential 2.05 district, Goose Creek Character Area -5, and Conventional Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2017-13, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: the Specific Development Residential 1.54 district, Goose Creek Character Area -5, and Conventional Standards

PREMISES CONSIDERED

Map-Parcel	Acres
p/o 001--01706	1.59
117---01705	8.16
Total	9.75

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.);, and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. 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:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

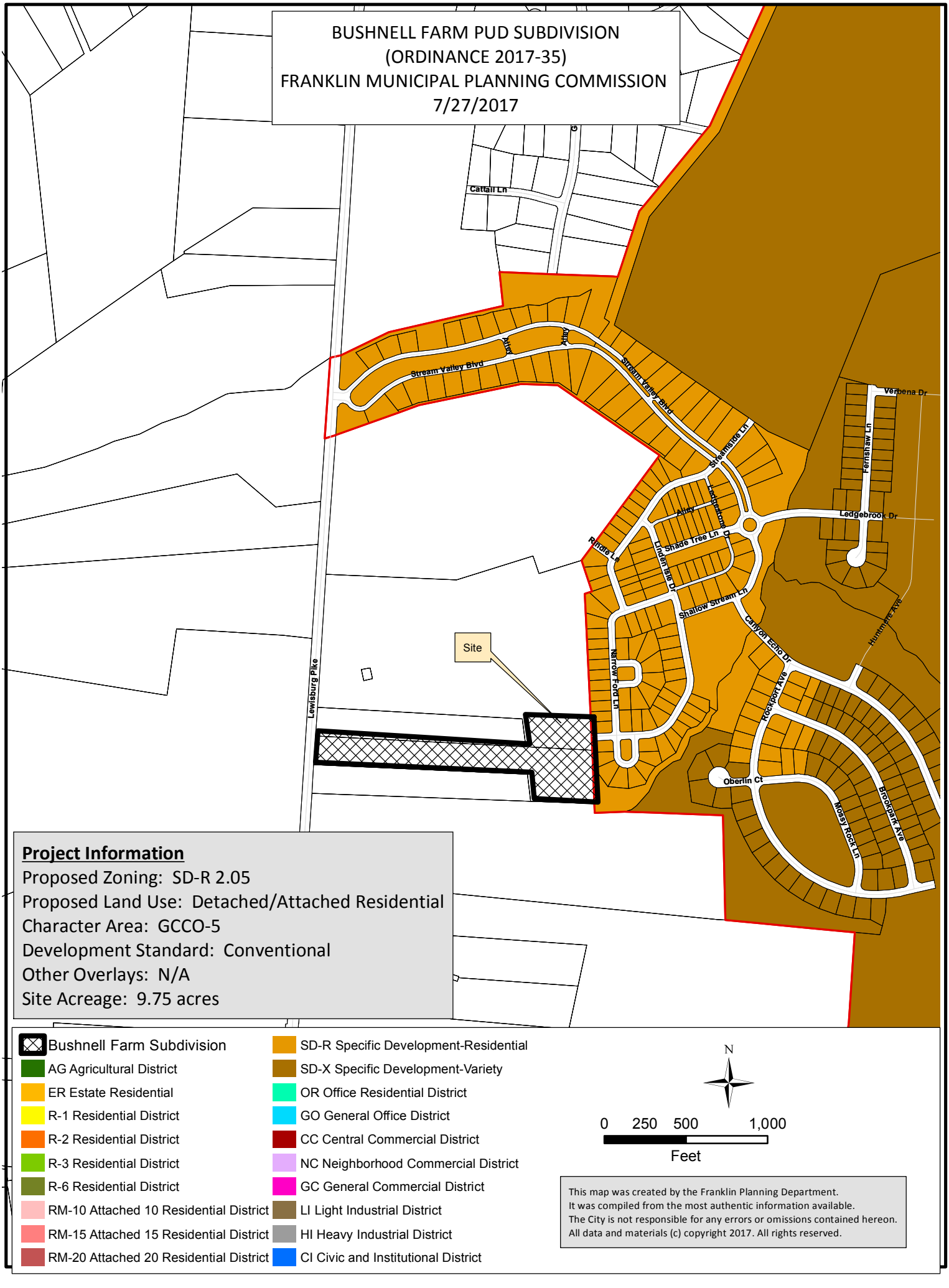
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


BUSHNELL FARM PUD SUBDIVISION
(ORDINANCE 2017-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Cattail Ln
Stream Valley Blvd
Alley
Stream Valley Blvd
Streamside Ln
Verbena Dr
Fernshaw Ln
Ledgebrook Dr
Ledgestone Dr
Alley
Shade Tree Ln
Rindle Ln
Linden Isle Dr
Shallow Stream Ln
Canyon Echo Dr
Huntmere Ave
Site
Narrow Ford Ln
Lewisburg Pike
Rockport Ave
Oberlin Ct
Mossy Rock Ln
Brookpark Ave
Project Information
Proposed Zoning: SD-R 2.05
Proposed Land Use: Detached/Attached Residential
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Bushnell Farm Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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 2017. All rights reserved.

SITE DATA

SUBDIVISION/DEVELOPMENT:	BUSHNELL FARM
CITY OF FRANKLIN PROJECT NUMBER	6470
LOT NUMBERS	1-15, 100-105(OPEN SPACE)
ADDRESS:	1495 & 1521 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING AND CHARACTER AREA OVERLAY:	GCCO-5
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE	9.59
OWNERS REPRESENTATIVE:	Tenn Contractors Inc.
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065
PHONE NO.:	615-305-1033
CONTACT NAME:	TYLER RING
E-MAIL ADDRESS:	tylerlring@comcast.net
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 - NASHVILLE TN 37203
PHONE NO.:	(615) 250-8154
FAX NO.:	(615) 250-8155
CONTACT:	JOHN HAAS - jhaas@edgela.com

REZONING SUBMITTAL

BUSHNELL FARM

CONSERVATION SUBDIVISION

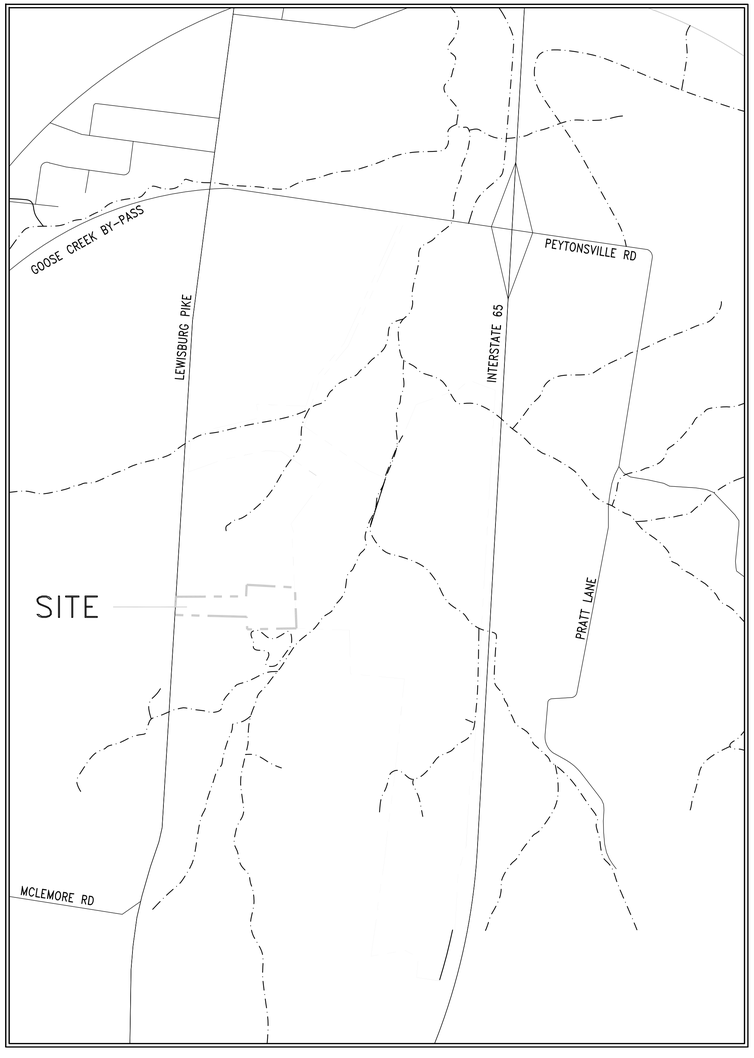
ZONING: SD-R

DENSITY: 2.90 UN/AC

FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT NO. 6470

REZONING SUBMITTAL: JUNE 2, 2017
REZONING RE-SUBMITTAL: JULY 6, 2017



SITE LOCATION MAP

1" = 1000'

INDEX OF SHEETS

SHEET #	TITLE
C0.0	Cover Sheet
R 1.0	Rezoning Plan

PREPARED FOR:

TENN. CONTRACTORS INC.

P.O. BOX 314
FRANKLIN, TN 37065
615.305.1033

PREPARED BY:

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th Ave. South; Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

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

© ENERGY LAND & INFRASTRUCTURE, L.L.C. ALL RIGHTS RESERVED

JOHN DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1001
07/06/17

MICHAEL RAY MILLER
REGISTERED ENGINEER
2
OFFICIAL SEAL
STATE OF TENNESSEE
07/06/17

PROJECT #: 16168



SUBDIVISION/DEVELOPMENT EXISTING ZONING	BUSHNELL FARMS MGA-1 (IN PROCESS OF ANNEXATION)
MAP & PARCEL NUMBER	MAP 117, PARCELS 17.05 & 17.06
ADDRESS PIKE	1495 LEWISBURG PIKE & 1521 LEWISBURG
PROPOSED ZONING	SD-R : 2.90 DU/Ac
CHARACTER AREA	GCCO
SPECIAL AREA	5
OTHER APPLICABLE OVERLAYS	N/A
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 9.59 ACRES
EXISTING TREE CANOPY	+/- 0.60 ACRES (6% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	N/A
AREA OF PRESERVED TREE CANOPY	+/- 0.25 ACRES (41% OF EXISTING CANOPY)
PROPOSED USES:	ATTACHED RESIDENTIAL DETACHED RESIDENTIAL ACCESSORY DWELLING UNITS

DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

1. BOUNDARY INFORMATION PROVIDED BY E.L.I. TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN GIS DEPARTMENT.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

4. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

5. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

6. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE CONVENTIONAL

7. THE STREAM VALLEY DEVELOPMENT IS WITHIN 500' OF THE SITE

8. WATER, SEWER & RECLAIMED WATER FACILITIES
   - I) EXISTING FACILITIES
     - 1) SANITARY SEWER SYSTEM
       - A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
       - B) UTILITY DISTRICT ADDITIONAL FLOW IS 20 SFUE.
         - 1 SFUE = 350 GALLONS/UNIT/DAY
         - SFUE - SINGLE FAMILY UNIT EQUIVALENT
     - 2) DOMESTIC WATER SUPPLY
       - A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
       - B) DEMAND IN GALLONS PER DAY 20 x 350 GPD = 7,000 GPD
       - C) DEMAND IN GALLONS PER DAY PREVIOUS: 0 GPD

       DRAINAGE:
       NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
     - 3) RECLAIMED WATER
       - NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT
     - 3) NATURAL GAS SERVICE
       - A) UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

     - 4) ELECTRIC SERVICE
       - A) UTILITY DISTRICT JURISDICTION:
         MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

9. FROM THIS SITE, IT IS APPROXIMATELY 5 MILES TO FIRE STATION #5 ON NOAH DRIVE AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY FIVE MILES AWAY ON COLUMBIA AVENUE AT WINSTEAD HILL PARK.

10. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 20 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 13 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND OAK VIEW ELEMENTARY SCHOOL.

11. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. BIG HOUSE UNITS SHALL USE GARAGE, STACKING AND/OR SURFACE SPACES.

12. MINERAL RIGHTS ARE HELD BY TENNESSEE CONTRACTORS INC.

13. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

14. ALL PARKING STANDARDS FOR RESIDENTIAL AND MULTIFAMILY USES SHALL MEET THE STANDARDS WITHIN SECTION 5.9, TABLE 5-9 OF THE CITY OF FRANKLIN ZONING ORDINANCE.

15. THERE IS A HISTORIC BUILDING / PROPERTY WITHIN 500' OF THE PROPOSED DEVELOPMENT.

16. THERE ARE NO STRUCTURES CURRENTLY ON THE SITE.

0' 50' 100' 200'

NORTH

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENNESSEE CONTRACTORS INC.
390 MALLORY STATION RD
SUITE 106
FRANKLIN, TN. 37067
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

CONSULTANTS

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

SEAL

JOHN DAVID HAAS
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
06/06/2017

PROJECT TITLE

BUSHNELL FARM
COF NO. 6470
FRANKLIN , TN

CLIENT

STREAM VALLEY FRANKLIN, LLC
FRANKLIN, TN

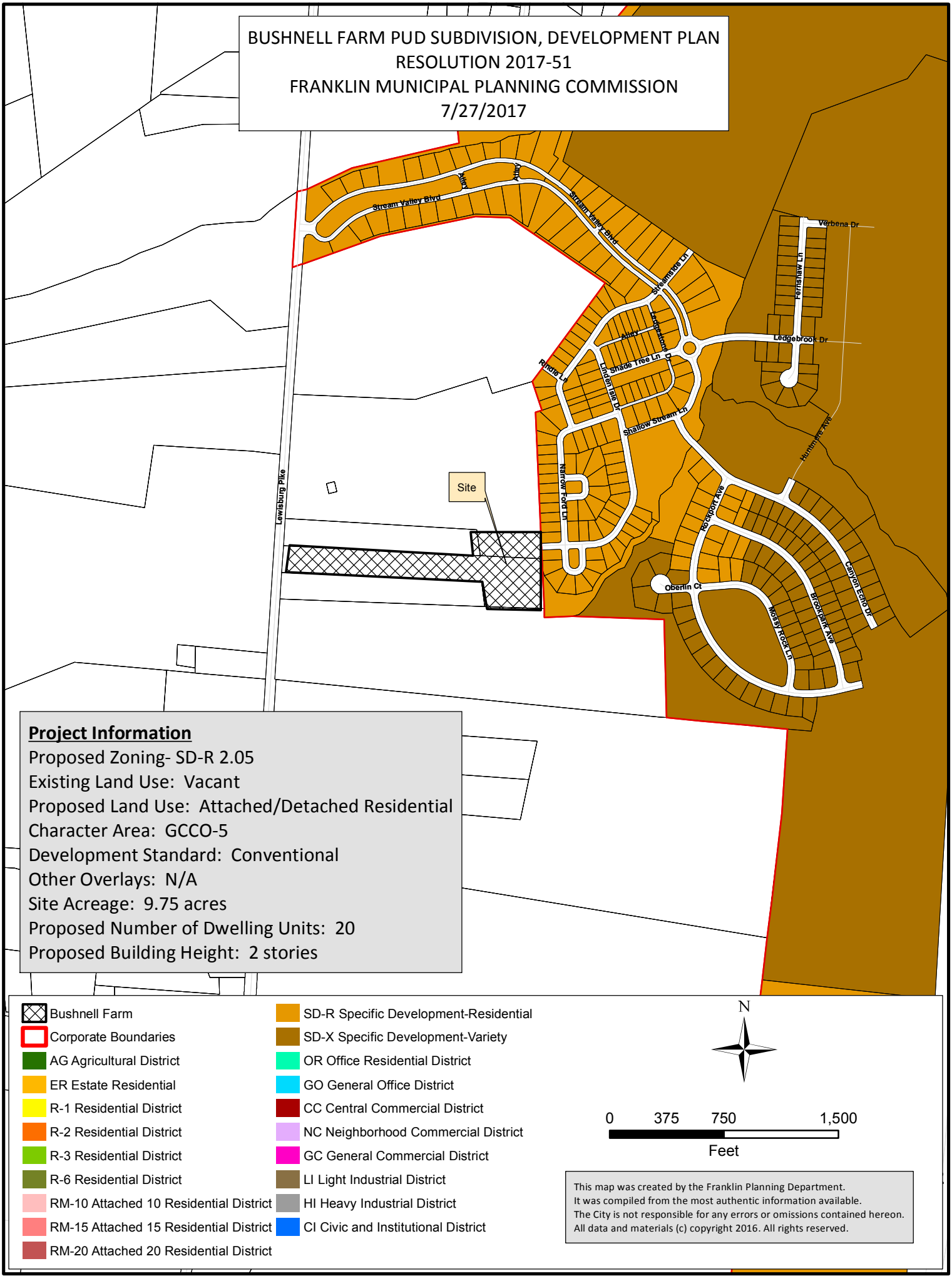
PROJECT NO. 16168
Date 05/01/2017
Revisions
1 06/12/2017 REZONING
2 07/06/2017 PER CITY COMMENTS

Sheet Title

REZONING PLAN

Sheet Number

R 1.00


BUSHNELL FARM PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-51
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Stream Valley Blvd
Alley
Alley
Stream Valley Blvd
Streamshade Ln
Verbena Dr
Fernshaw Ln
Ledgebrook Dr
Alley
Cornerstone Ct
Shade Tree Ln
Ct
Remote Ln
Linden Isle Dr
Shallow Stream Ln
Hummock Ave
Site
Lewisburg Pike
Narrow Ford Ln
Rockport Ave
Oberlin Ct
Canyon Echo Dr
Brookpark Ave
Mossy Rock Ln
Project Information
Proposed Zoning- SD-R 2.05
Existing Land Use: Vacant
Proposed Land Use: Attached/Detached Residential
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Proposed Number of Dwelling Units: 20
Proposed Building Height: 2 stories
Bushnell Farm
Corporate Boundaries
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 375 750 1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-51

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BUSHNELL FARM PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE, ADJACENT TO 1495 LEWISBURG PIKE."

WHEREAS, Justin Bushnell and Walter Bates, ("Owners") of properties located between 1495 Lewisburg Pike and 1521 Lewisburg Pike ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 9.75 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2017-13 and Resolution 2017-50/Ordinance 2017-35; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2017-36; and

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

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

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, in accordance with the provisions of *Tennessee Code Annotated* § 13-4-310, as amended, and subject to the exceptions set forth in said statute, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the Property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
p/o 001—01706	1.59
117—01705	8.16
Total	9.75

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

Law Dept. approved (3) 07.31.17

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.);, and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements for the Bushnell Farms PUD Subdivision are as follows:

Entitlements	Bushnell Farms PUD Subdivision
Base Zone District	SD-R 2.05
Character Area Overlay	GCCO-5
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	20
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0

Open Space Requirements	4.79 Acres
Number of Phases in Development	1

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

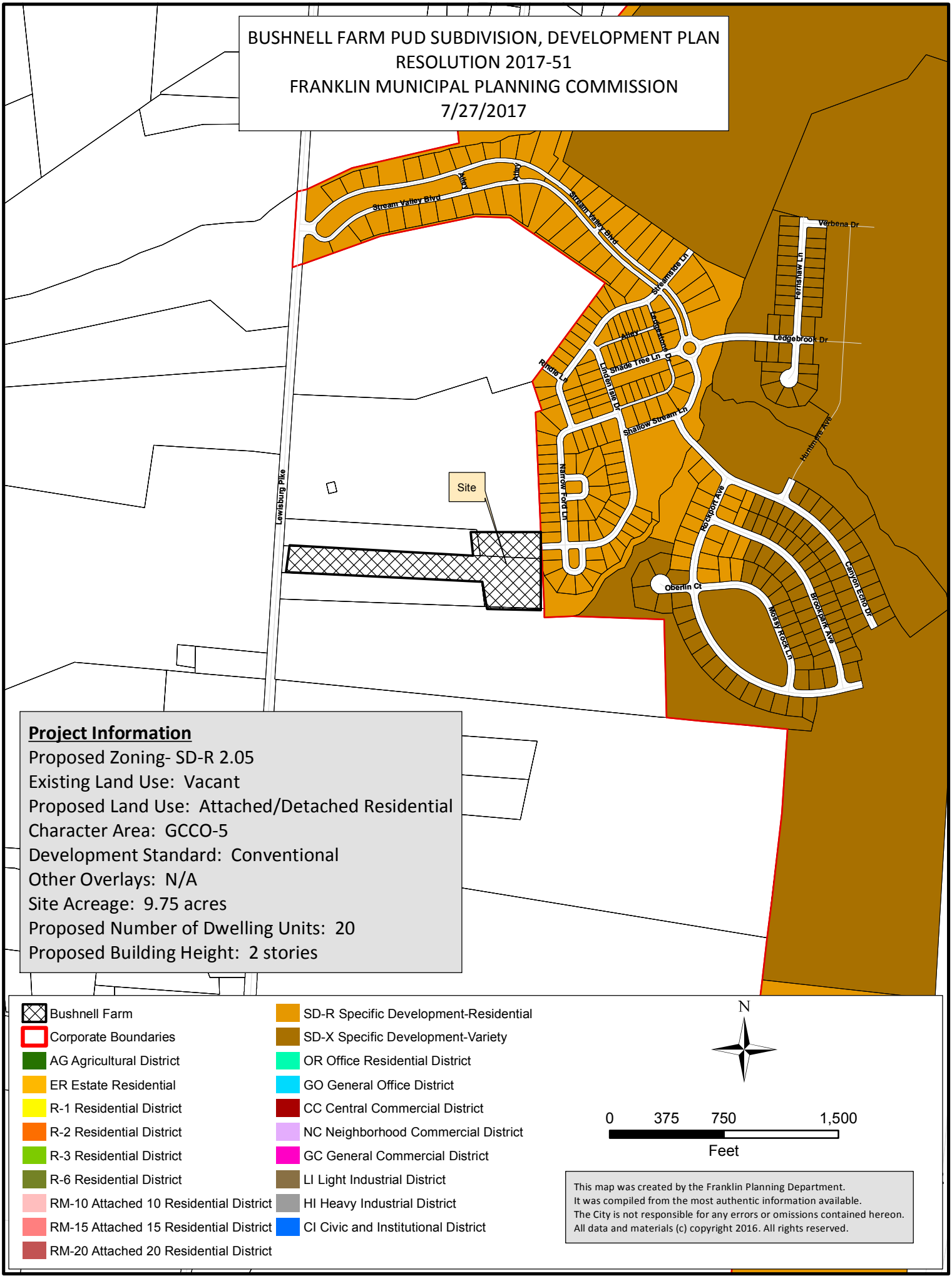
PREAPPLICATION CONFERENCE: 5/16/2017

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 5/25/2017

NEIGHBORHOOD MEETING: 5/24/2017

PLANNING COMMISSION RECOMMENDED _____: _____

PUBLIC HEARING AND BOMA APPROVAL: _____


BUSHNELL FARM PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-51
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Stream Valley Blvd
Alley
Alley
Stream Valley Blvd
Streamshade Ln
Verbena Dr
Fernshaw Ln
Ledgebrook Dr
Alley
Cornerstone Ct
Shade Tree Ln
Ct
Remote Ln
Linden Isle Dr
Shallow Stream Ln
Hummock Ave
Site
Lewisburg Pike
Narrow Ford Ln
Rockport Ave
Oberlin Ct
Canyon Echo Dr
Brookpark Ave
Mossy Rock Ln
Project Information
Proposed Zoning- SD-R 2.05
Existing Land Use: Vacant
Proposed Land Use: Attached/Detached Residential
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.75 acres
Proposed Number of Dwelling Units: 20
Proposed Building Height: 2 stories
Bushnell Farm
Corporate Boundaries
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 375 750 1,500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6471

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. B. General Information

joe.marlo@franklintn.gov There appears to be some discrepancy between the western property line location relative to the centerline of Lewisburg Pike shown on the drawings and that shown on COF GIS. To ensure the appropriate ROW Dedication is provided, applicant shall dimension the ROW Dedication as 69 feet to the east of the centerline of Lewisburg Pike.

2. Grading Plan

joe.marlo@franklintn.gov Advisory Warning: The stormwater design shown on the Grading & Drainage Plan indicates a portion of stormwater falling on new impervious surfaces is proposed to bypass the treatment and detention areas to the south. Applicant shall account for stormwater from these impervious areas and the additional offsite flow from the north in the detailed stormwater design performed at the Site Plan stage. Additional easements and grading in the adjacent open space lot in the Stream Valley Section 5 Development may be required.

This item can be addressed at Site Plan when more detailed survey and design information is available, and **does not hinder approval of the Development Plan**.

3. Tree Preservation Areas

larry.mizell@franklintn.gov The tree preservation cannot intrude into the easement for the utility.
This shall be corrected and the acreage of tree preservation in this area recalculated.

4. D. Statement of Impacts

carlb@franklintn.gov

TIA identifies recommended improvements including WBL (with bay taper) & WBR/WBT lanes on Linden Isle Ln and NBR & SBL lanes on Lewisburg Pike. The SBL storage length shall be 150' per the on-call consultant review recommendation. The applicant shall update the development plan to incorporate the recommended lane additions. Lane improvements and all other TIA recommendations, including sight distance measurements, will be required to be included with the associated Site Plan for the Bushnell Development.

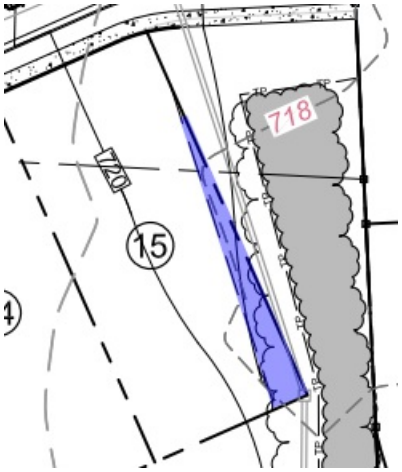
5. H. Stormwater Management Plan

lance.fittro@franklintn.gov Where not encroached upon by the roadway, applicant shall show the Zone 2 buffer on all sides of the existing jurisdictional pond. The Zone 2 buffer appears correctly on the Buffer Management sheet included with this submittal (as "Existing Zone Two 60' Buffer), and shall likewise be shown on all proposed plan sheets. It appears this will substantially impact the proposed Lot 7 which encroaches into the Zone 2 buffer.

6. G. Grading Plan

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown on the drawings.*

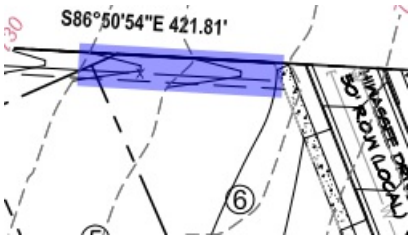
Applicant shall provide a drainage easement in Lot 15 extending 10 feet from the center of the storm pipe on the eastern portion of the site. Applicant shall shift the pipe location or revise the tree preservation areas such that tree preservation is not counted within 10 feet from the centerline of the pipe.



7. G. Grading Plan

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown on the drawings.*

Applicant shall provide a 10-foot drainage easement in the area highlighted below in blue.



Parks

General Issues

8. Fees In Lieu

kevinl@franklintn.gov Parks- Applicant shall Note to Plat that Fees In Lieu for Parkland dedication.
20 units at 1200sf =24,000sf

Parkland fees shall be paid at the final plat. This property is located in Quadrant 2 of the Parkland Dedication map with a cap fee at $168,000 an acre. A certified appraisal is not needed if the cap price is used for fees in lieu.

Planning

2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf

9. Architecture

josh.king@franklintn.gov	Applicant shall ensure at site plan the big house concept stays at or below the 2 story limit on height. The second image under the big house concept could be construed as a 3 story structure. Image 2 is the more contextually appropriate design for this area. The intended character and design intent of the first image is less so. [Edited By Joshua King]

Planning (Landscape)

General Issues

10. Tree Preservation

larry.mizell@franklintn.gov	The tree preservation plans on the drawings do no match the previous submitted plans. The applicant removed some tree preservation and added others. the applicant did not give recalculated acreage for the new - it was left the same. You cannot use the R.O.W dedication for tree preservation. The applicant shall correct all of this.

11. Access Easement

larry.mizell@franklintn.gov	The access easement for lot 103 was removed from this submittal. This shall be corrected

Stormwater

General Issues

12. Environmental Site Assessment

lance.fittro@franklintn.gov	Applicant has provided concurrence letters from TDEC regarding jurisdictional status of the hydrologic features being impacted. These features, including the additional fringe wetlands identified in the revised report, shall be accurately shown on the Existing Conditions sheet and all Proposed sheets of the Development Plan. At this time, proposed mitigation for the proposed impacts to these hydrologic features has not been defined. Applicant shall be aware that in addition to the buffer mitigation plan to be finalized with the City of Franklin, any mitigation required by other regulatory agencies shall be satisfied at Site Plan prior to issuance of the grading permit. [Edited By Lance Fittro]

DEVELOPMENT PLAN SUBMITTAL

BUSHNELL FARM

CONSERVATION SUBDIVISION

ZONING: SD-R

DENSITY: 2.90 Du/Ac

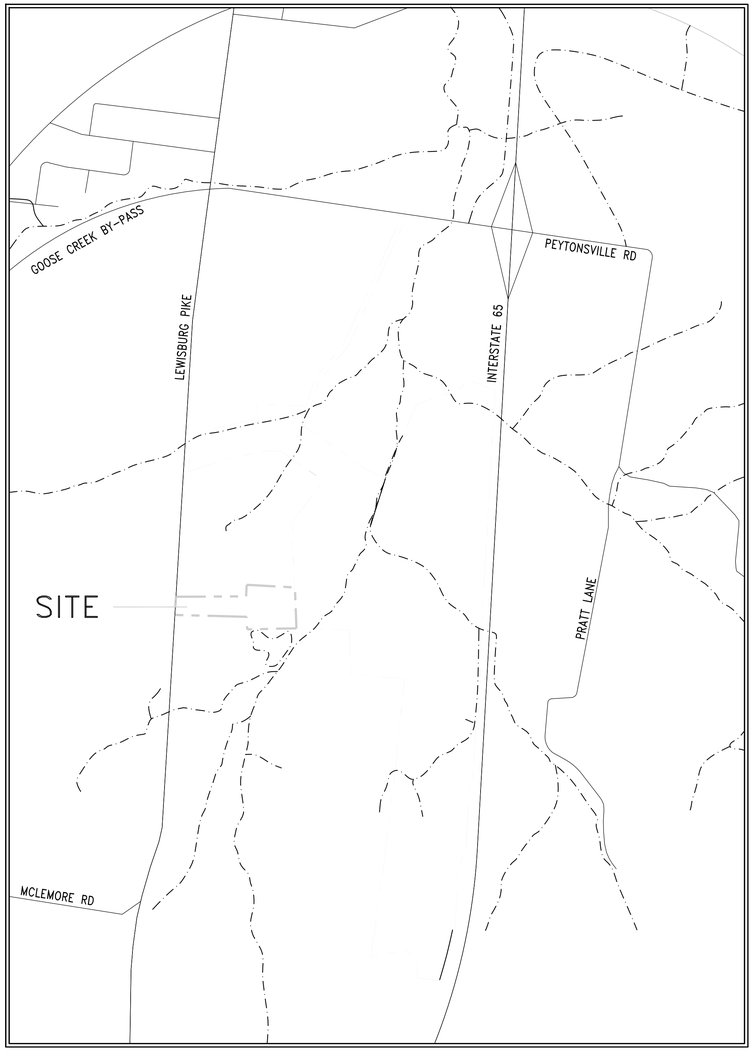
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT NO. 6471

PRE-APPLICATION DEVELOPMENT PLAN SUBMITTAL: MAY 1, 2017
DEVELOPMENT PLAN SUBMITTAL: JUNE 12, 2017
DEVELOPMENT PLAN RE-SUBMITTAL: JULY 6, 2017

SITE DATA

SUBDIVISION/DEVELOPMENT:	BUSHNELL FARMS
CITY OF FRANKLIN PROJECT NUMBER	6471
LOT NUMBERS	1–15, 100–105(OPEN SPACE)
ADDRESS:	1495 & 1521 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING AND CHARACTER AREA OVERLAY:	GCCO–5
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE	9.59
MINIMUM REQUIRED SETBACK LINES:	
BIG HOUSE HOMES	
FRONT YARD:	15 FEET
SIDE YARD:	5–10 FEET (10' ON A STREET; 10' BLDG. SEPARATION)
REAR YARD:	10' FEET
SINGLE FAMILY HOMES	
FRONT YARD:	10 FEET
SIDE YARD:	5–10 FEET (10' ON A STREET)
REAR YARD:	10 FEET
OWNERS REPRESENTATIVE:	TENN CONTRACTORS INC
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065
PHONE NO.:	615–305–1033
CONTACT NAME:	TYLER RING
E–MAIL ADDRESS:	tylerlring@comcast.net
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 – NASHVILLE TN 37203
PHONE NO.:	(615) 250–8154
FAX NO.:	(615) 250–8155
CONTACT:	JOHN HAAS – jhaas@edgela.com
ESTIMATED LANDSCAPE SURFACE RATIO:	0.10
MINIMUM LANDSCAPE SURFACE RATIO	0.10
RESIDENTIAL DENSITY	1.54 DU/AC
TREE CANOPY	41% PROVIDED (+/– 0.25 ACRES)
PARKLAND	*N/A
OPEN SPACE REQUIRED	50%
FORMAL OPEN SPACE PROVIDED	0.00 AC
INFORMAL OPEN SPACE PROVIDED	4.79 AC (50%)



SITE LOCATION MAP

1" = 1000'

INDEX OF SHEETS

SHEET #	TITLE
C0.0	Cover Sheet
C 1.0	Overall Existing Conditions Plan
C 2.0	Development Plan
C 3.0	Grading, Drainage & Utilities Plan
C 3.1a	Buffer Management Plan
C 4.0	Overall Access & ROW Plan
C 5.0	Overall Utility Plan
A 1.0	Architectural Elevations

PREPARED FOR:

TENN. CONTRACTORS INC.

P.O. BOX 314
FRANKLIN, TN 37065
615.305.1033

PREPARED BY:

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th Ave. South; Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

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

© ENERGY LAND & INFRASTRUCTURE, L.L.C. ALL RIGHTS RESERVED

JOHN DAVID HAAS — REGISTERED — TENNESSEE NO. — LANDSCAPE ARCHITECT — 06/12/2017

MICHAEL RAY — REGISTERED ENGINEER — STATE OF TENNESSEE — 06/12/2017

PROJECT #: 16168



SUBDIVISION/DEVELOPMENT	BUSHNELL FARM
EXISTING ZONING	MGA-1 (IN PROCESS OF ANNEXATION)
MAP & PARCEL NUMBER	MAP 117, PARCELS 17.05 & 17.06
ADDRESS PIKE	1495 LEWISBURG PIKE & 1521 LEWISBURG
PROPOSED ZONING	SD-R
CHARACTER AREA	GCCO
SPECIAL AREA	5
OTHER APPLICABLE OVERLAYS	N/A
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 9.59 ACRES
EXISTING TREE CANOPY	+/- 0.86 ACRES (9% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	N/A
AREA OF PRESERVED TREE CANOPY	+/- 0.31 ACRES (36% OF EXISTING CANOPY)

ArB	Armour silt loam, 2 to 5 percent slopes	2.9	28.2%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	0.5	4.8%
DnB	Donerail silt loam, 2 to 5 percent slopes	1.8	18.0%
DoB2	Donerail silt loam, concretionary, 2 to 5 percent slopes, eroded	0.5	4.7%
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded	1.3	12.8%
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes	0.2	1.7%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	2.3	22.2%
W	Water	0.8	7.6%
Totals for Area of Interest		**10.3**	**100.0%**

Pre-Dev
Grading & Drainage Data Chart

- Site Area: 26.47 AC
- Impervious Area: 0.24 AC
- Composite CN: 79
- Rv Value: 0.21
- Peak Flow Runoff
  - 2 year: 44.90 CFS
  - 5 year: 72.97 CFS
  - 10 year: 92.22 CFS
  - 25 year: 117.22 CFS
  - 50 year: 135.98 CFS
  - 100 year: 154.55 CFS

0' 50' 100' 200' NORTH

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM

SEAL

JOHN DAVID HAAS
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
07/06/2017

PROJECT TITLE

BUSHNELL FARM
PROPERTIES
COF NO. 6471
FRANKLIN, TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO.	16168
Date	05/01/2017

Revisions

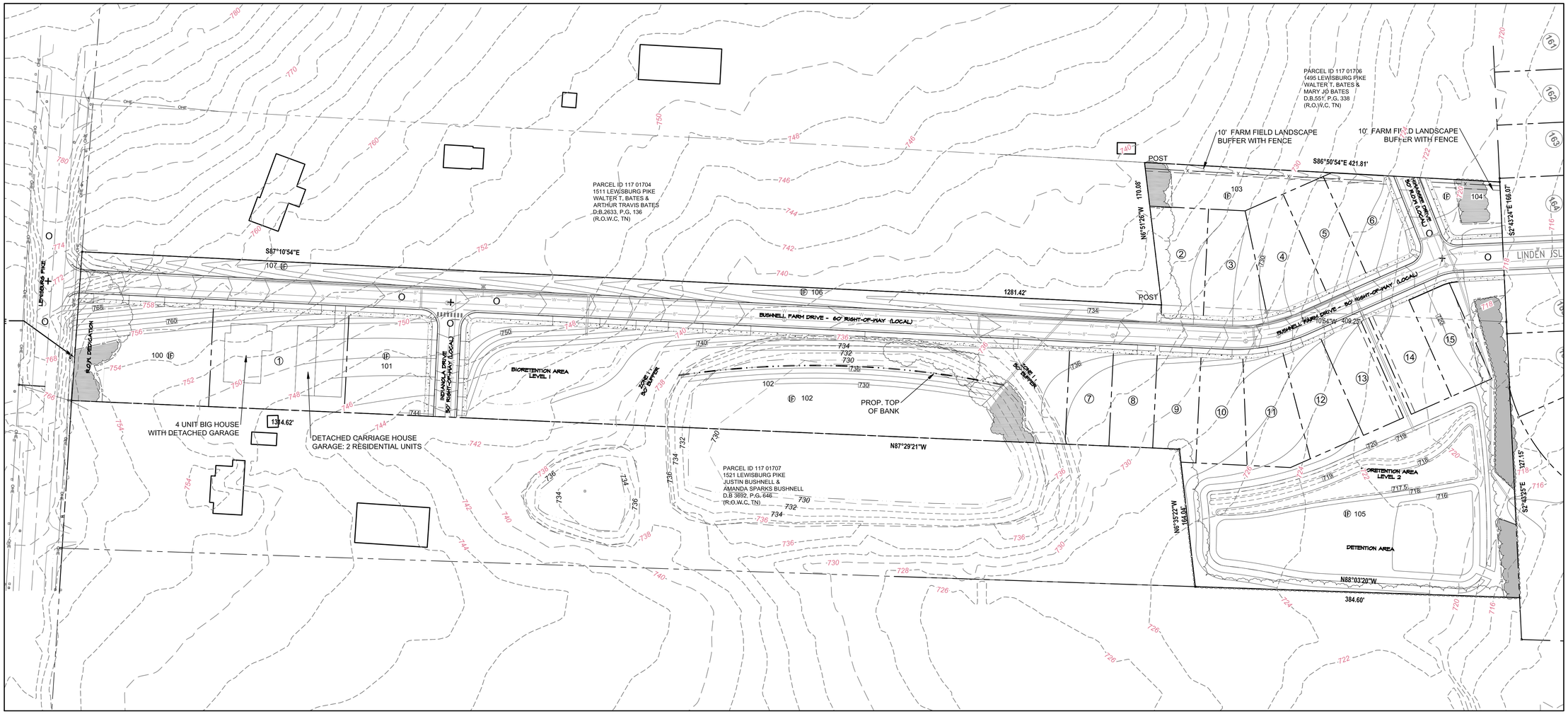
1 6/12/2017 SITE PLAN SUBMITTAL
2 7/6/2017 PER CITY COMMENTS

Sheet Title

EXISTING CONDITIONS

Sheet Number

C 1.00



SITE DATA

SUBDIVISION/DEVELOPMENT EXISTING ZONING	BUSHNELL FARM MGA-1 (IN PROCESS OF ANNEXATION)
MAP & PARCEL NUMBER	MAP 117, PARCELS 17.05 & 17.06
ADDRESS	1495 LEWISBURG PIKE & 1521 LEWISBURG PIKE
PROPOSED ZONING	CONSERVATION SUBDIVISION
CHARACTER AREA	GCCO
SPECIAL AREA	5
OTHER APPLICABLE OVERLAYS	N/A
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 9.59 ACRES
EXISTING TREE CANOPY	+/- 0.60 ACRES (6% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	N/A
AREA OF PRESERVED TREE CANOPY	+/- 0.31 ACRES (36% OF EXISTING CANOPY)
OPEN SPACE - REQUIRED	+/- 4.79 ACRES (50% OF GROSS DEVELOPMENT SIZE)
FORMAL OPEN SPACE - PROVIDED :	NONE
INFORMAL OPEN SPACE - PROVIDED:	+/- 4.79 ACRES (50% OF GROSS DEVELOPMENT SIZE)*

*+/- 0.59 ACRES WITHIN EXTENDED PORTION OF RIGHT-OF-WAY ALONG NORTHERN PROPERTY BOUNDARY

DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

1. BOUNDARY INFORMATION PROVIDED BY E.L.I. TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN GIS DEPARTMENT.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 117, PARCELS 17.05 & 17.06
4. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE.

5. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 20 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 200 TOTAL VEHICLE TRIPS PER DAY.

6. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

7. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

8. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

9. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

10. LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.

11. SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 5.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS, WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.

12. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

13. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

14. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

15. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE EITHER CONVENTIONAL

17. THE BUSHNELL FARM DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES
1) EXISTING FACILITIES
1) SANITARY SEWER SYSTEM
A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
B) UTILITY DISTRICT ADDITIONAL FLOW IS 20 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
2) DOMESTIC WATER SUPPLY
A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
B) DEMAND IN GALLONS PER DAY 20 x 350 GPD = 7,000 GPD
C) DEMAND IN GALLONS PER DAY PREVIOUS: 0 GPD

DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
3) RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT
3) NATURAL GAS SERVICE
A) UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

4) ELECTRIC SERVICE
A) UTILITY DISTRICT JURISDICTION:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG LEWISBURG PIKE PER THE MAJOR THOROFARE PLAN. THERE ARE NO ANTICIPATED IMPACTS ON STREETS THE BIKE PEDESTRIAN PLAN.

20. FROM THIS SITE, IT IS APPROXIMATELY 5 MILES TO FIRE STATION #5 ON NOAH DRIVE AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY FIVE MILES AWAY ON COLUMBIA AVENUE AT KINGSTEAD HILL PARK.

21. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 20 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 13 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND OAK VIEW ELEMENTARY SCHOOL.

22. THE SUBJECT PROPERTY IS CONSISTENT WITH ENVISION FRANKLIN LAND-USE PLAN & THE GOOSE CREEK CHARACTER AREA INCLUDING THE GUIDING PRINCIPALS OF SPECIAL AREA 5:

- CONSERVATION SUBDIVISION DEVELOPMENT WITH ATTACHED AND DETACHED RESIDENTIAL USES
-STREAMS, FLOODPLAIN AND TREES ARE PRESERVED AND ENHANCED AS A PUBLIC AMENITY
- PRESERVATION OF AT LEAST 50% OF THE SITE IN DEDICATED OPEN SPACE

THE PROPOSED DEVELOPMENT PATTERN CONSISTS OF LOTS RANGING FROM +/- 0.13 TO +/- 0.42 ACRES IN SIZE AND IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.

23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. BIG HOUSE UNITS SHALL USE GARAGE, STACKING AND/OR SURFACE SPACES.

24. MINERAL RIGHTS ARE HELD BY TENNESSEE CONTRACTORS INC.

25. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

26. NO FEE IN LIEU OF REQUESTS ARE BEING MADE.

27. ALL PARKING STANDARDS FOR RESIDENTIAL AND MULTIFAMILY USES SHALL MEET THE STANDARDS WITHIN SECTION 5.9, TABLE 5-9 OF THE CITY OF FRANKLIN ZONING ORDINANCE.

28. THERE IS A HISTORIC BUILDING / PROPERTY WITHIN 500' OF THE PROPOSED DEVELOPMENT.

29. THERE ARE NO STRUCTURES CURRENTLY ON THE SITE.

CONNECTIVITY INDEX

+ : LINK

O : NODE

7 LINKS / 3 NODES =2.33

LEGEND

- EXISTING TREE CANOPY
- CANOPY TO BE PRESERVED
- IP — INFORMAL OPEN SPACE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP — TREE PROTECTION FENCE

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERING • SURVEYING • LAND DEVELOPMENT • PROJECT MANAGEMENT

SEAL

JOHN DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1301
05/08/2017

PROJECT TITLE

BUSHNELL FARM
PROPERTIES
OF NO. 6471
FRANKLIN, TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO.	16168
Date	05/01/2017

Revisions

1 6/12/2017 SITE PLAN SUBMITTAL

2 7/6/2017 PER CITY COMMENTS

Sheet Title

DEVELOPMENT PLAN

Sheet Number

C 2.00

Post-Dev Basin 1 (Bioretention 1) Grading & Drainage Data Chart

- Site Area: 1.15 AC
- Impervious Area: 0.89 AC
- Composite CN: 94
- Disturbed Area: 1.06 AC
- Rv Value: 0.78
- Peak Flow Runoff
  - 2 year: 4.87 CFS
  - 5 year: 6.66 CFS
  - 10 year: 7.83 CFS
  - 25 year: 9.32 CFS
  - 50 year: 10.41 CFS
  - 100 year: 11.49 CFS

Post-Dev Basin 2 (Bypass) Grading & Drainage Data Chart

- Site Area: 5.29 AC
- Impervious Area: 0.30 AC
- Composite CN: 80
- Disturbed Area: 3.90 AC
- Rv Value: 0.24
- Peak Flow Runoff
  - 2 year: 13.85 CFS
  - 5 year: 21.87 CFS
  - 10 year: 27.33 CFS
  - 25 year: 34.38 CFS
  - 50 year: 39.64 CFS
  - 100 year: 44.84 CFS

Post-Dev Basin 3 (Bioretention 2 / Extended Dry Detention) Grading & Drainage Data Chart

- Site Area: 6.25 AC
- Impervious Area: 1.20 AC
- Composite CN: 83
- Disturbed Area: 1.57 AC
- Rv Value: 0.34
- Peak Flow Runoff
  - 2 year: 18.58 CFS
  - 5 year: 28.38 CFS
  - 10 year: 34.93 CFS
  - 25 year: 43.32 CFS
  - 50 year: 49.55 CFS
  - 100 year: 55.68 CFS

Post-Dev Basin 4 (Flow Through) Grading & Drainage Data Chart

- Site Area: 13.78 AC
- Impervious Area: 0.31 AC
- Composite CN: 79
- Disturbed Area: 0 AC
- Rv Value: 0.22
- Peak Flow Runoff
  - 2 year: 25.54 CFS
  - 5 year: 41.35 CFS
  - 10 year: 52.17 CFS
  - 25 year: 66.21 CFS
  - 50 year: 76.74 CFS
  - 100 year: 87.16 CFS

Total Post-Dev Grading & Drainage Data Chart

- Site Area: 24.47 AC
- Impervious Area: 2.70 AC
- Composite CN: 81
- Disturbed Area: 6.53 AC
- Rv Value: 0.28
- Peak Flow Runoff
  - 2 year: 39.85 CFS
  - 5 year: 63.29 CFS
  - 10 year: 82.42 CFS
  - 25 year: 111.80 CFS
  - 50 year: 132.41 CFS
  - 100 year: 153.06 CFS

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

STATEMENT OF IMPACTS

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements. The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

N

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

BASIN 4
OFFSITE
FLOW-THROUGH

REMAINING LANDS
PARCEL ID: 117 01706
1495 LEWISBURG PIKE
WALTER T. BATES &
MARY JO BATES
D.B. 551, P.G. 338
(R.O.W.C, TN)

BASIN 3
LEVEL 1 BIORETENTION
DRY (EXTENDED) DETENTION POND

BASIN 2*
BYPASS

PARCEL ID: 117 01704
1511 LEWISBURG PIKE
WALTER T. BATES &
ARTHUR TRAVIS. BATES
D.B. 2633, P.G. 136
(R.O.W.C, TN)

BASIN 2*
BYPASS

BASIN 2*
BYPASS

BUSHNELL FARM DRIVE - 50' ROW (LOCAL)

INDIANOLA DR - 50' ROW (LOCAL)

HAWKSBEE DR - 50' ROW (LOCAL)

LINDEN ISLE DR

BASIN 2*
BYPASS

BASIN 1
LEVEL 1 BIORETENTION
Eff Rv 0.313
Req Tv 3,242 cf

30' BUFFER

EXISTING
TOP OF BANK

PROPOSED
TOP OF BANK

30' PROPOSED
(CREATED) BUFFER

30' BUFFER

20' DRAINAGE EASEMENT

FLOW
ARROW (TYP.)

BASIN 3
LEVEL 2 BIORETENTION
Eff Rv 0.068
Req Tv 9,638 cf

FOUR UNIT BIG HOUSE
W/ DETACHED GARAGE

DETACHED CARRIAGE HOUSE
GARAGE: 2 RESIDENTIAL UNITS

PARCEL ID: 117 01707
1521 LEWISBURG PK.
JUSTIN BUSHNELL &
AMANDA SPARKS BUSHNELL
D.B 3692, PG. 646
(R.O.W.C, TN)

JURISDICTIONAL
POND

OUTFALL

JURISDICTIONAL
WETLAND

JURISDICTIONAL
WETLAND

DETENTION AREA

OUTFALL

LEWISBURG PIKE
70' ROW (MAJOR ARTERIAL)

PAR ID: 117ID 29.00
KELLY S. &
LAURA C. DAVIS

PAR. ID: 117-I "D" 30.00
MARILYN J. KUBICEK
LIVING TRUST

PAR ID: 117-I "D" 45.00
STREAM VALLEY
SECTION 5
P.B. 58, PG. 130
(R.O.W.C,TN)

PARCEL ID: 117 01701
1533 LEWISBURG PK.
STEVEN P. &
MELISSA WESTBROOK
D.B 6318, PG. 201
(R.O.W.C, TN)

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 specifications.
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.

EDGE
PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms
Development Plan
COF # 6471
Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
STATE OF TENNESSEE
7/6/17

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Thursday, July 06, 2017 - 12:30 pm
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce

STATEMENT OF IMPACTS

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements. The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

N

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

GRAPHIC SCALE (IN FEET)

40 0 20 40 80

1 inch = 40 ft.

PARCEL ID: 117 01704
1511 LEWISBURG PIKE
WALTER.T: BATES &
ARTHUR TRAVIS. BATES
D.B. 2633, P.G. 136
(R.O.W.C, TN)

INDIANOLA DR.
50' ROW (LOCAL)

BUSHNELL FARM DRIVE - 50' ROW (LOCAL)

BASIN 1
LEVEL 1 BIORETENTION
Eff Rv 0.313
Req Tv 3,242 cf

EXISTING ZONE TWO
60' BUFFER

EXISTING ZONE ONE
30' BUFFER

EXISTING ZONE TWO
60' BUFFER

EXISTING ZONE ONE
30' BUFFER

PROPOSED
TOP OF BANK

30' PROPOSED
(CREATED) ZONE
ONE BUFFER

EXISTING
TOP OF BANK

EXISTING
TOP OF BANK

JURISDICTIONAL
WETLAND

JURISDICTIONAL
POND

30' BUFFER

JURISDICTIONAL
WETLAND

BASIN 3
LEVEL 2 BIORETENTION
Eff Rv 0.068
Req Tv 9,638 cf

DETENTION AREA

POST

POST

PARCEL ID: 117 01707
1521 LEWISBURG PK.
JUSTIN BUSHNELL &
AMANDA SPARKS BUSHNELL
D.B 3692, PG. 646
(R.O.W.C, TN)

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 specifications.
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.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

EDGE
PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms

Development Plan

COF # 6471

Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 7/6/17
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

BUFFER MANAGEMENT PLAN

Sheet No.

C 3.1 a

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout Name: C 3.1a Buffer Mgmt Plan
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce

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.

Roadway Network Narrative

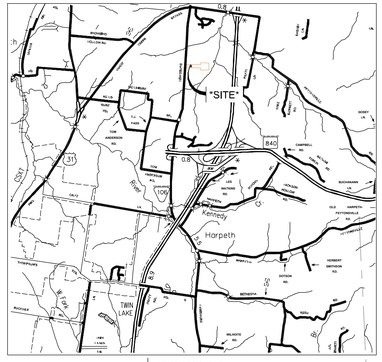
Residents will utilize the connection to Lewisburg Pike to enter and exit the site. This project will also provide an additional connection to Lewsiburg Pike for the Stream Valley PUD Subdivision.

Roadway Impact Statement

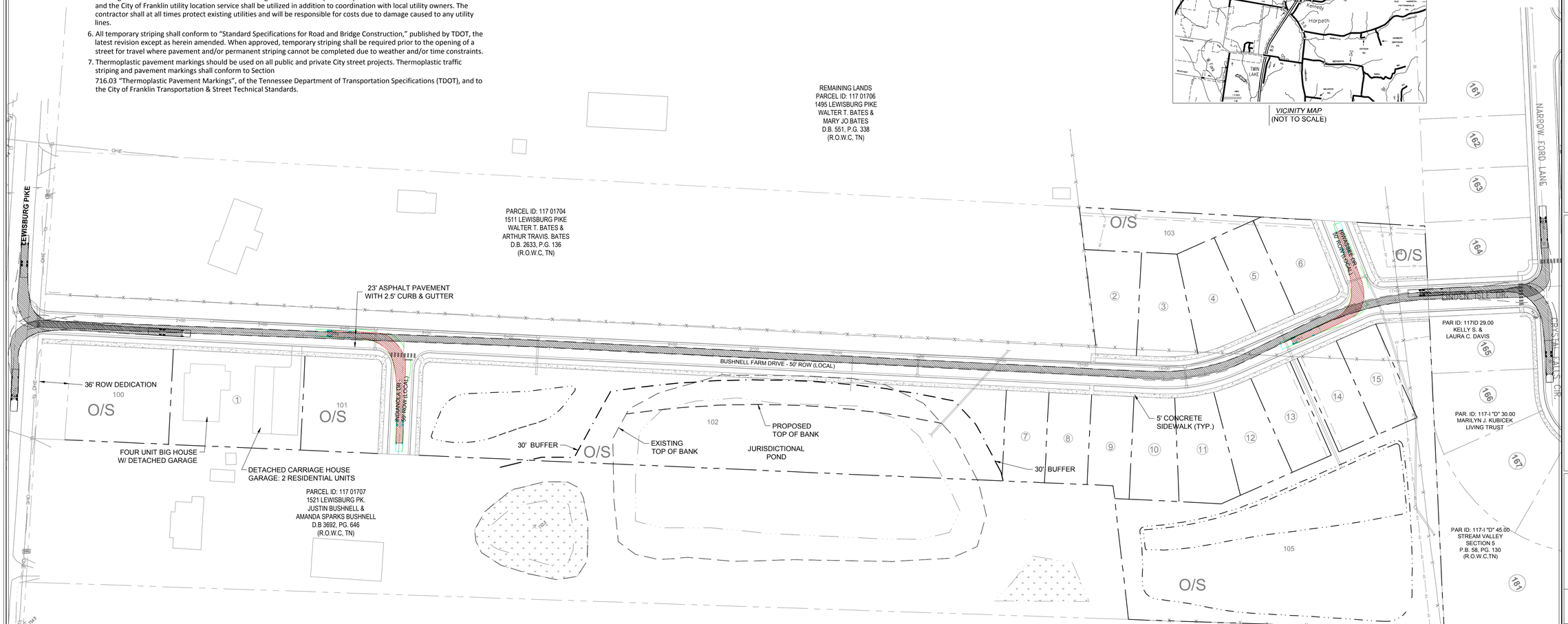
This project is anticipated to have negligible impact on Lewisburg Pike. All Stream Valley residents currently utilize Lewisburg Pike for access. This project will add 20 total units.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection



VICINITY MAP
(NOT TO SCALE)



R.O.W. & Access Data Chart
Daily Trip Generation: N/A
Peak Hour Trip Generation: N/A
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters
Franklin Transportation Street Technical Standards 2014 Edition
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: 20 mph / 20 mph
Stopping Sight Distance: 115 ft
Intersection/Driveway Sight Distance: 125 ft

Horizontal Alignment
Min. Centerline Radius: 70 ft
Min. Tangent Between Curves/Intersections: 0 ft

Vertical Alignment
Min. / Max. Centerline Grade: 10%
Max. Approach Centerline Grade: 5%
Crest / Sag Curve K-Value: 7 / 17

Access Management
Min. Distance Between Intersection: 200 ft
Min. Distance Between high volume/alleys & Intersections: 150 ft
Min. Distance Between driveway & Intersections: 150 ft
Driveway Width (two-way): 10-20 ft
Driveway Approach Street Configuration: Curb Cut

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

EDGE
PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE · SUITE A12 · NASHVILLE, TN 37217
OFFICE 615-383-6300 · WWW.ELI-LLC.COM
ENGINEERS · SURVEYORS · INFRASTRUCTURE · ENVIRONMENTAL
© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms
Development Plan
COF # 6471
Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/6/17
No. 109...
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:
OVERALL ACCESS & ROW PLAN

Sheet No.
C 4.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Layout1 (Portrait)
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce

Water & Sewer Data Chart

Facility Type:	Single Family & Big House Unit Residential Development
Unit Flow in GPD:	350 GPD (Single Family)
	300 GPD (2 BR Big House Units)
	250 GPD (1 BR Carriage House Units)
Number of Units:	14 SF Units
	4 Big House Units
	2 Carriage House Units
Total Flow in GPD:	6,600 GPD

Utility Network Narrative

Water and sewer will be served from the connections to Stream Valley, PUD Subdivision, Section 5. Water and sewer stubs will be made to the two parcels to the north and water will be stubbed to the south. A fire sprinkler system shall be required in the proposed 4-unit Big House in accordance with NFPA 13R for multi-family. No sewer main is greater than 12 feet deep.

Flow Test

Date: 5/8/17 (HB&TS)

Hydrant No.:	977
Hydrant Address:	3028 Narrow Ford Lane
Flow Rate:	1,430 GPM
Hydrant No.:	976
Hydrant Address:	107 Crystal Falls Circle
Static Pressure:	120 psi
Residual Pressure	110 psi

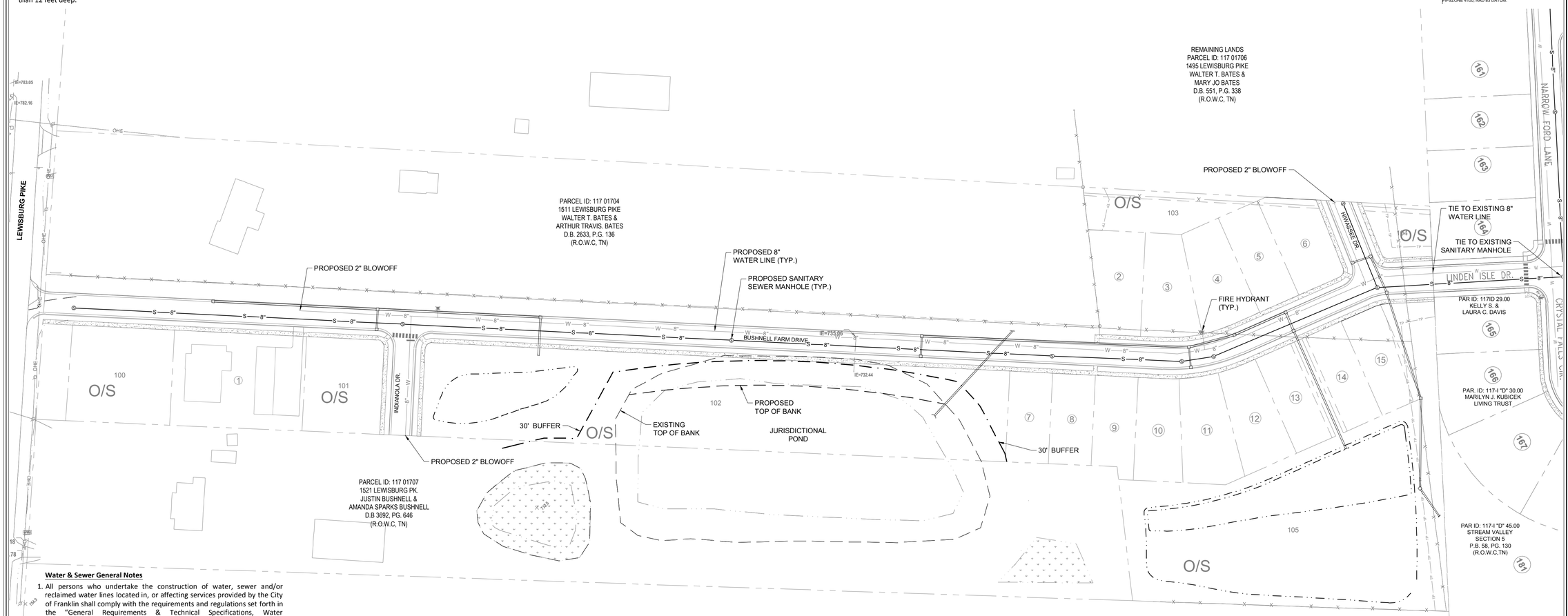
NOTES:

CITY OF FRANKLIN WATER MANAGEMENT CONTACT INFORMATION:
124 LUMBER DR., FRANKLIN, TN 37064, ATTN. UTILITY INSPECTOR

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



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.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer
Water Management Department
Wastewater Division
124 Lumbar Drive
Franklin, TN 37064

Water
HB&TS
Cody Lovett
(615) 794-7796

Know what's below. Call before you dig.

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms

Development Plan

COF # 6471

Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/6/17
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C 5.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Narrow Ford Utility
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce





1 ARCHITECTURAL STYLE SAMPLES - SINGLE FAMILY HOMES WITH DETACHED REAR GARAGE

NTS




2 ARCHITECTURAL STYLE SAMPLES - 4 UNIT BIG HOUSE

NTS




3 ARCHITECTURAL STYLE SAMPLES - CARRIAGE HOUSE GARAGE WITH 2 RESIDENTIAL UNITS ABOVE

NTS

TYPICAL ARCHITECTURE NOTES:

1.THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.

3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.

4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY, HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.

5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN SECTION 5.3.5(2) OF THE FRANKLIN ZONING ORDINANCE.

6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.

7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.

8. WHERE CORNER LOTS EXIST, NO STREET FACING FACADE SHALL HAVE A BLANK WALL.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-2 STORIES

PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,800 - +/- 4,500 SF.

ARCHITECTURAL INTENT:

1. THE HOMES WITHIN THE DEVELOPMENT WILL BE OF AN EARLY 20TH CENTURY SOUTHERN VERNACULAR.

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI.LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

SEAL

JOHN DAVID HAAS, JR.
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
07/06/2017

PROJECT TITLE

BUSHNELL FARM PROPERTIES COF NO. 6471

FRANKLIN , TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO. 16168
Date 05/01/2017
Revisions
1 6/12/2017 SITE PLAN SUBMITTAL
2 7/6/2017 PER CITY COMMENTS

Sheet Title

ARCHITECTURAL ELEVATIONS

Sheet Number

A 1.00

Water & Sewer Data Chart

Facility Type:	Single Family & Big House Unit Residential Development
Unit Flow in GPD:	350 GPD (Single Family)
	300 GPD (2 BR Big House Units)
	250 GPD (1 BR Carriage House Units)
Number of Units:	14 SF Units
	4 Big House Units
	2 Carriage House Units
Total Flow in GPD:	6,600 GPD

Utility Network Narrative

Water and sewer will be served from the connections to Stream Valley, PUD Subdivision, Section 5. Water and sewer stubs will be made to the two parcels to the north and water will be stubbed to the south. A fire sprinkler system shall be required in the proposed 4-unit Big House in accordance with NFPA 13R for multi-family. No sewer main is greater than 12 feet deep.

Flow Test

Date: 5/8/17 (HB&TS)

Hydrant No.:	977
Hydrant Address:	3028 Narrow Ford Lane
Flow Rate:	1,430 GPM
Hydrant No.:	976
Hydrant Address:	107 Crystal Falls Circle
Static Pressure:	120 psi
Residual Pressure	110 psi

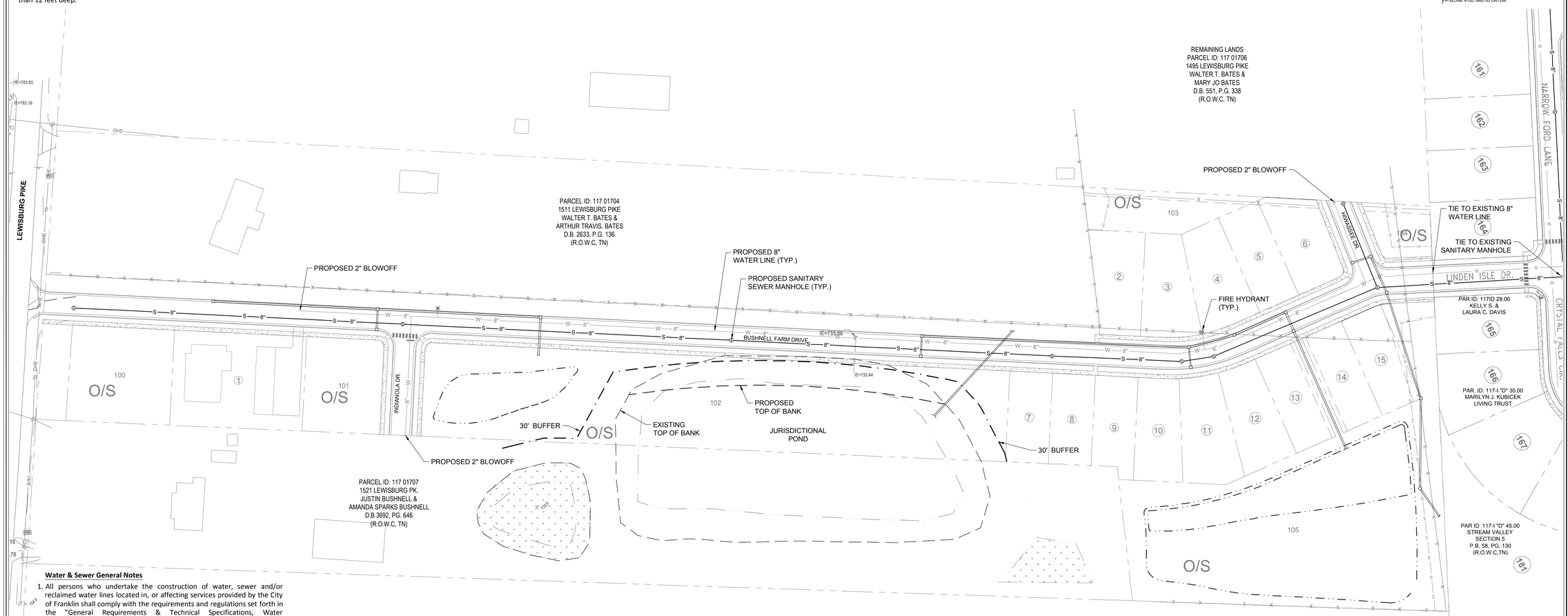
NOTES:

CITY OF FRANKLIN WATER MANAGEMENT CONTACT INFORMATION:
124 LUMBER DR., FRANKLIN, TN 37064, ATTN. UTILITY INSPECTOR

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



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.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer
Water Management Department
Wastewater Division
124 Lumbar Drive
Franklin, TN 37064

Water
HB&TS
Cody Lovett
(615) 794-7796

Know what's below. Call before you dig.

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms

Development Plan

COF # 6471

Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/6/17
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C 5.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Narrow Ford Utility
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce





1 ARCHITECTURAL STYLE SAMPLES - SINGLE FAMILY HOMES WITH DETACHED REAR GARAGE

NTS




2 ARCHITECTURAL STYLE SAMPLES - 4 UNIT BIG HOUSE

NTS




3 ARCHITECTURAL STYLE SAMPLES - CARRIAGE HOUSE GARAGE WITH 2 RESIDENTIAL UNITS ABOVE

NTS

TYPICAL ARCHITECTURE NOTES:

1.THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.

3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.

4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY, HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.

5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN SECTION 5.3.5(2) OF THE FRANKLIN ZONING ORDINANCE.

6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.

7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.

8. WHERE CORNER LOTS EXIST, NO STREET FACING FACADE SHALL HAVE A BLANK WALL.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-2 STORIES

PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,800 - +/- 4,500 SF.

ARCHITECTURAL INTENT:

1. THE HOMES WITHIN THE DEVELOPMENT WILL BE OF AN EARLY 20TH CENTURY SOUTHERN VERNACULAR.

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI.LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

SEAL

JOHN DAVID HAAS, JR.
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
07/06/2017

PROJECT TITLE

BUSHNELL FARM PROPERTIES COF NO. 6471

FRANKLIN , TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO. 16168
Date 05/01/2017
Revisions
1 6/12/2017 SITE PLAN SUBMITTAL
2 7/6/2017 PER CITY COMMENTS

Sheet Title

ARCHITECTURAL ELEVATIONS

Sheet Number

A 1.00

DEVELOPMENT PLAN SUBMITTAL

BUSHNELL FARM

CONSERVATION SUBDIVISION

ZONING: SD-R

DENSITY: 2.90 Du/Ac

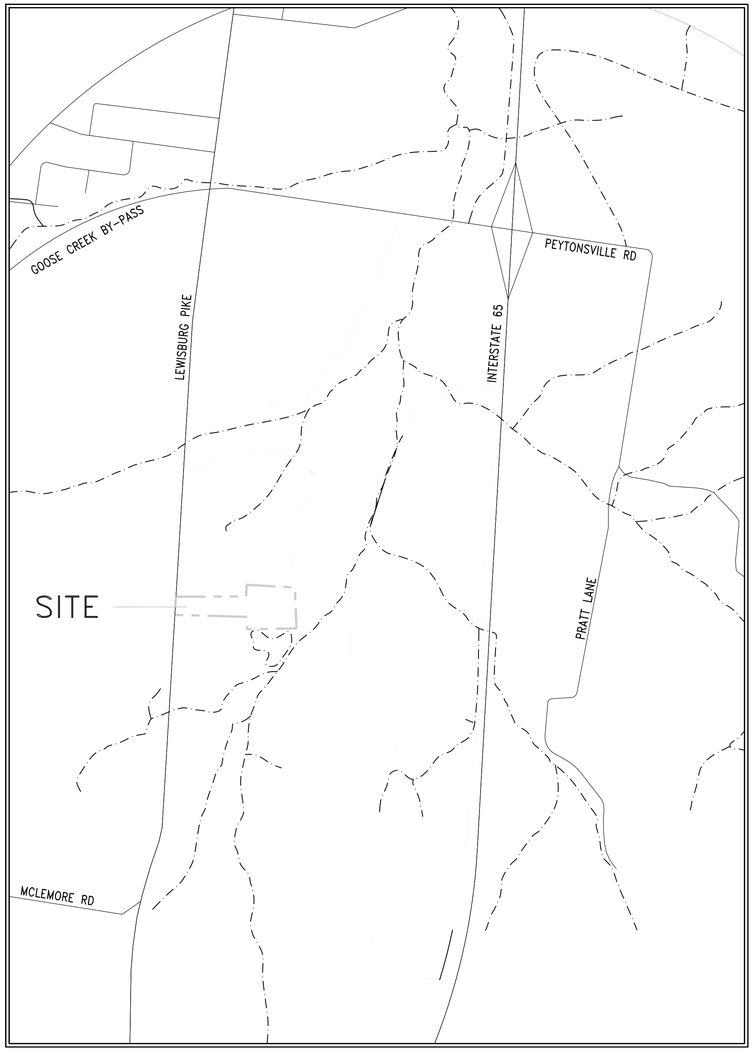
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT NO. 6471

PRE-APPLICATION DEVELOPMENT PLAN SUBMITTAL: MAY 1, 2017
DEVELOPMENT PLAN SUBMITTAL: JUNE 12, 2017
DEVELOPMENT PLAN RE-SUBMITTAL: JULY 6, 2017

SITE DATA

SUBDIVISION/DEVELOPMENT:	BUSHNELL FARMS
CITY OF FRANKLIN PROJECT NUMBER	6471
LOT NUMBERS	1–15, 100–105(OPEN SPACE)
ADDRESS:	1495 & 1521 LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING AND CHARACTER AREA OVERLAY:	GCCO–5
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE	9.59
MINIMUM REQUIRED SETBACK LINES:	
BIG HOUSE HOMES	
FRONT YARD:	15 FEET
SIDE YARD:	5–10 FEET (10' ON A STREET; 10' BLDG. SEPARATION)
REAR YARD:	10' FEET
SINGLE FAMILY HOMES	
FRONT YARD:	10 FEET
SIDE YARD:	5–10 FEET (10' ON A STREET)
REAR YARD:	10 FEET
OWNERS REPRESENTATIVE:	TENN CONTRACTORS INC
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065
PHONE NO.:	615–305–1033
CONTACT NAME:	TYLER RING
E–MAIL ADDRESS:	tylerlring@comcast.net
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 – NASHVILLE TN 37203
PHONE NO.:	(615) 250–8154
FAX NO.:	(615) 250–8155
CONTACT:	JOHN HAAS – jhaas@edgela.com
ESTIMATED LANDSCAPE SURFACE RATIO:	0.10
MINIMUM LANDSCAPE SURFACE RATIO	0.10
RESIDENTIAL DENSITY	1.54 DU/AC
TREE CANOPY	41% PROVIDED (+/– 0.25 ACRES)
PARKLAND	*N/A
OPEN SPACE REQUIRED	50%
FORMAL OPEN SPACE PROVIDED	0.00 AC
INFORMAL OPEN SPACE PROVIDED	4.79 AC (50%)



SITE LOCATION MAP

1" = 1000'

INDEX OF SHEETS

SHEET #	TITLE
C0.0	Cover Sheet
C 1.0	Overall Existing Conditions Plan
C 2.0	Development Plan
C 3.0	Grading, Drainage & Utilities Plan
C 3.1a	Buffer Management Plan
C 4.0	Overall Access & ROW Plan
C 5.0	Overall Utility Plan
A 1.0	Architectural Elevations

PREPARED FOR:

TENN. CONTRACTORS INC.

P.O. BOX 314
FRANKLIN, TN 37065
615.305.1033

PREPARED BY:

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 12th Ave. South; Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

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

© ENERGY LAND & INFRASTRUCTURE, L.L.C. ALL RIGHTS RESERVED

JOHN DAVID HAAS — REGISTERED — TENNESSEE NO. — LANDSCAPE ARCHITECT — 06/12/2017

MICHAEL RAY — REGISTERED ENGINEER — STATE OF TENNESSEE — 06/12/2017

PROJECT #: 16168



SUBDIVISION/DEVELOPMENT	BUSHNELL FARM
EXISTING ZONING	MGA-1 (IN PROCESS OF ANNEXATION)
MAP & PARCEL NUMBER	MAP 117, PARCELS 17.05 & 17.06
ADDRESS PIKE	1495 LEWISBURG PIKE & 1521 LEWISBURG
PROPOSED ZONING	SD-R
CHARACTER AREA	GCCO
SPECIAL AREA	5
OTHER APPLICABLE OVERLAYS	N/A
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 9.59 ACRES
EXISTING TREE CANOPY	+/- 0.86 ACRES (9% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	N/A
AREA OF PRESERVED TREE CANOPY	+/- 0.31 ACRES (36% OF EXISTING CANOPY)

ArB	Armour silt loam, 2 to 5 percent slopes	2.9	28.2%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	0.5	4.8%
DnB	Donerail silt loam, 2 to 5 percent slopes	1.8	18.0%
DoB2	Donerail silt loam, concretionary, 2 to 5 percent slopes, eroded	0.5	4.7%
InC3	Inman silty clay loam, 5 to 12 percent slopes, severely eroded	1.3	12.8%
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes	0.2	1.7%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	2.3	22.2%
W	Water	0.8	7.6%
Totals for Area of Interest		**10.3**	**100.0%**

Pre-Dev
Grading & Drainage Data Chart

- Site Area: 26.47 AC
- Impervious Area: 0.24 AC
- Composite CN: 79
- Rv Value: 0.21
- Peak Flow Runoff
  - 2 year: 44.90 CFS
  - 5 year: 72.97 CFS
  - 10 year: 92.22 CFS
  - 25 year: 117.22 CFS
  - 50 year: 135.98 CFS
  - 100 year: 154.55 CFS

0' 50' 100' 200' NORTH

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM

SEAL

JOHN DAVID HAAS
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
07/06/2017

PROJECT TITLE

BUSHNELL FARM
PROPERTIES
COF NO. 6471
FRANKLIN, TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO.	16168
Date	05/01/2017

Revisions

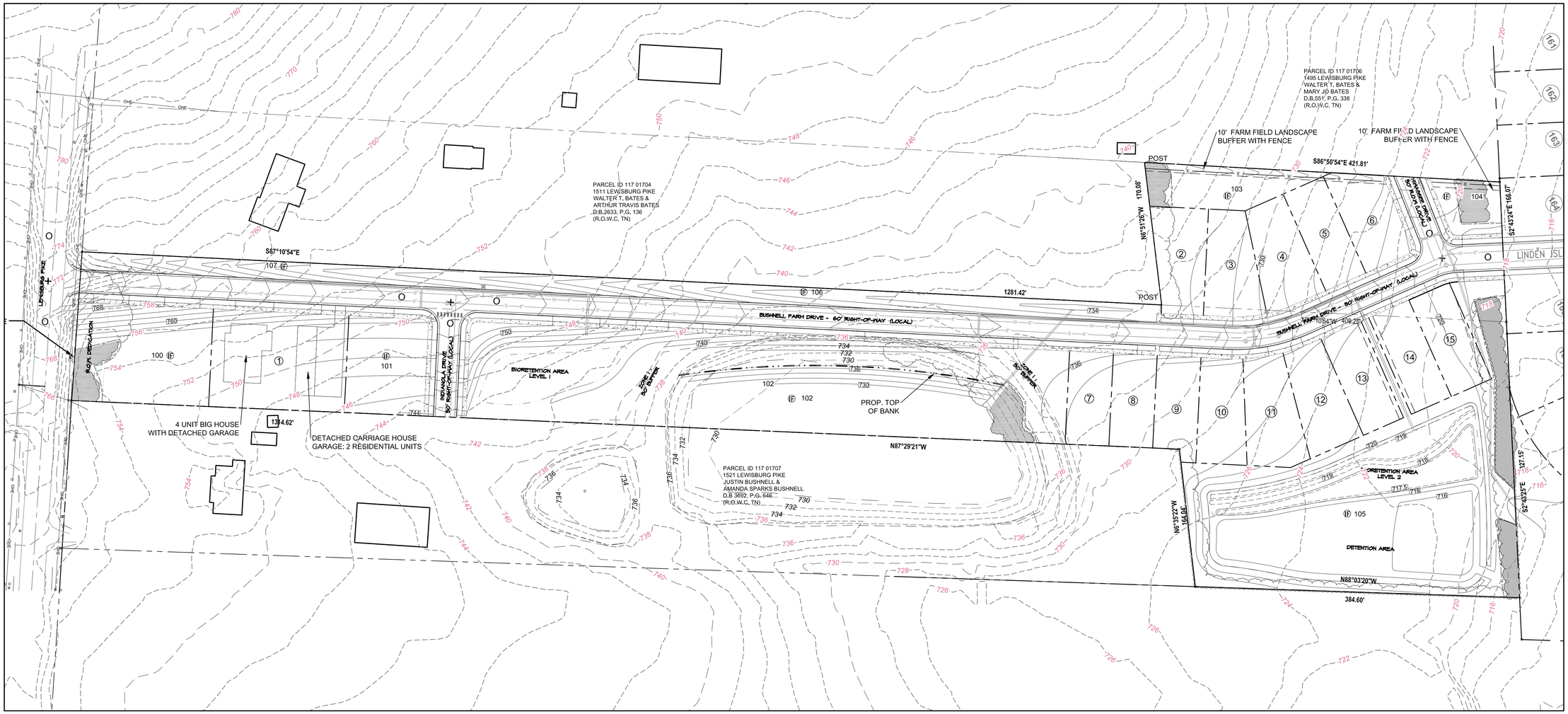
1 6/12/2017 SITE PLAN SUBMITTAL
2 7/6/2017 PER CITY COMMENTS

Sheet Title

EXISTING CONDITIONS

Sheet Number

C 1.00



SITE DATA

SUBDIVISION/DEVELOPMENT EXISTING ZONING	BUSHNELL FARM MGA-1 (IN PROCESS OF ANNEXATION)
MAP & PARCEL NUMBER	MAP 117, PARCELS 17.05 & 17.06
ADDRESS	1495 LEWISBURG PIKE & 1521 LEWISBURG PIKE
PROPOSED ZONING	CONSERVATION SUBDIVISION
CHARACTER AREA	GCCO
SPECIAL AREA	5
OTHER APPLICABLE OVERLAYS	N/A
DEVELOPMENT STANDARD	CONVENTIONAL
ACREAGE OF SITE	+/- 9.59 ACRES
EXISTING TREE CANOPY	+/- 0.60 ACRES (6% OF SITE)
MIN. AREA OF EXISTING TREE CANOPY TO PRESERVE	N/A
AREA OF PRESERVED TREE CANOPY	+/- 0.31 ACRES (36% OF EXISTING CANOPY)
OPEN SPACE - REQUIRED	+/- 4.79 ACRES (50% OF GROSS DEVELOPMENT SIZE)
FORMAL OPEN SPACE - PROVIDED :	NONE
INFORMAL OPEN SPACE - PROVIDED:	+/- 4.79 ACRES (50% OF GROSS DEVELOPMENT SIZE)*

*+/- 0.59 ACRES WITHIN EXTENDED PORTION OF RIGHT-OF-WAY ALONG NORTHERN PROPERTY BOUNDARY

DEVELOPMENT PLAN NOTES & STATEMENT OF IMPACTS:

1. BOUNDARY INFORMATION PROVIDED BY E.L.I. TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN GIS DEPARTMENT.

2. ALL REFUSE WILL BE COLLECTED BY THE CITY OF FRANKLIN.

3. THIS PROPERTY IS REFERENCED AS: TAX MAP 117, PARCELS 17.05 & 17.06
4. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE.

5. THE PUD DEVELOPMENT PLAN WILL RESULT IN A TOTAL OF 20 PROPOSED UNITS. BASED ON AN AVERAGE OF 10 VEHICLE TRIPS PER DAY PER HOUSEHOLD UNIT, THIS WILL GENERATE A TOTAL OF 200 TOTAL VEHICLE TRIPS PER DAY.

6. ADEQUATE TURNING MOVEMENTS SHALL BE PROVIDED FOR UTILITY AND SERVICE VEHICLES. ALL STREETS SHALL MEET THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS.

7. INITIAL DISCUSSION WITH THE CITY OF FRANKLIN ENGINEERING INDICATES THERE IS ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT WITH PUBLIC WATER AND SEWER SERVICES.

8. ALL PUBLIC IMPROVEMENTS TO BE LOCATED WITHIN AN EASEMENT

9. THE APPLICANT WILL ENDEAVOR, TO THE EXTENT POSSIBLE, TO PRESERVE EXISTING SUITABLE TREES ALONG THE EDGES AND THE INTERIOR OF THE SITE. EXISTING TREES TO BE SAVED WILL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DURING THE CONSTRUCTION PHASE, THREE PROTECTION FENCING SHALL BE INSTALLED NEAR THE DRIP LINE OF THE PRESERVED TREES. NO CONSTRUCTION ACTIVITY OR STORAGE SHALL OCCUR WITHIN THE TREE PROTECTION ZONES.

10. LIGHTING WILL BE PEDESTRIAN IN SCALE AND LOCATED TO ENSURE SAFE MOVEMENT OF PEDESTRIAN / VEHICLES AND FOR SECURITY PURPOSES WHILE ADHERING TO THE CITY OF FRANKLIN DESIGN STANDARDS. MIDDLE TENNESSEE ELECTRIC SHALL APPROVE STREET LIGHT STANDARDS. DIRECTIONAL LIGHTING WILL BE DESIGNED SO AS TO MINIMIZE GLARE AND REFLECTION ON ADJACENT PROPERTIES.

11. SIGNS WILL MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, CHAPTER 5.7 SIGNS. SIGN CONTROLS WILL BE ESTABLISHED FOR THE DEVELOPMENT, TO SAFELY FACILITATE PEDESTRIAN AND VEHICULAR MOVEMENT IN AN ATTRACTIVE AND EFFICIENT MANNER. SIGNAGE WILL BE COMPATIBLE WITH THE SURROUNDINGS, WILL BE APPROPRIATE TO RESIDENTIAL SCALE AND EXPRESS THE IDENTITY OF THE DEVELOPMENT.

12. WATER FACILITIES
WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 20' PUBLIC UTILITY EASEMENT

13. SEWER FACILITIES - SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SEWER LINES SHALL BE LOCATED IN A 20' SANITARY SEWER EASEMENT.

14. NO TRANSITIONAL FEATURES AND / OR DESIGN ELEMENTS PROPOSED ALONG THE PERIMETER OF THE PROPOSED PUD DEVELOPMENT ARE REQUIRED.

15. ALL FACILITIES SHALL BE DESIGNED TO MEET ALL CITY OF FRANKLIN ORDINANCE.

16. DEVELOPMENT STANDARDS WITHIN 500' OF THE SITE ARE EITHER CONVENTIONAL

17. THE BUSHNELL FARM DEVELOPMENT IS WITHIN 500' OF THE SITE

18. WATER, SEWER & RECLAIMED WATER FACILITIES
1) EXISTING FACILITIES
1) SANITARY SEWER SYSTEM
A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
B) UTILITY DISTRICT ADDITIONAL FLOW IS 20 SFUE.
1 SFUE = 350 GALLONS/UNIT/DAY
SFUE - SINGLE FAMILY UNIT EQUIVALENT
2) DOMESTIC WATER SUPPLY
A) UTILITY DISTRICT JURISDICTION: CITY OF FRANKLIN
B) DEMAND IN GALLONS PER DAY 20 x 350 GPD = 7,000 GPD
C) DEMAND IN GALLONS PER DAY PREVIOUS: 0 GPD

DRAINAGE:
NO IMPACTS, POST CONSTRUCTION FLOWS LEAVING SITE WILL NOT EXCEED PRE-DEVELOPMENT FLOWS.
3) RECLAIMED WATER
NO RECLAIMED WATER IS REQUIRED FOR USE WITH THIS DEVELOPMENT
3) NATURAL GAS SERVICE
A) UTILITY DISTRICT JURISDICTION: ATMOS ENERGY

4) ELECTRIC SERVICE
A) UTILITY DISTRICT JURISDICTION:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

19. THIS DEVELOPMENT WILL DEDICATE THE PROPOSED RIGHT-OF-WAY ALONG LEWISBURG PIKE PER THE MAJOR THOROFARE PLAN. THERE ARE NO ANTICIPATED IMPACTS ON STREETS THE BIKE PEDESTRIAN PLAN.

20. FROM THIS SITE, IT IS APPROXIMATELY 5 MILES TO FIRE STATION #5 ON NOAH DRIVE AND 6 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY FIVE MILES AWAY ON COLUMBIA AVENUE AT KINGSTEAD HILL PARK.

21. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 20 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 0.64 SCHOOL AGE STUDENTS PER SINGLE FAMILY HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF +/- 13 STUDENTS WITHIN THE FOLLOWING CATEGORIES: PAGE HIGH SCHOOL, PAGE MIDDLE SCHOOL, AND OAK VIEW ELEMENTARY SCHOOL.

22. THE SUBJECT PROPERTY IS CONSISTENT WITH ENVISION FRANKLIN LAND-USE PLAN & THE GOOSE CREEK CHARACTER AREA INCLUDING THE GUIDING PRINCIPALS OF SPECIAL AREA 5:

- CONSERVATION SUBDIVISION DEVELOPMENT WITH ATTACHED AND DETACHED RESIDENTIAL USES
-STREAMS, FLOODPLAIN AND TREES ARE PRESERVED AND ENHANCED AS A PUBLIC AMENITY
- PRESERVATION OF AT LEAST 50% OF THE SITE IN DEDICATED OPEN SPACE

THE PROPOSED DEVELOPMENT PATTERN CONSISTS OF LOTS RANGING FROM +/- 0.13 TO +/- 0.42 ACRES IN SIZE AND IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.

23. ALL PARKING REQUIREMENTS SHALL BE MET WITH GARAGES AT EACH SINGLE-FAMILY DETACHED UNIT. BIG HOUSE UNITS SHALL USE GARAGE, STACKING AND/OR SURFACE SPACES.

24. MINERAL RIGHTS ARE HELD BY TENNESSEE CONTRACTORS INC.

25. NO MODIFICATION OF STANDARDS ARE BEING REQUESTED.

26. NO FEE IN LIEU OF REQUESTS ARE BEING MADE.

27. ALL PARKING STANDARDS FOR RESIDENTIAL AND MULTIFAMILY USES SHALL MEET THE STANDARDS WITHIN SECTION 5.9, TABLE 5-9 OF THE CITY OF FRANKLIN ZONING ORDINANCE.

28. THERE IS A HISTORIC BUILDING / PROPERTY WITHIN 500' OF THE PROPOSED DEVELOPMENT.

29. THERE ARE NO STRUCTURES CURRENTLY ON THE SITE.

CONNECTIVITY INDEX

+ : LINK

O : NODE

7 LINKS / 3 NODES =2.33

LEGEND

- EXISTING TREE CANOPY
- CANOPY TO BE PRESERVED
- IP — INFORMAL OPEN SPACE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP — TREE PROTECTION FENCE

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERING • SURVEYING • LAND DEVELOPMENT • PROJECT MANAGEMENT

SEAL

JOHN DAVID HAAS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1301
05/08/2017

PROJECT TITLE

BUSHNELL FARM
PROPERTIES
OF NO. 6471
FRANKLIN, TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO.	16168
Date	05/01/2017

Revisions

1 6/12/2017 SITE PLAN SUBMITTAL

2 7/6/2017 PER CITY COMMENTS

Sheet Title

DEVELOPMENT PLAN

Sheet Number

C 2.00

Post-Dev Basin 1 (Bioretention 1) Grading & Drainage Data Chart

- Site Area: 1.15 AC
- Impervious Area: 0.89 AC
- Composite CN: 94
- Disturbed Area: 1.06 AC
- Rv Value: 0.78
- Peak Flow Runoff
  - 2 year: 4.87 CFS
  - 5 year: 6.66 CFS
  - 10 year: 7.83 CFS
  - 25 year: 9.32 CFS
  - 50 year: 10.41 CFS
  - 100 year: 11.49 CFS

Post-Dev Basin 2 (Bypass) Grading & Drainage Data Chart

- Site Area: 5.29 AC
- Impervious Area: 0.30 AC
- Composite CN: 80
- Disturbed Area: 3.90 AC
- Rv Value: 0.24
- Peak Flow Runoff
  - 2 year: 13.85 CFS
  - 5 year: 21.87 CFS
  - 10 year: 27.33 CFS
  - 25 year: 34.38 CFS
  - 50 year: 39.64 CFS
  - 100 year: 44.84 CFS

Post-Dev Basin 3 (Bioretention 2 / Extended Dry Detention) Grading & Drainage Data Chart

- Site Area: 6.25 AC
- Impervious Area: 1.20 AC
- Composite CN: 83
- Disturbed Area: 1.57 AC
- Rv Value: 0.34
- Peak Flow Runoff
  - 2 year: 18.58 CFS
  - 5 year: 28.38 CFS
  - 10 year: 34.93 CFS
  - 25 year: 43.32 CFS
  - 50 year: 49.55 CFS
  - 100 year: 55.68 CFS

Post-Dev Basin 4 (Flow Through) Grading & Drainage Data Chart

- Site Area: 13.78 AC
- Impervious Area: 0.31 AC
- Composite CN: 79
- Disturbed Area: 0 AC
- Rv Value: 0.22
- Peak Flow Runoff
  - 2 year: 25.54 CFS
  - 5 year: 41.35 CFS
  - 10 year: 52.17 CFS
  - 25 year: 66.21 CFS
  - 50 year: 76.74 CFS
  - 100 year: 87.16 CFS

Total Post-Dev Grading & Drainage Data Chart

- Site Area: 24.47 AC
- Impervious Area: 2.70 AC
- Composite CN: 81
- Disturbed Area: 6.53 AC
- Rv Value: 0.28
- Peak Flow Runoff
  - 2 year: 39.85 CFS
  - 5 year: 63.29 CFS
  - 10 year: 82.42 CFS
  - 25 year: 111.80 CFS
  - 50 year: 132.41 CFS
  - 100 year: 153.06 CFS

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

STATEMENT OF IMPACTS

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements. The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

N

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

BASIN 4
OFFSITE
FLOW-THROUGH

REMAINING LANDS
PARCEL ID: 117 01706
1495 LEWISBURG PIKE
WALTER T. BATES &
MARY JO BATES
D.B. 551, P.G. 338
(R.O.W.C, TN)

BASIN 3
LEVEL 1 BIORETENTION
DRY (EXTENDED) DETENTION POND

BASIN 2*
BYPASS

PARCEL ID: 117 01704
1511 LEWISBURG PIKE
WALTER T. BATES &
ARTHUR TRAVIS. BATES
D.B. 2633, P.G. 136
(R.O.W.C, TN)

BASIN 2*
BYPASS

BASIN 2*
BYPASS

BUSHNELL FARM DRIVE - 50' ROW (LOCAL)

INDIANOLA DR - 50' ROW (LOCAL)

HAWKSBEE DR - 50' ROW (LOCAL)

LINDEN ISLE DR

BASIN 2*
BYPASS

BASIN 1
LEVEL 1 BIORETENTION
Eff Rv 0.313
Req Tv 3,242 cf

30' BUFFER

EXISTING
TOP OF BANK

PROPOSED
TOP OF BANK

30' PROPOSED
(CREATED) BUFFER

30' BUFFER

20' DRAINAGE EASEMENT

FLOW
ARROW (TYP.)

BASIN 3
LEVEL 2 BIORETENTION
Eff Rv 0.068
Req Tv 9,638 cf

FOUR UNIT BIG HOUSE
W/ DETACHED GARAGE

DETACHED CARRIAGE HOUSE
GARAGE: 2 RESIDENTIAL UNITS

PARCEL ID: 117 01707
1521 LEWISBURG PK.
JUSTIN BUSHNELL &
AMANDA SPARKS BUSHNELL
D.B 3692, PG. 646
(R.O.W.C, TN)

JURISDICTIONAL
POND

OUTFALL

JURISDICTIONAL
WETLAND

JURISDICTIONAL
WETLAND

DETENTION AREA

OUTFALL

LEWISBURG PIKE
70' ROW (MAJOR ARTERIAL)

PAR ID: 117ID 29.00
KELLY S. &
LAURA C. DAVIS

PAR. ID: 117-I "D" 30.00
MARILYN J. KUBICEK
LIVING TRUST

PAR ID: 117-I "D" 45.00
STREAM VALLEY
SECTION 5
P.B. 58, PG. 130
(R.O.W.C,TN)

PARCEL ID: 117 01701
1533 LEWISBURG PK.
STEVEN P. &
MELISSA WESTBROOK
D.B 6318, PG. 201
(R.O.W.C, TN)

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 specifications.
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.

EDGE
PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms
Development Plan
COF # 6471
Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
STATE OF TENNESSEE
7/6/17

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Thursday, July 06, 2017 - 12:30 pm
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce

STATEMENT OF IMPACTS

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements. The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

N

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

GRAPHIC SCALE (IN FEET)

40 0 20 40 80

1 inch = 40 ft.

PARCEL ID: 117 01704
1511 LEWISBURG PIKE
WALTER.T: BATES &
ARTHUR TRAVIS. BATES
D.B. 2633, P.G. 136
(R.O.W.C, TN)

INDIANOLA DR.
50' ROW (LOCAL)

BUSHNELL FARM DRIVE - 50' ROW (LOCAL)

BASIN 1
LEVEL 1 BIORETENTION
Eff Rv 0.313
Req Tv 3,242 cf

EXISTING ZONE TWO
60' BUFFER

EXISTING ZONE ONE
30' BUFFER

EXISTING ZONE TWO
60' BUFFER

EXISTING ZONE ONE
30' BUFFER

PROPOSED
TOP OF BANK

30' PROPOSED
(CREATED) ZONE
ONE BUFFER

EXISTING
TOP OF BANK

EXISTING
TOP OF BANK

JURISDICTIONAL
WETLAND

JURISDICTIONAL
POND

30' BUFFER

JURISDICTIONAL
WETLAND

BASIN 3
LEVEL 2 BIORETENTION
Eff Rv 0.068
Req Tv 9,638 cf

DETENTION AREA

POST

POST

PARCEL ID: 117 01707
1521 LEWISBURG PK.
JUSTIN BUSHNELL &
AMANDA SPARKS BUSHNELL
D.B 3692, PG. 646
(R.O.W.C, TN)

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 specifications.
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.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

EDGE
PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms

Development Plan

COF # 6471

Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 7/6/17
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

BUFFER MANAGEMENT PLAN

Sheet No.

C 3.1 a

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout Name: C 3.1a Buffer Mgmt Plan
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce

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.

Roadway Network Narrative

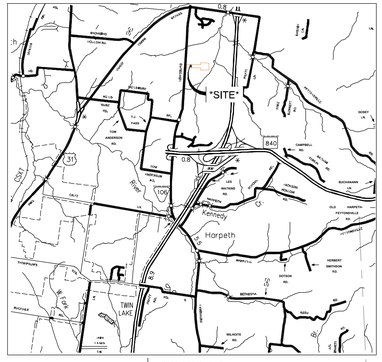
Residents will utilize the connection to Lewisburg Pike to enter and exit the site. This project will also provide an additional connection to Lewsiburg Pike for the Stream Valley PUD Subdivision.

Roadway Impact Statement

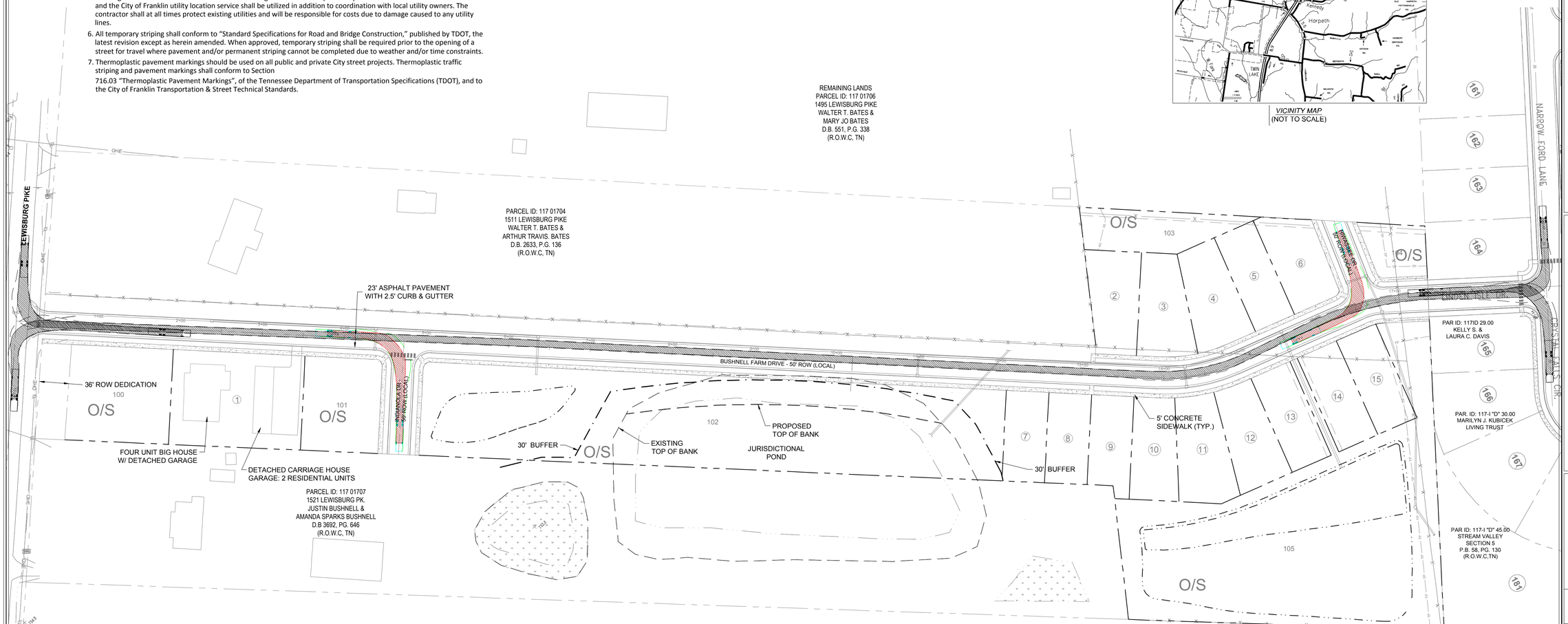
This project is anticipated to have negligible impact on Lewisburg Pike. All Stream Valley residents currently utilize Lewisburg Pike for access. This project will add 20 total units.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection



VICINITY MAP
(NOT TO SCALE)



R.O.W. & Access Data Chart
Daily Trip Generation: N/A
Peak Hour Trip Generation: N/A
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters
Franklin Transportation Street Technical Standards 2014 Edition
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: 20 mph / 20 mph
Stopping Sight Distance: 115 ft
Intersection/Driveway Sight Distance: 125 ft

Horizontal Alignment
Min. Centerline Radius: 70 ft
Min. Tangent Between Curves/Intersections: 0 ft

Vertical Alignment
Min. / Max. Centerline Grade: 10%
Max. Approach Centerline Grade: 5%
Crest / Sag Curve K-Value: 7 / 17

Access Management
Min. Distance Between Intersection: 200 ft
Min. Distance Between high volume/alleys & Intersections: 150 ft
Min. Distance Between driveway & Intersections: 150 ft
Driveway Width (two-way): 10-20 ft
Driveway Approach Street Configuration: Curb Cut

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

EDGE
PLANNING · LANDSCAPE ARCHITECTURE · URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE · SUITE A12 · NASHVILLE, TN 37217
OFFICE 615-383-6300 · WWW.ELI-LLC.COM
ENGINEERS · SURVEYORS · INFRASTRUCTURE · ENVIRONMENTAL
© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms
Development Plan
COF # 6471
Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/6/17
No. 109...
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:
OVERALL ACCESS & ROW PLAN

Sheet No.
C 4.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Layout1 (Portrait)
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce

Water & Sewer Data Chart

Facility Type:	Single Family & Big House Unit Residential Development
Unit Flow in GPD:	350 GPD (Single Family)
	300 GPD (2 BR Big House Units)
	250 GPD (1 BR Carriage House Units)
Number of Units:	14 SF Units
	4 Big House Units
	2 Carriage House Units
Total Flow in GPD:	6,600 GPD

Utility Network Narrative

Water and sewer will be served from the connections to Stream Valley, PUD Subdivision, Section 5. Water and sewer stubs will be made to the two parcels to the north and water will be stubbed to the south. A fire sprinkler system shall be required in the proposed 4-unit Big House in accordance with NFPA 13R for multi-family. No sewer main is greater than 12 feet deep.

Flow Test

Date: 5/8/17 (HB&TS)

Hydrant No.:	977
Hydrant Address:	3028 Narrow Ford Lane
Flow Rate:	1,430 GPM
Hydrant No.:	976
Hydrant Address:	107 Crystal Falls Circle
Static Pressure:	120 psi
Residual Pressure	110 psi

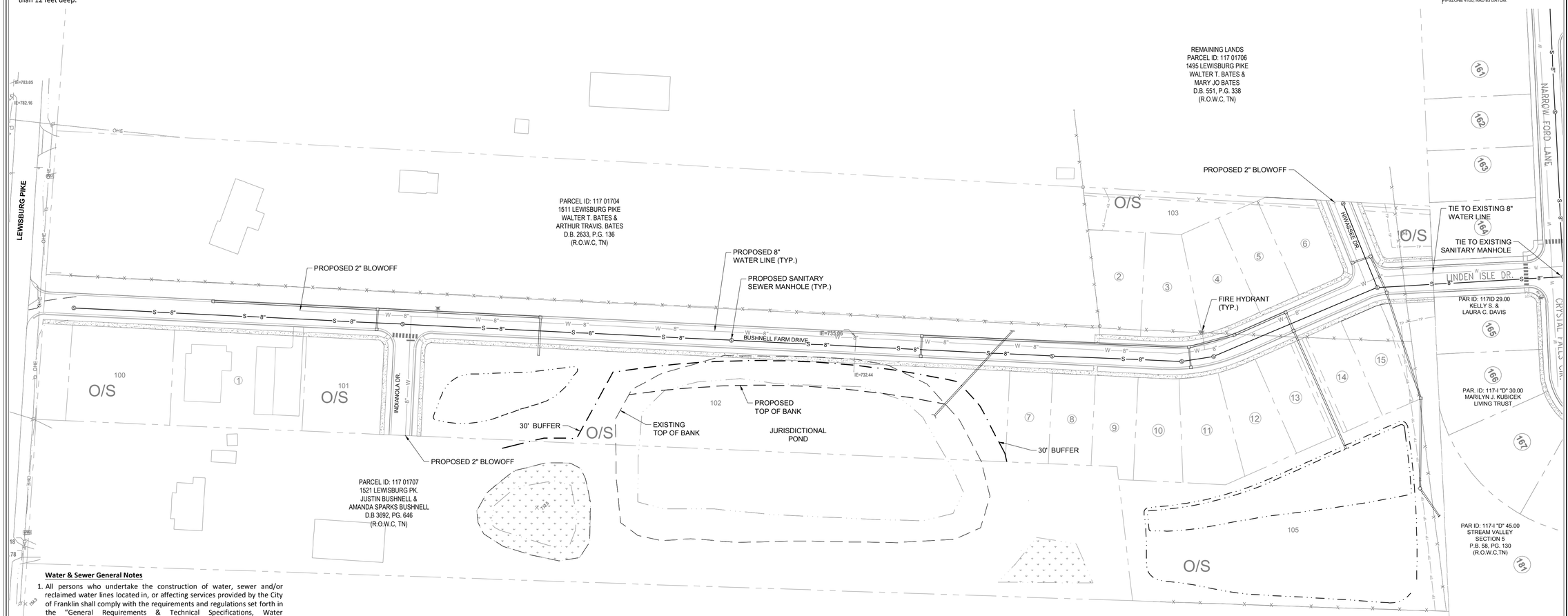
NOTES:

CITY OF FRANKLIN WATER MANAGEMENT CONTACT INFORMATION:
124 LUMBER DR., FRANKLIN, TN 37064, ATTN. UTILITY INSPECTOR

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



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.

Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer
Water Management Department
Wastewater Division
124 Lumbar Drive
Franklin, TN 37064

Water
HB&TS
Cody Lovett
(615) 794-7796

Know what's below. Call before you dig.

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

Bushnell Farms

Development Plan

COF # 6471

Map 117, Parcels 17.03, 17.05, & Portion of 17.06
Franklin, Williamson County, Tennessee

Rev.	Date	Revision Description
1	7/6/17	Per city comment

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 7/6/17
STATE OF TENNESSEE

Issue Date:	June 12, 2017
ELI Project No:	16-11-1111
Drafted By:	LCW
Checked By:	LCW

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.

C 5.0

Filename: W:\16-11-1111 Bushnell Property\3_CAD\Production\Development Plan\Bushnell Site.dwg
Layout: Narrow Ford Utility
Plotted: Thursday, July 06, 2017 - 12:30 pm
By: rpierce





1 ARCHITECTURAL STYLE SAMPLES - SINGLE FAMILY HOMES WITH DETACHED REAR GARAGE

NTS




2 ARCHITECTURAL STYLE SAMPLES - 4 UNIT BIG HOUSE

NTS




3 ARCHITECTURAL STYLE SAMPLES - CARRIAGE HOUSE GARAGE WITH 2 RESIDENTIAL UNITS ABOVE

NTS

TYPICAL ARCHITECTURE NOTES:

1.THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.

3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.

4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY, HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.

5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN SECTION 5.3.5(2) OF THE FRANKLIN ZONING ORDINANCE.

6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.

7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.

8. WHERE CORNER LOTS EXIST, NO STREET FACING FACADE SHALL HAVE A BLANK WALL.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-2 STORIES

PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,800 - +/- 4,500 SF.

ARCHITECTURAL INTENT:

1. THE HOMES WITHIN THE DEVELOPMENT WILL BE OF AN EARLY 20TH CENTURY SOUTHERN VERNACULAR.

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY, LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN. 37217
(615) 383-6300
mray@fisherarnold.com

DEVELOPER:
TYLER RING
TENN CONTRACTORS INC.
PO BOX 314
FRANKLIN, TN. 37065
(615) 599-0784
tylerlring@comcast.net

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI.LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

SEAL

JOHN DAVID HAAS, JR.
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
07/06/2017

PROJECT TITLE

BUSHNELL FARM PROPERTIES COF NO. 6471

FRANKLIN , TN

CLIENT

TENN CONTRACTORS INC
FRANKLIN, TN

PROJECT NO. 16168
Date 05/01/2017
Revisions
1 6/12/2017 SITE PLAN SUBMITTAL
2 7/6/2017 PER CITY COMMENTS

Sheet Title

ARCHITECTURAL ELEVATIONS

Sheet Number

A 1.00

NEEL-SCHAFFER
Solutions you can build upon

engineers
planners
surveyors
environmental scientists
landscape architects

July 17, 2017
N-S Project No. 13871.010

Mr. Carl Baughman, P.E.
Traffic/Transportation Engineer
City of Franklin
109 3rd Avenue South
Franklin, TN 37065-0305

Subject: Review of Traffic Impact Analysis
Bushnell Farm – Lewisburg Pike

Dear Carl:

Please accept this correspondence as documentation of our review of the referenced study per your request. The information presented provides our thoughts and feedback on the referenced project's traffic impact study.

The project proposes to construct a new residential development on the east side of Lewisburg Pk, south of Stream Valley Blvd in the Goose Creek area. Specifically, the site is located on currently undeveloped property adjacent to the Stream Valley subdivision. According to project planners, the project proposal includes a collection of detached single-family dwellings and condominiums.

We have conducted a review of the traffic study's methodology, analysis and conclusions. We present this information as noteworthy points of emphasis and to promote further discussion of the proposal. The objective of our review serves to confirm that the study reflects industry practices, to provide independent review of its analysis, and to offer additional relevant thoughts and suggestions. We provide our comments as technical input to assist city departments, planning commissioners and BOMA offiicals in their review of the proposal.

Comments from Review of Traffic Impact Analysis

In general, the development plan includes the following characteristics:

- New residential land uses consisting of 6 condominium units (in "big house" arrangement) and 14 detached single-family homes
- Access to the site provided by extension of Linden Isle Dr westward from current terminus at Narrow Ford Ln to form a new three-leg intersection with Lewisburg Pk. The proposed intersection at Lewisburg Pk would occur approximately 2,000ft south of Stream Valley Blvd. This roadway connection would provide the Stream Valley neighborhood a second access point to Lewisburg Pk.
- The project assumes a two-year horizon plan with build-out expected by 2019.

The independent review considered the following items from the applicant's traffic study:

- Existing traffic volume data
- Historic traffic growth rate and background traffic forecast
- Trip generation methodology and calculations
- Traffic distribution and assignment methodology and assumptions
- Traffic capacity analysis and evaluation results under proposed conditions
- Assessment of the report's conclusions and recommended improvement measures

Our review found that the traffic study generally included expected methodologies and analysis techniques, including traffic generation, distribution and assignment. The study's technical procedures followed accepted industry practices.

The following items highlight specific observations from our review. We present this information as noteworthy points of emphasis and to promote further discussion of the proposal:

Initial TIA Scoping and Review of Preliminary Data

Our review compared the proposal's development plan as depicted in the latest available site plan to the project characteristics presented at the applicant's scoping meeting. This serves to confirm that the information included in the TIA is consistent with the data presented during preliminary project discussions.

The TIA study area included the proposed intersection of Linden Isle Dr at Lewisburg Pk and the existing intersection of Linden Isle Dr at Narrow Ford Ln.

Existing Conditions Review

- Our review included assessment of the study's existing traffic volume documentation (Figure 4). We compared the traffic volume diagram with the raw count data presented in the appendix to confirm consistency in data reporting.
- Because existing count data is not available for the Lewisburg Pk at Linden Isle Dr intersection, we noted the TIA methodology for documenting existing intersection turning movement data. We found an incidental computational error in the study's raw traffic count worksheet. However, the summation of the total existing peak hour traffic volumes as shown in Figure 4 is correct. Based on this, we find no reason for the TIA to be modified.
- The TIA did not conduct capacity "level-of-service" (LOS) analysis for existing conditions, presumably because the study area intersections lack measurable conflicting movements.

Background Conditions Review

- The traffic study conducted a review of future year conditions (2019) without the proposed development. Analysis results of this scenario allows for a technical comparison of traffic conditions with and without the project in the forecast horizon year, effectively providing a technical baseline.
- Results of the study's background growth rate analysis reported that traffic has generally declined over recent years based on TDOT traffic volume records. However, to maintain a conservative evaluation, the TIA increased existing volumes by 10% to reflect expected growth. We concur with the study's approach. We believe the study's calculated annual growth rate should have omitted the year 2001 TDOT count from its analysis, as this was the final year prior to the opening of SR-840. If omitted, we feel the annual growth rate would be more representative of actual conditions.
- In addition, the TIA background analysis accounted for vehicle trips originating from the Stream Valley neighborhood. The new Linden Isle Dr connection would alter existing traffic movements accessing Lewisburg Pk. We assess that it is appropriate and important to include the impact of this new link on vehicular circulation under background conditions.

- The TIA methodology included provisions to estimate the magnitude and split distribution of existing vehicles that would use the Linden Isle Dr extension, as opposed to Stream Valley Blvd, to access Lewisburg Pk.
- We reviewed the TIA documentation of the background traffic volumes and found consistency between study assumptions and its analysis results.
- The TIA did not conduct capacity analysis under background conditions because the study area intersections lack measurable conflicting movements under the background scenario.

Review of Trip Generation, Distribution and Assignment

- Our assessment included review and verification of the study's assumptions and methodology for trip generation forecasts and assignment to the study area's road network. Our evaluation noted that the TIA trip generation calculations followed industry methodology.
- The results of the trip generation analysis were consistent with the information submitted during the project scoping process.
- We reviewed the TIA calculations for trip assignment comparing its trip generation and trip distribution assumptions. We found the study's trip assignment to be adequately tabulated.

Proposed Conditions Review

- Our review of the total projected traffic volume model, including trips generated by the proposed development, found that the predicted traffic volumes were consistently tabulated as shown in Figure 8.
- We conducted an in-depth review of the TIS capacity analysis for proposed conditions. We compared the study's back-up data with that shown in the analysis sheets to confirm that the TIS used consistent and accurate data input. We also desired to confirm analysis results shown in the TIS summary tables (e.g. Table 5) match results provided in the appendix. We confirmed that the TIA followed expected methodology per the Highway Capacity Manual.
- The TIA proposed conditions analysis reported that both study intersections are forecast to operate within acceptable thresholds. Our review noted that the analysis results are based on full build-out of the 20 dwelling units at Bushnell Farms and 50% build-out of Stream Valley.

Summary of Review Comments and Final Considerations

We generally agree with the recommendations of the TIA. We believe the proposed roadway geometrics at the future intersection of Lewisburg Pk and Linden Isle Dr will help facilitate safety and traffic operations. The following summarizes recommendations made by the TIA:

- Provide separate left-turn and right-turn lanes on the westbound approach of Linden Isle Dr at Lewisburg Pk. Each turn lane should provide a minimum 100 feet of full-width vehicle storage.

- Construct an exclusive southbound left-turn lane on Lewisburg Pk at its intersection with Linden Isle Dr
- Provide an exclusive northbound right-turn lane on Lewisburg Pk at Linden Isle Dr
- Review intersection sight distance requirements as mentioned in the TIA during the site design process.

In addition to the recommendations presented by the TIA, we provide the following thoughts for further consideration and use by the applicant and city officials:

- Regarding the proposed southbound left-turn lane on Lewisburg Pk at Linden Isle Dr, we recommend officials consider providing a slightly longer storage length than the 100 feet mentioned in the TIA. We suggest a turn lane with 150 feet of storage capacity would support future expansion of the Stream Valley neighborhood and allow for variability of future conditions.
- In addition to the 100 feet of storage length for the northbound right-turn lane on Lewisburg Pk at Linden Isle Dr, we recommend project designers place emphasis on maximizing the turn lane's transition taper length, to the extent possible, to promote traffic operations and consistent operating speeds on Lewisburg Pk.
- We recommend city officials confirm the applicant's intent to dedicate appropriate exiting property as public ROW along the project's frontage of Lewisburg Pk in anticipation of potential future widening as shown in the current site plan.
- The applicant should coordinate with TDOT Region 3 officials regarding necessary permits and proposed intersection improvements.
- The traffic study should be updated in accordance with city procedures in advance of future expansion of Stream Valley or other relevant future developments as determined by city officials.
- We recommend the engineering department consider the appropriate and desired posted speed limit for the proposed extension of Linden Isle Dr given the general alignment and surrounding land use context of the roadway segment.

Thank you for allowing us to assist the city in its consideration of the project proposal. Please let us know if you need any additional information or have any questions.

Sincerely,
NEEL-SCHAFFER, INC.

Gregory Judy, P.E., PTOE
Engineer Manager – Vice President

Big House Concept



New Town at

St. Charles, IL



Park Run

Turning Wheel Lane

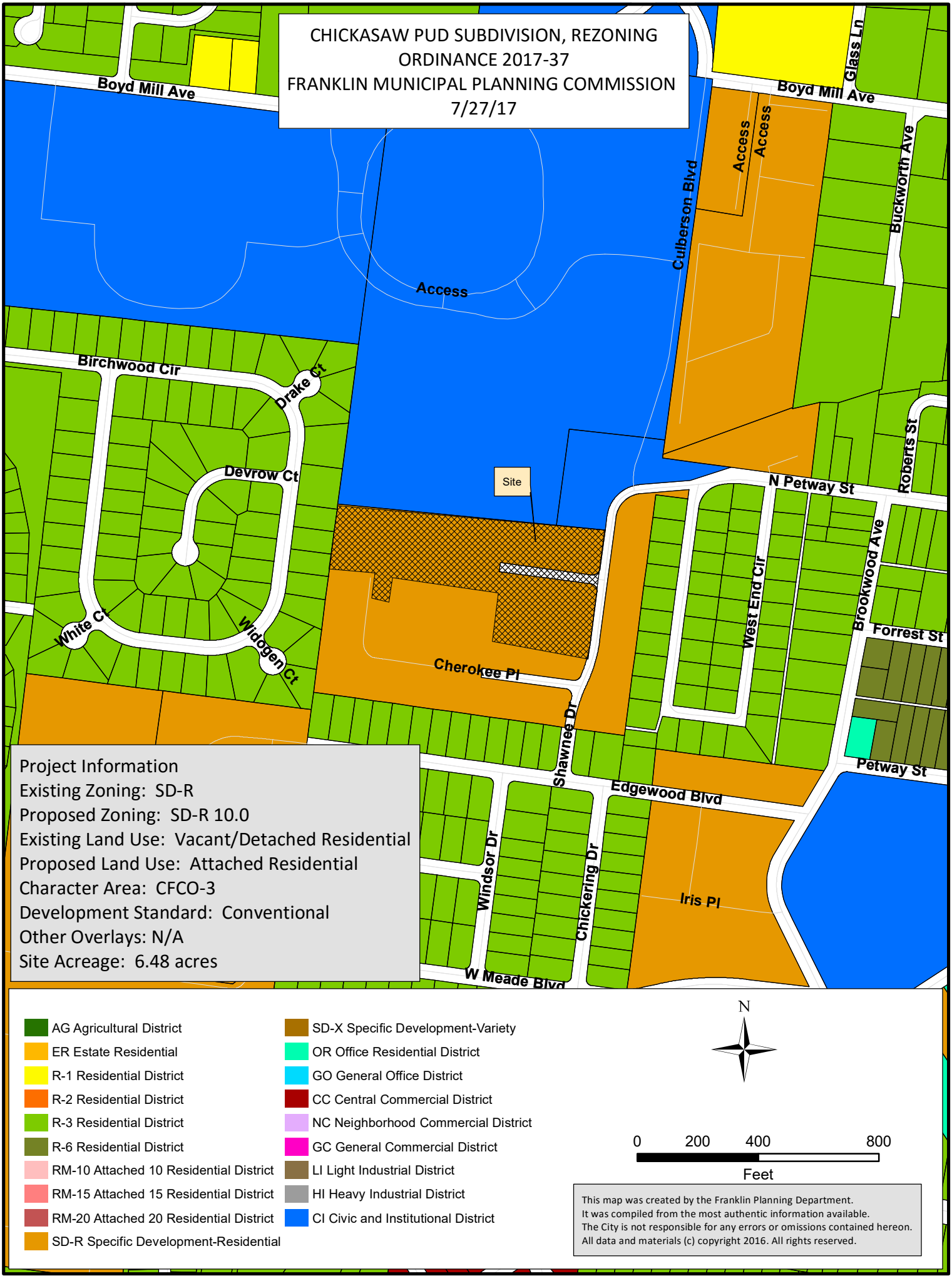
Franklin, TN



Millgate

(Ralston Lane)

Franklin, TN


CHICKASAW PUD SUBDIVISION, REZONING
ORDINANCE 2017-37
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/17
Boyd Mill Ave
Boyd Mill Ave
Glass Ln
Access
Access
Culberson Blvd
Buckworth Ave
Access
Birchwood Cir
Drake Ct
Devrow Ct
Site
N Petway St
Roberts St
White Ct
Widogen Ct
Cherokee Pl
West End Cir
Brookwood Ave
Forrest St
Shawnee Dr
Petway St
Edgewood Blvd
Windsor Dr
Chickering Dr
Iris Pl
W Meade Blvd
Project Information
Existing Zoning: SD-R
Proposed Zoning: SD-R 10.0
Existing Land Use: Vacant/Detached Residential
Proposed Land Use: Attached Residential
Character Area: CFCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.48 acres
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
200
400
800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2017-37

TO BE ENTITLED: "AN ORDINANCE TO REZONE 6.38 ACRES FROM SPECIFIC DEVELOPMENT- RESIDENTIAL DISTRICT (SD-R 0.0) TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 10.0) FOR THE PROPERTY LOCATED SOUTH OF BOYD MILL AVENUE AND WEST OF SHAWNEE DRIVE, 1101 SHAWNEE DRIVE (CHICKASAW)."

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

WHEREAS, the Specific Development – Residential district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-53 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development – Residential District to Specific Development – Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
Part of 078H A 00400	6.38
Total	6.38

Land located in the City of Franklin, Ninth Civil District of Williamson County, Tennessee on Chickasaw Place at Shawnee Drive. Being part of property conveyed to Franklin Housing Authority by deeds from Mrs. Ella K. Warf of record in Deed Book 127, Page 33, R.O.W.C. and Earl Beasley of record in Deed Book 166, Page 332, R.O.W.C. and being more particularly described as follows:

Beginning in the westerly right-of-way of Shawnee Drive at a southeasterly corner of City of Franklin property of record in Deed Book 223, Page 607, R.O.W.C., said point of beginning being a northeasterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 578,356.61, East 1,705,721.67;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 85.79 feet;

Southwesterly with a curve to the right 39.25 feet to the northerly right-of-way of Chickasaw Place, said curve having a radius of 25.00 feet, a central angle of 89° 57' 56" and a chord of 35.34 feet at South 52° 25' 24" West;

Thence with the right-of-way of Chickasaw Place as follows:

North 82° 35' 38" West, 293.14 feet;

South 08° 06' 26" West, 50.00 feet;

South 82° 35' 38" East, 293.69 feet;

Southeasterly with a curve to the right 39.28 feet to the westerly right-of-way of Shawnee Drive, said curve having a radius of 25.00 feet, a central angle of 90° 02' 04" and a chord of 35.37 feet at South 37° 34' 36" East;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 141.04 feet;

Southwesterly with a curve to the right 74.74 feet, said curve having a radius of 500.00 feet, a central angle of 08° 33' 52" and a chord of 74.67 feet at South 11° 43' 22" West;

Thence with a proposed severance line as follows:

North 81° 50' 00" West, 315.91 feet;

North 08° 06’ 26” East, 115.84 feet;

North 81° 50’ 00” West, 255.04 feet;

South 08° 10’ 00” West, 55.64 feet;

North 83° 01’ 22” West, 191.78 feet;

North 06° 58’ 38” East, 113.38 feet;

North 83° 01’ 22” West, 113.06 feet to the easterly boundary of Revision No. 1 to Twin Oaks Subdivision of record in Plat Book 12, Page 93, R.O.W.C.;

Thence with said easterly boundary North 06° 58’ 38” East, 234.16 feet to a southwesterly corner of Jim Warren Park;

Thence with the southerly boundary of said Jim Warren Park South 81° 50’ 00” East, passing a 3” iron pipe at 566.73 feet and continuing on, in all, 883.54 feet to the beginning

Containing 277,894 Square Feet or 6.38 Acres, more or less.,

SECTION II. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. 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:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

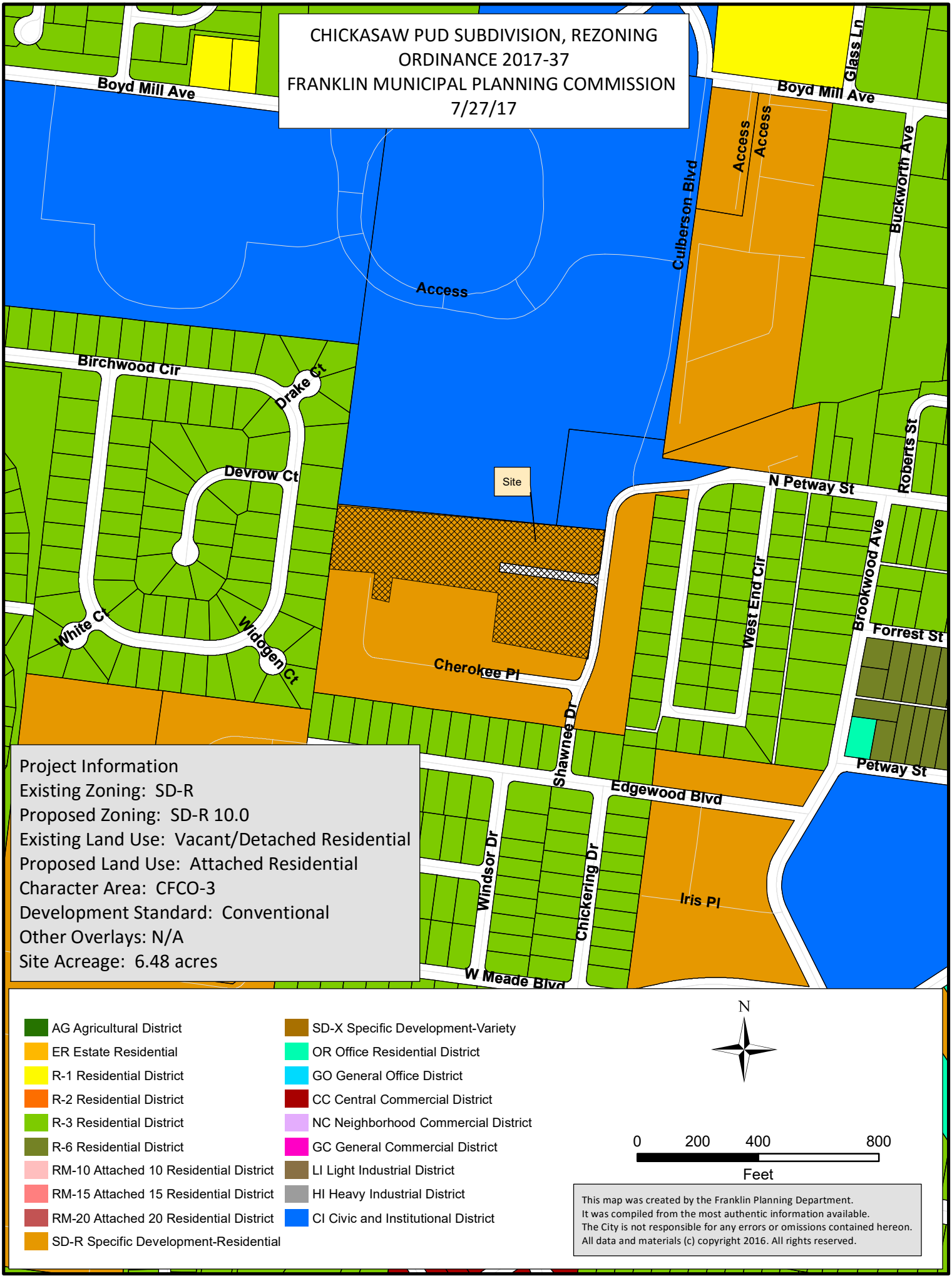
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

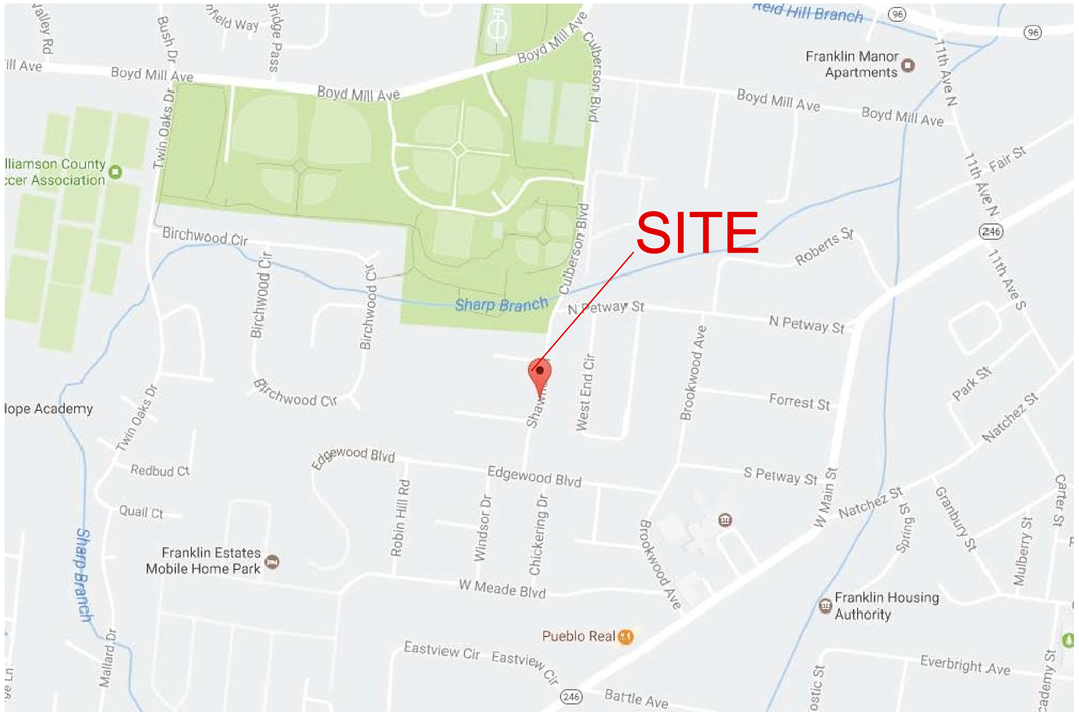
PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


CHICKASAW PUD SUBDIVISION, REZONING
ORDINANCE 2017-37
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/17
Boyd Mill Ave
Boyd Mill Ave
Glass Ln
Access
Access
Culberson Blvd
Buckworth Ave
Access
Birchwood Cir
Drake Ct
Devrow Ct
Site
N Petway St
Roberts St
White Ct
Widogen Ct
Cherokee Pl
West End Cir
Brookwood Ave
Forrest St
Shawnee Dr
Petway St
Edgewood Blvd
Windsor Dr
Chickering Dr
Iris Pl
W Meade Blvd
Project Information
Existing Zoning: SD-R
Proposed Zoning: SD-R 10.0
Existing Land Use: Vacant/Detached Residential
Proposed Land Use: Attached Residential
Character Area: CFCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.48 acres
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
200
400
800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

CHICKASAW REZONING REQUEST
CHICKASAW PLACE AT SHAWNEE DRIVE
FRANKLIN HOUSING AUTHORITY



OWNER:
DERWIN JACKSON
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064

CIVIL ENGINEER:
DARRELL JAMES, PE
JAMES + ASSOCIATES
1 VANTAGE WAY, SUITE E220
NASHVILLE, TN 37228

PARCEL: 078H-A00400
WILLIAMSON COUNTY, FRANKLIN, TN 37064
JUNE 12, 2017
JUNE 30, 2017 RESUBMITTAL

J+A PROJECT No. 1716-07
CITY OF FRANKLIN PROJECT No. 6475

SHEET INDEX

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

JAMES R. GILLESPIE
REGISTERED ENGINEER
No. 102590
STATE OF TENNESSEE
06-30-17

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-1515 615/726/4848
JA Engineers Planners and Computer Applications
JAMES + ASSOCIATES, INC

SUBMITTAL DATE: JUNE 9, 2017
RESUBMITTAL DATE: JUNE 30, 2017

SITE DATA CHART:	
PROJECT NAME:	CHICKASAW PLANNED UNIT DEVELOPMENT-REZONING
COF PROJECT NUMBER:	6475
PARCEL:	078H A 00400 00009078H
ADDRESS:	1101 SHAWNEE DRIVE
CITY:	FRANKLIN
COUNTY:	094- WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
HISTORIC PRESERVATION OVERLAY:	N/A
ACREAGE OF SITE:	6.38 AC.
SQUARE FOOTAGE OF SITE:	277,894 S.F.
EXISTING ZONING:	SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
PROPOSED NEW ZONING:	SD-R10
SENIOR LIVING FACILTY:	48 UNITS
EXISTING ATTACHED AND DETACHED UNITS:	13 UNITS
TOTAL UNITS:	61 UNITS
OVERALL DENSITY:	9.56
NEIGHBORING PROPERTIES CURRENT ZONING:	
JIM WARREN PARK	CI (CIVIC AND INDUSTRIAL)
WEST MEADE	R3 (RESIDENTIAL DISTRICT)
LYNNHURST	R3 (RESIDENTIAL DISTRICT)
TWIN OAKS SUBDIVISION	R3 (RESIDENTIAL DISTRICT)
CHARACTER OVERLAY:	CFCO-3
NEIGHBORING PROPERTIES CHARACTER OVERLAY:	WHCO-2
OWNER:	FRANKLIN HOUSING AUTHORITY
CONTACT NAME:	DERWIN JACKSON
ADDRESS:	200 SPRING STREET, FRANKLIN, TN 37064
PHONE NUMBER:	(615)794-1247
EMAIL ADDRESS:	djackson@franklinhousingauthority.com
APPLICANT:	DARRELL JAMES, PE- JAMES + ASSOCIATES
ADDRESS:	ONE VANTAGE WAY, SUITE E-220 NASHVILLE TN 37228
PHONE NUMBER:	(615)-726-4848
EMAIL ADDRESS:	darrell.james@jamesplus.net
BUILDING SQUARE FOOTAGE:	48,820

STATEMENT OF IMPACT

STREET NETWORK - THOROUGHFARE PLAN

THE CONNECT FRANKLIN- A COMPREHENSIVE TRANSPORTATION NETWORK PLAN – AUGUST 2016, DESCRIBES THE EXISTING ROADWAY NETWORK FUNCTIONAL CLASSIFICATIONS. THE EXISTING ROADWAY NETWORK DIRECTLY CONNECTING THE PROPOSED DEVELOPMENT CONSISTS OF CHICKASAW PLACE, CHEROKEE PLACE, AND SHAWNEE DR./CULBERSON BLVD. ALL OF WHICH ARE CLASSIFIED AS LOCAL STREETS. CULBERSON BLVD. CONTINUES TO THE NORTH AND CONNECTS WITH BOYD MILL AVE. WHICH IS CLASSIFIED AS A MINOR COLLECTOR. THE STUDY INCLUDES PROPOSED TRANSPORTATION NETWORK IMPROVEMENTS WHICH DO NOT IMPACT THE IMMEDIATE ROADWAY NETWORK. THE PROPOSED PROJECTS THAT ARE WITHIN THE VICINITY OF THE DEVELOPMENT WILL IMPACT SR 96, DOWNS BLVD AND W. MAIN STREET. THE STUDY INDICATES SHAWNEE DR./CULBERSON BLVD OPERATES AT LOS "A" UNDER EXISTING AND PROPOSED CONDITIONS WHICH PROJECT TO 2040.

BASED ON THE PROPOSED SIZE AND USE, SENIOR LIVING FACILITY, THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT IMPACT TO THE ROADWAY NETWORK AND ASSOCIATED LOS. THE CONNECTIVITY ALSO INCLUDES CONNECTION OF THE RESIDENTIAL USE WITH THE LOCAL JIM WARREN PARK VIA AN ACCESSIBLE SIDEWALK. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO PROMOTE CONNECTIVITY WITHIN THE EXISTING STREET AND SIDEWALK NETWORK WHICH IS CONSISTENT WITH THE GOALS OF THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN. BASED ON THESE FACTORS THE IMPACT TO THE STREET NETWORK AS A RESULT OF THIS RE-ZONING IS EXPECTED TO BE INCONSEQUENTIAL.

WATER

EXISTING WATER SERVICE PROVIDED BY CITY OF FRANKLIN. THE PLANNED SENIOR LIVING FACILITY CONSISTS OF 43 ONE-BEDROOM AND 5 TWO-BEDROOM UNITS. OFFICE SPACE FOR APPROXIMATELY 5 EMPLOYEES IS PROVIDED ON THE FIRST FLOOR. WATER DEMAND FOR THIS FACILITY IS ESTIMATED A 1800 GPD.

SANITARY SEWER

EXISTING SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. WASTEWATER FLOW RATES FOR THE SENIOR LIVING FACILITY IS ESTIMATED TO BE EQUAL TO THE WATER DEMAND OF 1800 GPD.

RECLAIMED WATER FACILITIES

THERE DOES NOT APPEAR TO BE A RECLAIMED WATER SYSTEM IN THE VICINITY OF THIS REZONING AND NO SIGNIFICANT IMPACTS TO UTILITIES ARE EXPECTED.

DRAINAGE

PROPERTY DRAINS GENERALLY FOR SOUTH TO NORTH TO SHARPS BRANCH LOCATED IN JIM WARREN PARK. STORM WATER FROM ADJACENT PROPERTIES TO THE SOUTH DRAIN TO SHARPS BRANCH ALSO, A PORTION OF WHICH FLOWS THROUGH AN EXISTING 18" CMP. THE EXISTING 18" CMP WILL BE REPLACED WITH AN 18" RCP AND THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED. OFF SITE DRAINAGE FROM THE SOUTH WILL BE COLLECTED AND DIVERTED AROUND THE NEW DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL RESULT IN AN IMPERVIOUS SURFACE INCREASE OF APPROXIMATELY 91,000 S.F. OR 2.09 AC. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF FRANKLIN STORMWATER REGULATIONS AND WILL INCLUDE A SYSTEM OF DITCHES, SWALES, AND STORMWATER PIPING TO A NETWORK OF BIORETENTION PONDS. ADDITIONAL CONSIDERATION INCLUDES IMPLEMENTATION OF PERVIOUS PAVERS IN PARKING STALL AREAS AS A MEANS TO REDUCE IMPERVIOUS SURFACE AND FACILITATE RUNOFF REDUCTION.

POLICE/FIRE

FRANKLIN FIRE DEPARTMENT IS LOCATED AT 109 3RD AVE SOUTH APPROXIMATELY 1.4 MILES FROM THE SITE. FRANKLIN POLICE DEPARTMENT IS LOCATED AT 900 COLUMBIA AVENUE APPROXIMATELY 1.2 MILES FROM THE SITE.

REFUSE

EXISTING REFUSE COLLECTION SERVICE PROVIDED BY THE CITY OF FRANKLIN.

RESTRICTIVE COVENANTS

THERE ARE NO RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PARCEL.

MINERAL RIGHTS

THERE ARE NO THIRD PARTY MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL.

SLOPE LEGEND

14% - 19.99%

20% +

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

500' FROM SITE

	Parcel ID	Name	Mailing Address	Mailing City, State, Zip
1	078H B 00100 00009078H	ALATORRE-FONSECA JOSE DE JESUS	1301 ROBIN HILL RD	Franklin, TN 37064
2	078H B 01500 00009078H	MORTON ANTHONY	617 EDGEWOOD BLVD	Franklin, TN 37064
3	078H B 01600 00009078H	ALTAMIRANO EVARISTO	615 EDGEWOOD BLVD	Franklin, TN 37064
4	078H B 01700 00009078H	SMITHSON ROBBIE A	1317 COLUMBIA AVE	Franklin, TN 37064
5	078H B 01800 00009078H	ORTEGA GUADALUPE SANCHEZ	611 EDGEWOOD BLVD	Franklin, TN 37064
6	078H B 01900 00009078H	OLIGADA ARACELI IBARRA	801 LOCUST ST	Columbia, TN 38401
7	078H B 02000 00009078H	HOME POINTE PROP LLC	1146 DEER LAKE RD	Franklin, TN 37069
8	078H A 00800 00009078H	REED MARY ELAINE	1253 WINDSOR DR	Franklin, TN 37064
9	078I A 00900 00009078H	ANDREWS STEPHEN C	1252 CHICKERING DR	Franklin, TN 37064
10	078I A 00700 00009078H	KINNEY STEVEN B	1251 CHICKERING DR	Franklin, TN 37064
11	078I A 00800 00009078I	FRANKLIN HOUSING AUTHORITY	100 SPRING ST	Franklin, TN 37064
12	078H A 01500 00009078H	WRAY CASSANDRA B	626 EDGEWOOD BLVD	Franklin, TN 37064
13	078H A 01400 00009078H	MATA A JOSE	1069 HARVEY SPRINGS DR	Spring Hill, TN 37174
14	078H A 01300 00009078H	LUSTER BYRON K	622 EDGEWOOD BLVD	Franklin, TN 37064
15	078H A 01200 00009078H	LACEY RUSSELL B	2016 CEDARMONT DR	Franklin, TN 37067
16	078H A 01102 00009078H	SMITHSON DEBORAH L	2021 CEDARMONT DR	Franklin, TN 37067
17	078H A 01101 00009078H	FRANCO-CHIN MILORED	1125 E COLLEGE ST	Pulaski, TN 38478
18	078H A 01100 00009078H	SMITHSON ROBBIE A	1317 COLUMBIA AVE	Franklin, TN 37064
19	078H A 01000 00009078H	AGUAYO JAIME	610 EDGEWOOD BLVD	Franklin, TN 37064
20	078H A 00900 00009078H	BUTLER AMANDA P	608 EDGEWOOD BLVD	Franklin, TN 37064
21	078H A 00800 00009078H	PRITZEL WENDELL L	219 DEVRON CT	Franklin, TN 37064
22	078H A 00700 00009078H	HORTON, OEL MARK	1305 ERIN LN	Franklin, TN 37064
23	078H A 00600 00009078H	SMITHSON JAMES W	1317 COLUMBIA AVE	Franklin, TN 37064
24	078H A 00500 00009078H	CROWE MARK	600 EDGEWOOD BLVD	Franklin, TN 37064
25	078H A 00300 00009078H	EDMINGTON RANDLE COLE	550 EDGEWOOD BLVD	Franklin, TN 37064
26	078H A 00200 00009078H	COMMUNITY HOUSING P'TNRSHP WM CO	129 W FOWLKES ST #128	Franklin, TN 37064
27	078H A 00100 00009078H	MOORE ROBERT N JR	PO BOX 969	Franklin, TN 37065
28	078I A 02800 00009078J	FRANKLIN HOUSING AUTHORITY	100 SPRING ST	Franklin, TN 37064
29	078G B 02700 00009078G	VAN NYDEGGER A	700 WEST END CIR	Franklin, TN 37064
30	078G B 02800 00009078H	VEST MARY H ESTES	119 GRENADIER DR	Franklin, TN 37064
31	078G B 02900 00009078G	DAVIS SHARON J	706 W END CIR	Franklin, TN 37064
32	078G B 03000 00009078G	WOODSIDE LINDA TR	124 PEBBLE VIEW DR	Franklin, TN 37064
33	078G B 03100 00009078G	BERGER ROBERT H	710 WEST END CIR	Franklin, TN 37064
34	078G B 00900 00009078G	HOSS TRACIE D	801 WEST END CIR	Franklin, TN 37064
35	078G B 00800 00009078G	MCRAE MONEE MAE	309 MEADOWLAWN DR	Franklin, TN 37064
36	078G B 00700 00009078G	JACKSON LINDA CROCKETT	805 WEST END CIR	Franklin, TN 37064
37	078G B 00601 00009078G	HARPER DUSTIN H	807 WEST END CIR	Franklin, TN 37064
38	078G B 00600 00009078G	ROBERTSON SHEILA M	809 WEST END CIR	Franklin, TN 37064
39	078G B 00500 00009078G	ROSS GEORGE H	811 WEST END CIR	Franklin, TN 37064
40	078G B 00400 00009078G	SMITH REBECCA	813 W END CIR	Franklin, TN 37064
41	078G B 00300 00009078G	BLALOCK THOMAS T	815 WEST END CIR	Franklin, TN 37064
42	078G B 00200 00009078G	WILLIAMS RUTH ANN LE	817 WEST END CIR	Franklin, TN 37064
43	078G B 00101 00009078G	SULLIVAN X ETHEL	PO BOX 682066	Franklin, TN 37065
44	078G A 01701 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
45	078G B 01700 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
46	078G B 01601 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
47	078G B 01600 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
48	078G B 01500 00009078G	AVU PARTNERS LLC 'E'	1830 CHARITY DR	Brentwood, TN 37027
49	078G B 01400 00009078G	PARNELL GINGER	611 W END CIR	Franklin, TN 37064
50	078G B 01300 00009078G	GIVENS CHASE	613 WEST END CIR	Franklin, TN 37064
51	078G B 01200 00009078G	MCCLURE RICHARD H	615 WEST END CIR	Franklin, TN 37064
52	078G B 01100 00009078G	ADAMS GENE TR	2249 OSBURN RD	Arrington, TN 37014
53	078G B 01000 00009078G	GRAHAM LISA	619 W END CIR	Franklin, TN 37064
54	078G B 02600 00009078H	TALLEY GARY WAYNE	620 WEST END CIR	Franklin, TN 37064
55	078G B 02501 00009078H	KIRNITSKY NIKOLAY	622 WEST END CIR	Franklin, TN 37064
56	078G B 02500 00009078H	PORCHEDDU ANTHONY	618 WEST END CIR	Franklin, TN 37064
57	078G B 02400 00009078H	VINSON JOYCE	616 WEST END CIR	Franklin, TN 37064
58	078G B 02300 00009078H	SMITH ERIN A	614 W END CIR	Franklin, TN 37064
59	078G B 02200 00009078H	INMAN STELLA T	612 WEST END CIR	Franklin, TN 37064
60	078G B 02100 00009078H	BUNCHER ROBERT J	1651 PRESTON PL	Brentwood, TN 37027
61	078G B 02000 00009078H	FERGUSON BRIAN D	606 WEST END CIR	Franklin, TN 37064
62	078G B 01900 00009078H	HAMMOND PHILLIP T	604 WEST END CIR	Franklin, TN 37064
63	078G B 01800 00009078H	PARSONS JOSHUA M	602 WEST END CIR	Franklin, TN 37064
64	078B G 04100C005090 78G	SHEARON MYRL L	514 N PETWAY ST #201	Franklin, TN 37064
65	078B G 04100C006090 78G	MORRIS PAUL	514 N PETWAY ST APT 202	Franklin, TN 37064
66	078B G 04100C007090 78G	TIDWELL DANIEL M	8102 DOZIER PL	Brentwood, TN 37027
67	078B G 04100C008090 78G	MCMANN JAMES D	3599 GREENS MILL RD	Spring Hill, TN 37174
68	078B G 04100C017090 78G	NR PROPERTIES LLC	106 LEWISBURG PK	Franklin, TN 37064
69	078B G 04100C003090 78G	SIMON MITCHELL H	1087 MORAN RD	Franklin, TN 37064
70	078B G 04100C011090 78G	SCHUSTER DANIEL O	514 N PETWAY ST #207	Franklin, TN 37064
71	078B G 04100C004090 78G	PITTMAN JILL	1101 DOWNS BLVD #127	Franklin, TN 37064
72	078B H 00100C078090 78G	JULIAN MICHAEL C	2000 BARCLAY LN	Franklin, TN 37064
73	078B H 00100C072090 78G	MYRON JEFFREY S	6501 RIDGEWOOD AVE	Cocoa Beach, FL 32931
74	078B H 00100C077090 78G	BEARD J JOHNNY J	601 BOYD MILL AVE #M-3	Franklin, TN 37064
75	078B H 00100C075090 78G	REEVES CHARLOTTE	601 BOYD MILL AVE #M-5	Franklin, TN 37064
76	078B H 00100C082090 78G	BEAN LEDON FAY	601 BOYD MILL AVE #M-6	Franklin, TN 37064
77	078B H 00100C084090 78G	AVU PARTNERS LLC C	1830 CHARITY DR	Brentwood, TN 37027
78	078B H 00100C081090 78G	HALL ANDREW E	601 BOYD MILL AVE #N-3	Franklin, TN 37064
79	078B H 00100C079090 78G	MORENO JUAN	1561 FAWN CREEK RD	Brentwood, TN 37027
80	078H A 00401 00009078H	CITY OF FRANKLIN	PO BOX 305	Franklin, TN 37064
81	078 O 01000 00009078	CITY OF FRANKLIN	PO BOX 305	Franklin, TN 37064
82	078H E 01300 00005078H	LOVVORN GREGORY M	1584 BIRCHWOOD CIRCLE	Franklin, TN 37064
83	078H E 01400 00005078H	WESTERVELT HOLLY	1580 BIRCHWOOD CIR	Franklin, TN 37064
84	078H E 01500 00005078H	CAVELL STEVEN C AND JULIE A CAVELL R	1576 BIRCHWOOD CIR	Franklin, TN 37064
85	078H E 01600 00005078H	STOUT STEVEN R	1572 BIRCHWOOD CIR	Franklin, TN 37064
86	078H E 01700 00005078H	CHASE KATHLEEN M	161 BENTON BLVD	Freeport, FL 32439
87	078H E 01800 00005078H	CAVENESS BARRY L	112 DRAKE COURT	Franklin, TN 37064
88	078H E 01900 00005078H	PATILLO GABRIEL	109 DRAKE CT	Franklin, TN 37064
89	078H E 02000 00005078H	HENRY JAMES DARYL	1570 BIRCHWOOD CIR	Franklin, TN 37064
90	078H E 02100 00005078H	BOZKURT FILIZ	206 OXFORD DR	Franklin, TN 37064
91	078H E 02200 00005078H	STRAMATIS LEONHARDT	1564 BIRCHWOOD CIR	Franklin, TN 37064
92	078H E 02300 00005078H	SILLIMAN RYAN L	1560 BIRCHWOOD CIR	Franklin, TN 37064
93	078H E 02400 00005078H	WILSON RICHARD W	1556 BIRCHWOOD CIR	Franklin, TN 37064
94	078H E 02500 00005078H	BANALES AURELIO GARCIA	1552 BIRCHWOOD CIRCLE	Franklin, TN 37064
95	078H E 02600 00005078H	ARTMEIER P ALS	1548 BIRCHWOOD CIRCLE	Franklin, TN 37064
96	078H E 02700 00005078H	CRATSLEY ROGER LEE	1544 BIRCHWOOD CIRCLE	Franklin, TN 37064
97	078H E 02800 00005078H	CHARLTON DUANE P	1540 BIRCHWOOD CIR	Franklin, TN 37064
98	078H E 02900 00005078H	SMITH MARK S	308 WIDOGEN CT	Franklin, TN 37064
99	078H E 03000 00005078H	KEEN DANIEL T	312 WIDOGEN COURT	Franklin, TN 37064
100	078H E 03100 00005078H	MITCHELL PATTY	309 WIDOGEN CT	Franklin, TN 37064
101	078H E 03200 00005078H	ROGERS FRANCES A	1536 BIRCHWOOD CIRCLE	Franklin, TN 37064
102	078H E 03300 00005078H	CUNNINGHAM LORI A	1532 BIRCHWOOD CIRCLE	Franklin, TN 37064
103	078H E 03400 00005078H	LEWIS ELLEEN M	1528 BIRCHWOOD CIRCLE	Franklin, TN 37064
104	078H E 03500 00005078H	PEERCY DEBORAH N	1524 BIRCHWOOD CIR	Franklin, TN 37064
105	078H E 03600 00005078H	MARTIN TYLER O	1520 BIRCHWOOD CIR	Franklin, TN 37064
106	078 O 01400 00005078	FRANKLIN EST MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000	Bloomfield Hills, MI, 48301
107	078 O 01500 00005078	FRANKLIN EST MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000	Bloomfield Hills, MI, 48301
108	078H E 08100 00005078H	PARTINGTON DIANA F	1539 BIRCHWOOD CIR	Franklin, TN 37064
109	078H E 08000 00005078H	OCHOSTEPSKI ELIZABETH	143 KELLER TRL	Franklin, TN 37064
110	078H E 07900 00005078H	DIEMMANS RONALD D	1547 BIRCHWOOD CIRCLE	Franklin, TN 37064
111	078H E 07800 00005078H	DYER LUCINDA	1551 BIRCHWOOD CIRCLE	Franklin, TN 37064
112	078H E 07700 00005078H	OZGA KENNETH J	1555 BIRCHWOOD CIRCLE	Franklin, TN 37064
113	078H E 07600 00005078H	LENHART KATHY	1559 BIRCHWOOD CIR	Franklin, TN 37064
114	078H E 07500 00005078H	DICKSON TARA E	1563 BIRCHWOOD CIR	Franklin, TN 37064
115	078H E 07400 00005078H	O'DELL JAMES M	1567 BIRCHWOOD CIR	Franklin, TN 37064
116	078H E 07300 00005078H	MURPHAM RORY	224 DEVRON COURT	Franklin, TN 37064
117	078H E 07200 00005078H	LOCKWOOD PROP LLC	P O BOX 123	Franklin, TN 37064
118	078H E 07100 00005078H	PALAFOX-BRYAN DAVID ETAL	216 DEVRON CT	Franklin, TN 37064
119	078H E 07000 00005078H	KELLY RICHARD	212 DEVRON CT	Franklin, TN 37064
120	078H E 06900 00005078H	MCDOWELL LARRY D	208 DEVRON CT	Franklin, TN 37064
121	078H E 06800 00005078H	BEGIN SEAN R	204 DEVRON CTR	Franklin, TN 37064
122	078H A 06700 00005078H	RIGGS GEORGE KEVIN	200 DEVRON CT	Franklin, TN 37064
123	078H E 06600 00005078H	JOHNSON MICHAEL D	203 DEVRON CT	Franklin, TN 37064
124	078H E 06500 00005078H	AVILES CESAR M	207 DEVRON CT	Franklin, TN 37064
125	078H E 06400 00005078H	MARSHALL MARILYN	211 DEVRON CT	Franklin, TN 37064
126	078H E 06300 00005078H	BARAZANI DANIEL	215 DEVRON CT	Franklin, TN 37064
127	078H E 06200 00005078H	MCLARTY ADAM C	219 DEVRON CT	Franklin, TN 37064
128	078H E 06100 00005078H	FOSTER CONSTANCE	223 DEVRON CT	Franklin, TN 37064
129	078H E 06000 00005078H	LEGEL JENNIFER	227 DEVRON CT	Franklin, TN 37064
130	078H E 05900 00005078H	STIFFENS DAVID W	231 DEVRON CT	Franklin, TN 37064
131	078H E 05800 00005078H	SEMON NITCH	1579 BIRCHWOOD CIR	Franklin, TN 37064
132	078H E 05700 00005078H	RAWLINS MARY	1581 BIRCHWOOD DR	Franklin, TN 37064
133	078H E 05600 00005078H	WALSH TIMOTHY ALAWSON	1585 BIRCHWOOD CIR	Franklin, TN 37064
134	078H E 05500 00005078H	WOLF LEON HENRY	1589 BIRCHWOOD CIR	Franklin, TN 37064
135	078H A 00400 00009078H	FRANKLIN HOUSING AUTHORITY	100 SPRING ST	Franklin, TN 37064
136	078H B 00200 00009078H	WILL JUANITA E	1303 ROBIN HILL RD	Franklin, TN 37064
137	078I A 00700 00009078H	RAMIREZ RAFAEL	1255 WINDSOR DR	Franklin, TN 37064
138	078I A 01200 00009078H	MCCULLOUGH ANDREA L	1254 CHICKERING DR	Franklin, TN 37064
139	078I A 02600 00009078H	WHITE BARRY BRANAN III	241 CREEKSIDE DR	Lewisburg, TN 37091
140	078H E 01200 00005078H	WASLAWIK JAMES A	1588 BIRCHWOOD CIR	Franklin, TN 37064
141	078H E 01100 00005078H	OBERHELL JOHN E	1592 BIRCHWOOD CIR	Franklin, TN 37064
142	078H E 01000 00005078H	SMITH BLAKE L	1596 BIRCHWOOD CIR	Franklin, TN 37064

JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E220 Nashville, Tennessee 37228 (p) 615-726-4848

JAMES R GILLESPIE REGISTERED No. 102550 STATE OF TENNESSEE
06-30-17

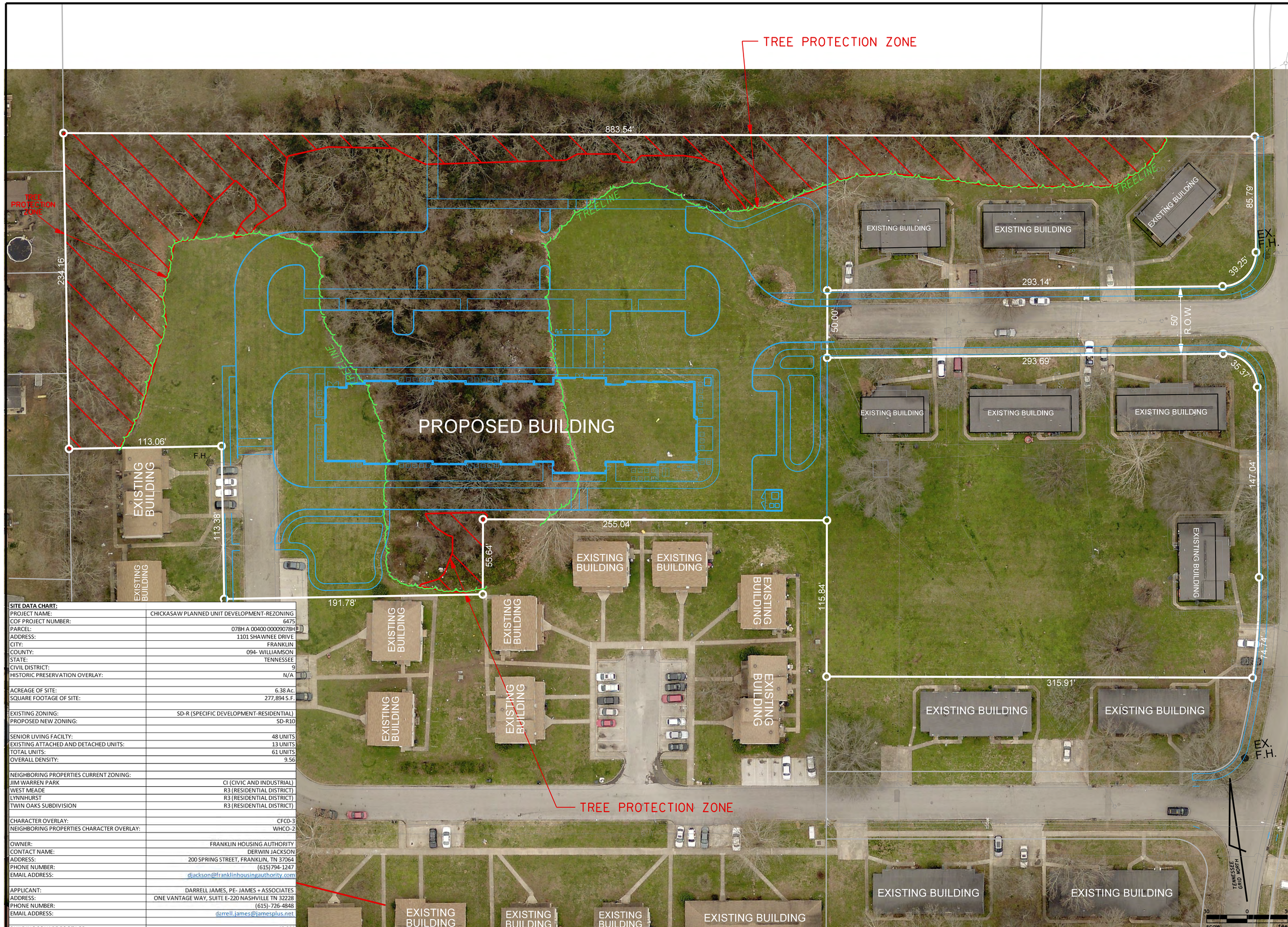
REZONING EXHIBIT

REZONING APPLICATION
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.09.17	REZONING APPLICATION
TEAM	RDJ	06.30.17	RESUBMITTAL

C1.0

COF PROJECT No. 6475
J+A PROJECT No. 1716-07



SITE DATA CHART:	
PROJECT NAME:	CHICKASAW PLANNED UNIT DEVELOPMENT-REZONING
COF PROJECT NUMBER:	6475
PARCEL:	078H A 00400 00009078H
ADDRESS:	1101 SHAWNEE DRIVE
CITY:	FRANKLIN
COUNTY:	094- WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
HISTORIC PRESERVATION OVERLAY:	N/A
ACREAGE OF SITE:	6.38 Ac.
SQUARE FOOTAGE OF SITE:	277,894 S.F.
EXISTING ZONING:	SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
PROPOSED NEW ZONING:	SD-R10
SENIOR LIVING FACILTY:	48 UNITS
EXISTING ATTACHED AND DETACHED UNITS:	13 UNITS
TOTAL UNITS:	61 UNITS
OVERALL DENSITY:	9.56
NEIGHBORING PROPERTIES CURRENT ZONING:	
JIM WARREN PARK	CI (CIVIC AND INDUSTRIAL)
WEST MEADE	R3 (RESIDENTIAL DISTRICT)
LYNNHURST	R3 (RESIDENTIAL DISTRICT)
TWIN OAKS SUBDIVISION	R3 (RESIDENTIAL DISTRICT)
CHARACTER OVERLAY:	CFC0-3
NEIGHBORING PROPERTIES CHARACTER OVERLAY:	WHCO-2
OWNER:	FRANKLIN HOUSING AUTHORITY
CONTACT NAME:	DERWIN JACKSON
ADDRESS:	200 SPRING STREET, FRANKLIN, TN 37064
PHONE NUMBER:	(615)794-1247
EMAIL ADDRESS:	djackson@franklinhousingauthority.com
APPLICANT:	DARRELL JAMES, PE- JAMES + ASSOCIATES
ADDRESS:	ONE VANTAGE WAY, SUITE E-220 NASHVILLE TN 32228
PHONE NUMBER:	(615)-726-4848
EMAIL ADDRESS:	darrell.james@jamesplus.net
BUILDING SQUARE FOOTAGE:	48,820

One Vantage Way, Suite E220 Nashville, Tennessee 37228-1541 615-726-4848
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications

JAMES R. GILLESPIE JR. REGISTERED ENGINEER No. 102690 STATE OF TENNESSEE
06-30-17

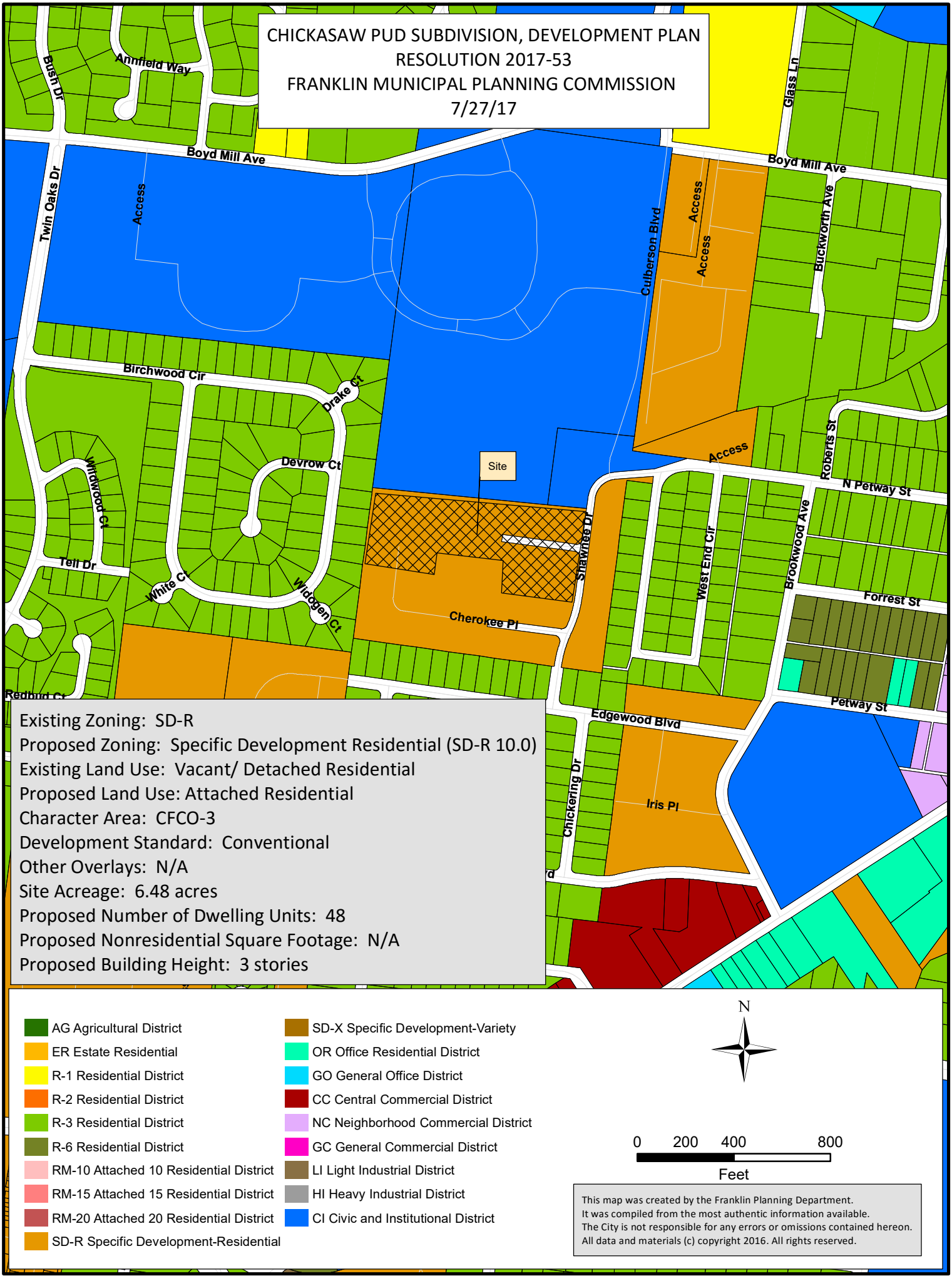
EXISTING CONDITIONS/AERIAL

REZONING APPLICATION
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.09.17	REZONING APPLICATION
TEAM	RDJ	06.30.17	RESUBMITTAL

C2.0

COF PROJECT No. 6475
J+A PROJECT No. 1716-07


CHICKASAW PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-53
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/17
Bush Dr
Annfield Way
Boyd Mill Ave
Glass Ln
Twin Oaks Dr
Access
Culberson Blvd
Buckworth Ave
Birchwood Cir
Drake Ct
Devrow Ct
Site
Roberts St
N Petway St
Whitwood Ct
Tell Dr
White Ct
Widgeon Ct
Cherokee Pl
Shawnee Dr
West End Cir
Brookwood Ave
Forrest St
Petway St
Edgewood Blvd
Chickering Dr
Iris Pl
Redbud Ct
Existing Zoning: SD-R
Proposed Zoning: Specific Development Residential (SD-R 10.0)
Existing Land Use: Vacant/ Detached Residential
Proposed Land Use: Attached Residential
Character Area: CFCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.48 acres
Proposed Number of Dwelling Units: 48
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 3 stories
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 200 400 800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-53

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHICKASAW PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF BOYD MILL AVENUE AND WEST OF SHAWNEE DRIVE, 1101 SHAWNEE DRIVE."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2017-37; and

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
Part of 078H A 00400	6.38
Total	6.38

Land located in the City of Franklin, Ninth Civil District of Williamson County, Tennessee on Chickasaw Place at Shawnee Drive. Being part of property conveyed to Franklin Housing Authority by deeds from Mrs. Ella K. Warf of record in Deed Book 127, Page 33, R.O.W.C. and Earl Beasley of record in Deed Book 166, Page 332, R.O.W.C. and being more particularly described as follows:

Beginning in the westerly right-of-way of Shawnee Drive at a southeasterly corner of City of Franklin property of record in Deed Book 223, Page 607, R.O.W.C., said point of beginning being a northeasterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 578,356.61, East 1,705,721.67;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 85.79 feet;

Southwesterly with a curve to the right 39.25 feet to the northerly right-of-way of Chickasaw Place, said curve having a radius of 25.00 feet, a central angle of 89° 57' 56" and a chord of 35.34 feet at South 52° 25' 24" West;

Thence with the right-of-way of Chickasaw Place as follows:

North 82° 35' 38" West, 293.14 feet;

South 08° 06' 26" West, 50.00 feet;

South 82° 35' 38" East, 293.69 feet;

Southeasterly with a curve to the right 39.28 feet to the westerly right-of-way of Shawnee Drive, said curve having a radius of 25.00 feet, a central angle of 90° 02' 04" and a chord of 35.37 feet at South 37° 34' 36" East;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 141.04 feet;

Southwesterly with a curve to the right 74.74 feet, said curve having a radius of 500.00 feet, a central angle of 08° 33' 52" and a chord of 74.67 feet at South 11° 43' 22" West;

Thence with a proposed severance line as follows:

North 81° 50' 00" West, 315.91 feet;

North 08° 06’ 26” East, 115.84 feet;

North 81° 50’ 00” West, 255.04 feet;

South 08° 10’ 00” West, 55.64 feet;

North 83° 01’ 22” West, 191.78 feet;

North 06° 58’ 38” East, 113.38 feet;

North 83° 01’ 22” West, 113.06 feet to the easterly boundary of Revision No. 1 to Twin Oaks Subdivision of record in Plat Book 12, Page 93, R.O.W.C.;

Thence with said easterly boundary North 06° 58’ 38” East, 234.16 feet to a southwesterly corner of Jim Warren Park;

Thence with the southerly boundary of said Jim Warren Park South 81° 50’ 00” East, passing a 3” iron pipe at 566.73 feet and continuing on, in all, 883.54 feet to the beginning

Containing 277,894 Square Feet or 6.38 Acres, more or less.,

SECTION II. That the attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Chickasaw are as follows:

Entitlements	Chickasaw
Base Zone District	Specific Development - Residential 10.0
Character Area Overlay	CFCO-3
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	48 Proposed 13 Existing
Number of Nonresidential Square Footage	N/A

Number of Hotel Rooms	N/A
Open Space Requirements	Formal- 0.40 acres Informal- 0.32 acres
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2017-37, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____ _____

Eric S. Stuckey **Dr. Ken Moore**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____6/1/2017_____

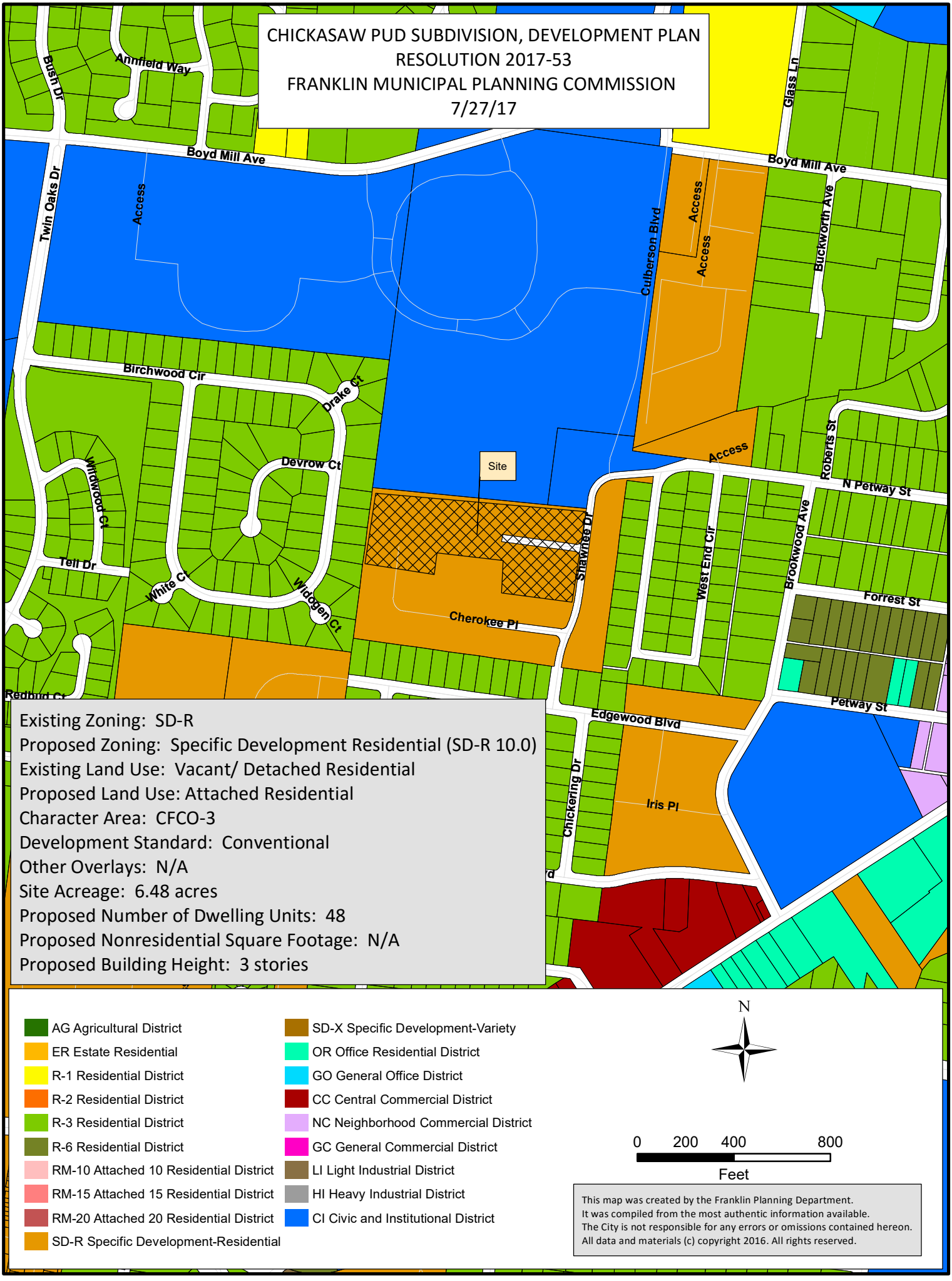
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/22/2017____

NEIGHBORHOOD MEETING: _____6/29/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

Law Dept. approved 07.19.17


CHICKASAW PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-53
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/17
Bush Dr
Annfield Way
Boyd Mill Ave
Glass Ln
Twin Oaks Dr
Access
Culberson Blvd
Buckworth Ave
Birchwood Cir
Drake Ct
Devrow Ct
Site
Roberts St
N Petway St
Whitwood Ct
Tell Dr
White Ct
Widgeon Ct
Cherokee Pl
Shawnee Dr
West End Cir
Brookwood Ave
Forrest St
Petway St
Edgewood Blvd
Chickering Dr
Iris Pl
Redbud Ct
Existing Zoning: SD-R
Proposed Zoning: Specific Development Residential (SD-R 10.0)
Existing Land Use: Vacant/ Detached Residential
Proposed Land Use: Attached Residential
Character Area: CFCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.48 acres
Proposed Number of Dwelling Units: 48
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 3 stories
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 200 400 800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6476

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. I. Utility Plan

tomi@franklintn.gov	This comment was previously on the rezoning submittal and has been moved to this PUD submittal. "Applicant shall provide a statement of impact for sewer facilities, including projected peak flows in gallons per day." It has been determined that the capacity of the existing sewer system is not adequate for the additional waste water flow. The sewer basin has been analyzed and it has been determined that the additional flow must be sent to a sewer interceptor line north of the site. This will require the developer to construct an 8" main extension from the interceptor, located in the park, to the site.

Engineering - Site Plan Checklist

General Issues

2. D. Site Plan

carlb@franklintn.gov	The applicant has partially met this comment. The applicant shall place the crosswalk with ramps across Cherokee Place to be parallel with Shawnee Drive, such that the crosswalk is between Shawnee Drive and the Stop line on Cherokee Place. This placement will put the crosswalk beyond (in front of, meaning further ahead of) the stop line on the Cherokee Place approach to Shawnee Drive. [Edited By Carl Baughman]

Fire-Planning

20170609_PUD Development Plan.pdf

3. Fire Protection

geoffw@franklintn.gov	Based on the results of a flow test performed on 6/29/2017, the minimum required fire flow at the site (1,500 gallons per minute at 20 psi) in accordance with the International Fire Code (2012 ed.) is not provided. The applicant shall work with City staff prior to the Site Plan submittal stage to investigate available options in order to provide the minimum fire flow. This will require the applicant to provide off-site utility improvements at an additional cost including connections to existing water lines in order to provide the required fire flow.

Planning (Landscape)

General Issues

4. Site design

larry.mizell@franklintn.gov	This is an advisory comment. The applicant should consider placing the structure on the north side of the property by the park with the formal open space between the structure and the park. Fire may not need the road to go all the way around the structure. This would create a more livable space for the residents . [Edited By Emily Hunter]

TOTAL SITE ACREAGE	6.38 ACRES
OPEN SPACE SET-ASIDE (5%)	0.32 ACRE
FORMAL OPEN SPACE	0.40 ACRE
TREE PROTECTION	1.01 ACRES

PARKS ORDINANCE - 5.5.4

48 UNITS TOTAL

35 UNITS AT 1,200 SF = 42,000 SF

13 UNITS AT 600 SF = 7,800 SF

TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF. (FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)

SENIOR LIVING	48 UNITS
RESIDENTIAL ATTACHED	12 UNITS
RESIDENTIAL DETACHED	1 UNIT
NON-RESIDENTIAL	N/A

SENIOR LIVING PARKING	
SPACES REQUIRED	48 @ 1.5 PER UNIT = 72
SPACES PROVIDED	74
EXISTING RESIDENCES	
13 DWELLING UNITS	
SPACES PROVIDED	15

TOTAL SITE ACREAGE	6.38 ACRES
TOTAL HOUSING UNITS	61 UNITS
PROPOSED DENSITY	9.56 UNITS PER ACRE

CONNECTIVITY INDEX

LINKS	11
NODES	6
INDEX =	1.83

TRIP GENERATION

ELDERLY HOUSING - ATTACHED
48 UNITS (5 TRIPS/UNIT) - 240 TRIPS

SINGLE FAMILY - DETACHED
13 UNITS (5 TRIPS/UNIT) - 65 TRIPS

TOTAL - 305 TRIPS

TENNESSEE GRID NORTH

50 0 50
scale feet

One Vantage Way, Suite E220 Nashville, Tennessee 37228-1541 615-726-4848
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications

JAMES R. GILLESPIE III
REGISTERED
LICENSED
PROFESSIONAL ENGINEER
No. 102690
STATE OF TENNESSEE
06-30-17

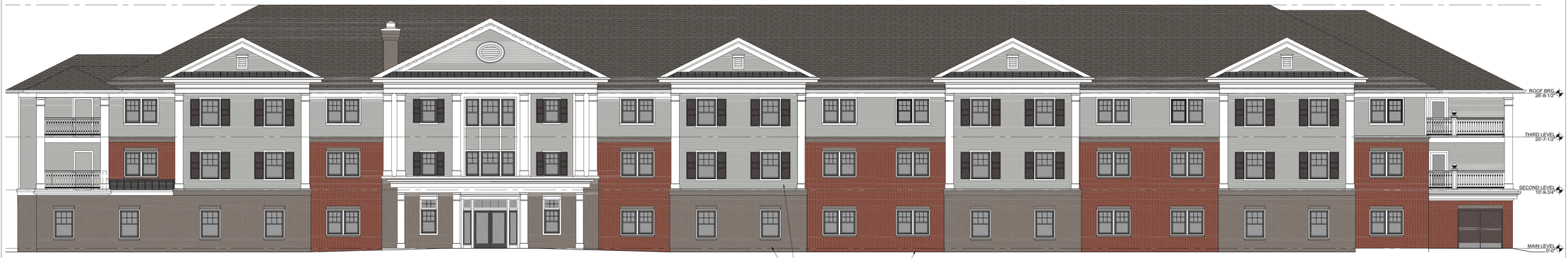
DEVELOPMENT PLAN

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C2.0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07

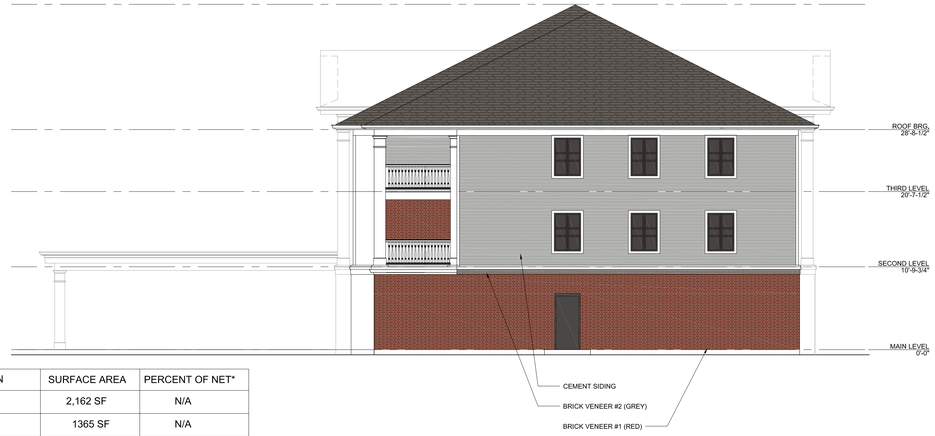


NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	11,995 SF	N/A
NET OF WALL	5512 SF	N/A
NET BRICK VENEER #1	1550 SF	28 %
NET BRICK VENEER #2	1750 SF	32 %
NET CEMENT SIDING	2212 SF	40 %

OVERALL BUILDING MATL	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	28,500 SF	N/A
NET OF WALL	14,590 SF	N/A
NET BRICK VENEER #1	4480 SF	31 %
NET BRICK VENEER #2	4056 SF	28 %
NET CEMENT SIDING	6054 SF	41 %

FRONT (NORTH) ELEVATION 1

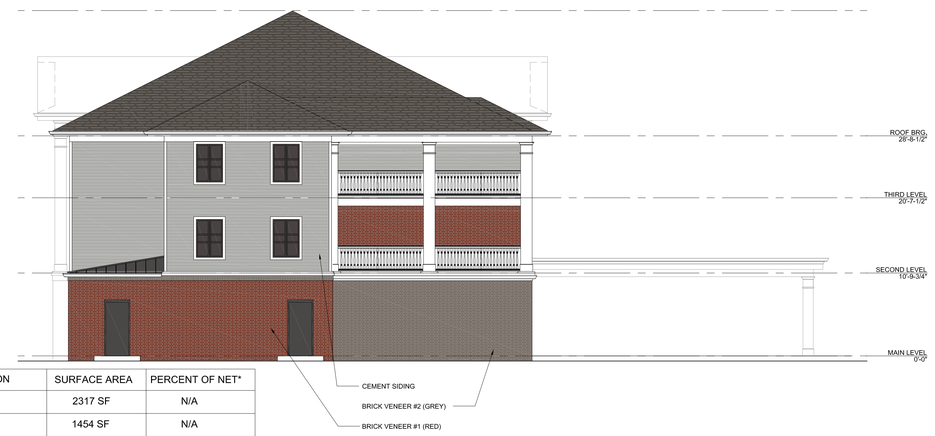
8' 4' 0 8'



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,162 SF	N/A
NET OF WALL	1365 SF	N/A
NET BRICK VENEER #1	651 SF	48 %
NET BRICK VENEER #2	30 SF	2 %
NET CEMENT SIDING	684 SF	50 %

SIDE (WEST) ELEVATION 2

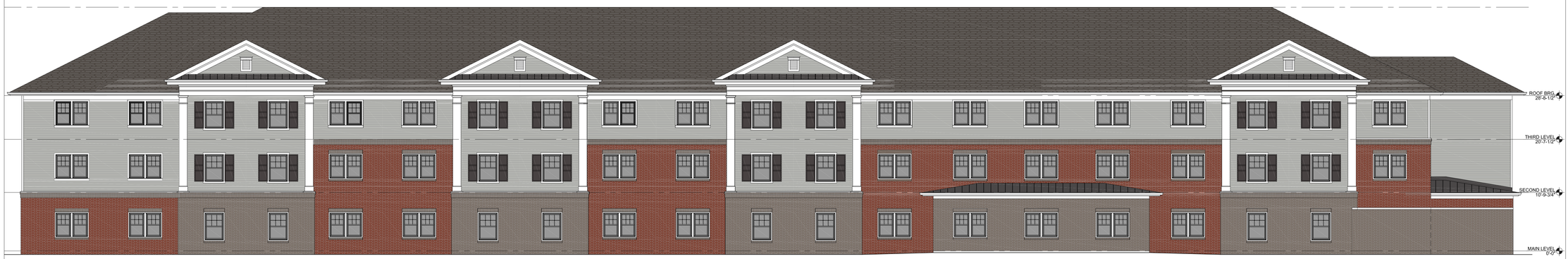
8' 4' 0 8'



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2317 SF	N/A
NET OF WALL	1454 SF	N/A
NET BRICK VENEER #1	521 SF	36 %
NET BRICK VENEER #2	295 SF	20 %
NET CEMENT SIDING	638 SF	44 %

SIDE (EAST) ELEVATION 3

8' 4' 0 8'



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	12,026 SF	N/A
NET OF WALL	6259 SF	N/A
NET BRICK VENEER #1	1758 SF	28 %
NET BRICK VENEER #2	1981 SF	32 %
NET CEMENT SIDING	2520 SF	40 %

REAR (SOUTH) ELEVATION 4

8' 4' 0 8'

ESTABLISHED
— 2001 —
SMALLWOOD NICKLE
ARCHITECTS
— PLLC —

1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES DAVID NICKLE
REGISTERED ARCHITECT
Commission No. 102598
STATE OF TENNESSEE

THE DRAWINGS AND INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS ARE THE COPYRIGHTED PROPERTY OF SMALLWOOD NICKLE ARCHITECTS PLLC. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM SMALLWOOD NICKLE ARCHITECTS PLLC.

JA
JAMES + ASSOCIATES, INC.
WWW.JAMESPLUS.NET
ONE VANTAGE WAY SUITE C-220
NASHVILLE, TN 37228
P: (615) 726-8818
F: (615) 724-0630

121 NORTH MAIN STREET
DICKSON, TN 37055
P: (615) 441-6882
F: (615) 441-6070

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE AND SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL- SITE PLAN CHECKLIST - A1.0 ARCHITECTURAL ELEVATIONS -ITEM 191; THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

FMPC SUBMITTAL

ISSUED 09 JUN 2017
PROJECT # 16048.01
COF # 6476

A
2.0

ELEVATIONS

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATEMENT OF IMPACT

STREET NETWORK - THOROUGHFARE PLAN

THE CONNECT FRANKLIN- A COMPREHENSIVE TRANSPORTATION NETWORK PLAN – AUGUST 2016, DESCRIBES THE EXISTING ROADWAY NETWORK FUNCTIONAL CLASSIFICATIONS. THE EXISTING ROADWAY NETWORK DIRECTLY CONNECTING THE PROPOSED DEVELOPMENT CONSISTS OF CHICKASAW PLACE, CHEROKEE PLACE, AND SHAWNEE DR./CULBERSON BLVD. ALL OF WHICH ARE CLASSIFIED AS LOCAL STREETS. CULBERSON BLVD. CONTINUES TO THE NORTH AND CONNECTS WITH BOYD MILL AVE. WHICH IS CLASSIFIED AS A MINOR COLLECTOR. THE STUDY INCLUDES PROPOSED TRANSPORTATION NETWORK IMPROVEMENTS WHICH DO NOT IMPACT THE IMMEDIATE ROADWAY NETWORK. THE PROPOSED PROJECTS THAT ARE WITHIN THE VICINITY OF THE DEVELOPMENT WILL IMPACT SR 96, DOWNS BLVD AND W. MAIN STREET. THE STUDY INDICATES SHAWNEE DR./CULBERSON BLVD OPERATES AT LOS "A" UNDER EXISTING AND PROPOSED CONDITIONS WHICH PROJECT TO 2040.

BASED ON THE PROPOSED SIZE AND USE, SENIOR LIVING FACILITY, THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT IMPACT TO THE ROADWAY NETWORK AND ASSOCIATED LOS. THE CONNECTIVITY ALSO INCLUDES CONNECTION OF THE RESIDENTIAL USE WITH THE LOCAL JIM WARREN PARK VIA AN ACCESSIBLE SIDEWALK. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO PROMOTE CONNECTIVITY WITHIN THE EXISTING STREET AND SIDEWALK NETWORK WHICH IS CONSISTENT WITH THE GOALS OF THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN. BASED ON THESE FACTORS THE IMPACT TO THE STREET NETWORK AS A RESULT OF THIS RE-ZONING IS EXPECTED TO BE INCONSEQUENTIAL.

WATER

EXISTING WATER SERVICE PROVIDED BY CITY OF FRANKLIN. THE PLANNED SENIOR LIVING FACILITY CONSISTS OF 43 ONE-BEDROOM AND 5 TWO-BEDROOM UNITS. OFFICE SPACE FOR APPROXIMATELY 5 EMPLOYEES IS PROVIDED ON THE FIRST FLOOR. WATER DEMAND FOR THIS FACILITY IS ESTIMATED A 1800 GPD.

SANITARY SEWER

EXISTING SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. WASTEWATER FLOW RATES FOR THE SENIOR LIVING FACILITY IS ESTIMATED TO BE EQUAL TO THE WATER DEMAND OF 1800 GPD.

RECLAIMED WATER FACILITIES

THERE DOES NOT APPEAR TO BE A RECLAIMED WATER SYSTEM IN THE VICINITY OF THIS REZONING AND NO SIGNIFICANT IMPACTS TO UTILITIES ARE EXPECTED.

DRAINAGE

PROPERTY DRAINS GENERALLY FOR SOUTH TO NORTH TO SHARPS BRANCH LOCATED IN JIM WARREN PARK. STORM WATER FROM ADJACENT PROPERTIES TO THE SOUTH DRAIN TO SHARPS BRANCH ALSO, A PORTION OF WHICH IS FLOWS THROUGH AN EXISTING 18" CMP. THE EXISTING 18" CMP WILL BE REPLACED WITH AN 18" RCP AND THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED. OFF SITE DRAINAGE FROM THE SOUTH WILL BE COLLECTED AND DIVERTED AROUND THE NEW DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL RESULT IN AN IMPERVIOUS SURFACE INCREASE OF APPROXIMATELY 91,000 S.F. OR 2.09 AC. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF FRANKLIN STORMWATER REGULATIONS AND WILL INCLUDE A SYSTEM OF DITCHES, SWALES, AND STORMWATER PIPING TO A NETWORK OF BIORETENTION PONDS. ADDITIONAL CONSIDERATION INCLUDES IMPLEMENTATION OF PERVIOUS PAVERS IN PARKING STALL AREAS AS A MEANS TO REDUCE IMPERVIOUS SURFACE AND FACILITATE RUNOFF REDUCTION.

POLICE/FIRE

FRANKLIN FIRE DEPARTMENT IS LOCATED AT 109 3RD AVE SOUTH APPROXIMATELY 1.4 MILES FROM THE SITE. FRANKLIN POLICE DEPARTMENT IS LOCATED AT 900 COLUMBIA AVENUE APPROXIMATELY 1.2 MILES FROM THE SITE.

REFUSE

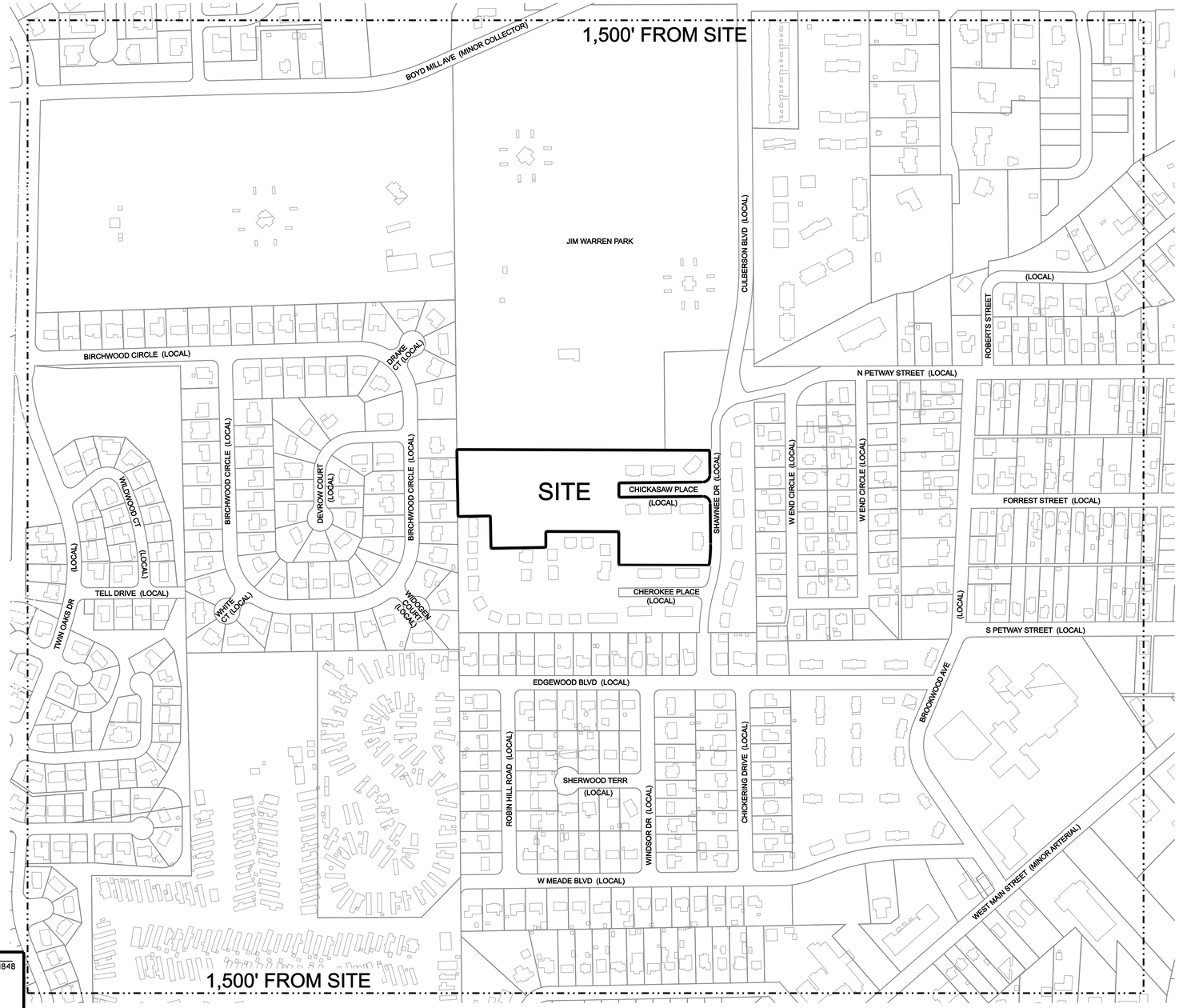
EXISTING REFUSE COLLECTION SERVICE PROVIDED BY THE CITY OF FRANKLIN.

RESTRICTIVE COVENANTS

THERE ARE NO RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PARCEL.

MINERAL RIGHTS

THERE ARE NO THIRD PARTY MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL.



TENNESSEE GRID NORTH

200 0 200
scale feet

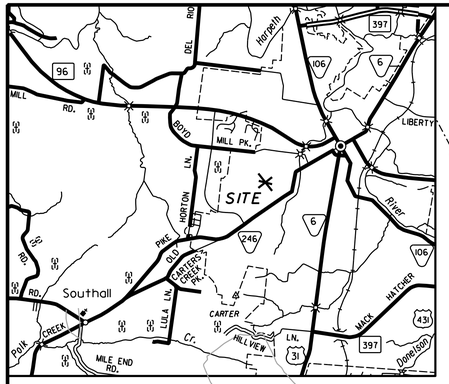
INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C2.1	AUTOTURN PLAN - SHEET 1 OF 3
C2.2	AUTOTURN PLAN - SHEET 2 OF 3
C2.3	AUTOTURN PLAN - SHEET 3 OF 3
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	TREE PROTECTION PLAN
L1.0	OPEN SPACE/PARKLAND
A1.1	MAIN LEVEL PLAN
A1.2	SECOND AND THIRD LEVEL PLAN
A1.3	ROOF PLAN
A2.0	ELEVATIONS
A2.1	MATERIAL BOARD

JAMES R. GILLESPIE JR. REGISTERED LANDSCAPE ARCHITECT No. 102690 STATE OF TENNESSEE
06.30.17

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-1515 615/726/4848
JA Engineers Planners and Computer Applications
JAMES + ASSOCIATES, INC.

COF PROJECT No. 6476
J+A PROJECT No. 1716-07
ISSUE DATE: 06.30.17



VICINITY MAP
NOT TO SCALE

SLOPE LEGEND

14% - 19.99%

20% +

NOTES

1. SITE IS PART OF PARCEL No.4,GROUP "A" ON TAX MAP 78H.

2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127,PAGE 33 AND 166,PAGE 332,REGISTER'S OFFICE FOR WILLIAMSON COUNTY,TENNESSEE (R.O.W.C.). NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.

3. SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No.47187C0192F DATED SEPTEMBER 29,2006.

4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.

5. CURRENT ZONING IS SD-R,SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT - TRADITIONAL STANDARDS. CENTRAL FRANKLIN CHARACTER OVERLAY - SPECIAL AREA NUMBER 3. ZONING CHANGE TO SD-R 10 REQUESTED.

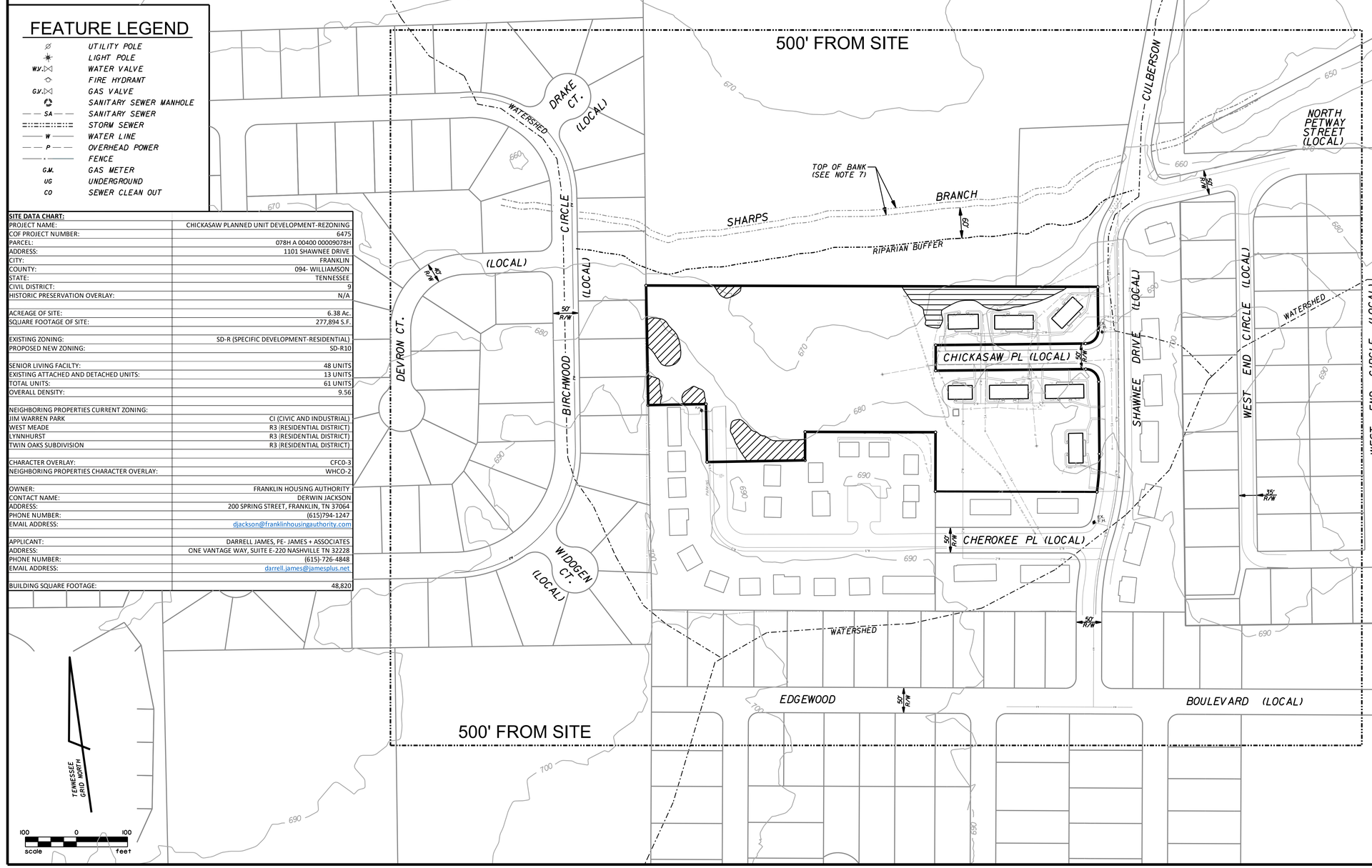
6. SITE AREA IS 277,894 SQUARE FEET OR 6.38 ACRES.MORE OR LESS.

7. SUBJECT TRACT BOUNADRY AND ON SITE IMPROVEMENTS TAKEN FROM FIELD SURVEY BY JAMES · ASSOCIATES. ADDITIONAL BOUNDARY AND TOPOGRAPHIC INFORMATION FROM CITY OF FRANKLIN GIS.

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- W.V. WATER VALVE
- FIRE HYDRANT
- G.V. GAS VALVE
- SANITARY SEWER MANHOLE
- SA SANITARY SEWER
- STORM SEWER
- W WATER LINE
- P OVERHEAD POWER
- FENCE
- G.M. GAS METER
- UG UNDERGROUND
- CO SEWER CLEAN OUT

SITE DATA CHART:	
PROJECT NAME:	CHICKASAW PLANNED UNIT DEVELOPMENT-REZONING
COF PROJECT NUMBER:	6475
PARCEL:	078H A 00400 00009078H
ADDRESS:	1101 SHAWNEE DRIVE
CITY:	FRANKLIN
COUNTY:	094- WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
HISTORIC PRESERVATION OVERLAY:	N/A
ACREAGE OF SITE:	6.38 Ac.
SQUARE FOOTAGE OF SITE:	277,894 S.F.
EXISTING ZONING:	SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
PROPOSED NEW ZONING:	SD-R10
SENIOR LIVING FACILTY:	48 UNITS
EXISTING ATTACHED AND DETACHED UNITS:	13 UNITS
TOTAL UNITS:	61 UNITS
OVERALL DENSITY:	9.56
NEIGHBORING PROPERTIES CURRENT ZONING:	
JIM WARREN PARK	CI (CIVIC AND INDUSTRIAL)
WEST MEADE	R3 (RESIDENTIAL DISTRICT)
LYNNHURST	R3 (RESIDENTIAL DISTRICT)
TWIN OAKS SUBDIVISION	R3 (RESIDENTIAL DISTRICT)
CHARACTER OVERLAY:	CFCO-3
NEIGHBORING PROPERTIES CHARACTER OVERLAY:	WHCO-2
OWNER:	FRANKLIN HOUSING AUTHORITY
CONTACT NAME:	DERWIN JACKSON
ADDRESS:	200 SPRING STREET, FRANKLIN, TN 37064
PHONE NUMBER:	(615)794-1247
EMAIL ADDRESS:	djackson@franklinhousingauthority.com
APPLICANT:	DARRELL JAMES, PE- JAMES + ASSOCIATES
ADDRESS:	ONE VANTAGE WAY, SUITE E-220 NASHVILLE TN 32228
PHONE NUMBER:	(615)-726-4848
EMAIL ADDRESS:	darrell.james@jamesplus.net
BUILDING SQUARE FOOTAGE:	48,820



PROPERTY OWNERS WITHIN 500' OF SITE

	Parcel ID	Name	Mailing Address	MailingCity, State, Zip
1	078H B 00100 00009078H	ALATORRE-FONSECA JOSE DE JESUS	1301 ROBIN HILL RD	Franklin, TN 37064
2	078H B 01500 00009078H	MORTON ANTHONY	617 EDGEWOOD BLVD	Franklin, TN 37064
3	078H B 01600 00009078H	ALTAMIRANO SVARISTO	615 EDGEWOOD BLVD	Franklin, TN 37064
4	078H B 01700 00009078H	SMITHSON ROBBIE A	1317 COLUMBIA AVE	Franklin, TN 37064
5	078H B 01800 00009078H	ORTEGA GUADALUPE SANCHEZ	611 EDGEWOOD BLVD	Franklin, TN 37064
6	078H B 01900 00009078H	QUEZADA ARACELI IBARRA	801 LOCUST ST	Columbia, TN 38401
7	078H B 02000 00009078H	HOME POINTE PROP LLC	1146 DEER LAKE RD	Franklin, TN 37069
8	078I A 00800 00009078H	REED MARY ELAINE	1253 WINDSOR DR	Franklin, TN 37064
9	078I A 00900 00009078H	ANDREWS STEPHEN C	1252 CHICKERING DR	Franklin, TN 37064
10	078I A 02700 00009078H	KENNEY STEVEN B	1251 CHICKERING DR	Franklin, TN 37064
11	078I A 02800 00009078J	FRANKLIN HOUSING AUTHORITY	100 SPRING ST	Franklin, TN 37064
12	078H A 01500 00009078H	WRAY CASSANDRA B	626 EDGEWOOD BLVD	Franklin, TN 37064
13	078H A 01400 00009078H	MATA A JOSE	1069 HARVEY SPRINGS DR	Spring Hill, TN 37174
14	078H A 01300 00009078H	LUSTER BYRON K	622 EDGEWOOD BLVD	Franklin, TN 37064
15	078H A 01200 00009078H	LACEY RUSSELL B	2016 CEDARMONT DR	Franklin, TN 37067
16	078H A 01102 00009078H	SMITHSON DEBORAH L	2021 CEDARMONT DR	Franklin, TN 37067
17	078H A 01101 00009078H	FRANCO-CHEN MILDRED	1125 E COLLEGE ST	Pulaski, TN 38478
18	078H A 01100 00009078H	SMITHSON ROBBIE A	1317 COLUMBIA AVE	Franklin, TN 37064
19	078H A 01000 00009078H	AGUAYO JAIME	610 EDGEWOOD BLVD	Franklin, TN 37064
20	078H A 00900 00009078H	BUTLER AMANDA P	608 EDGEWOOD BLVD	Franklin, TN 37064
21	078H A 00800 00009078H	PRITZEL WENCHEL L	219 DEVRON CT	Franklin, TN 37064
22	078H A 00700 00009078H	HORTON LOEL MARK	1305 ERIN LN	Franklin, TN 37064
23	078H A 00600 00009078H	SMITHSON JAMES W	1317 COLUMBIA AVE	Franklin, TN 37064
24	078H A 00500 00009078H	CROWE MARK	600 EDGEWOOD BLVD	Franklin, TN 37064
25	078H A 00300 00009078H	EDRINGTON FANDLE COLE	550 EDGEWOOD BLVD	Franklin, TN 37064
26	078H A 00200 00009078H	COMMUNITY HOUSING PTNRSHP WM OF	129 W FOWLKES ST #128	Franklin, TN 37064
27	078H A 00100 00009078H	MOORE ROBERT N JR	PO BOX 969	Franklin, TN 37065
28	078I A 02800 00009078J	FRANKLIN HOUSING AUTHORITY	100 SPRING ST	Franklin, TN 37064
29	078G B 02700 00009078H	VAN NYDO DOKA	700 WEST END CIR	Franklin, TN 37064
30	078G B 03000 00009078H	VEST MARY H ESTES	119 GIRNADOR DR	Franklin, TN 37064
31	078G B 02900 00009078G	DAVIS SHARON J	706 W END CIR	Franklin, TN 37064
32	078G B 03000 00009078G	WOODSIDE L INDA TR	124 PEBBLE VIEW DR	Franklin, TN 37064
33	078G B 03100 00009078G	BERGER ROBERT H	710 WEST END CIR	Franklin, TN 37064
34	078G B 00900 00009078G	HOLS TRACIE S	801 WEST END CIR	Franklin, TN 37064
35	078G B 00800 00009078G	MCRAE MONIE MAE	509 MEADOWLAWN DR	Franklin, TN 37064
36	078G B 00700 00009078G	JACKSON LINDA CROCKETT	805 WEST END CIR	Franklin, TN 37064
37	078G B 00601 00009078G	HARPER DUSTIN H	807 WEST END CIR	Franklin, TN 37064
38	078G B 00600 00009078G	ROBERTSON SHEILA M	809 WEST END CIR	Franklin, TN 37064
39	078G B 00500 00009078G	ROSS GEORGE H	811 WEST END CIR	Franklin, TN 37064
40	078G B 00400 00009078G	SMITH REBECCA	813 W END CIR	Franklin, TN 37064
41	078G B 00300 00009078G	BLALOCK THOMAS T	815 WEST END CIR	Franklin, TN 37064
42	078G B 00200 00009078G	WILLIAMS RUTH ANN LE	817 WEST END CIR	Franklin, TN 37064
43	078G B 00100 00009078G	SULLIVAN M ITHEL	PO BOX 682066	Franklin, TN 37065
44	078G B 01701 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
45	078G B 01700 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
46	078G B 01601 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
47	078G B 01600 00009078G	VALLEY VIEW BUILDERS LLC	418 N PETWAY ST	Franklin, TN 37064
48	078G B 01500 00009078G	AWJ PARTNERS LLC "E"	1830 CHARITY DR	Brentwood, TN 37027
49	078G B 01400 00009078G	PARNELL GINGER	611 W END CIR	Franklin, TN 37064
50	078G B 01300 00009078G	GIVENS CHASE	613 WEST END CIR	Franklin, TN 37064
51	078G B 01200 00009078G	MCCLURE RICHARD H	615 WEST END CIR	Franklin, TN 37064
52	078G B 01100 00009078G	ADAMS GENE TR	2249 OSBURN RD	Arrington, TN 37014
53	078G B 01000 00009078G	GRAHAM LISA	619 W END CIR	Franklin, TN 37064
54	078G B 02600 00009078H	TALLEY GARY AVYNE	620 WEST END CIR	Franklin, TN 37064
55	078G B 02501 00009078H	KIRNITSKIY NIKOLAY	622 WEST END CIR	Franklin, TN 37064
56	078G B 02500 00009078H	PORCHEDDU ANTHONY	618 WEST END CIR	Franklin, TN 37064
57	078G B 02400 00009078H	VINSON JOYCE	616 WEST END CIR	Franklin, TN 37064
58	078G B 02300 00009078H	SMITH ERIN A	614 W END CIR	Franklin, TN 37064
59	078G B 02200 00009078H	INMAN STELLA T	612 WEST END CIR	Franklin, TN 37064
60	078G B 02100 00009078H	BIANCHERI ROBERT J	1651 PRESTON PL	Brentwood, TN 37027
61	078G B 02000 00009078H	FERGUSON BRIAN D	606 WEST END CIR	Franklin, TN 37064
62	078G B 01900 00009078H	HAMMOND PHILLIP T	604 WEST END CIR	Franklin, TN 37064
63	078G B 01800 00009078H	PARSONS JOSHUA M	602 WEST END CIR	Franklin, TN 37064
64	078H A 04100C0509078G	SHEARON MYRL L	514 N PETWAY ST #201	Franklin, TN 37064
65	078H A 04100C06090078G	MORRIS PAUL	514 N PETWAY ST APT 202	Franklin, TN 37064
66	078H A 04100C07090078G	TIDWELL DANIEL M	8102 DOZIER PL	Brentwood, TN 37027
67	078H A 04100C08090078G	HICKMAN JAMES D	3599 GREENS MILL RD	Spring Hill, TN 37174
68	078H A 04100C01709078G	NR PROPERTIES LLC	106 LEWISBURG PK	Franklin, TN 37064
69	078H A 04100C0309078G	SEMON MITCHELL H	1087 MORAN RD	Franklin, TN 37064
70	078H A 04100C01109078G	SCHUSTER DANIEL O	514 N PETWAY ST #207	Franklin, TN 37064
71	078H A 04100D04090078G	PITTMAN JILL	1101 DOWNS BLVD #127	Franklin, TN 37064
72	078B H 00100C07809078G	JULIAN MICHAEL C	2000 BARCLAY LN	Franklin, TN 37064
73	078B H 00100C07209078G	MYRON JEFFREY S	6501 RIDGEWOOD AVE	Cocoa Beach, FL 32931
74	078B H 00100C07709078G	BEARD JOHNNY J	601 BOYD MILL AVE #M-7	Franklin, TN 37064
75	078B H 00100C07509078G	REEVES CHAR LOTTE	601 BOYD MILL AVE #M-5	Franklin, TN 37064
76	078B H 00100C08209078G	BEAN LEDON TAY	601 BOYD MILL AVE #M-4	Franklin, TN 37064
77	078B H 00100C08409078G	AWJ PARTNERS LLC C	1830 CHARITY DR	Brentwood, TN 37027
78	078B H 00100C08109078G	HALL ANDREW E	601 BOYD MILL AVE #M-3	Franklin, TN 37064
79	078B H 00100C07909078G	MORENO JUAN	1561 FAWN CREEK RD	Brentwood, TN 37027
80	078H A 00401 00009078H	CITY OF FRANKLIN	PO BOX 305	Franklin, TN 37064
81	078 01000 00009078	CITY OF FRANKLIN	PO BOX 305	Franklin, TN 37064
82	078H E 01300 00005078H	LOVVORN GREGORY M	1584 BIRCHWOOD CIRCLE	Franklin, TN 37064
83	078H E 01400 00005078H	WESTERFELT HOLLY	1580 BIRCHWOOD CIR	Franklin, TN 37064
84	078H E 01500 00005078H	CAVELL STEVEN C AND JULIE A CAVELL R	1576 BIRCHWOOD CIR	Franklin, TN 37064
85	078H E 01600 00005078H	STOUT STEVEN R	1572 BIRCHWOOD CIR	Franklin, TN 37064
86	078H E 01700 00005078H	CHASE KATHLEEN M	161 BENTON BLVD	Freeport, FL 32439
87	078H E 01800 00005078H	CAVENESS BARRY L	112 DRAKE COURT	Franklin, TN 37064
88	078H E 01900 00005078H	PATILLO GABRIEL	109 DRAKE CT	Franklin, TN 37064
89	078H E 02000 00005078H	HENRY JAMES DARYL	1570 BIRCHWOOD CIR	Franklin, TN 37064
90	078H E 02100 00005078H	BODKIN TITLE	206 OXFORD DR	Franklin, TN 37064
91	078H E 02200 00005078H	STRIMAITIS LEONHARDT	1568 BIRCHWOOD CIR	Franklin, TN 37064
92	078H E 02300 00005078H	SILLAWAY INA L	1560 BIRCHWOOD CIR	Franklin, TN 37064
93	078H E 02400 00005078H	WILSON RICHARD W	1556 BIRCHWOOD CIR	Franklin, TN 37064
94	078H E 02500 00005078H	BANALES AURELIO GARCIA	1552 BIRCHWOOD CIRCLE	Franklin, TN 37064
95	078H E 02600 00005078H	ARTMEIER PAUL	1548 BIRCHWOOD CIRCLE	Franklin, TN 37064
96	078H E 02700 00005078H	CONATSER ROGER LEE	1544 BIRCHWOOD CIRCLE	Franklin, TN 37064
97	078H E 02800 00005078H	CHARLTON DIANE P	1540 BIRCHWOOD CIR	Franklin, TN 37064
98	078H E 02900 00005078H	SMITH MARK S	308 WIDOGEN CT	Franklin, TN 37064
99	078H E 03000 00005078H	KEEN DANIEL T	312 WIDOGEN COURT	Franklin, TN 37064
100	078H E 03100 00005078H	MITCHELL PATTY	309 WIDOGEN CT	Franklin, TN 37064
101	078H E 03200 00005078H	ROGERS FRANCES A	1536 BIRCHWOOD CIRCLE	Franklin, TN 37064
102	078H E 03300 00005078H	CUNNINGHAM LORA	1532 BIRCHWOOD CIRCLE	Franklin, TN 37064
103	078H E 03400 00005078H	LEWIS EILEEN M	1528 BIRCHWOOD CIRCLE	Franklin, TN 37064
104	078H E 03500 00005078H	PIERCY DEBORAH N	1524 BIRCHWOOD CIR	Franklin, TN 37064
105	078H E 03600 00005078H	MARTIN TYLER D	1520 BIRCHWOOD CIR	Franklin, TN 37064
106	078 01400 00005078	FRANKLIN EST MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000	Bloomfield Hills, MI, 48301
107	078 01500 00005078	FRANKLIN EST MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000	Franklin, TN 37064
108	078H E 08100 00005078H	PARTINGTON DIANA F	1539 BIRCHWOOD CIR	Franklin, TN 37064
109	078H E 08000 00005078H	DICHOSTSPSH ELIZABETH	143 KELLER TRL	Franklin, TN 37064
110	078H E 07900 00005078H	DEMMANS RONALD D	1547 BIRCHWOOD CIRCLE	Franklin, TN 37064
111	078H E 07800 00005078H	DYER LUCINDA	1551 BIRCHWOOD CIRCLE	Franklin, TN 37064
112	078H E 07700 00005078H	DZIGA KENNETH J	1555 BIRCHWOOD CIRCLE	Franklin, TN 37064
113	078H E 07600 00005078H	LEHART KATHY	1559 BIRCHWOOD CIR	Franklin, TN 37064
114	078H E 07500 00005078H	DICKSON TARA E	1563 BIRCHWOOD CIR	Franklin, TN 37064
115	078H E 07400 00005078H	O'DELL JANIS M	1567 BIRCHWOOD CIR	Franklin, TN 37064
116	078H E 07300 00005078H	HUFFMAN RORY	224 DEVRON COURT	Franklin, TN 37064
117	078H E 07200 00005078H	LOCKWOOD PROP LLC	P O BOX 123	Franklin, TN 37064
118	078H E 07100 00005078H	FINLAYSON BRYAN DAVID ETAL	216 DEVRON CT	Franklin, TN 37064
119	078H E 07000 00005078H	KELLY RICHARD	212 DEVRON CT	Franklin, TN 37064
120	078H E 06900 00005078H	MCDOWELL LARRY D	208 DEVRON CT	Franklin, TN 37064
121	078H E 06800 00005078H	BEGIN SEAN R	204 DEVRON CTR	Franklin, TN 37064
122	078H E 06700 00005078H	RIGGS GEORGE KEVIN	200 DEVRON CT	Franklin, TN 37064
123	078H E 06600 00005078H	JOHNSON MICHAEL D	203 DEVRON CT	Franklin, TN 37064
124	078H E 06500 00005078H	AVILES CESAR M	207 DEVRON CT	Franklin, TN 37064
125	078H E 06400 00005078H	MARSHALL MARILYN	211 DEVRON CT	Franklin, TN 37064
126	078H E 06300 00005078H	BANASZAK DANIEL	215 DEVRON CT	Franklin, TN 37064
127	078H E 06200 00005078H	MCLARTY ADAM C	219 DEVRON CT	Franklin, TN 37064
128	078H E 06100 00005078H	FOSTER CONSTANCE	223 DEVRON CT	Franklin, TN 37064
129	078H E 06000 00005078H	LEGEL JENNIFER	227 DEVRON CT	Franklin, TN 37064
130	078H E 05900 00005078H	STEFFENS DAVID W	231 DEVRON CT	Franklin, TN 37064
131	078H E 05800 00005078H	SEMON MITCH	1579 BIRCHWOOD CIR	Franklin, TN 37064
132	078H E 05700 00005078H	RAKLING MARY	1581 BIRCHWOOD DR	Franklin, TN 37064
133	078H E 05600 00005078H	WALSH TIMOTHY ALANSON	1585 BIRCHWOOD CIR	Franklin, TN 37064
134	078H E 05500 00005078H	WOLF LEON HENRY	1589 BIRCHWOOD CIR	Franklin, TN 37064
135	078H A 00400 00009078H	FRANKLIN HOUSING AUTHORITY	100 SPRING ST	Franklin, TN 37064
136	078H B 00200 00009078H	HILL JUANITA E	1303 ROBIN HILL RD	Franklin, TN 37064
137	078I A 00700 00009078H	RAMIREZ RAFAEL	1255 WINDSOR DR	Franklin, TN 37064
138	078I A 00100 00009078H	MCCULLOUGH ANDREA L	1254 CHICKERING DR	Franklin, TN 37064
139	078I A02600 00009078H	WHITE BARRY BRANAN II	241 CREEKSIDE DR	Lewisburg, TN 37091
140	078H E 01200 00005078H	WALLWARK JAMES A	1588 BIRCHWOOD CIR	Franklin, TN 37064
141	078H E 01100 00005078H	CRISWELL JOHN E	1592 BIRCHWOOD CIR	Franklin, TN 37064
142	078H E 01000 00005078H	SMITH BLAKE L	1596 BIRCHWOOD CIR	Franklin, TN 37064

One Vantage Way, Suite E220 Nashville, Tennessee 37228 (p) 615-726-4848
JA Engineers Planners and Computer Applications
JAMES + ASSOCIATES, INC.

JOHN M. DUFFER REGISTERED LAND SURVEYOR No. 1431 STATE OF TENNESSEE
06-30-17

EXISTING CONDITIONS PLAN

CONCEPTUAL DEVELOPMENT PLAN CHICKASAW PLANNED UNIT DEVELOPMENT CHICKASAW PLACE @ SHAWNEE DRIVE FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C1.0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07

TOTAL SITE ACREAGE	6.38 ACRES
OPEN SPACE SET-ASIDE (5%)	0.32 ACRE
FORMAL OPEN SPACE	0.40 ACRE
TREE PROTECTION	1.01 ACRES

PARKS ORDINANCE - 5.5.4

48 UNITS TOTAL

35 UNITS AT 1,200 SF = 42,000 SF

13 UNITS AT 600 SF = 7,800 SF

TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF. (FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)

SENIOR LIVING	48 UNITS
RESIDENTIAL ATTACHED	12 UNITS
RESIDENTIAL DETACHED	1 UNIT
NON-RESIDENTIAL	N/A

SENIOR LIVING PARKING	
SPACES REQUIRED	48 @ 1.5 PER UNIT = 72
SPACES PROVIDED	74
EXISTING RESIDENCES	
13 DWELLING UNITS	
SPACES PROVIDED	15

TOTAL SITE ACREAGE	6.38 ACRES
TOTAL HOUSING UNITS	61 UNITS
PROPOSED DENSITY	9.56 UNITS PER ACRE

CONNECTIVITY INDEX

LINKS	11
NODES	6
INDEX =	1.83

TRIP GENERATION

ELDERLY HOUSING - ATTACHED
48 UNITS (5 TRIPS/UNIT) - 240 TRIPS

SINGLE FAMILY - DETACHED
13 UNITS (5 TRIPS/UNIT) - 65 TRIPS

TOTAL - 305 TRIPS

TENNESSEE GRID NORTH

50 0 50
scale feet

One Vantage Way, Suite E220 Nashville, Tennessee 37228-1541 615-726-4848
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications

JAMES R. GILLESPIE III
REGISTERED
LICENSED
PROFESSIONAL ENGINEER
No. 102690
STATE OF TENNESSEE
06-30-17

DEVELOPMENT PLAN

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C2.0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07

DRIVE

CHICKASAW PLACE

EXISTING SIDEWALK

PARKING

3-S-SENIOR LIVING FACILITY
48,820 S.F.

SPEED HUMP

SPEED HUMP
W/ CROSSWALK

SPEED HUMP

2H

EXISTING SIDEWALK

PARKING

AUTOTURN INFORMATION - SUTPEHN CORPORATION HS-3661
NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8' (96")
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8' (96")
WHEELS ON EACH REAR AXLE = 4
WHEELBASE = 21.3159'
REAR AXLE SPACING = 4.4167'
BODY LENGTH = 50.0417'
WIDTH = 8.3333' (100")
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

50.042
6.584
21.316
4.417

FRANKLIN FIRE TRUCK – TOWER 2 TRUCK 2015

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	7.715ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

SHAWNEE

CHEROKEE PLACE

PARKING

EXISTING SIDEWALK

TENNESSEE GRID NORTH

30 0 30
scale feet

One Vantage Way, Suite E220 Nashville, Tennessee 37228-5441 615-726-4848
JA
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

JAMES R. GILLESPIE
REGISTERED
LICENSED
ENGINEER
No. 102690
STATE OF TENNESSEE
06-30-17

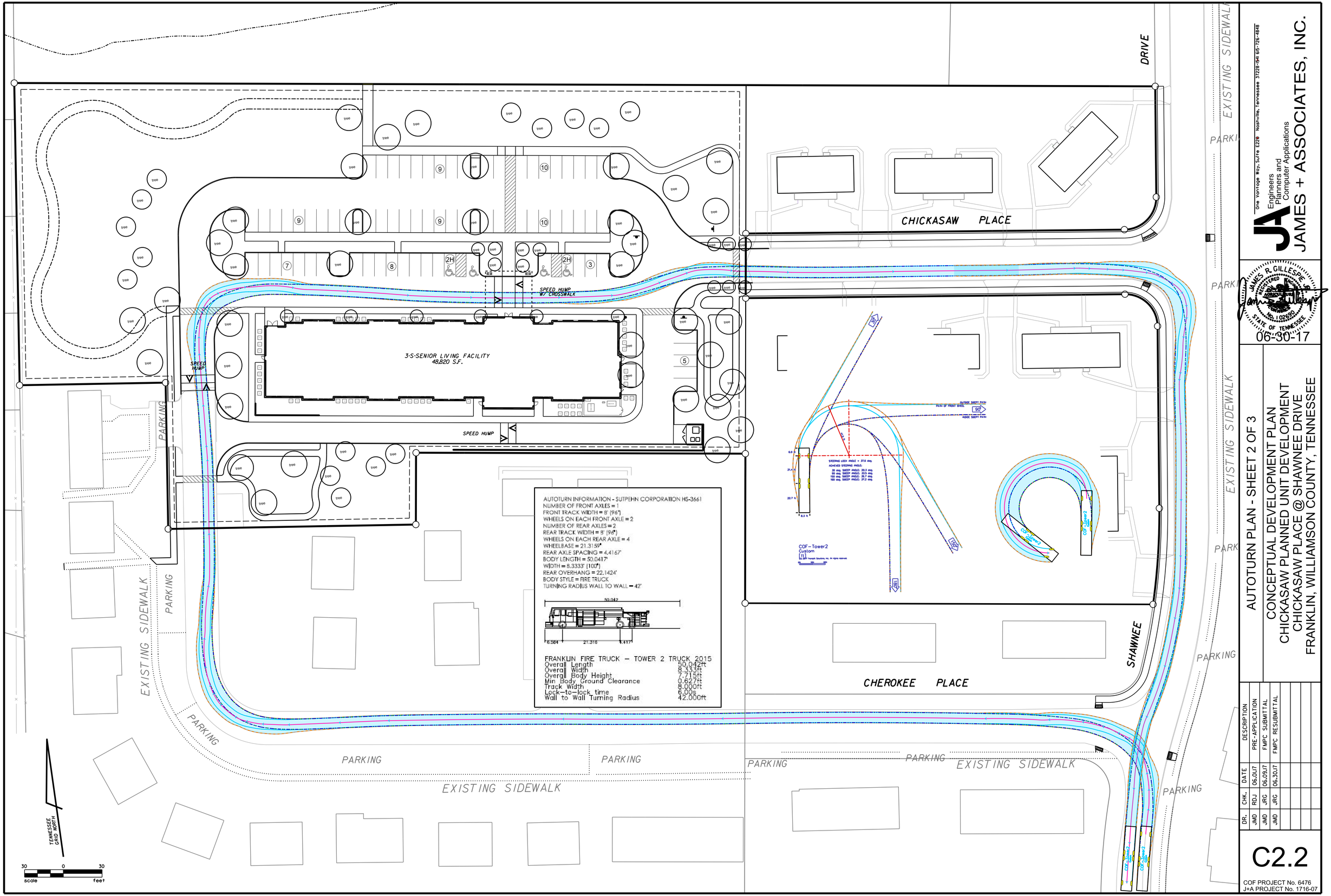
AUTOTURN PLAN - SHEET 1 OF 3

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C2.1

COF PROJECT No. 6476
J+A PROJECT No. 1716-07



AUTOTURN INFORMATION - SUTPEHN CORPORATION HS-3661
NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8' (96")
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8' (96")
WHEELS ON EACH REAR AXLE = 4
WHEELBASE = 21.3159'
REAR AXLE SPACING = 4.4167'
BODY LENGTH = 50.0417'
WIDTH = 8.3333' (100")
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

50.042
6.584 21.316 4.417

FRANKLIN FIRE TRUCK – TOWER 2 TRUCK 2015

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	7.715ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

One Vantage Way, Suite E220 Nashville, Tennessee 37228-1541 615-726-4848
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications

JAMES R. GILLESPIE JR. REGISTERED ENGINEER AGRICULTURE COMMISSION No. 102690 STATE OF TENNESSEE
06-30-17

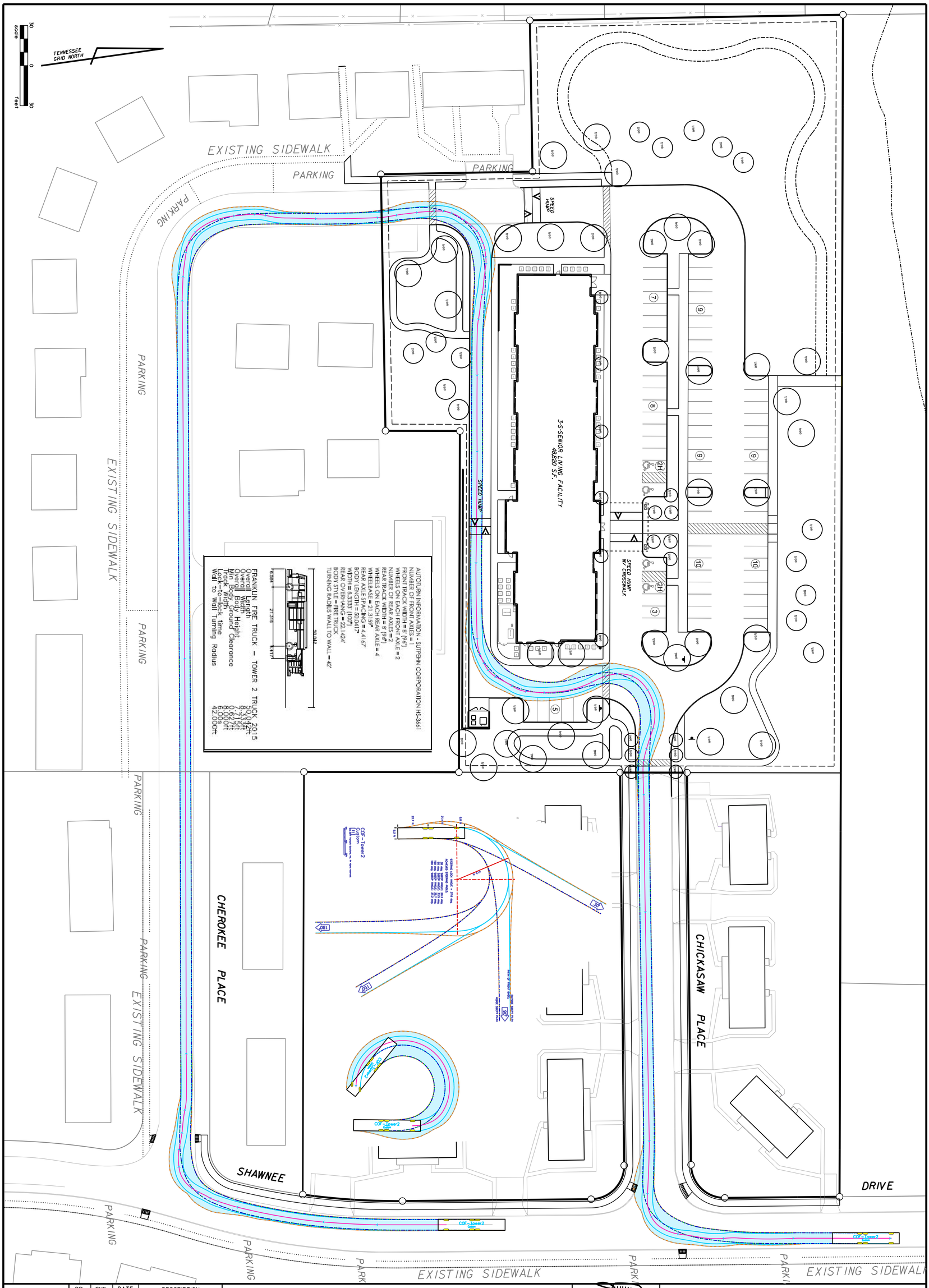
AUTOTURN PLAN - SHEET 2 OF 3

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C2.2

COF PROJECT No. 6476
J+A PROJECT No. 1716-07



DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C2.3

COF PROJECT No. 6476
J+A PROJECT No. 1716-07

AUTOTURN PLAN - SHEET 3 OF 3

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JAMES R. GILLESPIE
REGISTERED ENGINEER
No. 102890
STATE OF TENNESSEE
06-30-17

One Vantage Way, Suite E220 Nashville, Tennessee 37228-1541 615-726-4848
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

TENNESSEE GRID NORTH

50 0 50
scale feet

20' DRAINAGE EASEMENT

BIORETENTION

REMOVE EXISTING 18" CMP AND REPLACE W/ 18" RCP

PROPOSED RETAINING WALL 6' - 3'

PROPOSED RETAINING WALL 6' - 3.3'

JA
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E220 Nashville, Tennessee 37228 (p) 615-726-4848

JAMES R. GILLESPIE
REGISTERED
AGRICULTURAL
ENGINEER
No. 102690
STATE OF TENNESSEE

06-30-17

GRADING AND DRAINAGE PLAN

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRC	06.09.17	FMPC SUBMITTAL
JMD	JRC	06.30.17	FMPC RESUBMITTAL

C3.0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07

NOTE:
FINAL DESIGN AND LAYOUT OF WATER LOOP FROM CHICKASAW PLACE TO CHEROKEE PLACE SHALL BE DETERMINED AT SITE PLAN. ALL ASSOCIATED COF REGULATIONS SHALL BE FOLLOWED.

TENNESSEE GRID NORTH

50 0 50
scale feet

EXISTING 13 DWELLING UNITS TO CONTINUE BEING SERVED BY CURRENT EXISTING UTILITIES (TYPICAL)

SHADED AREA INDICATES EXISTING SEWER THAT WILL BE REPLACED AND UPGRADED.

NEW 8" WATER LINE

NEW FIRE HYDRANT

NEW FIRE HYDRANT (500' SPACING MAX.)

NEW GREASE INTERCEPTOR

CONNECT NEW 8" SEWER TO EXISTING MANHOLE

NEW FIRE HYDRANT

NEW 8" WATER LINE

CONNECT TO EXISTING 6" WATER WITH 6"X6"X8" TEE

NEW 8" WATER LINE

CONNECT TO EXISTING 6" WATER WITH 6"X6"X8" TEE

EX. F.H.

PARKING

Hydrant Flow Test Report

Test Date 6/29/2017 **Test Time** 5:00 PM

Location
Shawnee Drive and chickasaw Place.

Tested by
Randall Barnes, RFB, Inc., and Matt Bryant of M2 Group LLc.

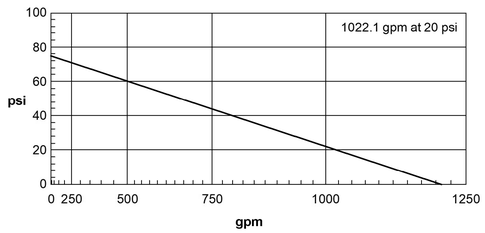
Notes
2 hydrant flow test. Gage hydrant at 600 Cherokee Place. Flow hydrant near intersection of Shawnee and Chickasaw.

Read Hydrant
75 psi **static pressure**
34 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	7	2.5	.9	27	872 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E220 Nashville, Tennessee 37228-1341 615-726-4848

JAMES R. GILLESPIE REGISTERED PROFESSIONAL ENGINEER No. 102690 STATE OF TENNESSEE
06-30-17

UTILITY PLAN

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C4.0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07

PARKS ORDINANCE - 5.5.4

48 UNITS TOTAL

35 UNITS AT 1,200 SF = 42,000 SF

13 UNITS AT 600 SF = 7,800 SF

TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF. (FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)

TOTAL SITE ACREAGE	6.38 ACRES
EXISTING CANOPY COVER	2.04 ACRES
PERCENT OF SITE COVERED	32%
RETAIN 48% OF COVER	0.98 ACRE
TREE PROTECTION **	1.01 ACRES

** TREES OUTSIDE PROTECTED AREAS THAT ARE 24" > TO BE REPLACED AT 2:1

TENNESSEE GRID NORTH

50 0 50
scale feet

SHARPS BRANCH

RIPARIAN BUFFER

TREE PROTECTION ZONE

TREE PROTECTION ZONE

TREELINE

TREELINE

TREELINE

EXISTING TREE CANOPY

CHICKASAW PLACE

CHEROKEE PLACE

TREE PROTECTION ZONE

CULBERSON BOULEVARD

NORTH PETWAY STREET

BIRCHWOOD CIRCLE

WIDDOWEN COURT

SHAWNEE DRIVE

WEST END CIRCLE

EDGEWOOD BOULEVARD

JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E220 Nashville, Tennessee 37228 (p) 615-726-4848

JAMES R. GILLESPIE REGISTERED LANDSCAPE ARCHITECT NO. 102690 STATE OF TENNESSEE

06-30-17

TREE PROTECTION PLAN

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	06.01.17	PRE-APPLICATION
JMD	JRG	06.09.17	FMPC SUBMITTAL
JMD	JRG	06.30.17	FMPC RESUBMITTAL

C5.0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07



REQUIREMENTS:

PROJECT ZONING:	PUD	
ADJACENT ZONING:	XXX	
DEVELOPMENT TYPE:	TRADITIONAL	
SITE AREA:	3.80	
LSR REQUIRED:	.20	
LSR PROVIDED:	.40	
EXISTING CANOPY COVER:	80,000 SF	(48.0%)
PROPOSED CANOPY COVER:	43,560 SF	(26.0%)
MINIMUM ACI REQUIREMENTS:		
CANOPY TREES:	82 X 3.80 = 312	INCHES
UNDERSTORY TREES:	21 X 3.80 = 80	INCHES
SHRUBS:	96 X 3.80 = 365	SHRUBS

FORMAL OPEN SPACE REQUIREMENTS

TO BE DETERMINED

	QUANTITY PROVIDED: EXISTING TREES	PROPOSED	TOTAL PROVIDED	INCHES PROVIDED: CALIPER INCHES
EXISTING TREES=14":	0	@1.25	0	0.0
EXISTING TREES:	0	0	0	0.0
4" CALIPER CANOPY TREES:	0	0	0	0.0
3" CALIPER CANOPY TREES:	0	0	0	0.0
2" CALIPER CANOPY TREES:	0	0	0	0.0
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				0.0
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				0.0
2" CALIPER UNDERSTORY TREES:	0	0	0	0.0
1.5" CALIPER UNDERSTORY TREES:	0	0	0	0.0
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				0.0
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				0.0

MN.18" HIGH SHRUBS:	0.0
MIN.30" HIGH SHRUBS:	0.0
TOTAL SHRUBS PROVIDED:	0.0
TOTAL SHRUBS REQUIRED:	0.0

Cumberland landesign LLC
615-333-4636
Planning • Landscape Architecture • Photometrics

JA JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E220 ▪ Nashville, Tennessee 37228-1541 ▪ 615-726-4848

ROBERT BRIAN JAMES
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

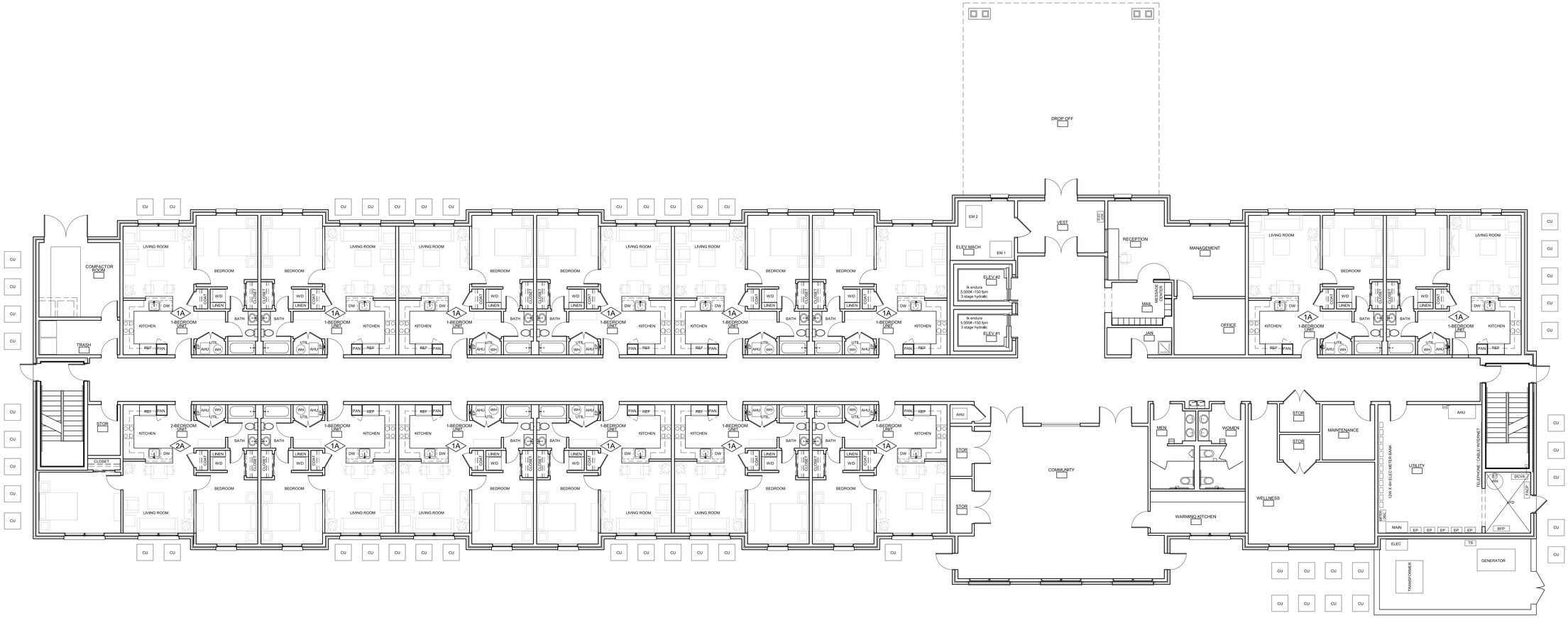
OPEN SPACE / PARKLAND

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	05.22.17	PRE-APPLICATION
JMD	RDJ	06.22.17	JOINT FMPC/BOMA
		06.30.17	FMPC RESUBMITTAL

L1.-0

COF PROJECT No. 6476
J+A PROJECT No. 1716-07



MAIN LEVEL PLAN

8' 4' 0 8'

GENERAL NOTES

"TYPICAL" (TYP) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS NOTED OTHERWISE.

"SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS WHICH MAY VARY FROM TYPICAL OR SIMILAR CONDITIONS INDICATED.

"OPPOSITE HAND" (OPH) MEANS CONDITION NOTED IS THE MIRROR IMAGE OF THE DETAIL REFERENCED.

REFERENCE SHEET A-REF X.X FOR U.L. ASSEMBLIES AND SHEET A-REF X.X FOR ARCHITECTURAL SPECIFICATIONS / PROJECT MANUAL.

COORDINATE WITH SECTIONS, ELEVATIONS, DETAILS AND MANUFACTURER'S INSTALLATION CRITERIA TO PROVIDE ADDITIONAL BLOCKING IN WALLS AS NECESSARY.

DIMENSION NOTES

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A PLUS/MINUS (±) TOLERANCE.

"ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR IN LINE WITH EACH OTHER ACROSS VOIDS.

DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWING:
- COLUMNS - FROM CENTERLINE TO CENTERLINE
- WOOD STUD PARTITIONS - FROM F.O. FIN. TO F.O. FINISH
- CONCRETE - FROM F.O. CONC. TO F.O. CONC.
- MASONRY - FROM F.O. MASONRY TO F.O. MASONRY
- EXTERIOR WALL - FROM EXT. F.O. WALL TO INT.F.O. FINISH
- INTERIOR ELEVATION - FROM FIN. FLR. TO FIN. CEILING

ALL ROUGH OPENING DIMENSIONS FOR WINDOWS AND DOORS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION OR INSTALLATION.

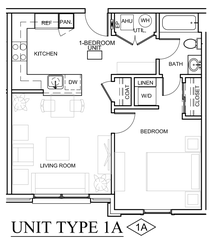
CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.

REFERENCE CIVIL AND LANDSCAPE SITE PLANS TO COORDINATE EXTERIOR SPOT ELEVATIONS AT EGRESS.

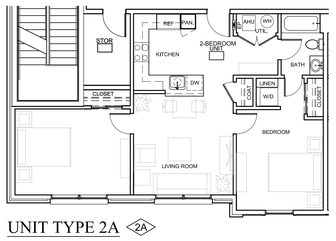
ALL ROOF OVERHANG DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE

DOORS ARE TO BE INSTALLED 6" FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL, U.N.O.



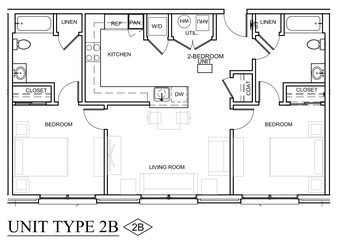
UNIT TYPE 1A 1A

660 SF
(43) UNITS TOTAL



UNIT TYPE 2A 2A

880 SF
(3) UNITS TOTAL



UNIT TYPE 2B 2B

1040 SF
(2) UNITS TOTAL

MAIN FLOOR F.F.E.	0'-0"
AREA:	17,050 GSF
1 BR UNITS:	13
2 BR UNITS:	1

MAIN LEVEL:	17,050 GSF
SECOND LEVEL:	15,885 GSF
THIRD LEVEL:	15,885 GSF
TOTAL AREA:	48,820 GSF

ESTABLISHED — 2001 —

SMALLWOOD NICKLE ARCHITECTS — PLLC —

1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES DAVID NICKLE REGISTERED ARCHITECT 102586 STATE OF TENNESSEE COMMERCE

THE DRAWINGS AND INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS ARE THE COPYRIGHTED PROPERTY OF SMALLWOOD NICKLE ARCHITECTS PLLC.. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM SMALLWOOD NICKLE ARCHITECTS PLLC..

JAMES + ASSOCIATES, INC.
www.JAMESPLUS.NET
ONE VANTAGE WAY SUITE E-220
NASHVILLE, TN 37228
P: 615 726-9818
F: 615 726-0630

121 NORTH MAIN STREET
DICKSON, TN 37055
P: 615 441-5880
F: 615 441-6070

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE AND SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

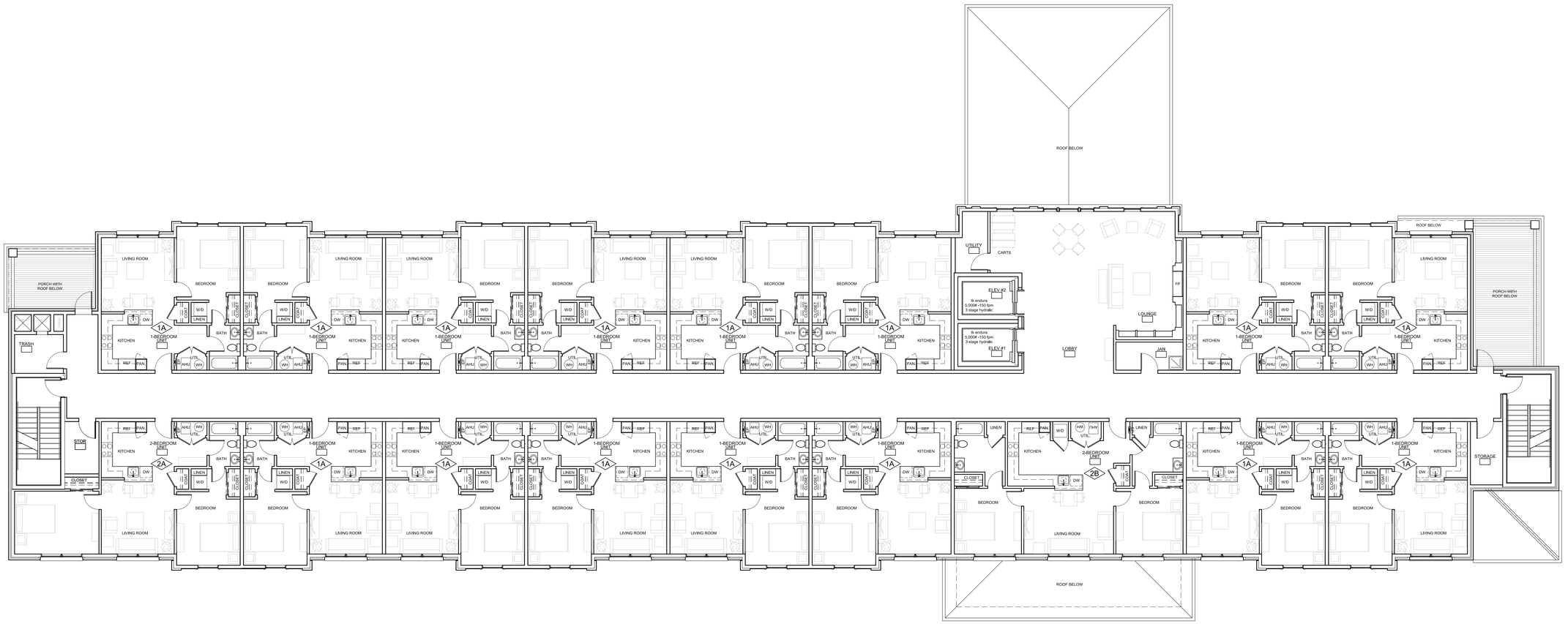
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL- SITE PLAN CHECKLIST - A1.0 ARCHITECTURAL ELEVATIONS -ITEM 191: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

FMPC SUBMITTAL

ISSUED	09 JUN 2017
PROJECT #	16048.01
COF #	6476

A
1.1

FLOOR PLANS



SECOND AND THIRD LEVEL PLAN

8' 4' 0 8'

GENERAL NOTES

"TYPICAL" (TYP) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS NOTED OTHERWISE.

"SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS WHICH MAY VARY FROM TYPICAL OR SIMILAR CONDITIONS INDICATED.

"OPPOSITE HAND" (OPH) MEANS CONDITION NOTED IS THE MIRROR IMAGE OF THE DETAIL REFERENCED.

REFERENCE SHEET A-REF X.X FOR U.L. ASSEMBLIES AND SHEET A-REF X.X FOR ARCHITECTURAL SPECIFICATIONS / PROJECT MANUAL.

COORDINATE WITH SECTIONS, ELEVATIONS, DETAILS AND MANUFACTURER'S INSTALLATION CRITERIA TO PROVIDE ADDITIONAL BLOCKING IN WALLS AS NECESSARY.

DIMENSION NOTES

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A PLUS/MINUS (±) TOLERANCE.

"ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR IN LINE WITH EACH OTHER ACROSS VOIDS.

DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWING:

- COLUMNS - FROM CENTERLINE TO CENTERLINE
- WOOD STUD PARTITIONS - FROM F.O. FIN. TO F.O. FINISH
- CONCRETE - FROM F.O. CONC. TO F.O. CONC.
- MASONRY - FROM F.O. MASONRY TO F.O. MASONRY
- EXTERIOR WALL - FROM EXT. F.O. WALL TO INT.F.O. FINISH
- INTERIOR ELEVATION - FROM FIN. FLR. TO FIN. CEILING

ALL ROUGH OPENING DIMENSIONS FOR WINDOWS AND DOORS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION OR INSTALLATION.

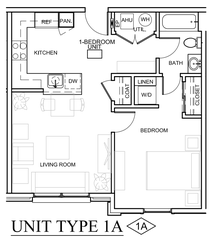
CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.

REFERENCE CIVIL AND LANDSCAPE SITE PLANS TO COORDINATE EXTERIOR SPOT ELEVATIONS AT EGRESS.

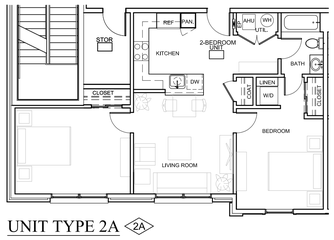
ALL ROOF OVERHANG DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE

DOORS ARE TO BE INSTALLED 6" FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL, U.N.O.



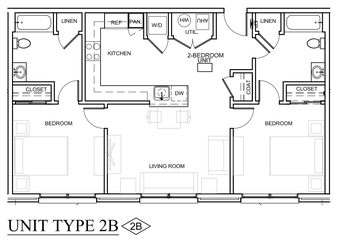
UNIT TYPE 1A 1A

660 SF
(43) UNITS TOTAL



UNIT TYPE 2A 2A

880 SF
(3) UNITS TOTAL



UNIT TYPE 2B 2B

1040 SF
(2) UNITS TOTAL

SECOND FLOOR F.F.E.	+10'-9 3/4"
AREA:	15,885 GSF
1 BR UNITS:	15
2 BR UNITS:	2
THIRD FLOOR F.F.E.	+20'-7 1/2"
AREA:	15,885 GSF
1 BR UNITS:	15
2 BR UNITS:	2

ESTABLISHED — 2001 —

SMALLWOOD NICKLE ARCHITECTS — PLLC —

1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES DAVID NICKLE REGISTERED ARCHITECT 102586 STATE OF TENNESSEE

THE DRAWINGS AND INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS ARE THE COPYRIGHTED PROPERTY OF SMALLWOOD NICKLE ARCHITECTS PLLC. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM SMALLWOOD NICKLE ARCHITECTS PLLC.

JAMES + ASSOCIATES, INC.
WWW.JAMESPLUS.NET
ONE VANTAGE WAY SUITE E-220
NASHVILLE, TN 37228
P: 615 726-9818
F: 615 726-0630

121 NORTH MAIN STREET
DICKSON, TN 37055
P: 615 441-9880
F: 615 441-9070

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE AND SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

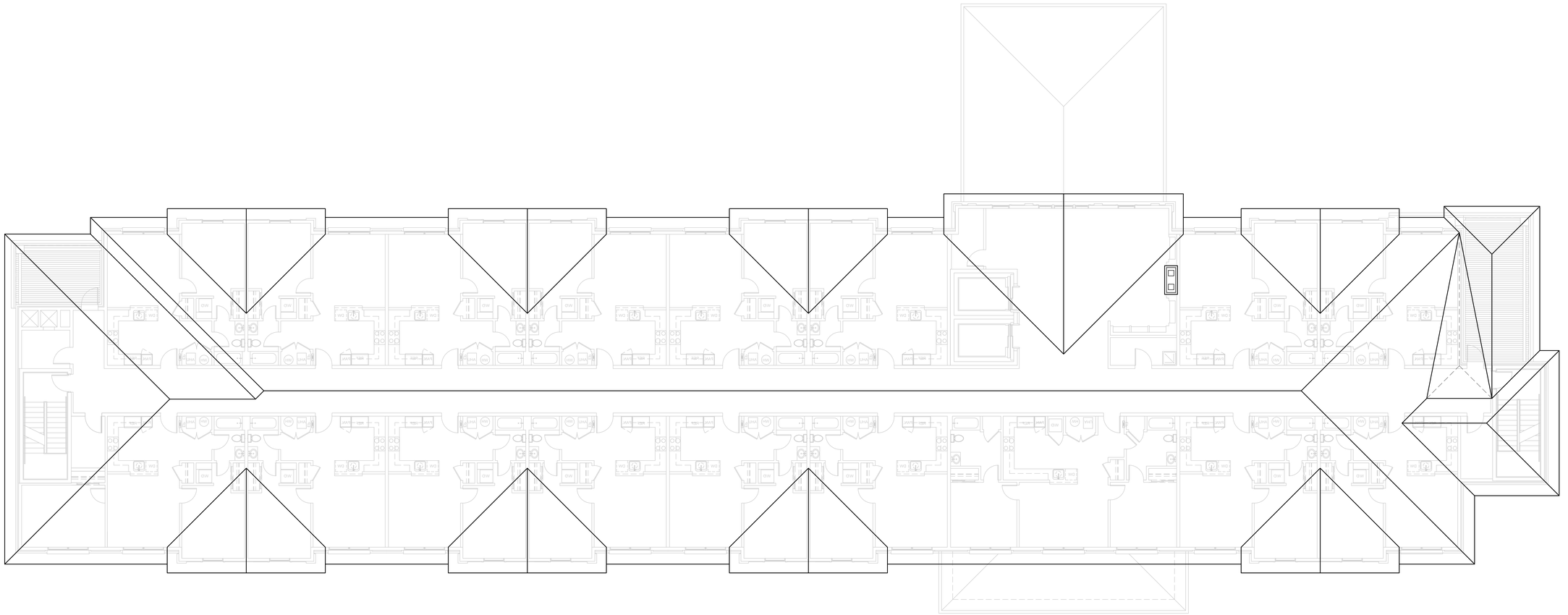
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL- SITE PLAN CHECKLIST - A1.0 ARCHITECTURAL ELEVATIONS -ITEM 191; THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

FMPC SUBMITTAL

ISSUED	09 JUN 2017
PROJECT #	16048.01
COF #	6476

A
1.2

FLOOR PLANS

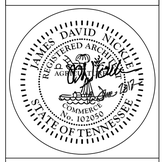


ROOF PLAN

8' 4' 0 8'

ESTABLISHED
— 2001 —
SMALLWOOD
NICKLE
ARCHITECTS
— PLLC —

1612 Seventeenth Avenue South
Nashville, Tennessee 37212



THE DRAWINGS AND INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS ARE THE COPYRIGHTED PROPERTY OF SMALLWOOD NICKLE ARCHITECTS PLLC. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM SMALLWOOD NICKLE ARCHITECTS PLLC.

JAMES + ASSOCIATES, INC.
WWW.JAMESPLUS.NET
ONE VANTAGE WAY SUITE C-220
NASHVILLE, TN 37228
P:(615)726-4848
F:(615)726-0630

121 NORTH MAIN STREET
DICKSON, TN 37055
P:(615)441-6880
F:(615)441-6070

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE AND SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

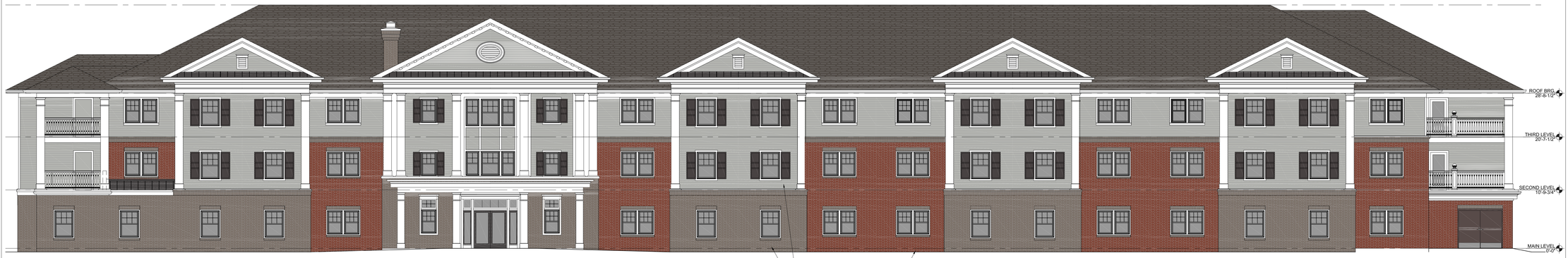
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL- SITE PLAN CHECKLIST - A1.0 ARCHITECTURAL ELEVATIONS -ITEM 191: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

FMPC SUBMITTAL

ISSUED	09 JUN 2017
PROJECT #	16048.01
COF #	6476

A
1.3

ROOF PLAN

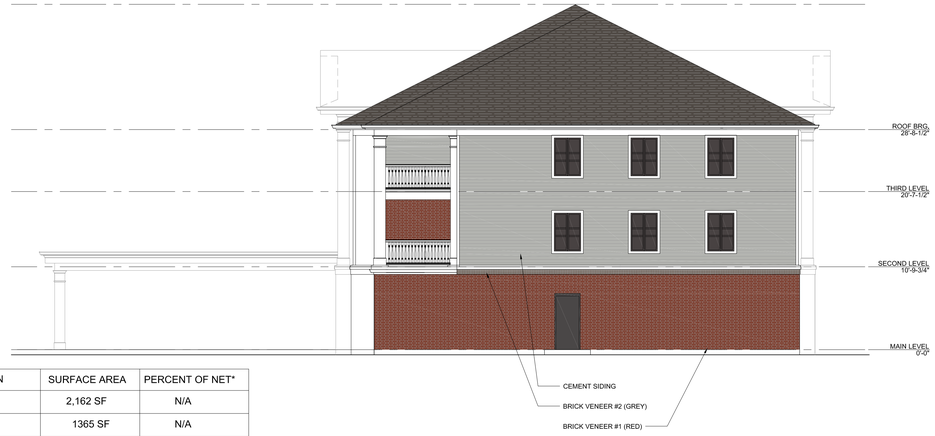


NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	11,995 SF	N/A
NET OF WALL	5512 SF	N/A
NET BRICK VENEER #1	1550 SF	28 %
NET BRICK VENEER #2	1750 SF	32 %
NET CEMENT SIDING	2212 SF	40 %

OVERALL BUILDING MATL	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	28,500 SF	N/A
NET OF WALL	14,590 SF	N/A
NET BRICK VENEER #1	4480 SF	31 %
NET BRICK VENEER #2	4056 SF	28 %
NET CEMENT SIDING	6054 SF	41 %

FRONT (NORTH) ELEVATION 1

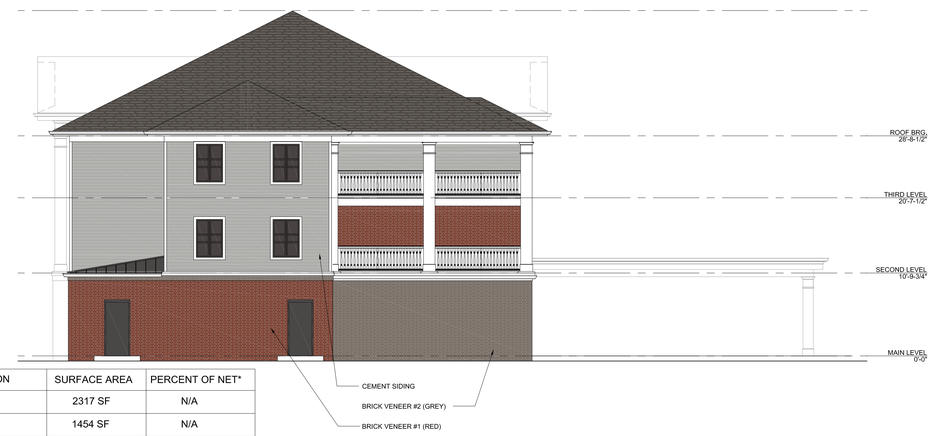
8' 4' 0 8'



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,162 SF	N/A
NET OF WALL	1365 SF	N/A
NET BRICK VENEER #1	651 SF	48 %
NET BRICK VENEER #2	30 SF	2 %
NET CEMENT SIDING	684 SF	50 %

SIDE (WEST) ELEVATION 2

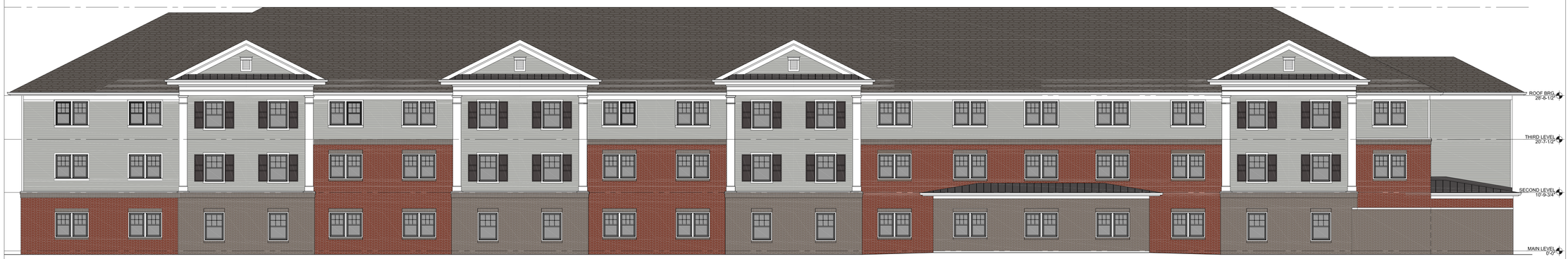
8' 4' 0 8'



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2317 SF	N/A
NET OF WALL	1454 SF	N/A
NET BRICK VENEER #1	521 SF	36 %
NET BRICK VENEER #2	295 SF	20 %
NET CEMENT SIDING	638 SF	44 %

SIDE (EAST) ELEVATION 3

8' 4' 0 8'



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	12,026 SF	N/A
NET OF WALL	6259 SF	N/A
NET BRICK VENEER #1	1758 SF	28 %
NET BRICK VENEER #2	1981 SF	32 %
NET CEMENT SIDING	2520 SF	40 %

REAR (SOUTH) ELEVATION 4

8' 4' 0 8'

ESTABLISHED
— 2001 —
SMALLWOOD NICKLE
ARCHITECTS
— PLLC —

1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES DAVID NICKLE
REGISTERED ARCHITECT
Commission No. 102598
STATE OF TENNESSEE

THE DRAWINGS AND INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS ARE THE COPYRIGHTED PROPERTY OF SMALLWOOD NICKLE ARCHITECTS PLLC. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM SMALLWOOD NICKLE ARCHITECTS PLLC.

JA
JAMES + ASSOCIATES, INC.
WWW.JAMESPLUS.NET
ONE VANTAGE WAY SUITE C-220
NASHVILLE, TN 37228
P: (615) 726-8818
F: (615) 724-0630

121 NORTH MAIN STREET
DICKSON, TN 37055
P: (615) 441-6882
F: (615) 441-6070

CONCEPTUAL DEVELOPMENT PLAN
CHICKASAW PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE AND SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL- SITE PLAN CHECKLIST - A1.0 ARCHITECTURAL ELEVATIONS -ITEM 191; THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

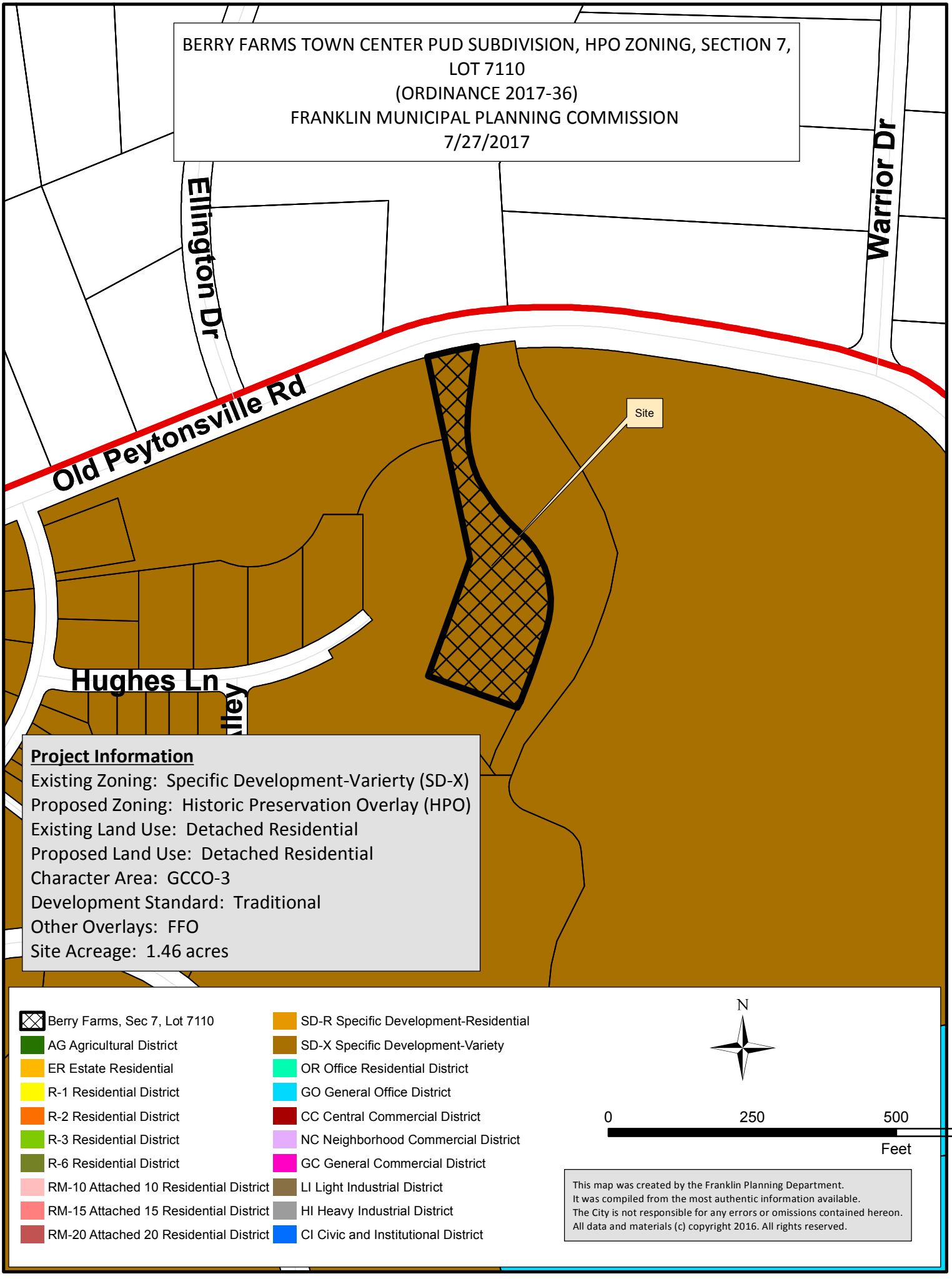
FMPC SUBMITTAL

ISSUED 09 JUN 2017
PROJECT # 16048.01
COF # 6476

A
2.0

ELEVATIONS

BERRY FARMS TOWN CENTER PUD SUBDIVISION, HPO ZONING, SECTION 7, LOT 7110
(ORDINANCE 2017-36)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017



Project Information
Existing Zoning: Specific Development-Varierty (SD-X)
Proposed Zoning: Historic Preservation Overlay (HPO)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: FFO
Site Acreage: 1.46 acres

- Berry Farms, Sec 7, Lot 7110
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 250 500
Feet

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

ORDINANCE 2017-36

TO BE ENTITLED: "AN ORDINANCE TO ZONE 1.46 ACRES INTO THE HISTORIC PRESERVATION OVERLAY (HPO) FOR THE PROPERTY LOCATED SOUTH OF OLD PEYTONSVILLE ROAD AND EAST OF HUGHES LANE, AT 244 OLD PEYTONSVILLE ROAD."

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

WHEREAS, the Historic Preservation Overlay provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, zoned into the **Historic Preservation Overlay**:

PREMISES CONSIDERED

Map-Parcel	Acres
106-32.02	1.46
Total	1.46

Being a tract of land lying in the 10th District of Williamson County, Franklin, Tennessee. Tract being Lot 7110 of Berry Farms Town Center, Section 7, Revision 2, Resubdivision of Lots 7107 & 7110 non-recorded plat. Bounded on the north by the southern Right-of-Way (ROW) of Old Peytonsville Road; on the east by Lot 7111 of Berry Farms Town Center, Section 7 PUD Subdivision as recorded in Plat Book P63, Page 137, Register's Office of Williamson County, Tennessee (ROWC); on the south and west by Lot 7107 of the said Berry Farms Town Center, Section 7, Revision 2; and on the west by Lot 7106 of the said Berry Farms Town Center, Section 7 PUD Subdivision. Tract being more particularly described as follows:

POINT OF BEGINNING lying on the southern ROW of said Old Peytonsville Road, being the northeast corner of said Lot 7106 and the northwest corner of the tract being described; thence with the southern ROW of said Old Peytonsville Road along a curve to the right having a length of 88.02 feet, a radius of 895.00 feet, a central angle of 05°38'06", and having a chord bearing and distance of North 77°41'40" East 87.99 feet to a point; thence leaving said ROW with the western boundary of said Lot 7111, South 11°25'01" West 16.46 feet to a point; thence South 06°55'15" West 96.35 feet to a point; thence with a curve to the left having a length of 34.66 feet, a radius of 426.21 feet, a central angle of 04°39'33", and having a chord bearing and distance of South 03°05'36" West 34.65 feet to a point; thence with a curve to the left having a length of 128.34 feet, a radius of 202.29 feet, a central angle of 36°20'59", and having a chord bearing and distance of South 18°38'13" East 126.20 feet to a point; thence with a curve to the left having a length of 77.27 feet, a radius of 300.00 feet, a central angle of 14°45'24", and having a chord bearing and distance of South 41°28'05" East 77.05 feet to a point; thence with a curve to the right having a length of 185.62 feet, a radius of 157.37 feet, a central angle of 67°34'45", and having a chord bearing and distance of

South 15°03'22" East 175.05 feet to a point; thence with a curve to the right having a length of 132.59 feet, a radius of 1527.03 feet, a central angle of 04°58'29", and having a chord bearing and distance of South 19°32'49" West 132.55 feet to a point; thence South 26°54'56" West 21.93 feet to a point; thence leaving the boundary line of said Lot 7111 with the northern boundary line of said Lot 7107, North 70°35'05" West 163.40 feet to a point; thence with the eastern boundary line of said Lot 7107, North 19°51'37" East 225.66 feet to a point; thence with the eastern boundary line of said Lot 7107 and said Lot 7106, North 11°55'45" West 359.65 feet to the point of beginning.

SECTION II. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. 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:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

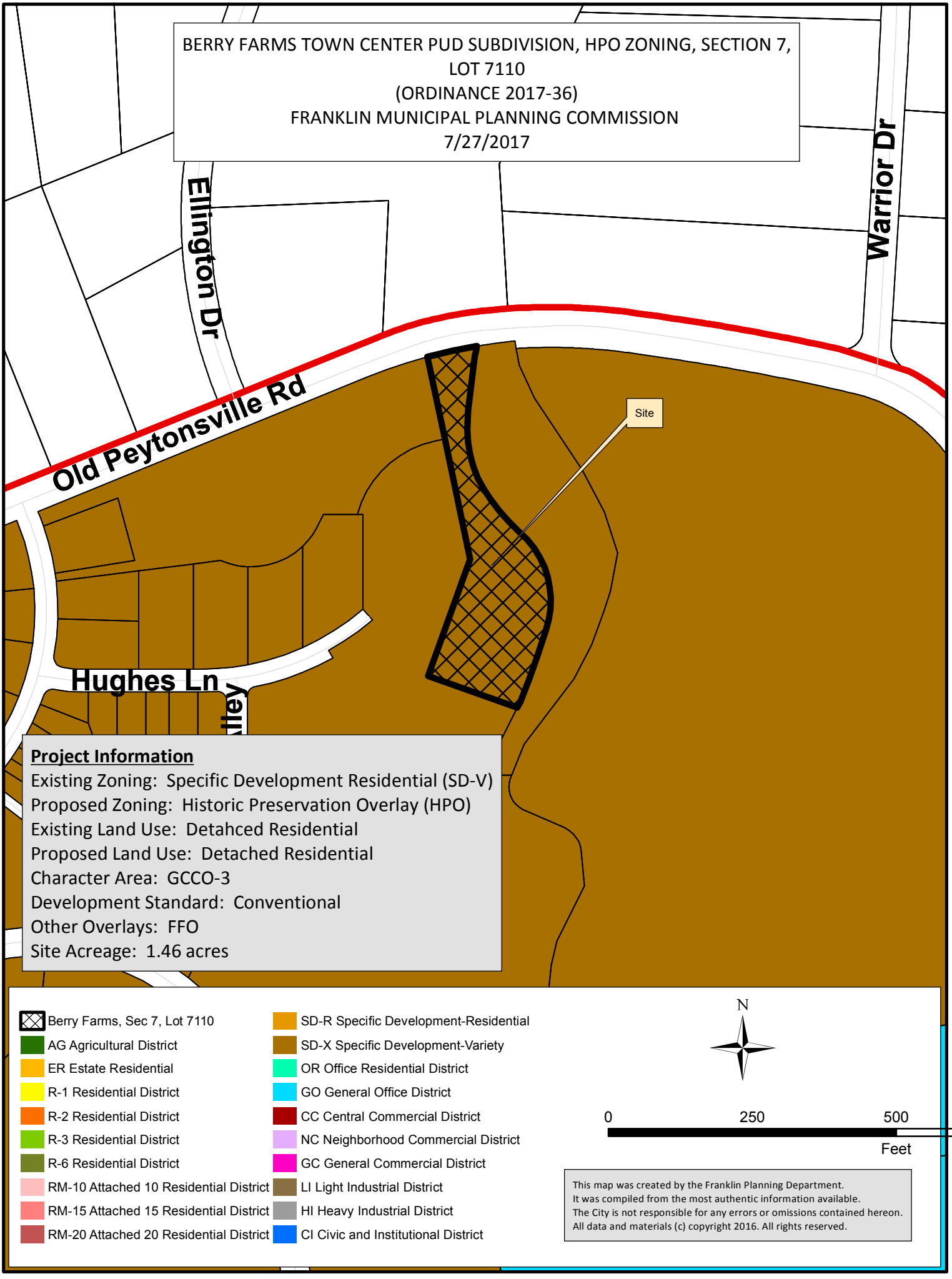
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

BERRY FARMS TOWN CENTER PUD SUBDIVISION, HPO ZONING, SECTION 7, LOT 7110
(ORDINANCE 2017-36)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017



Project Information
Existing Zoning: Specific Development Residential (SD-V)
Proposed Zoning: Historic Preservation Overlay (HPO)
Existing Land Use: Detahced Residential
Proposed Land Use: Detached Residential
Character Area: GCCO-3
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 1.46 acres

- Berry Farms, Sec 7, Lot 7110
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 250 500
Feet

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

NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE TWO 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 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.

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 SHALL BE PUBLIC ACCESS EASEMENTS AND 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 MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

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

13. 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.

14. 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..

15. 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".

16. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

17. 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.

18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS, AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

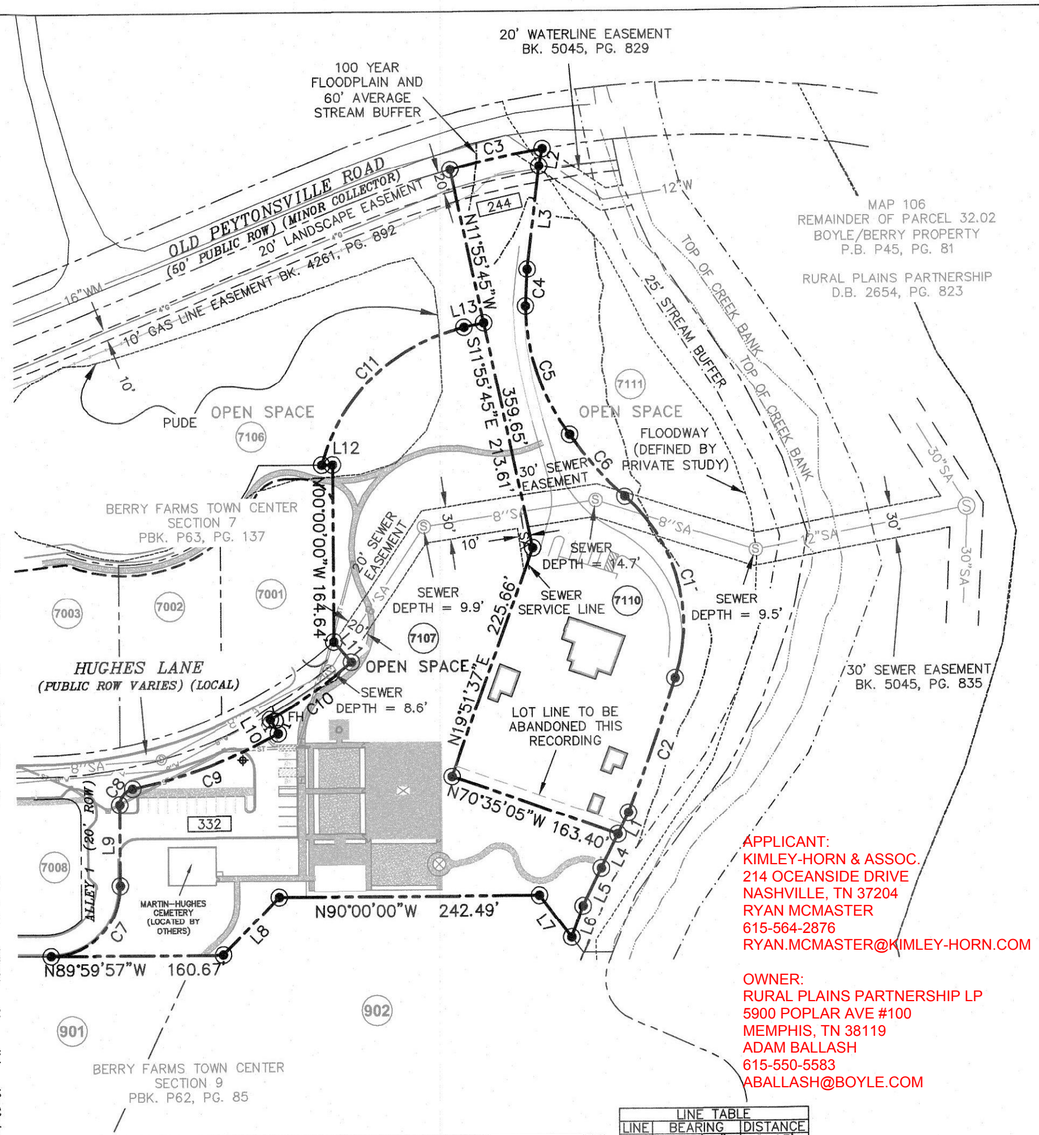
21. LOT 7110, CONTAINING THE HISTORIC HOME AND ITS ASSOCIATED OUTBUILDINGS, SHALL REZONED BY THE APPLICANT UPON RECORDATION OF THE FINAL PLAT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT PLAN.

22. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN.

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

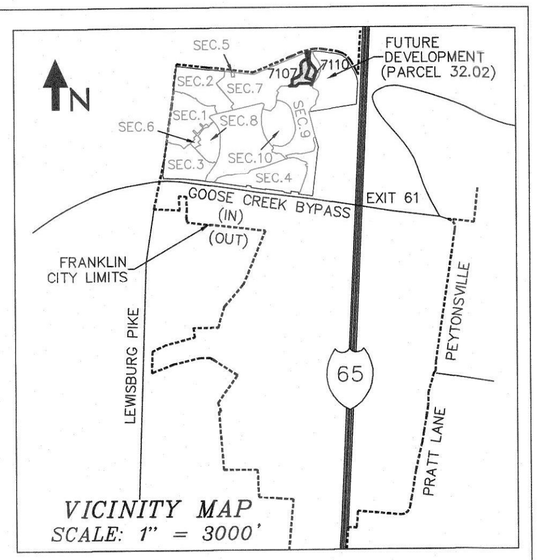
24. THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOTS 7107 AND 7110 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 7 AS RECORDED IN PLAT BOOK P63, PAGE 137, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

25. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE THE SITE TO AN ACCEPTABLE CONDITION AS APPROVED BY THE DIRECTOR OF WATER MANAGEMENT DEPARTMENT.



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	185.62'	157.37'	67°34'45"	105.31'	S15°03'22"E	175.05'
C2	132.59'	1527.03'	4°58'29"	66.34'	S19°32'49"W	132.55'
C3	88.02'	895.00'	5°38'06"	44.05'	N77°41'40"E	87.99'
C4	34.66'	426.21'	4°39'33"	17.34'	S03°05'36"W	34.65'
C5	128.34'	202.29'	36°20'59"	66.41'	S18°38'13"E	126.20'
C6	77.27'	300.00'	14°45'24"	38.85'	S41°28'05"E	77.05'
C7	102.10'	65.00'	90°00'03"	65.00'	N45°00'01"E	91.92'
C8	20.61'	15.00'	78°43'37"	12.31'	N39°21'48"E	19.03'
C9	145.50'	470.00'	17°44'15"	73.34'	N69°51'29"E	144.92'
C10	92.84'	455.00'	11°41'28"	46.58'	N55°08'38"E	92.68'
C11	193.73'	177.47'	62°32'40"	107.79'	N46°28'47"E	184.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°54'56"W	21.93'
L2	S11°25'01"W	16.46'
L3	S06°55'15"W	96.35'
L4	S26°54'56"W	34.75'
L5	S26°50'06"W	38.36'
L6	S20°15'50"W	30.97'
L7	N37°15'46"W	49.18'
L8	S44°29'06"W	74.67'
L9	N00°00'00"E	73.82'
L10	N29°00'38"W	15.00'
L11	N40°42'07"W	25.00'
L12	N90°00'00"W	10.00'
L13	N77°45'07"E	18.66'



VICINITY MAP
SCALE: 1" = 3000'

LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE		PROPOSED ELECTRIC PULL BOX	PB
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE		PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE		PROPOSED WATER LINE	8"W
SIGN		PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	x-x-x	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE			

APPLICANT:
KIMLEY-HORN & ASSOC.
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
RYAN MCMASTER
615-564-2876
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:
RURAL PLAINS PARTNERSHIP LP
5900 POPLAR AVE #100
MEMPHIS, TN 38119
ADAM BALLASH
615-550-5583
ABALLASH@BOYLE.COM

REZONING SUBMITTAL
LOT 7110 - HISTORIC PRESERVATION OVERLAY
COF #6463

AREA TABLE		
LOT	SQ. FT.	ACRES
7107	120,350	2.76
7110	63,425	1.46
TOTAL	183,776	4.22

ROBERT M. SEARSON REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 1666 6/30/17

RYAN McMASTER REGISTERED ENGINEER STATE OF TENNESSEE NO. 108982 6/30/17

0 50 100 200
SCALE : 1" = 100'

T.S.P.C.S.

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 7, Revision 2" 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 _____, 2017, 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 7, Revision 2" 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 — 6/30/17 Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 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

S&ME
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.smeinc.com
ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7, REVISION 2
RESUBDIVISION OF LOTS 7107 & 7110
C.O.F. NO. 6468

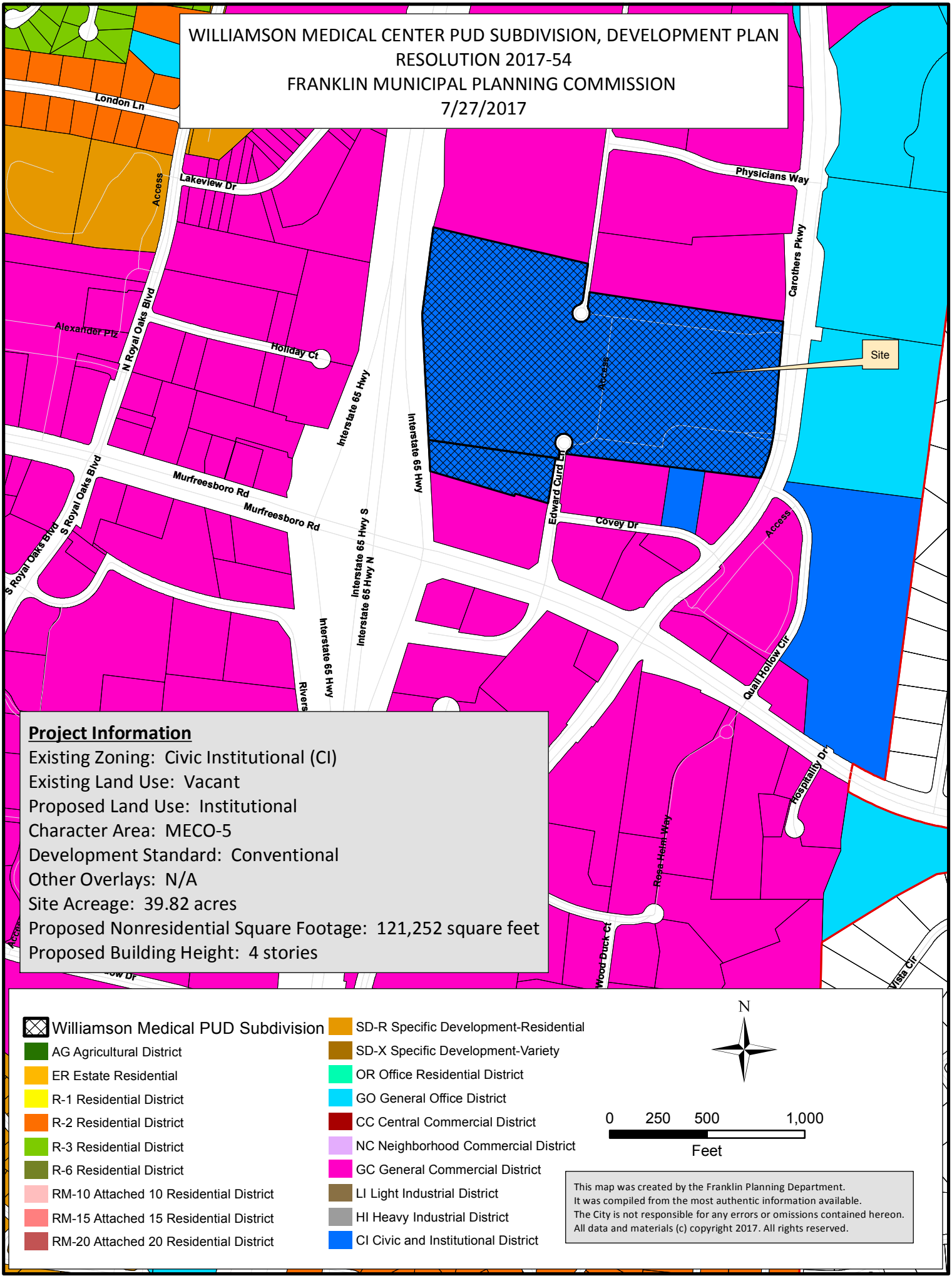
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.22 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0.00 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

DATE: 06-12-17
REV: 06-30-17

PROJECT #554716002 SHEET 1 OF 1

L:\Projects\2016\554716002\dwg\554716002_2017-06-12_Berry Farms - Section 7 - Revision II_Final Plat.dwg-SHEET 1 Jun 29, 2017 - 4:54pm zdavis


WILLIAMSON MEDICAL CENTER PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-54
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
London Ln
Lakeview Dr
Access
Physicians Way
Carothers Pkwy
Alexander Plz
N Royal Oaks Blvd
Holiday Ct
Interstate 65 Hwy
Interstate 65 Hwy
Access
Site
Murfreesboro Rd
Murfreesboro Rd
S Royal Oaks Blvd
S Royal Oaks Blvd
Interstate 65 Hwy S
Interstate 65 Hwy N
Edward Curd Ln
Covey Dr
Access
Interstate 65 Hwy
Quail Hollow Cir
Hospitality Dr
Rosa Hehl Way
Wood Buck Ct
Vista Cir
Project Information
Existing Zoning: Civic Institutional (CI)
Existing Land Use: Vacant
Proposed Land Use: Institutional
Character Area: MECO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 39.82 acres
Proposed Nonresidential Square Footage: 121,252 square feet
Proposed Building Height: 4 stories
Williamson Medical PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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 2017. All rights reserved.

RESOLUTION 2017-54

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WILLIAMSON MEDICAL CENTER, FOR THE PROPERTY LOCATED NORTH OF MURFREESBORO ROAD AND WEST OF CAROTHERS PARKWAY."

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
079—04801	39.82
079—48.01	2.9
Total	42.72

A tract of land in the Ninth Civil District of Williamson County, City of Franklin, Tennessee, being shown as Lot No. 2 as shown on the Plan of Byrd D. Cain Property & Lads, Inc. Property as of record in Plat Book 60, Page 56, Register's Office for Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right-of-way line of Edward Curd Lane, right-of-way width varies, in the southerly property line of the Williamson Medical Center property; said iron rod being the northeasterly property corner of the herein described tract; thence,

1. With the westerly right-of-way line of Edward Curd Lane, South 09 degrees 44 minutes 56 seconds West, 234.41 feet to an iron rod (old) at the northeasterly property corner of Lot No. 1 as shown on the aforementioned Plan of Byrd D. Cain Property & Lads, Inc. Property; thence,
2. Leaving the westerly right-of-way line of Edward Curd Lane and with the northerly property line of said Lot No. 1, North 73 degrees 35 minutes 41 seconds West, 174.74 feet to a P.K. Nail (old); thence,
3. South 16 degrees 41 minutes 30 seconds West, 14.79 feet to a P.K. Nail (old); thence,
4. North 73 degrees 20 minutes 15 seconds West, 448.27 feet to an iron rod (old) in the easterly right-of-way margin of Interstate 65; thence,
5. With the easterly margin of Interstate 65, North 03 degrees 06 minutes 25 seconds West, 159.69 feet to an iron rod (old) in the southwesterly property line of the aforementioned Williamson Medical Center property; thence,
6. With the south property line of said Williamson Medical Center, in part, South 81 degrees 55 minutes 40 seconds East, 656.16 feet to the Point Of Beginning and containing 126,307 square feet or 2.90 acres, more or less, as calculated by the above courses and distances.

SECTION II. That the attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Williamson Medical Center PUD Subdivision are as follows:

Entitlements	Williamson Medical Center PUD
Base Zone District	Civic-Institutional (CI)
Character Area Overlay	MECO-5
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	121,252
Open Space Requirements	.45 acres
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

_____ _____

Eric S. Stuckey **Dr. Ken Moore**
City Administrator Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

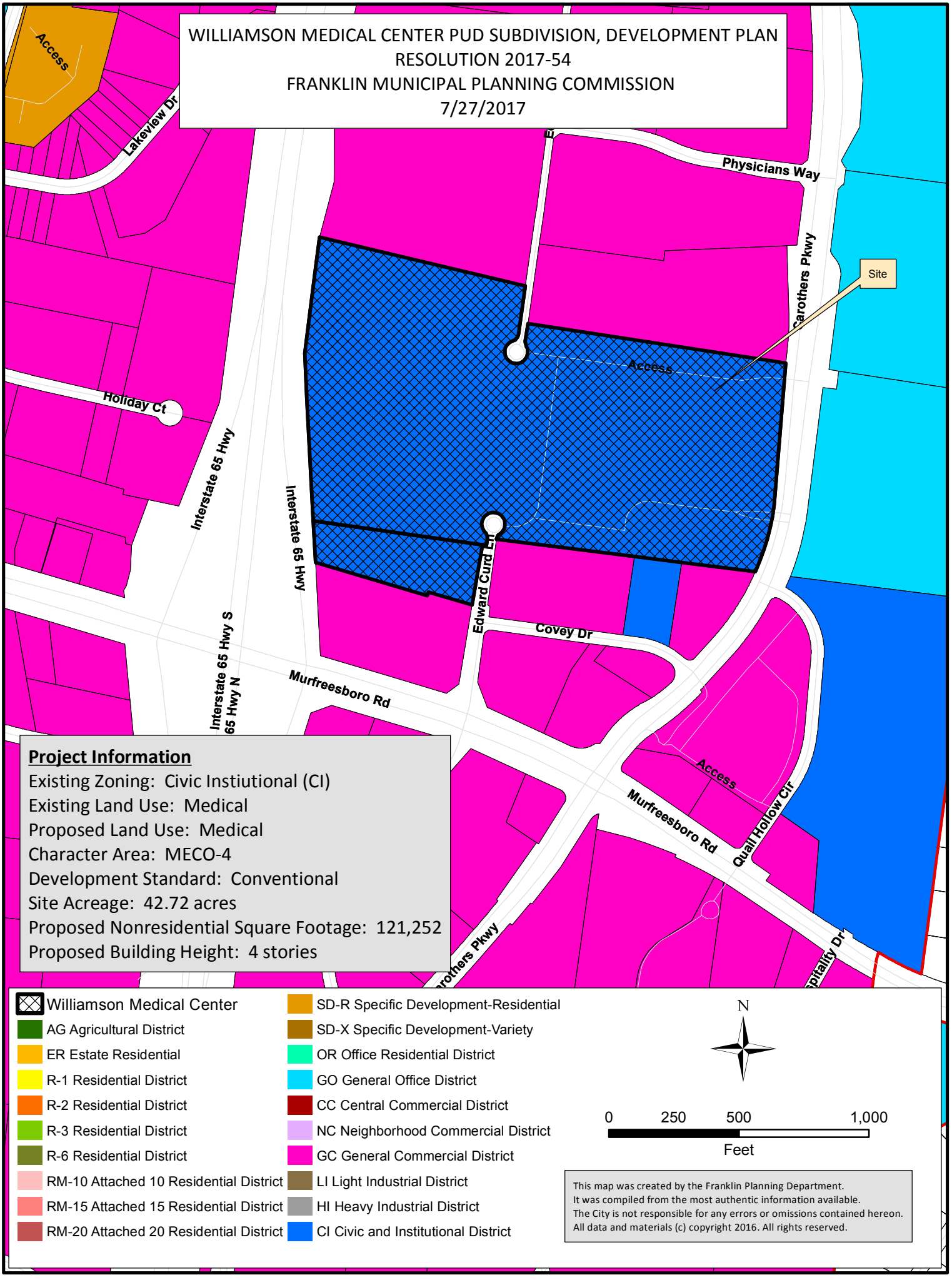
PREAPPLICATION CONFERENCE: __5/24/2017_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: __5/25/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

Law Dept. approved 07.19.17


WILLIAMSON MEDICAL CENTER PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-54
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Access
Lakeview Dr
Physicians Way
Site
Access
Holiday Ct
Interstate 65 Hwy
Interstate 65 Hwy
Edward Curd Ln
Covey Dr
Interstate 65 Hwy S
65 Hwy N
Murfreesboro Rd
Access
Murfreesboro Rd
Quail Hollow Cir
Project Information
Existing Zoning: Civic Institutional (CI)
Existing Land Use: Medical
Proposed Land Use: Medical
Character Area: MECO-4
Development Standard: Conventional
Site Acreage: 42.72 acres
Proposed Nonresidential Square Footage: 121,252
Proposed Building Height: 4 stories
Williamson Medical Center
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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 2016. All rights reserved.

COF no: 6474

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. D. Statement of Impacts

carlb@franklintn.gov

The applicant shall update the sheet C4.0 **ROW & Access Impact Statement** as follows:

- Update the length of the additional EBL on Murfreesboro at Edward Curd Lane using the protected-only turn type in the analyses. In the TIA, show 95th percentile queue length data in the capacity analysis tables. A minimum 5' grass median with curb and gutter shall remain on Murfreesboro Road.
- Recognize the widening of Edward Curd Lane to receive the additional EBL, and any ROW requirements (identify limits) for the dual NB lanes departing from Murfreesboro Road.
- Recognize the accommodation of the Edward Curd SBTLt lane 95th percentile queues approaching Murfreesboro Road, and the striping needed to set off that lane.
- Provide for an Edward Curd SBR overlap signal operation in the analyses and recommendations.

The applicant shall remove the statement about no impacts beyond the driveways on the site. Any request for Roadway Impact Fee offsets must result in an agreement approved by BOMA prior to the approval of the SITE plan.
[Edited By Jimmy Wiseman]

2. I. Utility Plan

lance.fittro@franklintn.gov

This is an advisory comment to be addressed at Site Plan, and **does not hinder approval of the Development Plan**:

Exterior trash compactor enclosures shall be covered, and shall incorporate a raised pad to prevent stormwater run-on. The pad surface shall be sloped to drain to an interior area drain that is tied to sanitary sewer.

The compactor enclosure is generally acceptable as presented on the Development Plan, with the necessary additional details to be provided at Site Plan.

Engineering - Site Plan Checklist

General Issues

3. G. Signage and Pavement Markings

carlb@franklintn.gov

For uncontrolled pedestrian crossings, whether marked or unmarked, the applicant shall add crosswalk warning signs W11-2 and W16-7P (black legend on fluorescent yellow-green background, VIP diamond grade reflectivity) on each approach to the crosswalks.

Planning (Landscape)

General Issues

4. 40' I-65 Buffer

larry.mizell@franklintn.gov	Since this is a development plan, the details of the 40' I-65 landscape buffer shall be resolved at site plan stage. [Edited By Emily Hunter]

BUILDING INFORMATION

Square Footage & Occupant Load

Lower Level –
12,725 sf @ 100 sf per person = 128 occupants

1st Floor –
43,928 SF @ 100 sf per person = 440 occupants

2nd Floor –
38,370 sf @ 100 sf per person = 384 occupants

3rd Floor –
26,229 sf @ 100 sf per person = 263 occupants

Total Building Square Footage: 121,252 square feet

Code Information

Group -	B, Business
Occupancy -	Business & Ambulatory Care Facility
Construction Type -	IIA
Building Height -	71'-8"

Schedule Information

Anticipated Groundbreaking	October 2017
Anticipated Certificate of Occupancy	December 2018



ARCHITECTURAL RENDERING

ARCHITECTURAL DESIGN CONCEPT AND INTENT

Project Overview:
This project consists of the design and construction of a proposed new medical office building for Williamson Medical Center. This building will be situated on the existing Williamson Medical campus.
The new facility will be four stories and will be approximately 121,000 square feet. The building will be structured to grow an additional two stories. The highest occupied floor form the lowest level of fire department access with the future additional floors will be 71'-8" and therefore will not fall under the requirements of high rise design per the 2012 IBC.
Goals for this project are to program, design, and deliver a state-of-the-art, patient-centered facility that enhances the existing site and surroundings. This new facility will feature sensitive architectural design that complements the architecture on the rest of the campus. The design concept for this building, like the west tower constructed in 2015, is "destination Franklin" which is achieved through use of brick and stone materials and sloping roofs at feature elements around the building.

ESa
ESa Architects
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© ESa Architects 2015

Seals

RICHARD L. MILLER
REGISTERED ARCHITECT
COMMERCE
No. 7539
STATE OF TENNESSEE
Richard L. Miller
07-6-17

WILLIAMSON MEDICAL CENTER MOB

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
REVISION 3	07.06.17

Issue Description	PUD DEVELOPMENT
Original Issue Date	06.12.17
Project No	COF#6474
Drawn By VLP	Checked By VLP

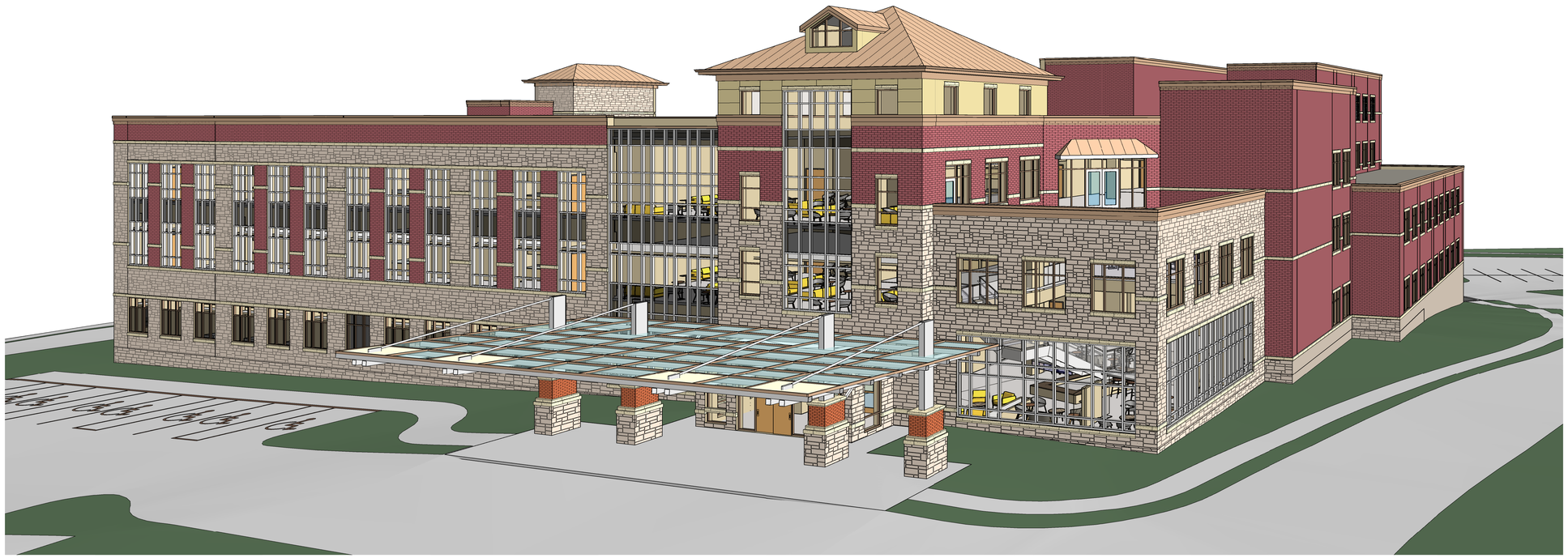
Drawing Title

ARCHITECTURAL RENDERING AND NARRATIVE

Sheet Number

C2.2

C:\Revit_Projects\16155.01_WMC Clinic & ASC_Interior Buildout_A16_Central_victorlap.rvt
6/8/2017 10:22:26 AM



1 **FRONT PERSPECTIVE**
NOT TO SCALE



2 **NORTHEAST PERSPECTIVE**
NOT TO SCALE

ESa Architects

richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© ESa Architects 2015

Seals

RICHARD L. MILLER
REGISTERED ARCHITECT
No. 7339
STATE OF TENNESSEE
7-6-17

WILLIAMSON MEDICAL CENTER MOB

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
REVISION 3	07.06.17

Issue Description	PUD DEVELOPMENT		
Original Issue Date	06.12.17		
Project No	COF#6474		
Drawn By	JF	Checked By	VLP

Drawing Title

ARCHITECTURAL 3D VIEWS

Sheet Number

C2.21

6/9/2017 9:20:56 AM C:\Revit_Projects\16155.01_WMC Clinic & ASC_Interior Buildout_A16_Central_victoriap.rvt



1 **SOUTHEAST PERSPECTIVE**
NOT TO SCALE



2 **SOUTHWEST PERSPECTIVE**
NOT TO SCALE

ESa

ESa Architects

richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© ESa Architects 2015

Seals

RICHARD L. MILLER
REGISTERED ARCHITECT
No. 7509
STATE OF TENNESSEE
7.6.17

WILLIAMSON MEDICAL CENTER MOB

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
REVISION 3	07.06.17

Issue Description	PUD DEVELOPMENT
Original Issue Date	06.12.17
Project No	COF#6474
Drawn By: JF	Checked By: VLP

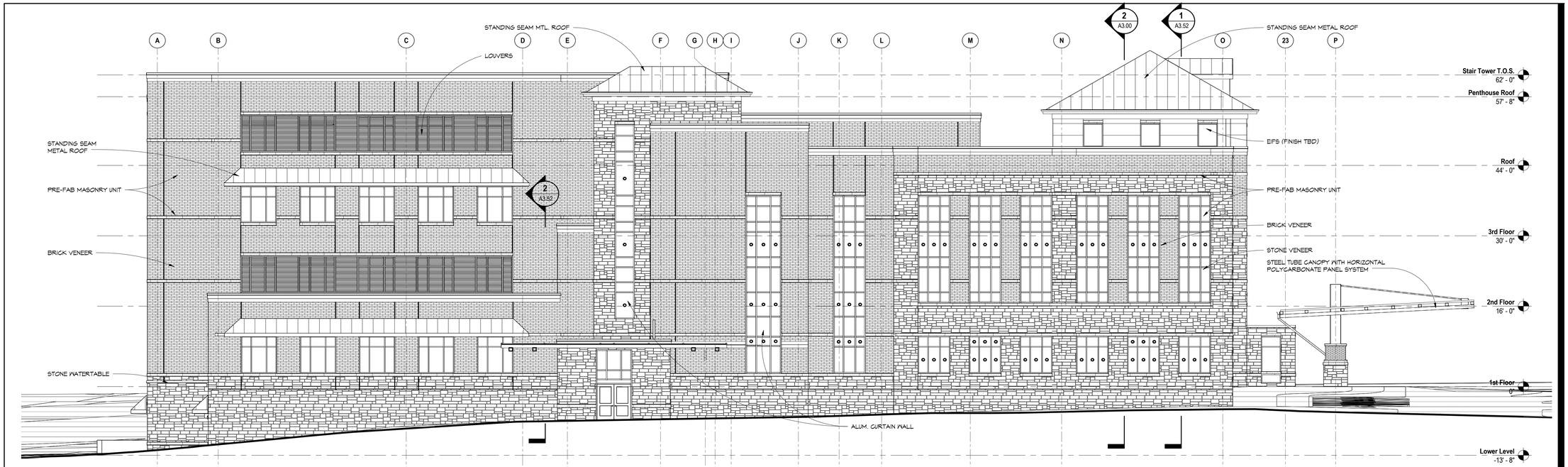
Drawing Title

ARCHITECTURAL 3D VIEWS

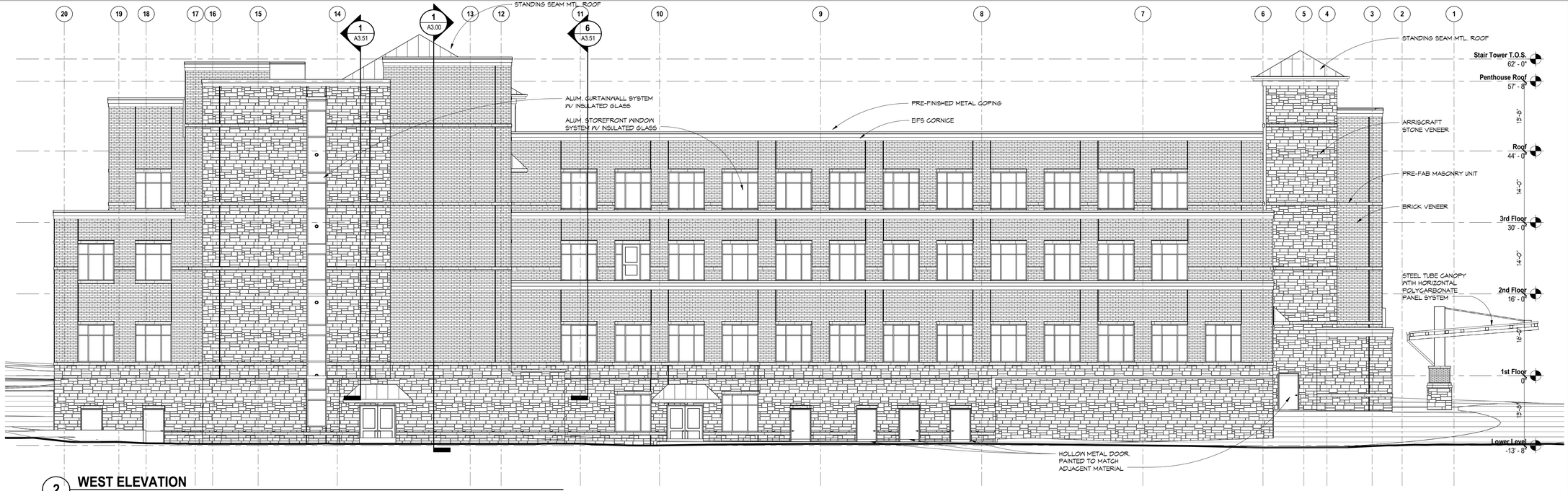
Sheet Number

C2.22

6/9/2017 9:20:56 AM C:\Revit_Projects\16155.01_WMC Clinic & ASC_Interior Buildout_A16_Central_vdcrisp.rvt



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

PATTERN	MATERIAL	PATTERN	MATERIAL
	BRICK	M	METAL PANEL
	ACCENT BRICK	✱	OPERABLE WINDOW
	EIFS		ARRISCRAFT STONE VENEER
o	SPANDREL GLASS PANEL	IB	WINDOW TO HAVE INTEGRAL BLINDS

ESa
ESa Architects
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© ESa Architects 2015

Seals

RICHARD L. MILLER REGISTERED ARCHITECT No. 7539 STATE OF TENNESSEE

WILLIAMSON MEDICAL CENTER MOB

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
REVISION 3	07.06.17

Issue Description	PUD DEVELOPMENT
Original Issue Date	06.12.17
Project No	COF#6474
Drawn By JF	Checked By VLP

Drawing Title

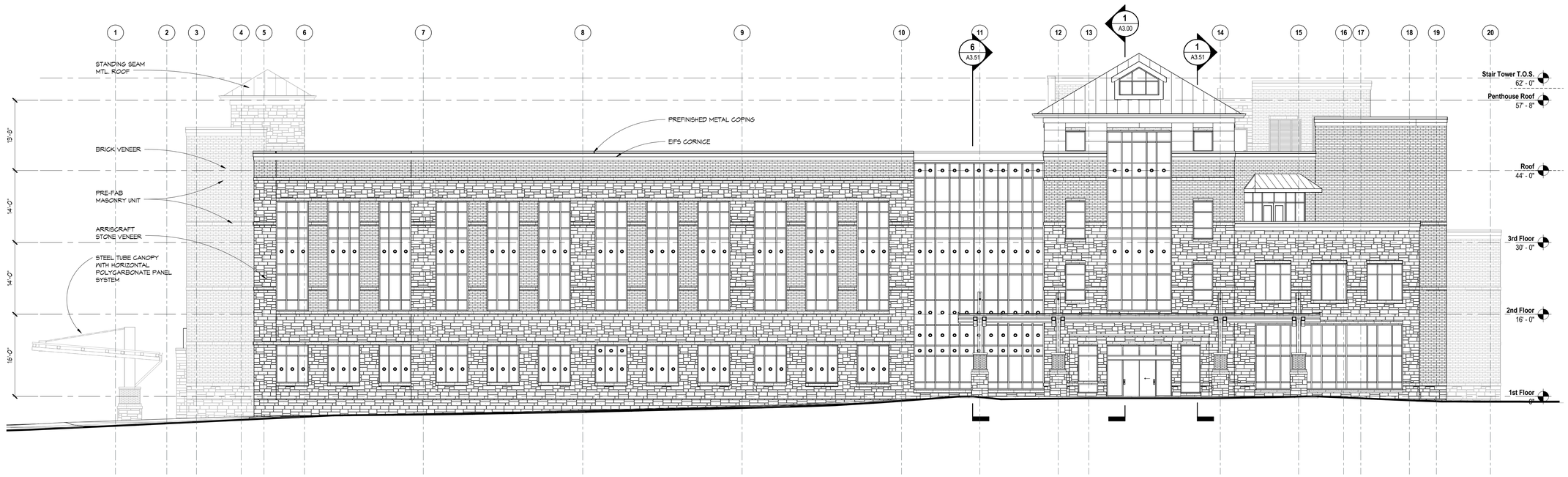
ARCHITECTURAL ELEVATIONS

Sheet Number

C2.3

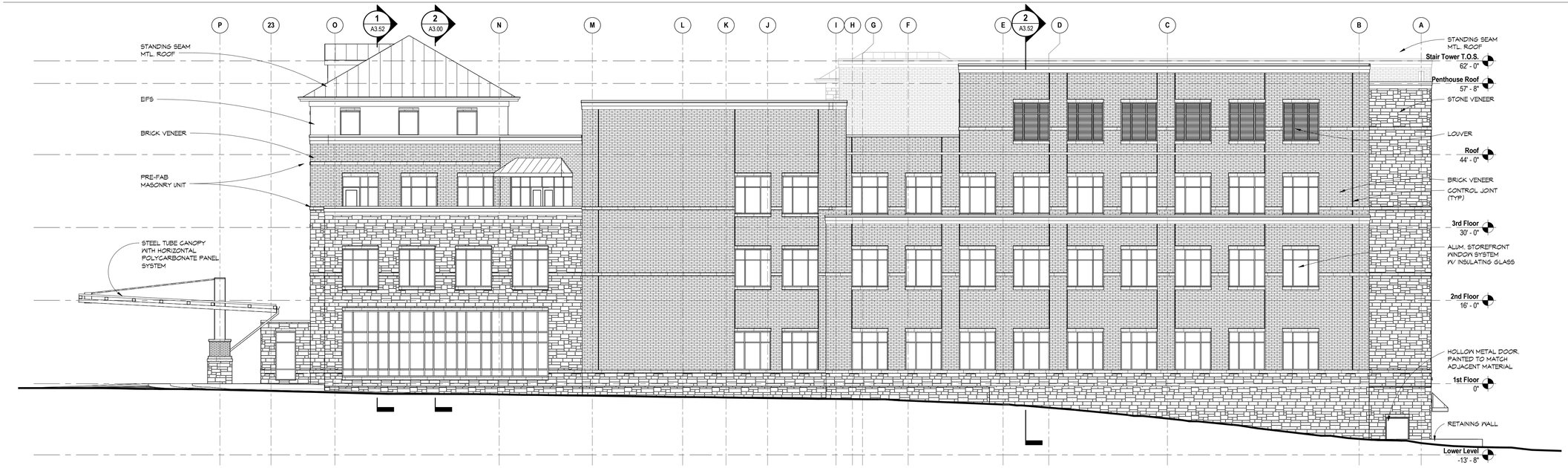
C:\Revit_Projects\16155.01_WMC Clinic & ASC_Interior Buildout_A16_Central_victorlap.rvt

6/8/2017 10:28:03 AM



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

PATTERN	MATERIAL	PATTERN	MATERIAL
	BRICK	M	METAL PANEL
	ACCENT BRICK	✳	OPERABLE WINDOW
	EIFS		ARRISCRAFT STONE VENEER
o	SPANDREL GLASS PANEL	IB	WINDOW TO HAVE INTEGRAL BLINDS

ESa Architects
richard l. miller, architect
1033 Demonbreun Street
Suite 800
Nashville Tennessee 37203
615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© ESa Architects 2015

Seals

RICHARD L. MILLER REGISTERED ARCHITECT No. 7339 STATE OF TENNESSEE

WILLIAMSON MEDICAL CENTER MOB

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
REVISION 3	07.06.17

Issue Description	PUD DEVELOPMENT
Original Issue Date	06.12.17
Project No	COF#6474
Drawn By	JF
Checked By	VLP

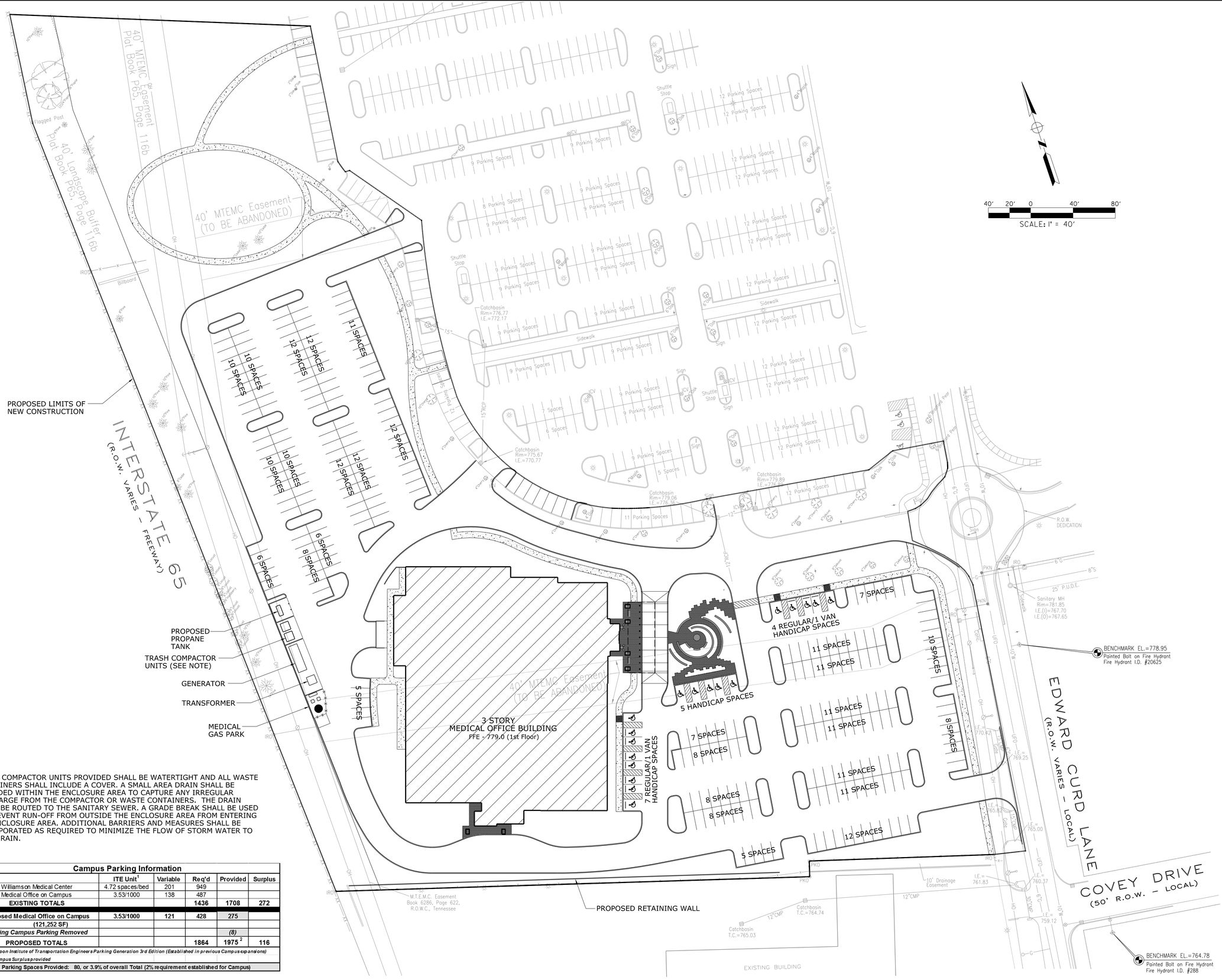
Drawing Title

ARCHITECTURAL ELEVATIONS

Sheet Number

C2.32

6/8/2017 10:28:03 AM C:\Revit_Projects\16155.01_WMC Clinic & ASC_Interior Buildout_A16_Central_vuzevlap.rvt



NOTE:
TRASH COMPACTOR UNITS PROVIDED SHALL BE WATERTIGHT AND ALL WASTE CONTAINERS SHALL INCLUDE A COVER. A SMALL AREA DRAIN SHALL BE PROVIDED WITHIN THE ENCLOSURE AREA TO CAPTURE ANY IRREGULAR DISCHARGE FROM THE COMPACTOR OR WASTE CONTAINERS. THE DRAIN SHALL BE ROUTED TO THE SANITARY SEWER. A GRADE BREAK SHALL BE USED TO PREVENT RUN-OFF FROM OUTSIDE THE ENCLOSURE AREA FROM ENTERING THE ENCLOSURE AREA. ADDITIONAL BARRIERS AND MEASURES SHALL BE INCORPORATED AS REQUIRED TO MINIMIZE THE FLOW OF STORM WATER TO THIS DRAIN.

Campus Parking Information

	ITE Unit[1]	Variable	Req'd	Provided	Surplus
Williamson Medical Center	4.72 spaces/bed	201	949		
Medical Office on Campus	3.53/1000	138	487		
EXISTING TOTALS			**1436**	**1708**	**272**
Proposed Medical Office on Campus (121,252 SF)	**3.53/1000**	**121**	**428**	**275**	
Existing Campus Parking Removed				***(8)***	
PROPOSED TOTALS			**1864**	**1975**[2]	**116**

1: Based upon Institute of Transportation Engineers Parking Generation 3rd Edition (Established in previous Campus expansions)
2: 6.2% Campus Surplus provided
Handicap Parking Spaces Provided: 80, or 3.9% of overall Total (2% requirement established for Campus)

Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
www.ssr-inc.com
SSR Project #: 17410050

Seals

ANDREW THOMAS JOHNSTON
REGISTERED LANDSCAPE ARCHITECT
No. 001107
STATE OF TENNESSEE

WILLIAMSON MEDICAL MOB

Franklin, TN

Williamson MEDICAL CENTER

DOCUMENT CHANGES

Description	Date
REVISION 3	07.06.17

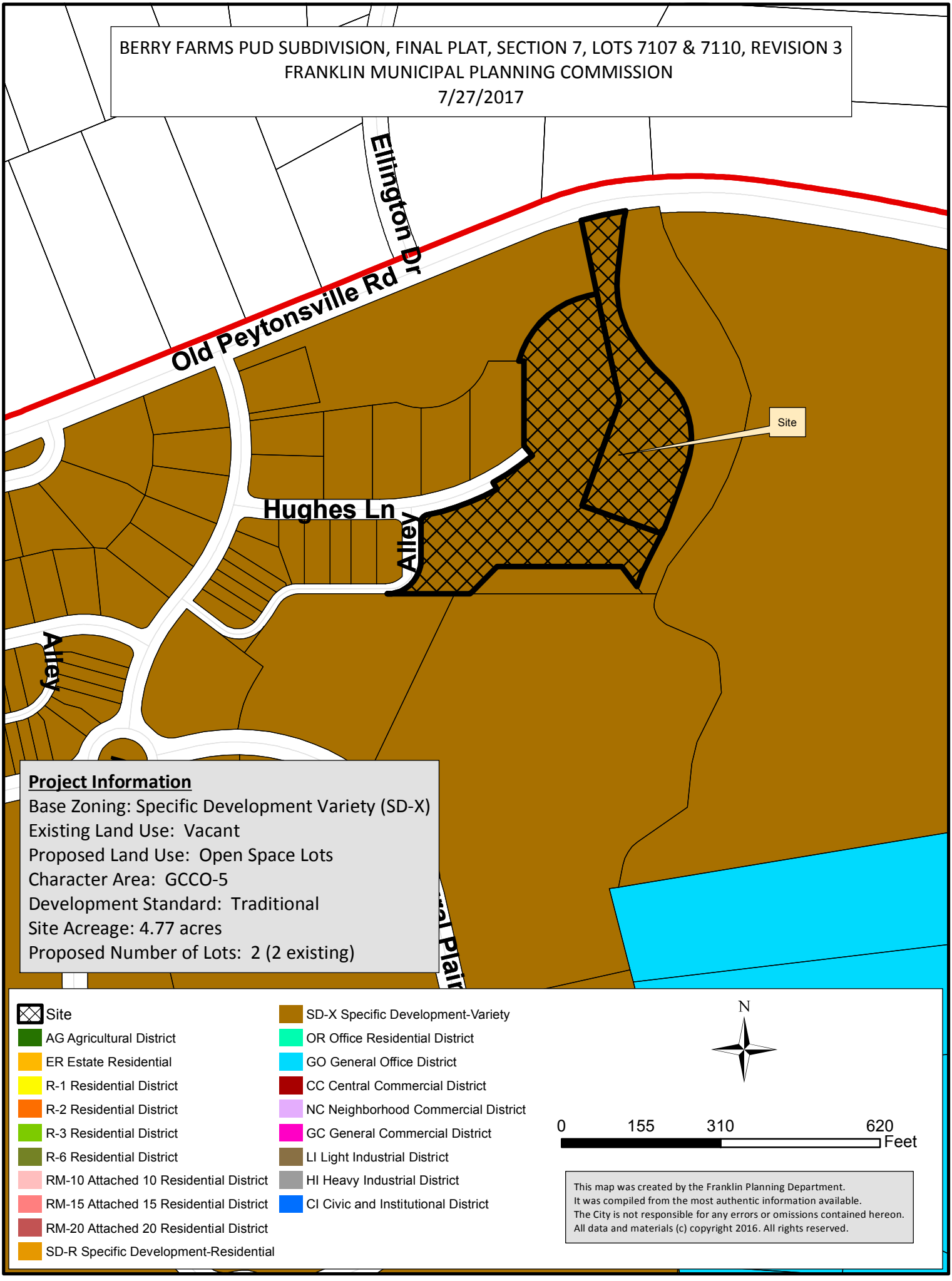
Issue Description	PUD DEVELOPMENT
Original Issue Date	06.12.17
Project No	COF#6474
Drawn By DWN	Checked By ATJ

Drawing Title

OVERALL DEVELOPMENT PLAN

Sheet Number

C2.0


BERRY FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 7, LOTS 7107 & 7110, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Ellington Dr
Old Peytonsville Rd
Site
Hughes Ln
Alley
Alley
Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Open Space Lots
Character Area: GCCO-5
Development Standard: Traditional
Site Acreage: 4.77 acres
Proposed Number of Lots: 2 (2 existing)
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
155
310
620
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE TWO 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 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.

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 SHALL BE PUBLIC ACCESS EASEMENTS AND 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 MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

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

13. 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.

14. 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..

15. 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".

16. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

17. 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.

18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS, AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

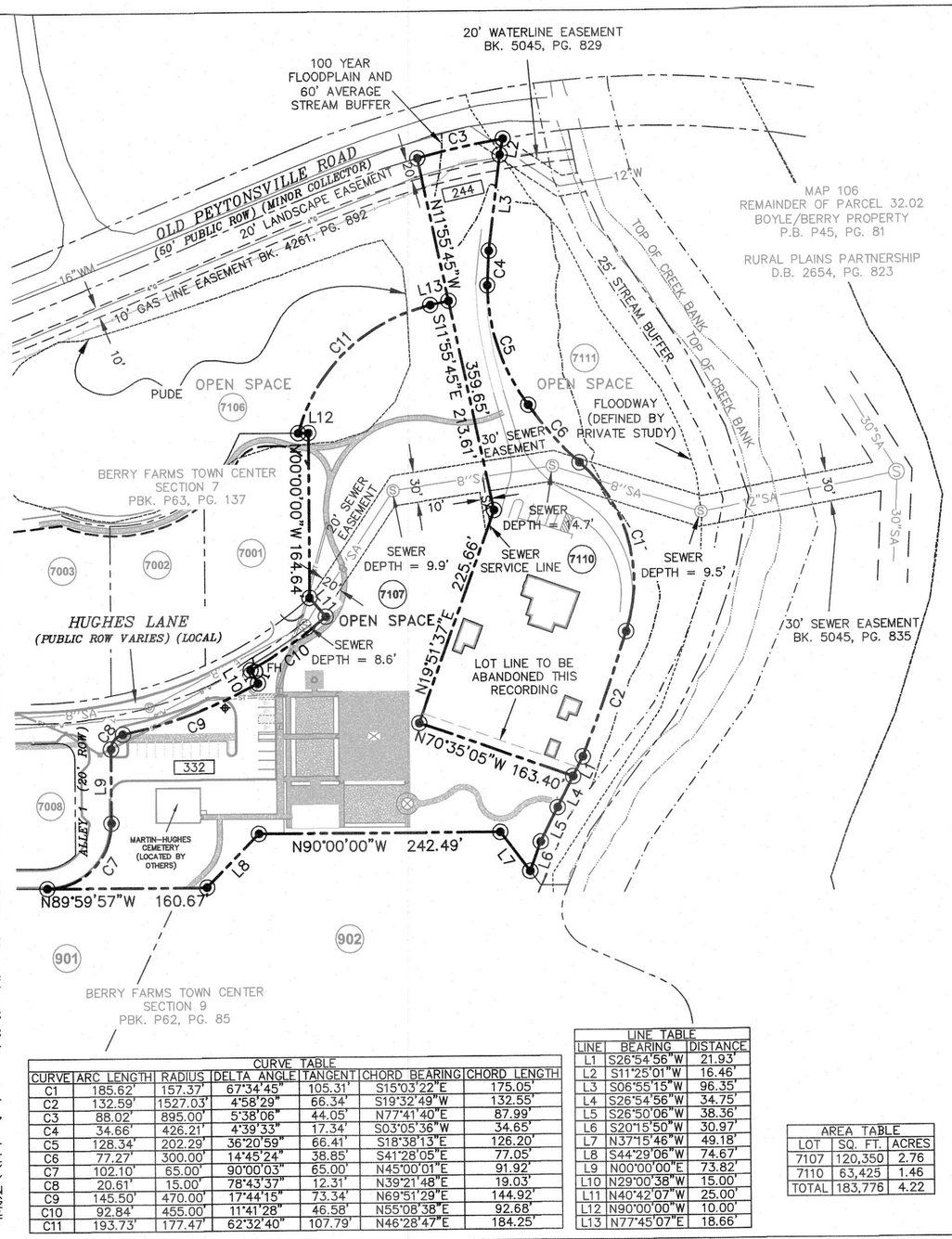
21. LOT 7110, CONTAINING THE HISTORIC HOME AND ITS ASSOCIATED OUTBUILDINGS, SHALL REZONED BY THE APPLICANT UPON RECORDATION OF THE FINAL PLAT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT PLAN.

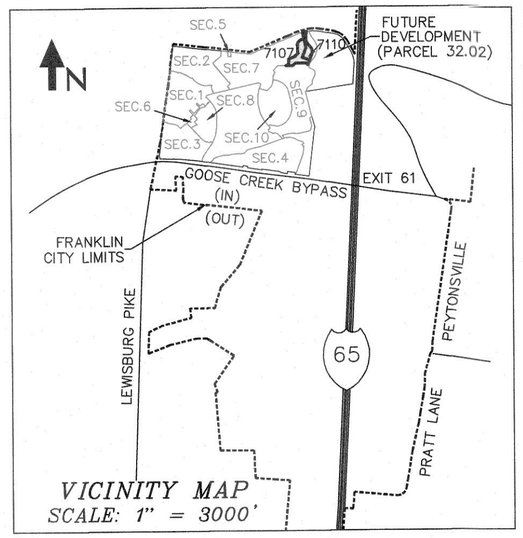
22. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN.

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

24. THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOTS 7107 AND 7110 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 7 AS RECORDED IN PLAT BOOK P63, PAGE 137, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

25. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE THE SITE TO AN ACCEPTABLE CONDITION AS APPROVED BY THE DIRECTOR OF WATER MANAGEMENT DEPARTMENT.





LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE		PROPOSED ELECTRIC PULL BOX	PB
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE		PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE		PROPOSED WATER LINE	8"W
SIGN		PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	x x x	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE			

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	185.62'	157.37'	67°34'45"	105.31'	S15°03'22"E	175.05'
C2	132.59'	1527.03'	4°58'29"	66.34'	S19°32'49"W	132.55'
C3	88.02'	895.00'	5°38'06"	44.05'	N77°41'40"E	87.99'
C4	34.66'	426.21'	4°39'33"	17.34'	S03°05'36"W	34.65'
C5	128.34'	202.29'	36°20'59"	66.41'	S18°38'13"E	126.20'
C6	77.27'	300.00'	14°45'24"	38.85'	S41°28'05"E	77.05'
C7	102.10'	65.00'	90°00'03"	65.00'	N45°00'01"E	91.92'
C8	20.61'	15.00'	78°43'37"	12.31'	N39°21'48"E	19.03'
C9	145.50'	470.00'	17°44'15"	73.34'	N69°51'29"E	144.92'
C10	92.84'	455.00'	11°41'28"	46.58'	N55°08'38"E	92.68'
C11	193.73'	177.47'	62°32'40"	107.79'	N46°28'47"E	184.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°54'56"W	21.93'
L2	S11°25'01"W	16.46'
L3	S06°55'15"W	96.35'
L4	S26°54'56"W	34.75'
L5	S26°50'06"W	38.36'
L6	S20°15'50"W	30.97'
L7	N37°15'46"W	49.18'
L8	S44°29'06"W	74.67'
L9	N00°00'00"E	73.82'
L10	N29°00'38"W	15.00'
L11	N40°42'07"W	25.00'
L12	N90°00'00"W	10.00'
L13	N77°45'07"E	18.66'

AREA TABLE		
LOT	SQ. FT.	ACRES
7107	120,350	2.76
7110	63,425	1.46
TOTAL	183,776	4.22

ROBERT M. SEARSON REGISTERED LAND SURVEYOR TENNESSEE NO. 1666 6/30/17

0 50 100 200
SCALE : 1" = 100'

T.S.P.C.S.

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 7, Revision 2" 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 _____, 2017, 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 7, Revision 2" 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 6/30/17

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

S&ME
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.smeinc.com
ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7, REVISION 2
RESUBDIVISION OF LOTS 7107 & 7110
C.O.F. NO. 6468

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.22 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0.00 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

DATE: 06-12-17
REV: 06-30-17

PROJECT #554716002 SHEET 1 OF 1

L:\Projects\2016\554716002\dwg\554716002_2017-06-12_Berry Farms - Section 7 - Revision II_Final Plat.dwg-SHEET 1 Jun 29, 2017 - 4:54pm zdavis

COF no: 6468

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov The following sureties associated with this development from site plan 6432 are transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 26,000**
VII. Stormwater Drainage:	
VIII. Green Infrastructure:	
IX: ITS Elements:	

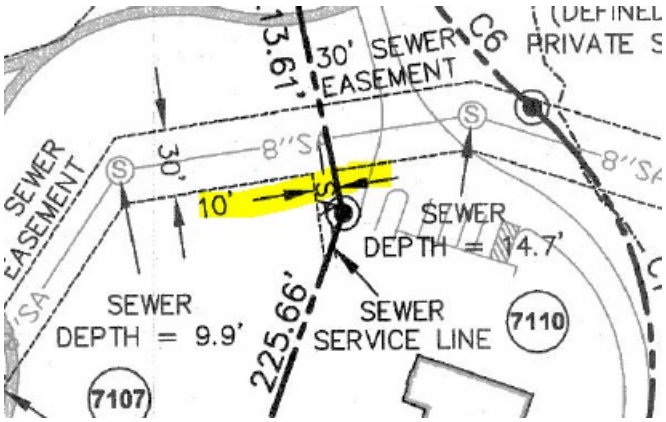
(comment restated as a reminder to staff)

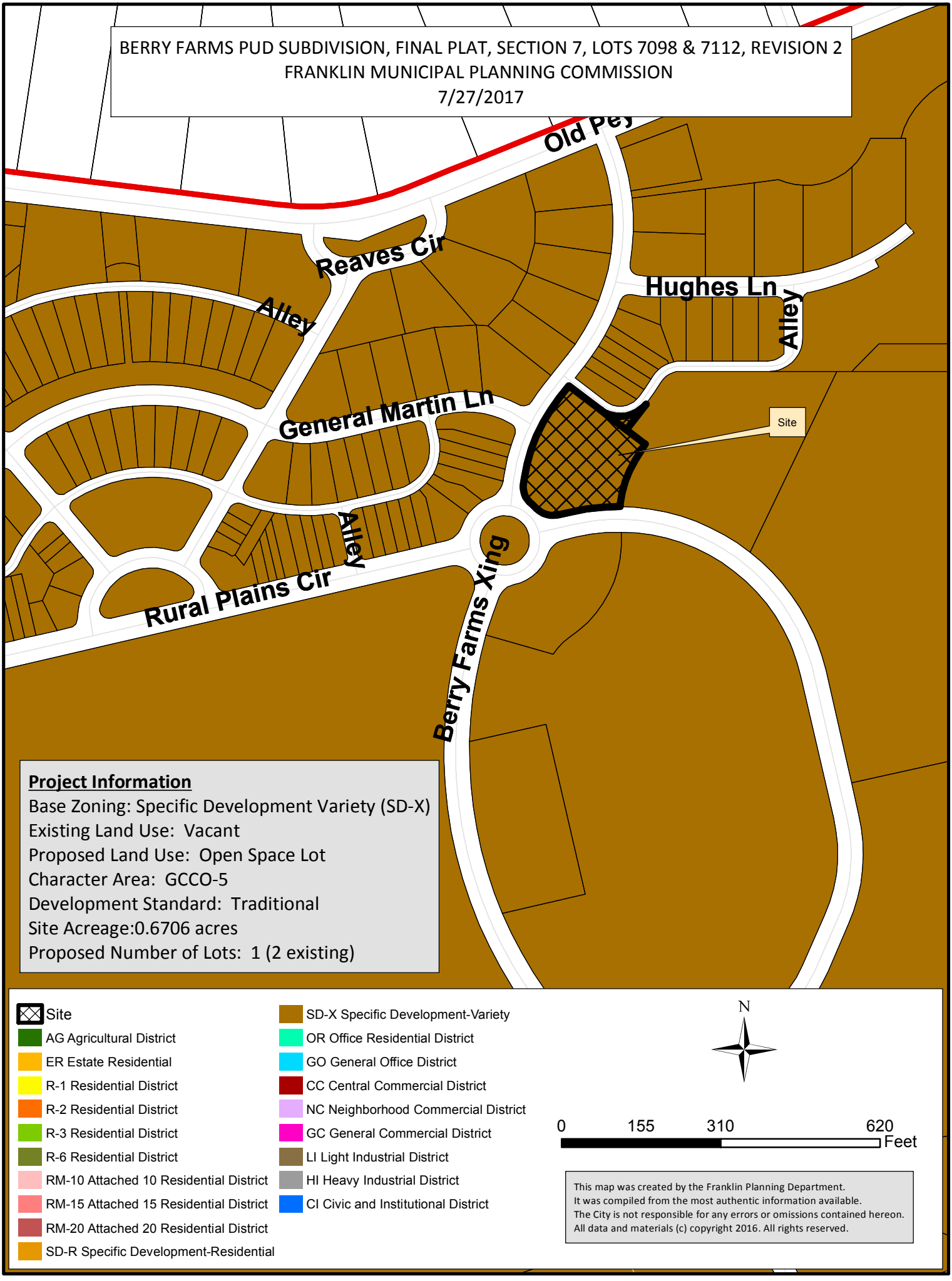
Water/Sewer

General Issues

2. Sanitary sewer

ben.mcneil@franklintn.gov Applicant shall show 30' sanitary sewer easement centered around the sewer service. The 30' easement width is required due to the depth of the sanitary sewer service line.




BERRY FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 7, LOTS 7098 & 7112, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Old Pey
Reaves Cir
Alley
Hughes Ln
Alley
General Martin Ln
Site
Alley
Rural Plains Cir
Berry Farms Xing
Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Open Space Lot
Character Area: GCCO-5
Development Standard: Traditional
Site Acreage:0.6706 acres
Proposed Number of Lots: 1 (2 existing)
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
155
310
620
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT.

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. THE PROPERTY DOES NOT 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.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 098.00 & 112.00.

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 SHALL BE PUBLIC ACCESS EASEMENTS AND 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 MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

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

13. 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.

14. 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..

15. 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".

16. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

17. 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.

18. ALL OFF–STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

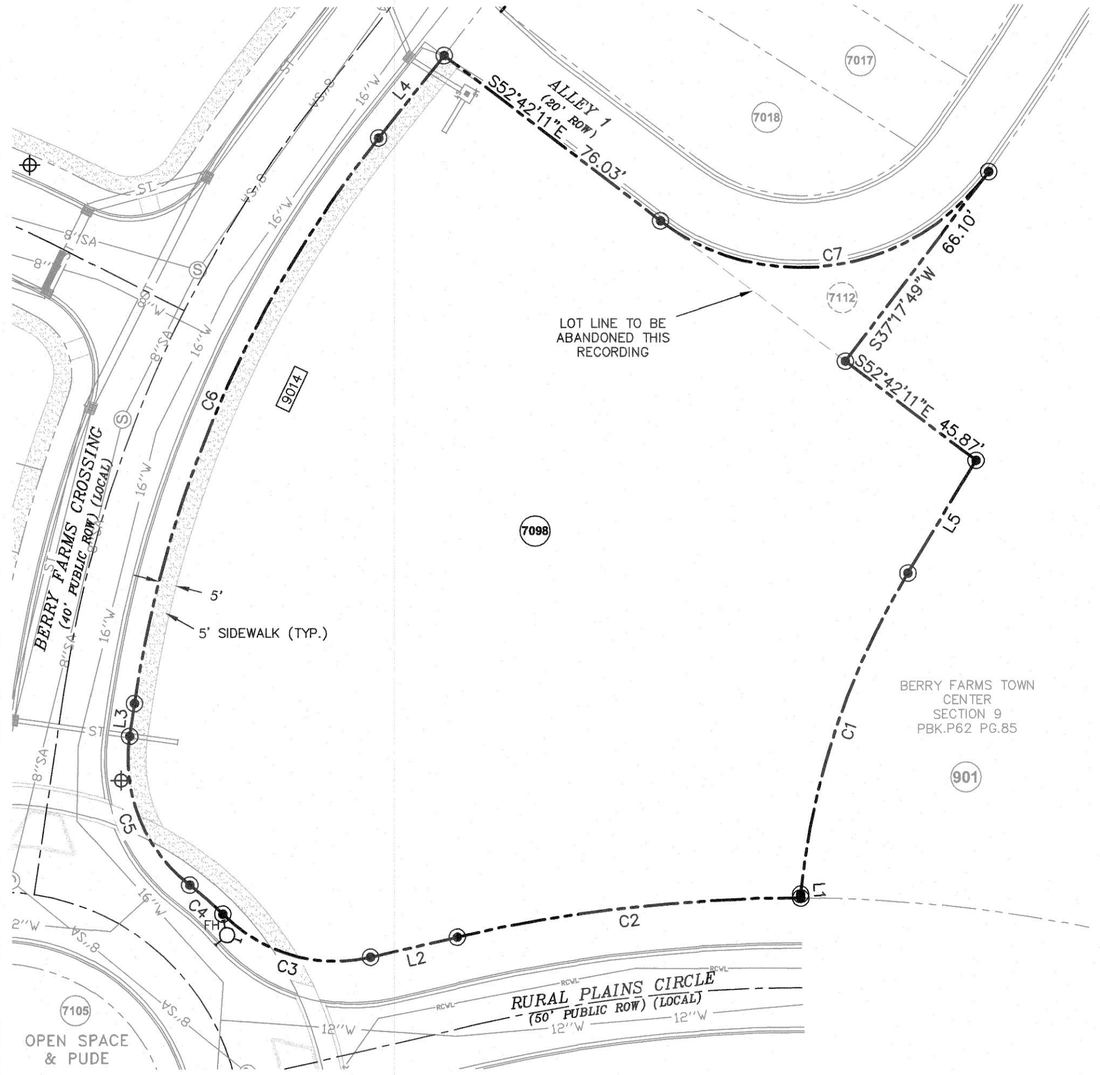
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

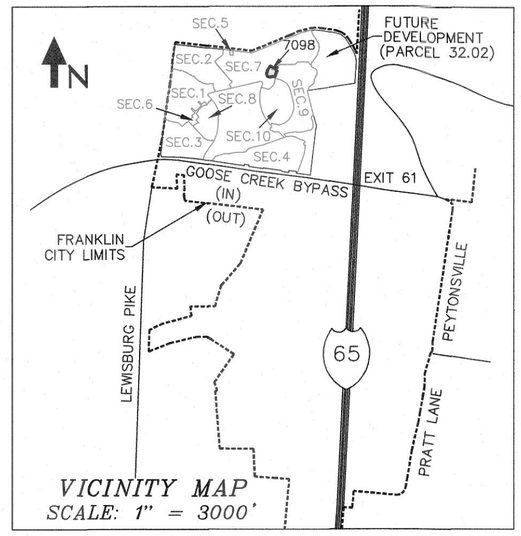
21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT, EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'–12' DEPTH REQUIRES A 20' EASEMENT AND 13'–20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN.

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

23. THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOTS 7098 AND 7112 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 7 AS RECORDED IN PLAT BOOK P63, PAGE 137, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

24. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE THE SITE TO AN ACCEPTABLE CONDITION AS APPROVED BY THE DIRECTOR OF WATER MANAGEMENT DEPARTMENT.





LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE		PROPOSED ELECTRIC PULL BOX	PB
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE		PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE		PROPOSED WATER LINE	8"W
SIGN		PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	x x x	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE			

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	94.99'	212.36'	25°37'40"	48.30'	S18°36'54"W	94.20'
C2	96.80'	415.00'	13°21'52"	48.62'	S83°40'56"W	96.58'
C3	44.91'	44.00'	58°29'05"	24.63'	N73°45'28"W	42.99'
C4	12.38'	88.00'	8°03'39"	6.20'	N48°32'45"W	12.37'
C5	46.84'	44.00'	60°59'51"	25.92'	N22°04'39"W	44.66'
C6	173.45'	330.00'	30°06'54"	88.78'	N23°28'44"E	171.46'
C7	103.21'	65.00'	90°58'25"	66.11'	N81°48'37"E	92.70'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S02°55'20"E	1.02'
L2	S77°00'00"W	24.88'
L3	N08°25'17"E	9.22'
L4	N38°32'11"E	29.37'
L5	S31°25'13"W	36.55'

AREA TABLE

LOT	SQ. FT.	ACRES
7098	39217	0.90





0 15 30 60

SCALE : 1" = 30'

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 7, Revision 3" 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 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 _____, 2017, 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 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 6/30/17

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

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 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 7, Revision 3" 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

S&ME
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.smeinc.com
ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7, REVISION 3
CONSOLIDATION OF LOTS 7098 & 7112
C.O.F. NO. 6467

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.90 — TOTAL LOTS: 1
ACRES NEW PUBLIC STREETS: ±0.00 — DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 — CLOSURE ERROR: 1:10000

DATE: 06–12–17
REV: 06–30–17

PROJECT #554716073 — SHEET 1 OF 1

L:\Projects\2016\554716073\dwg\554716073_2017–06–12_Berry Farms – Section 7 – Revision III_Lots 7098 & 7112_Final Plat.dwg–SHEET 1 Jun 29, 2017 – 4:56pm zdavis

COF no: 6467

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

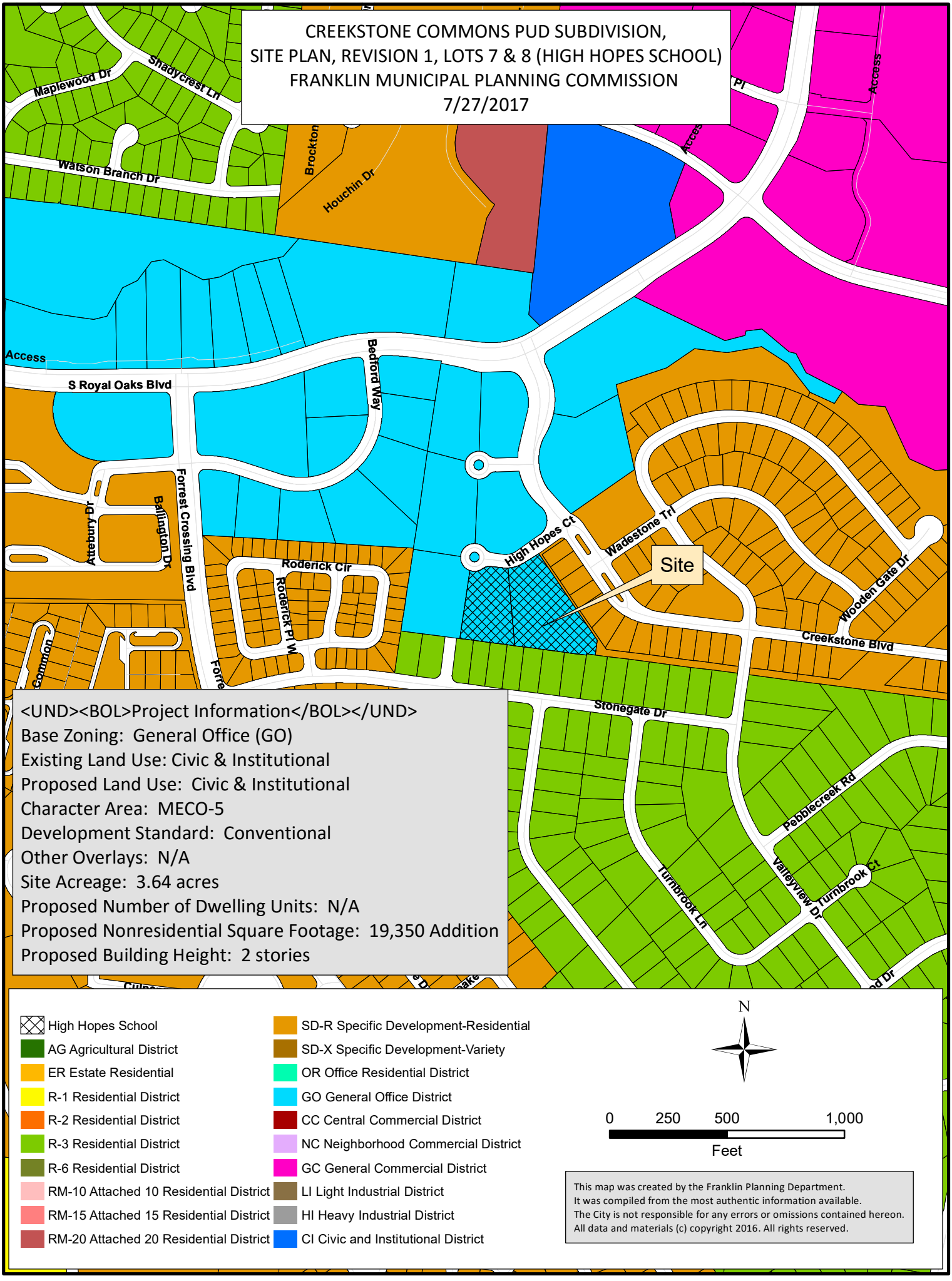
General Issues

1. Engineering Sureties

kevin.long@franklintn.gov The following sureties associated with this development from site plan 6433 are transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	**$ 21,000**
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 40,000**
VII. Stormwater Drainage:	
VIII. Green Infrastructure:	
IX: ITS Elements:	

(comment restated as a reminder to staff)


CREEKSTONE COMMONS PUD SUBDIVISION,
SITE PLAN, REVISION 1, LOTS 7 & 8 (HIGH HOPES SCHOOL)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Maplewood Dr
Shadycrest Ln
Watson Branch Dr
Brockton
Houchin Dr
Access
S Royal Oaks Blvd
Bedford Way
Forrest Crossing Blvd
Attebury Dr
Ballington Dr
Roderick Cir
Roderick Pl W
High Hopes Ct
Wadestone Trl
Site
Wooden Gate Dr
Creekstone Blvd
Stonegate Dr
Pebblecreek Rd
Valleyview Dr
Turnbrook Ln
Turnbrook Ct
<UND><BOL>Project Information</BOL></UND>
Base Zoning: General Office (GO)
Existing Land Use: Civic & Institutional
Proposed Land Use: Civic & Institutional
Character Area: MECO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.64 acres
Proposed Number of Dwelling Units: N/A
Proposed Nonresidential Square Footage: 19,350 Addition
Proposed Building Height: 2 stories
High Hopes School
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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 2016. All rights reserved.

COF no: 6477

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. C. Existing Conditions Plan

joe.marlo@franklintn.gov *Comment not adequately addressed.*

Applicant to provide the method and date of the actual survey(s) performed.

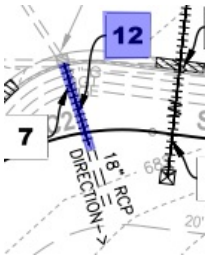
2. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Due to the shallow bedrock encountered with the test borings, add the following note to the Grading and Drainage Plan and the bioretention and pervious paver details:
"Where bedrock is encountered during the excavation of the [BMP], an additional 2 feet of bedrock shall be removed below the bottom elevation of the BMP shown on the plans and the additional excavation back-filled with clean #57 stone."

3. I. Grading Plan

joe.marlo@franklintn.gov *Comment addressed, however Sheet C1.2 nowappears to showthe incorrect portion of pipe to be demolished.*

Applicant to correct Sheet C1.2 such that the appropriate portion of pipe remains (highlighted in blue). Applicant to revise Note 12 accordingly, as the 18" pipe is not to be completely removed.



4. V. Site Permits

amanda.ray@franklintn.gov 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.

5. D. Site Plan

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown on the drawings.*

Applicant to show Green Infrastructure Easements (GIE) around all green infrastructure BMPs, including pervious pavers.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets	$ 30,000

III. City Streets:	**$ 28,000**
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 9,000**
VII. Stormwater Drainage:	**$ 51,000**
VIII. Green Infrastructure:	**$ 130,000**
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

7. Landscape

larry.mizell@franklintn.gov Landscape surety $49,000.00

Planning (Landscape)

General Issues

8. Tree Preservation/Grading/ Parking

larry.mizell@franklintn.gov That is fine as far as tree preservation requirements.
However, The tree on the property line shall be preserved and the grading shall not intrude into the trip line of those trees.
Applicant shall provide a tree protection fence at the actual drip line of those trees and no grading or development shall occur beyond it,

Stormwater

General Issues

9. Bioretention

ellen.moore@franklintn.gov Applicant shall show elevations for the following (if applicable) for each bioretention area onsite:

Bioretention	Subgrade Elevation	Top of Stone Elevation & Depth	Underdrain Invert Elevation	Top of Soil Elevation & Depth	Berm Elevation	Top of Casting of the Outfall Structure	Spillway Elevation
Area 1							

10. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov Issue to remain open until issued NOC is received.

11. Demolition

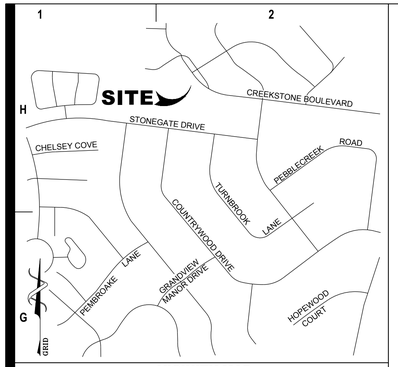
amanda.ray@franklintn.gov Issue to remain open for reference.

12. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Submit LTMP as a standalone document
Include:
COF number
Owners contact info
Landscape sheet for bioretention

13. Bioretention

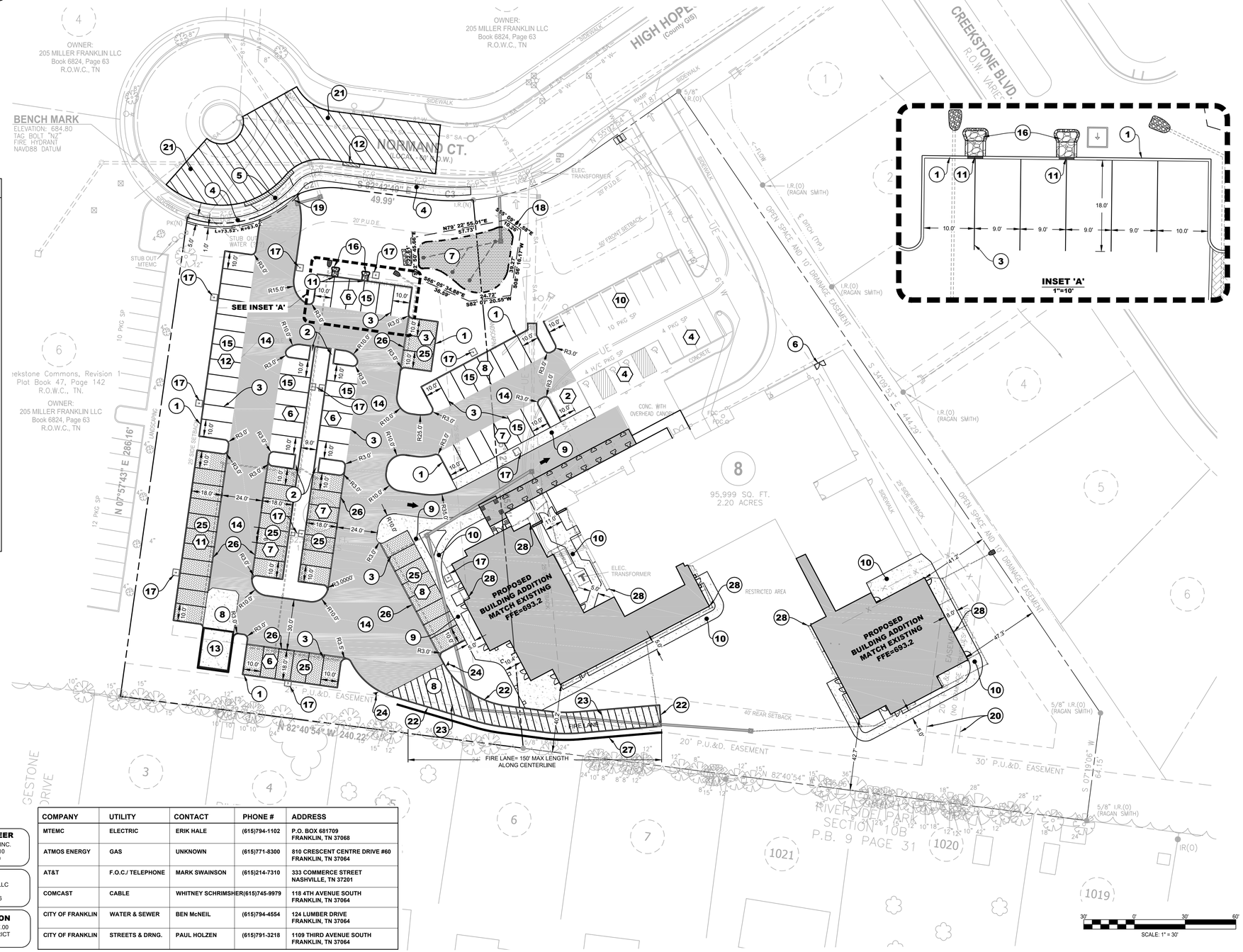
ellen.moore@franklintn.gov	Due to recent advances in research, applicant shall remove all filter fabric from bioretention detail. A 3" choker stone layer (#8 stone) shall be added between the sub base stone and the soil layer. Filter fabric between native soils and entire bioretention area shall be removed as well.



VICINITY MAP
(NOT TO SCALE)

SITE KEYNOTES:

1. POST CURB, SEE SITE PLAN DETAIL SHEET C2.2
2. CONCRETE FLUME, SEE GRADING AND DRAINAGE PLAN FOR DETIALS
3. 4" PAINTED WHITE STRIPING (TYP.)
4. 5' CONCRETE SIDEWALK PER CITY OF FRANKLIN STANDARDS, SEE SITE PLAN DETAIL SHEET C2.2
5. CONCRETE COMMERCIAL ENTRANCE PER CITY OF FRANKLIN STANDARDS. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDER TO VERIFY DEPTH OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR ACCESS DRIVE, SEE DETAIL SHEET C2.2
6. PROPOSED DOUBLE 3' MANGATE IN FENCE (6' TOTAL OPEN WIDTH) FOR FIRE ACCESS.
7. LEVEL 2 BIORETENTION AREA, SEE GRADING AND DRAINAGE PLAN FOR DETAILS.
8. CONCRETE PAVEMENT, SEE SITE PLAN DETAIL SHEET C2.2
9. INTEGRAL CONCRETE CURB AND SIDEWALK, SEE SITE PLAN DETAIL SHEET C2.2
10. CONCRETE SIDEWALK, SEE SITE PLAN DETAIL SHEET C2.2
11. CURB CUT, SEE GRADING & DRAINAGE PLANS FOR DETAILS
12. REPLACE SECTION OF CURB AND GUTTER PER CITY OF FRANKLIN STANDARDS, SEE DETAIL SHEET C2.2
13. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
14. HEAVY DUTY ASPHALT PAVEMENT, SEE SITE PLAN DETAIL SHEET C2.2
15. LIGHT DUTY ASPHALT PAVEMENT, SEE SITE PLAN DETAIL SHEET C2.2
16. GRAVEL FLOW SPREADER FOR STORMWATER PRETREATMENT, SEE GRADING AND DRAINAGE PLANS FOR DETAILS
17. OVERHEAD LIGHT, SEE SIGHT ELECTRICAL AND LIGHTING PLANS FOR DETAILS
18. PROPOSED GREEN INFRASTRUCTURE EASEMENT (GIE).
19. PROPOSED PUBLIC ACCESS EASEMENT
20. EXISTING P.U. & D. EASEMENT TO BE ABANDONED. FIELD INSPECTION INDICATES NO UNDERGROUND STORM INFRASTRUCTURE PRESENT.
21. MILL AND OVERLAY EXISTING ASPHALT AREA AS NECESSARY FOR REMOVAL OF EXISTING WATER AND SANITARY SEWER SERVICE STUBS SHOWN ON THE DEMOLITION PLAN SHEET C1.2. CITY OF FRANKLIN STANDARDS REQUIRE OVERLAY 50 FT. MINIMUM TO EITHER SIDE OF ROAD CUT.
22. PAINT FACE AND TOP OF POST CURB RED TO MATCH EXISTING CURB ALONG FRONT OF BUILDING AT EXISTING FIRE LANE LOCATION
23. 4" DIAGONAL YELLOW STRIPING SPACED 4" CENTER TO CENTER
24. PLACE 'NO PARKING- FIRE LANE' SIGNAGE ON BOTH SIDES OF FIRE LANE ENTRY, SEE DETAIL SHEET C2.2
25. PERVIOUS BRICK PAVERS (TYP.). SEE GRADING AND DRAINAGE PLANS FOR DETAILS
26. FLUSH CONCRETE RIBBON CURB ALONG PERVIOUS BRICK PAVER/ ASPHALT INTERFACE. SEE GRADING AND DRAINAGE PLANS FOR DETAILS.
27. CONTRACTOR SHALL PROVIDE A PRE-MANUFACTURED, SEGMENTAL BLOCK WALL BY REDI-ROCK. WALL SHALL BE FINISHED WITH CAP MADE OF SAME MATERIAL. CONTRACTOR TO PROVIDE DESIGN AND ELEVATIONS STAMPED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF TENNESSEE. SEGMENTAL BLOCKS ARE TO BE IN ACCORDANCE WITH ASTM C94 AND ASTM1372. LOCATION OF WALL SHOWN ON THE PLANS SHALL BE FINISHED LOCATION OF CAP STONE AND WALL SHALL BE BATTERED IN TOWARD THE DRIVE ISLE. CONTRACTOR TO SUBMIT COLORED BLOCK SAMPLE TO OWNER FOR APPROVAL.
28. GUTTER DOWNSPOUT LOCATION (TYP.), SEE GRADING AND DRAINAGE PLANS FOR DETAILS.



STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

SITE DATA CHART

PROJECT NAME:	HIGH HOPES SCHOOL
MAP AND PARCEL:	MAP 089B/ PARCEL 006.00 & 007.00
ADDRESS:	301 & 303 HIGH HOPES COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING:	GENERAL OFFICE DISTRICT SUBURBAN AREA OVERLAY: MECO-5 DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE:	LOT 7: 1.44 AC/ LOT 8: 2.20 AC (TOTAL: 3.64 ACRES ±)
SQUARE FOOTAGE OF SITE:	LOT 7: 62,541/ LOT 8: 96,000 (TOTAL: 158,541 SQ. FT. ±)
MINIMUM REQUIRED SETBACKS:	
YARD FRONTING ANY STREET:	50 FEET
SIDE YARD:	25 FEET
REAR YARD:	40 FEET
OWNER:	HIGH HOPES, INC.
ADDRESS:	301 HIGH HOPES COURT FRANKLIN, TENNESSEE 37067
PHONE NO.:	(615) 661-5437
FAX NO.:	(615) 309-8342
CONTACT NAME:	GAIL POWELL
APPLICANT/ ENGINEER:	BARGE CAUTHEN & ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE
PHONE NO.:	615.356.9911
FAX NO.:	615.352.6737
EMAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	Jeff Hooper, P.E.
BUILDING SQUARE FOOTAGE:	14,517 Ex --> 33,867 Pr (19,350 Sq-Ft Add)
BUILDING HEIGHT:	34 Feet ±
FLOOR AREA RATIO OF SITE:	0.21
SITE IMPERVIOUS AREA:	1.94 Ac ±
PROVIDED PERMEABLE SURFACE RATIO: (GREEN/ OPEN SPACE)	0.53
MINIMUM PARKING REQUIREMENT:	97 Spaces
MAXIMUM PARKING LIMIT:	116 Spaces
PARKING PROVIDED:	107 Spaces
ADA SPACES PROVIDED:	4 Spaces
TREE CANOPY:	See Landscape Plans

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

THIS SITE PLAN HAS BEEN DESIGNATED 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.

811 Know what's **below** **Call** before you dig.
811
www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

COMPANY	UTILITY	CONTACT	PHONE #	ADDRESS
MTEMC	ELECTRIC	ERIK HALE	(615)794-1102	P.O. BOX 681709 FRANKLIN, TN 37068
ATMOS ENERGY	GAS	UNKNOWN	(615)771-8300	810 CRESCENT CENTRE DRIVE #60 FRANKLIN, TN 37064
AT&T	F.O.C./ TELEPHONE	MARK SWAINSON	(615)214-7310	333 COMMERCE STREET NASHVILLE, TN 37201
COMCAST	CABLE	WHITNEY SCHRIMSHER	(615)745-9979	118 4TH AVENUE SOUTH FRANKLIN, TN 37064
CITY OF FRANKLIN	WATER & SEWER	BEN McNEIL	(615)794-4554	124 LUMBER DRIVE FRANKLIN, TN 37064
CITY OF FRANKLIN	STREETS & DRNG.	PAUL HOLZEN	(615)791-3218	1109 THIRD AVENUE SOUTH FRANKLIN, TN 37064

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

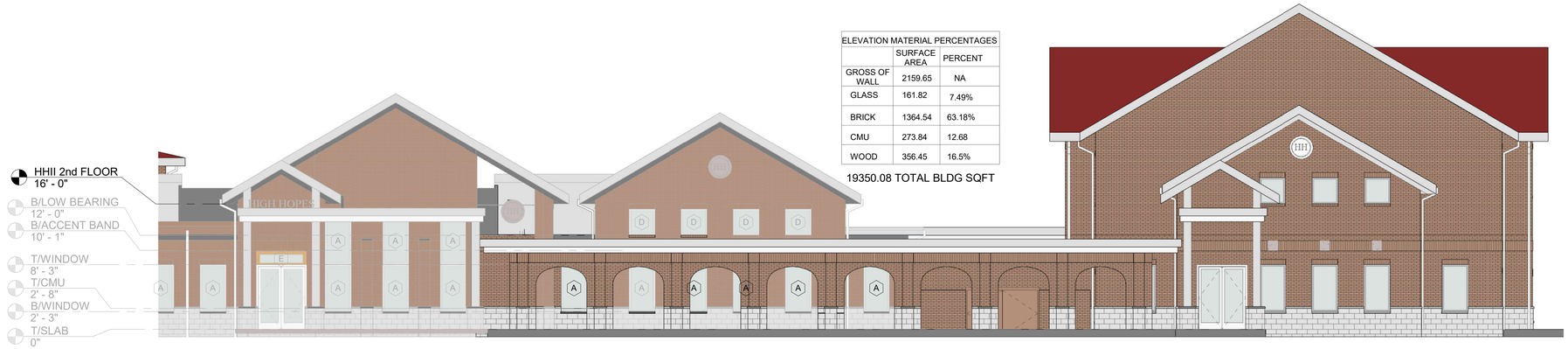
copyright CMARCHITECTS 2024 Issue Date

SHEET DESCRIPTION

ENLARGED SITE PLAN

DRAWING NUMBER

C2.1



1 Front Elevation - WEST WING
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2159.65	NA
GLASS	161.82	7.49%
BRICK	1364.54	63.18%
CMU	273.84	12.68
WOOD	356.45	16.5%

19350.08 TOTAL BLDG SQFT

Elevation Key Notes

THE FOLLOWING ARE THE EXISTING MATERIALS USED ON THE EXISTING BUILDING AND OUR INTENT IS TO MATCH ALL MATERIALS

- B — BRICK
  Palmetto Brick Company - color "2.0 Sandstone"
  Motar - Flamingo Brixment - color "Tennesse Buff"
- SF — SPLIT-FACE CONCRETE MASONRY UNIT
  Midwest Block & Brick - color "Buckskin" Intergral Color
  Motar - Flamingo Brixment - color "Tennesse Buff"
- T1 — TRIM - Paint Color - Antique White
- SH — ASPHALT SHINGLE ROOFING
  GAF Timberline UltraHD color "Patriot Red" or Equal
- WT — PRECAST STONE WATER TABLE
  Arriscraft Renaissance Thin-clad - color "Limestone"
- SA — PRECAST STONE ACCENT
  Arriscraft Renaissance Thin-clad - color "Limestone"
- S — BUILDING SIGNAGE
- F — WROUGHT IRON FENCE
- DS — DOWNSPOUT - Paint Color "Antique White"



3 Side Elevation - WEST WING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2870.93	NA
GLASS	404.17	14.08%
BRICK	904.28	66.33%
CMU	248.77	8.67%
WOOD	313.71	10.93%

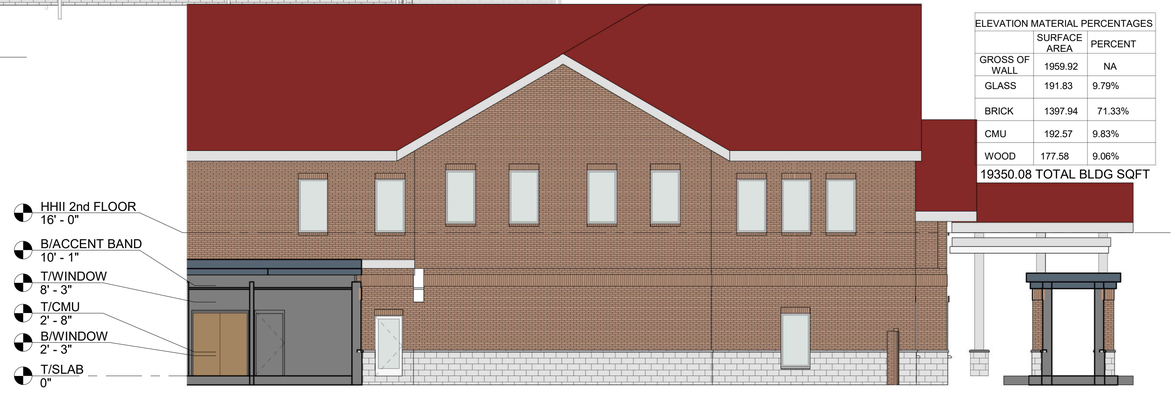
19350.08 TOTAL BLDG SQFT



2 REAR ELEVATION - WEST WING
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2578.09	NA
GLASS	164.44	6.38%
BRICK	1830.6	71.01%
CMU	292.39	11.34%
WOOD	290.66	11.27%

19350.08 TOTAL BLDG SQFT



4 SECTION/ELEVATION - WEST WING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	1959.92	NA
GLASS	191.83	9.79%
BRICK	1397.94	71.33%
CMU	192.57	9.83%
WOOD	177.58	9.06%

19350.08 TOTAL BLDG SQFT

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation,

CLIENT

High Hopes DEVELOPMENT CENTER Est. 1984

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7&8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City Project Number: 6477

No.	Description	Date
2	Revision 2	1-25-2012

DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 2304
ISSUE DATE: Issue Date
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL



copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
Building Elevations

DRAWING NUMBER
A 2.0

7/6/2017 1:16:42 PM

Elevation Key Notes

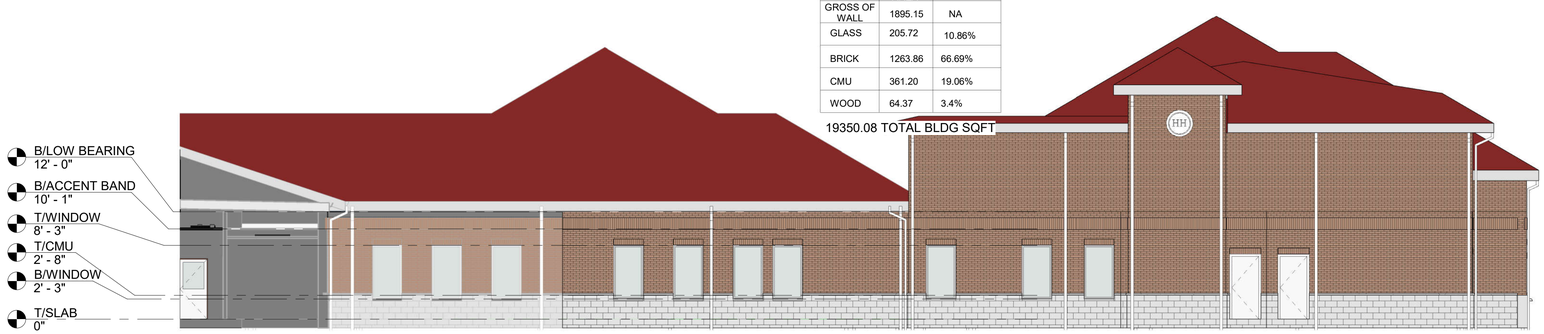
THE FOLLOWING ARE THE EXISTING MATERIALS USED ON THE EXISTING BUILDING AND OUR INTENT IS TO MATCH ALL MATERIALS

B	BRICK Palmetto Brick Company - color "2.0 Sandstone" Motar - Flamingo Brixment - color "Tennessee Buff"
SF	SPLIT-FACE CONCRETE MASONRY UNIT Midwest Block & Brick - color "Buckskin" Intergral Color Motar - Flamingo Brixment - color "Tennessee Buff"
T1	TRIM - Paint Color - Antique White
SH	ASPHALT SHINGLE ROOFING GAF Timberline UltraHD color "Patriot Red" or Equal
WT	PRECAST STONE WATER TABLE Arriscraft Renaissance Thin-clad - color "Limestone"
SA	PRECAST STONE ACCENT Arriscraft Renaissance Thin-clad - color "Limestone"
S	BUILDING SIGNAGE
F	WROUGHT IRON FENCE
DS	DOWNSPOUT - Paint Color "Antique White"

ELEVATION MATERIAL PERCENTAGES

	SURFACE AREA	PERCENT
GROSS OF WALL	1895.15	NA
GLASS	205.72	10.86%
BRICK	1263.86	66.69%
CMU	361.20	19.06%
WOOD	64.37	3.4%

19350.08 TOTAL BLDG SQFT

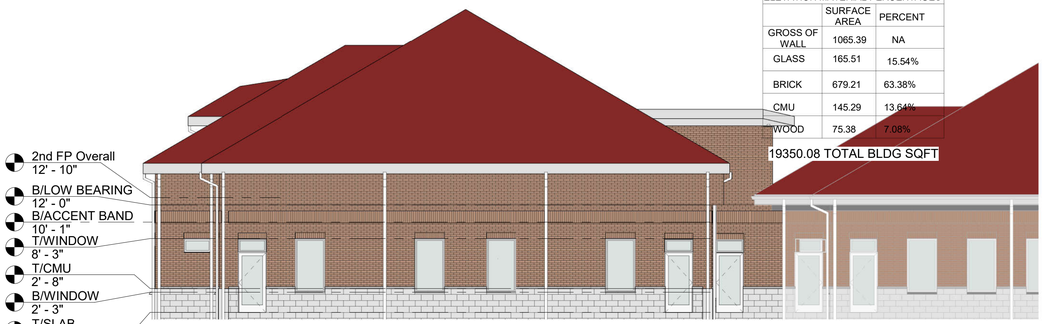


1 SW Elevation - SOUTH WING BUILDING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES

	SURFACE AREA	PERCENT
GROSS OF WALL	1065.39	NA
GLASS	165.51	15.54%
BRICK	679.21	63.38%
CMU	145.29	13.64%
WOOD	75.38	7.08%

19350.08 TOTAL BLDG SQFT

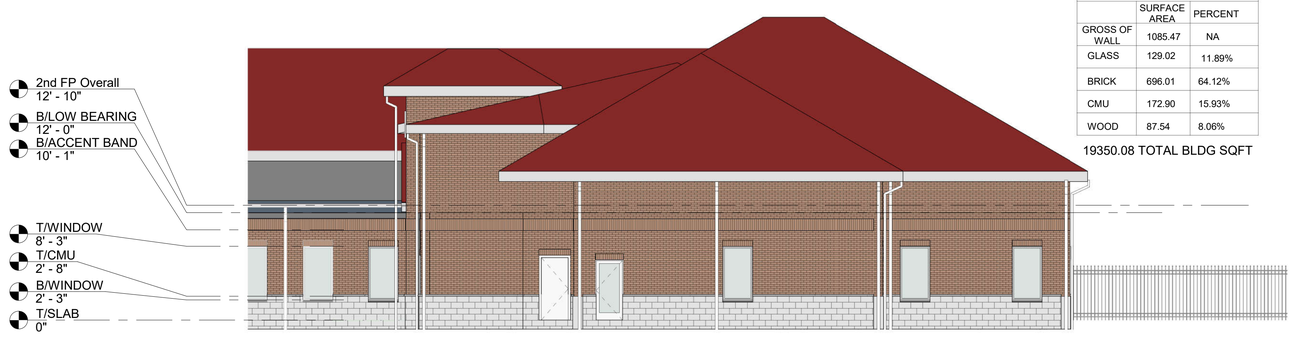


2 SE Elevation - SOUTH WING BUILDING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES

	SURFACE AREA	PERCENT
GROSS OF WALL	1085.47	NA
GLASS	129.02	11.89%
BRICK	696.01	64.12%
CMU	172.90	15.93%
WOOD	87.54	8.06%

19350.08 TOTAL BLDG SQFT



3 REAR Elevation - SOUTH WING ADDITION
1/8" = 1'-0"

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation,

CLIENT

High Hopes DEVELOPMENT CENTER Est. 1984

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7&8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL



copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
Building Elevations

DRAWING NUMBER
A 2.1

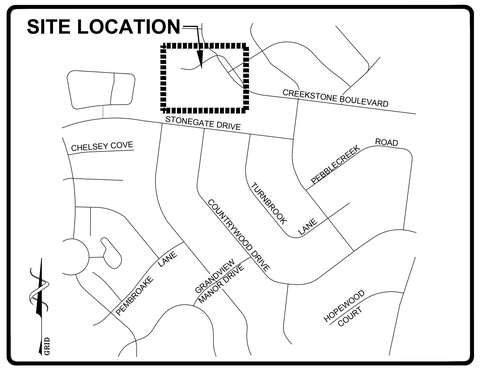
7/6/2017 1:17:03 PM

SITE PLAN

FOR

HIGH HOPES SCHOOL

(CREEKSTONE COMMONS, SUBDIVISION LOTS 7 & 8, SITE PLAN, REVISION 1 (HIGH HOPES SCHOOL)

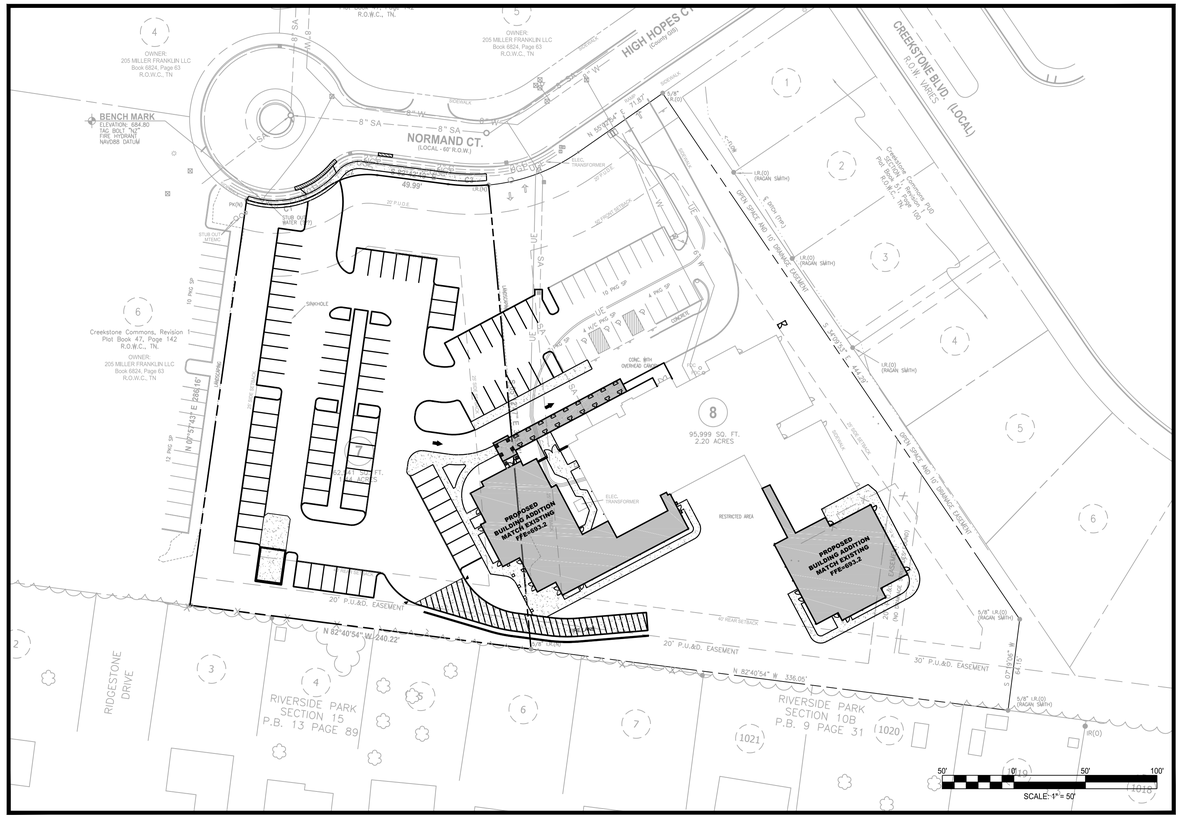


VICINITY MAP
N.T.S.



SITE AERIAL PHOTO OVERLAY

100' 0' 100' 200'
SCALE: 1" = 100'



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITION
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	SITE DETAILS
C3.0	OVERALL GRADING PLAN
C3.1	ENLARGED GRADING PLAN
C3.2	INITIAL CONDITIONS EPSC PLAN
C3.3	INTERMEDIATE EPSC PLAN
C3.4	FINAL EPSC PLAN
C3.5	GRADING, DRAINAGE & EPSC DETAILS
C3.6	GRADING, DRAINAGE & EPSC DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C6.0	FIRE TRUCK AUTO TURN EXHIBIT
D1.0	DRAINAGE MAP OVERALL EXHIBIT
D1.1	DRAINAGE MAP ENLARGED EXHIBIT
D1.2	DRAINAGE MAP SCS EXHIBIT
D1.3	WATER QUALITY IMPERVIOUS SURFACE AREA EXHIBIT
D1.4	LOW IMPACT DESIGN (LID) EXHIBIT
L0.1	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN
L2.0	NOTES AND DETAILS
A1.1	OVERALL FIRST FLOOR PLAN
A1.2	OVERALL SECOND FLOOR PLAN
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
E1.0	SITE PHOTOMETRIC PLAN

SITE DATA CHART

PROJECT NAME:	HIGH HOPES SCHOOL
MAP AND PARCEL:	MAP 089B/ PARCEL 006.00 & 007.00
ADDRESS:	301 & 303 HIGH HOPES COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING:	GENERAL OFFICE DISTRICT SUBURBAN AREA OVERLAY: MECO-5 DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE:	LOT 7: 1.44 AC/ LOT 8: 2.20 AC (TOTAL: 3.64 ACRES ±)
SQUARE FOOTAGE OF SITE:	LOT 7: 62,541/ LOT 8: 96,000 (TOTAL: 158,541 SQ. FT. ±)
MINIMUM REQUIRED SETBACKS:	
YARD FRONTING ANY STREET:	50 FEET
SIDE YARD:	25 FEET
REAR YARD:	40 FEET
OWNER:	HIGH HOPES, INC.
ADDRESS:	301 HIGH HOPES COURT FRANKLIN, TENNESSEE 37067
PHONE NO.:	(615) 661-5437
FAX NO.:	(615) 309-8342
CONTACT NAME:	GAIL POWELL
APPLICANT/ ENGINEER:	BARGE CAUTHEN & ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE
PHONE NO.:	615.356.9911
FAX NO.:	615.352.6737
EMAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	Jeff Hooper, P.E.
BUILDING SQUARE FOOTAGE:	14,517 Ex --> 33,867 Pr (19,350 Sq-Ft Add)
BUILDING HEIGHT:	34 Feet ±
FLOOR AREA RATIO OF SITE:	0.21
SITE IMPERVIOUS AREA:	1.94 Ac ±
PROVIDED PERMEABLE SURFACE RATIO: (GREEN/ OPEN SPACE)	0.53
MINIMUM PARKING REQUIREMENT:	97 Spaces
MAXIMUM PARKING LIMIT:	116 Spaces
PARKING PROVIDED:	107 Spaces
ADA SPACES PROVIDED:	4 Spaces
TREE CANOPY:	See Landscape Plans

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064
P.O.C.: GAIL POWELL
PHONE: 615-661-5437

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208
P.O.C.: TOM CARNELL
PHONE: 615-244-9622

LANDSCAPE ARCHITECTS
HODGSON DOUGLAS
120 29TH AVENUE SOUTH
NASHVILLE, TN 37212
P.O.C.: JAMES O. DOUGLAS
PHONE: 615-327-4447

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
P.O.C.: DANIEL SMOLA
PHONE: 615-324-4214

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076
P.O.C.: PAUL WEATHERFORD, RLS
PHONE: 615-754-5925

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School
Creekstone Commons, Subdivision Lots 7 & 8, Site Plan, Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PR [redacted]

JEFFREY C. HOOPER — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE

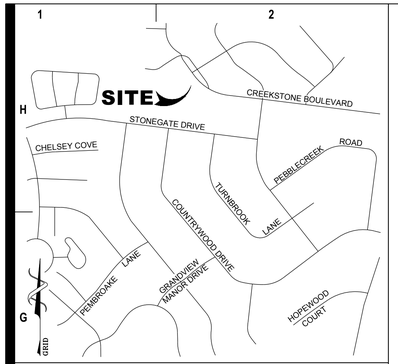
copyright CMARCHITECTS PLC

Issue Date

SHEET DESCRIPTION
Cover Sheet

DRAWING NUMBER
C0.0

Barge Cauthen & ASSOCIATES
| Civil Engineers |
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
BCA JOB NO: 2055-03



VICINITY MAP
(NOT TO SCALE)



STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

Barge Cauthen &ASSOCIATES

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

SITE DATA CHART

PROJECT NAME:	HIGH HOPES SCHOOL
MAP AND PARCEL:	MAP 089B/ PARCEL 006.00 & 007.00
ADDRESS:	301 & 303 HIGH HOPES COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING:	GENERAL OFFICE DISTRICT SUBURBAN AREA OVERLAY: MECO-5 DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE:	LOT 7: 1.44 AC/ LOT 8: 2.20 AC (TOTAL: 3.64 ACRES ±)
SQUARE FOOTAGE OF SITE:	LOT 7: 62,541/ LOT 8: 96,000 (TOTAL: 158,541 SQ. FT. ±)
MINIMUM REQUIRED SETBACKS:	
YARD FRONTING ANY STREET:	50 FEET
SIDE YARD:	25 FEET
REAR YARD:	40 FEET
OWNER:	HIGH HOPES, INC.
ADDRESS:	301 HIGH HOPES COURT FRANKLIN, TENNESSEE 37067
PHONE NO.:	(615) 661-5437
FAX NO.:	(615) 309-8342
CONTACT NAME:	GAIL POWELL
APPLICANT/ ENGINEER:	BARGE CAUTHEN & ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE
PHONE NO.:	615.356.9911
FAX NO.:	615.352.6737
EMAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	Jeff Hooper, P.E.
BUILDING SQUARE FOOTAGE:	14,517 Ex --> 33,867 Pr (19,350 Sq-Ft Add)
BUILDING HEIGHT:	34 Feet ±
FLOOR AREA RATIO OF SITE:	0.21
SITE IMPERVIOUS AREA:	1.94 Ac ±
PROVIDED PERMEABLE SURFACE RATIO: (GREEN/ OPEN SPACE)	0.53
MINIMUM PARKING REQUIREMENT:	97 Spaces
MAXIMUM PARKING LIMIT:	116 Spaces
PARKING PROVIDED:	107 Spaces
ADA SPACES PROVIDED:	4 Spaces
TREE CANOPY:	See Landscape Plans

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

THIS SITE PLAN HAS BEEN DESIGNATED 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.

811 Know what's **below** **Call** before you dig.
811
www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

100' 0' 100' 200'
SCALE: 1" = 100'

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

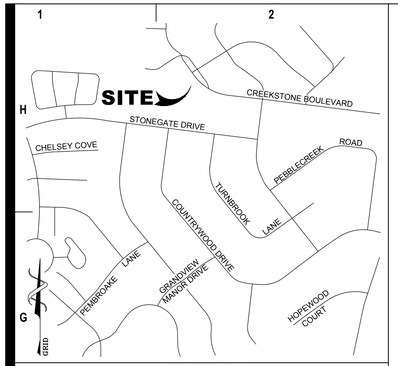


copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
OVERALL EXISTING CONDITIONS

DRAWING NUMBER
C1.0



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
BCA FILE NO. 2055-03

Surveyor's Notes

1 All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, State Plane coordinates obtained by GPS RTK methods using Leica 1230 GPS system.

2 *NOT IN USE*

3 This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.

4 This property is currently identified as Tax Map No. 0790, Group C Parcel 006.00

5 Subject Property is currently vacant (No structures visible at the time of survey).

6 Bearings based on: State Plane Coordinates

7 All deed & plat references are made to the Register's Office of Williamson County, TN (R.O.W.C.).

8 The Horizontal and Vertical datum of this project is as follows: Horizontal: NAD83 (CORS-96), Tennessee State Plane, Zone 4100; Vertical: NAVD88 (estimated using GEOID03). NOTE: The GPS derived coordinates were measured using a Leica 1200 system using a RTK reference network.

9 Subject property address:

303 High Hopes Court, FRANKLIN, TN
Current Owner: High Hopes Inc.
Recorded: Book 6458, Page 478, R.O.W.C., TN

10 The planimetric data (including site utilities) as shown hereon was taken from observations at the time of survey.

11 This property is currently identified as Lot 7 Creekstone Commons, Revision 3, as recorded in Plat Book 49, Page 109, R.O.W.C., TN. Lot 8 is also shown for reference.

12 This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.

13 This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

14 The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.

15 By graphical scaling only, this property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, 47187C0214F, Dated September 29, 2006. FLOOD ZONE "X".

16 As part of the deliverables of this Survey, ACAD files are being transmitted to the Architect and Engineer of Record. The hard copy is the official certified map. The engineer will notify surveyor if any conflicts exist between the electronic deliverables and the ACAD files provided.

811 Know what's **below** **Call** before you dig.
811
www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

THIS SITE PLAN HAS BEEN DESIGNATED 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.



30' 0' 30' 60'
SCALE: 1" = 30'

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

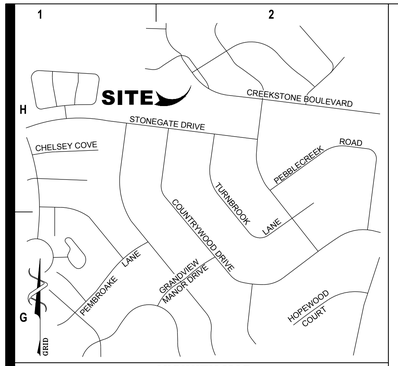
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

copyright CMARCHITECTS PLC

SHEET DESCRIPTION
ENLARGED EXISTING CONDITIONS

DRAWING NUMBER
C 0.01



VICINITY MAP
(NOT TO SCALE)

THIS SITE PLAN HAS BEEN DESIGNATED 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.

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
4. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
5. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
6. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
7. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
8. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
10. ALL BUILDINGS OUTSIDE DEMOLITION AREA TO BE PROTECTED.

DEMOLITION KEYNOTES:

1. REMOVE EXISTING PAVEMENT TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE
2. SAWCUT EXISTING ASPHALT FOR SMOOTH, CLEAN EDGE
3. REMOVE EXISTING CONCRETE CURB AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
4. REMOVE EXISTING CONCRETE SIDEWALK TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
5. REMOVE EXISTING STORM STRUCTURE AND RCP DRAIN AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
6. REMOVE EXISTING LIGHT POLE AND FOUNDATION. CONTRACTOR TO SAFELY STORE EXISTING LIGHT POLES AND FIXTURES FOR RE-USE ON-SITE. VERIFY WITH PROJECT PHOTOMETRIC PLANS BY OTHERS.
7. CONTRACTOR SHALL PROTECT EXISTING UTILITY SERVICE. ANY DAMAGE INCURRED SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
8. EXISTING TRANSFORMER PAD TO REMAIN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING EQUIPMENT THROUGH CONSTRUCTION.
9. EXISTING UNDERDRAIN SYSTEM FOR ROOF DRAIN LEADERS TO BE REMOVED AND MATERIALS PROPERLY DISPOSED OF OFF-SITE.
10. EXISTING SANITARY SEWER SERVICE STUB TO BE COMPLETELY REMOVED AND MATERIALS PROPERLY DISPOSED OF OFFSITE. CONTRACTOR SHALL REPAIR EXISTING SANITARY MANHOLE PER CITY OF FRANKLIN STANDARDS. SEE SITE PLAN FOR EXTENTS OF ASPHALT REPAIR.
11. EXISTING WATER SERVICE STUB TO BE COMPLETELY REMOVED BACK TO MAIN PER CITY OF FRANKLIN STANDARDS AND MATERIALS PROPERLY DISPOSED OF OFFSITE. SEE SITE PLAN SHEET FOR EXTENTS OF ASPHALT REPAIR.
12. EXISTING 18" RCP STORM PIPE STUB TO BE COMPLETELY REMOVED AND MATERIALS PROPERLY DISPOSED OF OFFSITE. CONTRACTOR SHALL REPAIR EXISTING STORM STRUCTURE IN HIGH HOPES CT. PER CITY OF FRANKLIN STANDARDS.

X TREE TO BE REMOVED

811 Know what's **below** **Call** before you dig.
811
www.call811.com

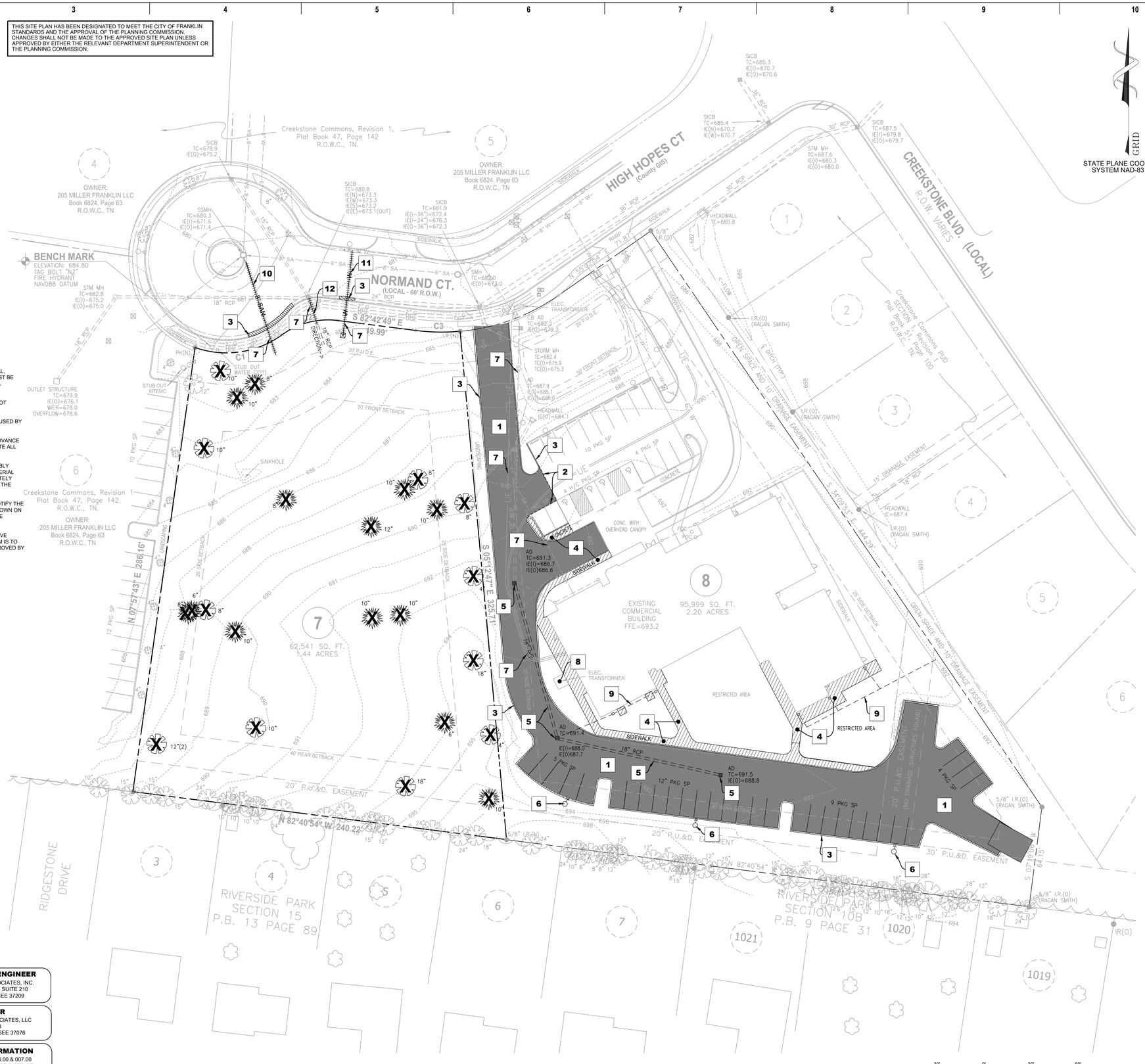
SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT



CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

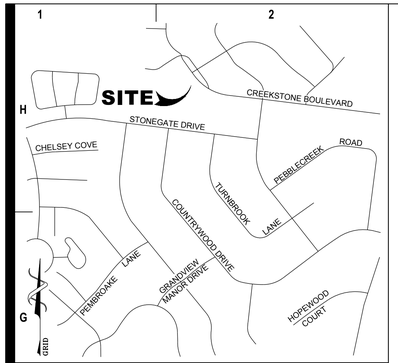
PROFESSIONAL SEAL

copyright CMARCHITECTS PLC

Issue Date

SHEET DESCRIPTION
ENLARGED DEMOLITION PLAN

DRAWING NUMBER
C1.2



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

SITE DATA CHART

PROJECT NAME:	HIGH HOPES SCHOOL
MAP AND PARCEL:	MAP 089B/ PARCEL 006.00 & 007.00
ADDRESS:	301 & 303 HIGH HOPES COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING:	GENERAL OFFICE DISTRICT SUBURBAN AREA OVERLAY: MECO-5 DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE:	LOT 7: 1.44 AC/ LOT 8: 2.20 AC (TOTAL: 3.64 ACRES ±)
SQUARE FOOTAGE OF SITE:	LOT 7: 62,541/ LOT 8: 96,000 (TOTAL: 158,541 SQ. FT. ±)
MINIMUM REQUIRED SETBACKS:	
YARD FRONTING ANY STREET:	50 FEET
SIDE YARD:	25 FEET
REAR YARD:	40 FEET
OWNER:	HIGH HOPES, INC.
ADDRESS:	301 HIGH HOPES COURT FRANKLIN, TENNESSEE 37067
PHONE NO.:	(615) 661-5437
FAX NO.:	(615) 309-8342
CONTACT NAME:	GAIL POWELL
APPLICANT/ ENGINEER:	BARGE CAUTHEN & ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE
PHONE NO.:	615.356.9911
FAX NO.:	615.352.6737
EMAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	Jeff Hooper, P.E.
BUILDING SQUARE FOOTAGE:	14,517 Ex --> 33,867 Pr (19,350 Sq-Ft Add)
BUILDING HEIGHT:	34 Feet ±
FLOOR AREA RATIO OF SITE:	0.21
SITE IMPERVIOUS AREA:	1.94 Ac ±
PROVIDED PERMEABLE SURFACE RATIO: (GREEN/ OPEN SPACE)	0.53
MINIMUM PARKING REQUIREMENT:	97 Spaces
MAXIMUM PARKING LIMIT:	116 Spaces
PARKING PROVIDED:	107 Spaces
ADA SPACES PROVIDED:	4 Spaces
TREE CANOPY:	See Landscape Plans

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

NOTE:
ORIGINAL SURVEY IS FIELD RUN BY WEATHERFORD DATED:_____. AS-BUILT SURVEY IS FILED RUN BY _____ AND IS ONGOING.

THIS SITE PLAN HAS BEEN DESIGNATED 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.



Know what's **below** **Call** before you dig.
811
www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

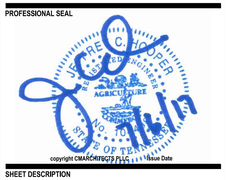
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL



copyright CMARCHITECTS, PLLC

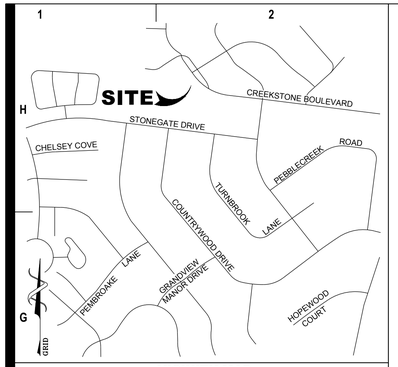
Issue Date

SHEET DESCRIPTION

OVERALL SITE PLAN

DRAWING NUMBER

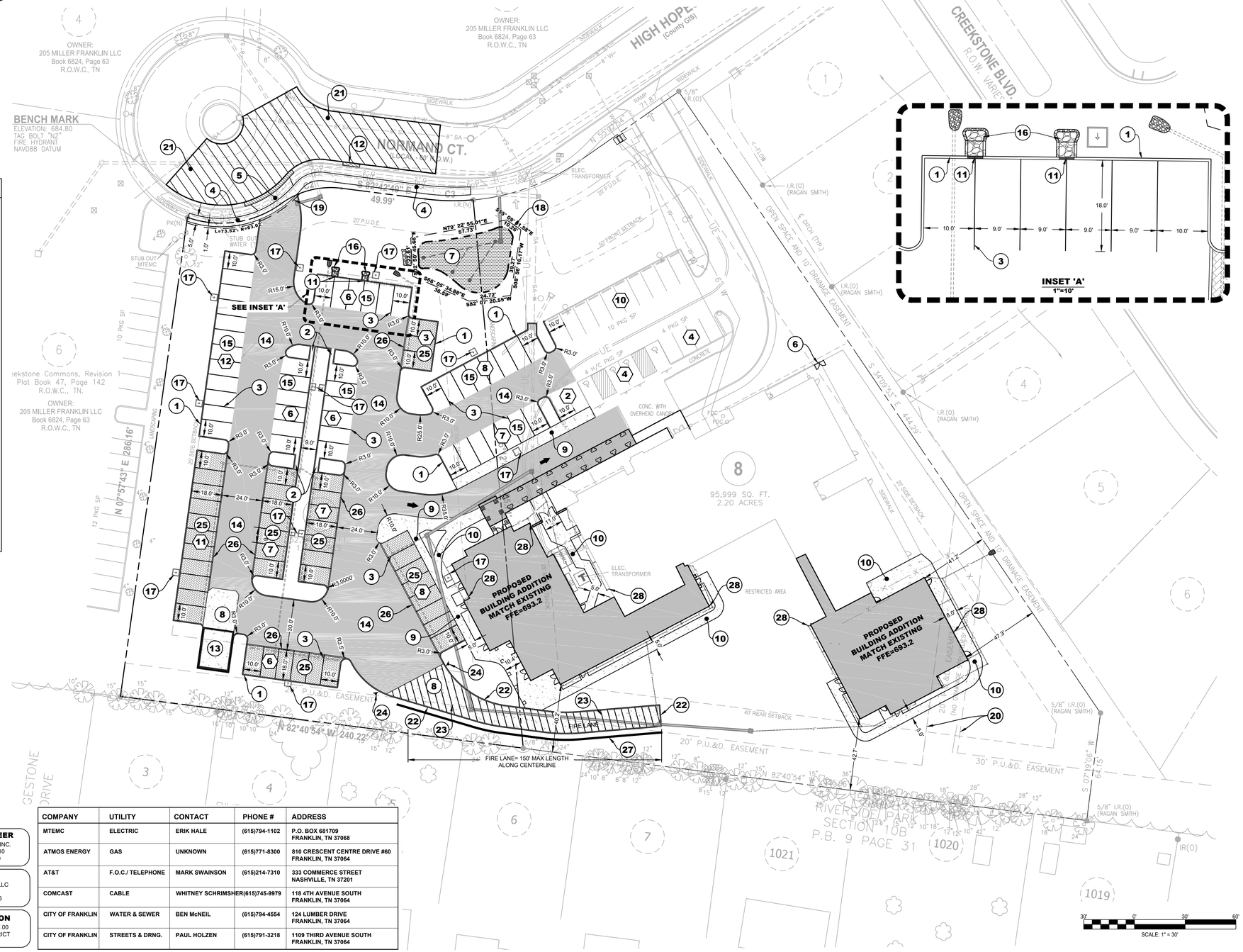
C2.0



VICINITY MAP
(NOT TO SCALE)

SITE KEYNOTES:

1. POST CURB, SEE SITE PLAN DETAIL SHEET C2.2
2. CONCRETE FLUME, SEE GRADING AND DRAINAGE PLAN FOR DETIALS
3. 4" PAINTED WHITE STRIPING (TYP.)
4. 5' CONCRETE SIDEWALK PER CITY OF FRANKLIN STANDARDS, SEE SITE PLAN DETAIL SHEET C2.2
5. CONCRETE COMMERCIAL ENTRANCE PER CITY OF FRANKLIN STANDARDS. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDER TO VERIFY DEPTH OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR ACCESS DRIVE, SEE DETAIL SHEET C2.2
6. PROPOSED DOUBLE 3' MANGATE IN FENCE (6' TOTAL OPEN WIDTH) FOR FIRE ACCESS.
7. LEVEL 2 BIORETENTION AREA, SEE GRADING AND DRAINAGE PLAN FOR DETAILS.
8. CONCRETE PAVEMENT, SEE SITE PLAN DETAIL SHEET C2.2
9. INTEGRAL CONCRETE CURB AND SIDEWALK, SEE SITE PLAN DETAIL SHEET C2.2
10. CONCRETE SIDEWALK, SEE SITE PLAN DETAIL SHEET C2.2
11. CURB CUT, SEE GRADING & DRAINAGE PLANS FOR DETAILS
12. REPLACE SECTION OF CURB AND GUTTER PER CITY OF FRANKLIN STANDARDS, SEE DETAIL SHEET C2.2
13. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
14. HEAVY DUTY ASPHALT PAVEMENT, SEE SITE PLAN DETAIL SHEET C2.2
15. LIGHT DUTY ASPHALT PAVEMENT, SEE SITE PLAN DETAIL SHEET C2.2
16. GRAVEL FLOW SPREADER FOR STORMWATER PRETREATMENT, SEE GRADING AND DRAINAGE PLANS FOR DETAILS
17. OVERHEAD LIGHT, SEE SIGHT ELECTRICAL AND LIGHTING PLANS FOR DETAILS
18. PROPOSED GREEN INFRASTRUCTURE EASEMENT (GIE).
19. PROPOSED PUBLIC ACCESS EASEMENT
20. EXISTING P.U. & D. EASEMENT TO BE ABANDONED. FIELD INSPECTION INDICATES NO UNDERGROUND STORM INFRASTRUCTURE PRESENT.
21. MILL AND OVERLAY EXISTING ASPHALT AREA AS NECESSARY FOR REMOVAL OF EXISTING WATER AND SANITARY SEWER SERVICE STUBS SHOWN ON THE DEMOLITION PLAN SHEET C1.2. CITY OF FRANKLIN STANDARDS REQUIRE OVERLAY 50 FT. MINIMUM TO EITHER SIDE OF ROAD CUT.
22. PAINT FACE AND TOP OF POST CURB RED TO MATCH EXISTING CURB ALONG FRONT OF BUILDING AT EXISTING FIRE LANE LOCATION
23. 4" DIAGONAL YELLOW STRIPING SPACED 4" CENTER TO CENTER
24. PLACE 'NO PARKING- FIRE LANE' SIGNAGE ON BOTH SIDES OF FIRE LANE ENTRY, SEE DETAIL SHEET C2.2
25. PERVIOUS BRICK PAVERS (TYP.). SEE GRADING AND DRAINAGE PLANS FOR DETAILS
26. FLUSH CONCRETE RIBBON CURB ALONG PERVIOUS BRICK PAVER/ ASPHALT INTERFACE. SEE GRADING AND DRAINAGE PLANS FOR DETAILS.
27. CONTRACTOR SHALL PROVIDE A PRE-MANUFACTURED, SEGMENTAL BLOCK WALL BY REDI-ROCK. WALL SHALL BE FINISHED WITH CAP MADE OF SAME MATERIAL. CONTRACTOR TO PROVIDE DESIGN AND ELEVATIONS STAMPED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF TENNESSEE. SEGMENTAL BLOCKS ARE TO BE IN ACCORDANCE WITH ASTM C94 AND ASTM1372. LOCATION OF WALL SHOWN ON THE PLANS SHALL BE FINISHED LOCATION OF CAP STONE AND WALL SHALL BE BATTERED IN TOWARD THE DRIVE ISLE. CONTRACTOR TO SUBMIT COLORED BLOCK SAMPLE TO OWNER FOR APPROVAL.
28. GUTTER DOWNSPOUT LOCATION (TYP.), SEE GRADING AND DRAINAGE PLANS FOR DETAILS.



STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

SITE DATA CHART

PROJECT NAME:	HIGH HOPES SCHOOL
MAP AND PARCEL:	MAP 089B/ PARCEL 006.00 & 007.00
ADDRESS:	301 & 303 HIGH HOPES COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING:	GENERAL OFFICE DISTRICT SUBURBAN AREA OVERLAY: MECO-5 DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE:	LOT 7: 1.44 AC/ LOT 8: 2.20 AC (TOTAL: 3.64 ACRES ±)
SQUARE FOOTAGE OF SITE:	LOT 7: 62,541/ LOT 8: 96,000 (TOTAL: 158,541 SQ. FT. ±)
MINIMUM REQUIRED SETBACKS:	
YARD FRONTING ANY STREET:	50 FEET
SIDE YARD:	25 FEET
REAR YARD:	40 FEET
OWNER:	HIGH HOPES, INC.
ADDRESS:	301 HIGH HOPES COURT FRANKLIN, TENNESSEE 37067
PHONE NO.:	(615) 661-5437
FAX NO.:	(615) 309-8342
CONTACT NAME:	GAIL POWELL
APPLICANT/ ENGINEER:	BARGE CAUTHEN & ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE
PHONE NO.:	615.356.9911
FAX NO.:	615.352.6737
EMAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	Jeff Hooper, P.E.
BUILDING SQUARE FOOTAGE:	14,517 Ex --> 33,867 Pr (19,350 Sq-Ft Add)
BUILDING HEIGHT:	34 Feet ±
FLOOR AREA RATIO OF SITE:	0.21
SITE IMPERVIOUS AREA:	1.94 Ac ±
PROVIDED PERMEABLE SURFACE RATIO: (GREEN/ OPEN SPACE)	0.53
MINIMUM PARKING REQUIREMENT:	97 Spaces
MAXIMUM PARKING LIMIT:	116 Spaces
PARKING PROVIDED:	107 Spaces
ADA SPACES PROVIDED:	4 Spaces
TREE CANOPY:	See Landscape Plans

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

THIS SITE PLAN HAS BEEN DESIGNATED 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.

811 Know what's **below** **Call** before you dig.
811
www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

COMPANY	UTILITY	CONTACT	PHONE #	ADDRESS
MTEMC	ELECTRIC	ERIK HALE	(615)794-1102	P.O. BOX 681709 FRANKLIN, TN 37068
ATMOS ENERGY	GAS	UNKNOWN	(615)771-8300	810 CRESCENT CENTRE DRIVE #60 FRANKLIN, TN 37064
AT&T	F.O.C./ TELEPHONE	MARK SWAINSON	(615)214-7310	333 COMMERCE STREET NASHVILLE, TN 37201
COMCAST	CABLE	WHITNEY SCHRIMSHER	(615)745-9979	118 4TH AVENUE SOUTH FRANKLIN, TN 37064
CITY OF FRANKLIN	WATER & SEWER	BEN McNEIL	(615)794-4554	124 LUMBER DRIVE FRANKLIN, TN 37064
CITY OF FRANKLIN	STREETS & DRNG.	PAUL HOLZEN	(615)791-3218	1109 THIRD AVENUE SOUTH FRANKLIN, TN 37064

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

copyright CMARCHITECTS 2024 Issue Date

SHEET DESCRIPTION

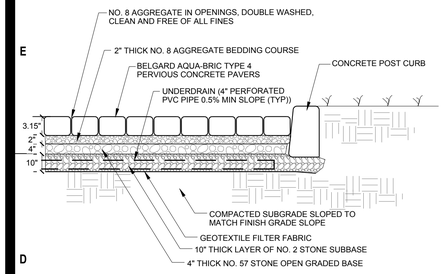
ENLARGED SITE PLAN

DRAWING NUMBER

C2.1

GENERAL CONSTRUCTION NOTES:

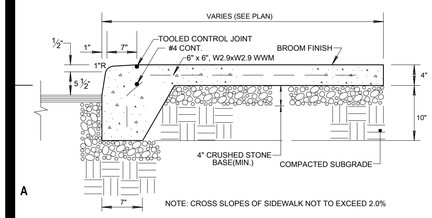
1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS 'A' (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES. THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. 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.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.



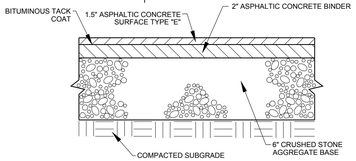
PERVIOUS PAVERS
N.T.S.



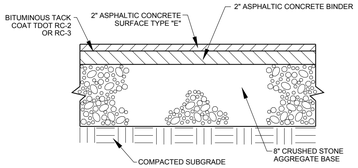
FIRE LANE SIGN
N.T.S.



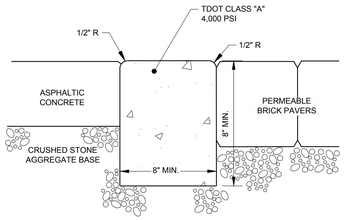
INTEGRAL CONCRETE CURB & WALK
N.T.S.



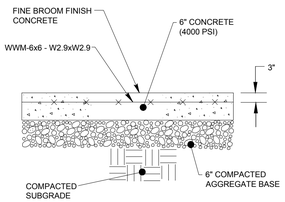
LIGHT DUTY ASPHALT PAVEMENT
N.T.S.



HEAVY DUTY ASPHALT PAVEMENT
N.T.S.

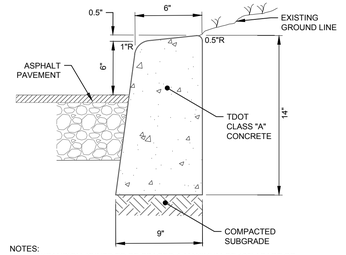


FLUSH RIBBON CURB
N.T.S.



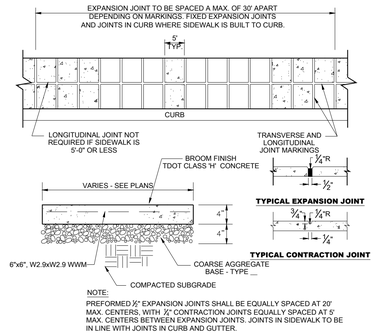
NOTES:
1. EXTEND AGGREGATE BASE 12" PAST EDGE OF CONCRETE SLAB.
2. CONSTRUCTION JOINTS SHOULD BE SPACED 15' ON CENTER

CONCRETE PAVEMENT
N.T.S.



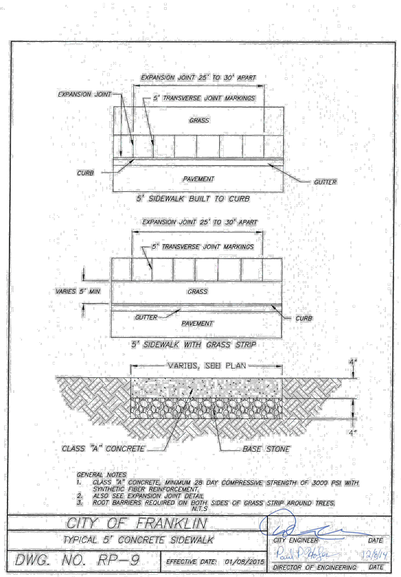
NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF 1/4".

POST CURB
N.T.S.



NOTE:
PREFORMED ½" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS, WITH ½" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.

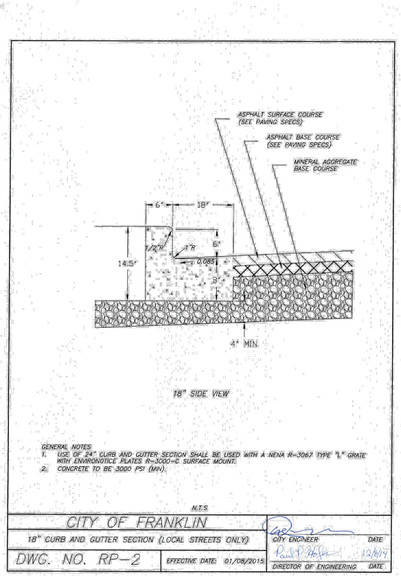
TYPICAL CONCRETE WALK
N.T.S.



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.

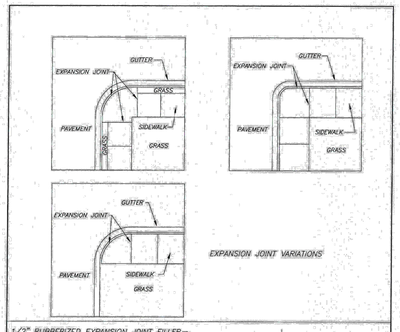
CITY OF FRANKLIN
TYPICAL 5' CONCRETE SIDEWALK
DWG. NO. RP-9
EFFECTIVE DATE: 01/08/2015
CITY ENGINEER DATE 12/8/14
DIRECTOR OF ENGINEERING DATE



GENERAL NOTES
1. USE OF 24" CURB AND GUTTER SECTION SHALL BE USED WITH A NEXA R-3067 TYPE "L" GRATE WITH ENVIROBOTTLE PLATES R-3580-C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S.

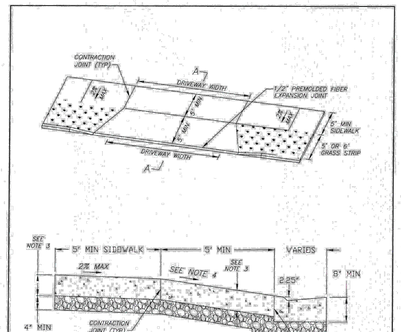
CITY OF FRANKLIN
18" CURB AND GUTTER SECTION (LOCAL STREETS ONLY)
DWG. NO. RP-2
EFFECTIVE DATE: 01/08/2015
CITY ENGINEER DATE 12/8/14
DIRECTOR OF ENGINEERING DATE



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
DWG. NO. RP-11
EFFECTIVE DATE: 01/08/2015
CITY ENGINEER DATE 12/8/14
DIRECTOR OF ENGINEERING DATE



GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE REQUIRED UNDER ALL DRIVEWAYS.
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT. 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

N.T.S.

CITY OF FRANKLIN
STANDARD CONCRETE DRIVEWAYS (WITH GRASS STRIP)
DWG. NO. RP-6
EFFECTIVE DATE: 01/08/2015
CITY ENGINEER DATE
DIRECTOR OF ENGINEERING DATE

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

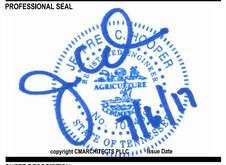
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 2304
ISSUE DATE: Issue Date
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL

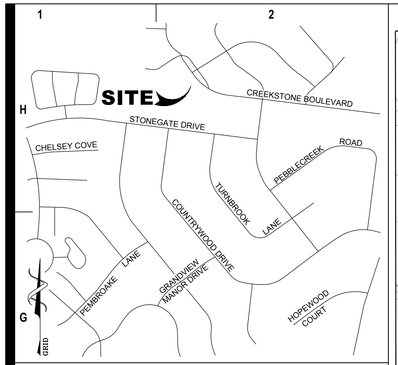


copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
SITE PLAN DETAILS

DRAWING NUMBER
C2.2

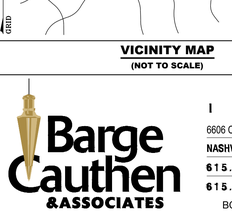


VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &Associates

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

THIS SITE PLAN HAS BEEN DESIGNATED 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.



STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

60' 0' 60' 120'
SCALE: 1" = 60'

Know what's **below** **Call** before you dig.
811
www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

GRADING AND DRAINAGE NOTES:

1. SEE PROJECT EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR DETAILS ON PROTECTIVE MEASURES AND SEQUENCING OF ACTIVITIES.
2. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
3. TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED AND REDISTRIBUTED TO A MINIMUM OF 6".
4. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
5. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED SOILS ENGINEER.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE SOILS ENGINEER.
11. COMPACTION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS OF A SOILS ENGINEER.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A SOILS ENGINEER. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SOILS ENGINEER.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE SOILS ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. CONTRACTOR TO PROVIDE AND INSTALL A MINIMUM OF 6" OF TOPSOIL IN ALL LANDSCAPE BEDS PRIOR TO LANDSCAPE INSTALLATION. IN AREAS WHERE ROCK IS PRESENT, TOPSOIL DEPTH SHALL BE 12" MINIMUM. ALL CONSTRUCTION DEBRIS TO BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL GRADES IN ACCORDANCE TO ENGINEERED PLANS UNLESS APPROVED BY ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE IN WRITING DUE TO POTENTIAL VIOLATIONS OF ADA REQUIREMENTS FOR MINIMUM AND MAXIMUM ALLOWED SLOPES. ANY GRADES FOUND NOT TO BE INSTALLED TO THE ENGINEERED GRADES WILL BE REQUIRED TO BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AT ANY TIME NOW OR IN THE FUTURE. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS AND HANDICAP ACCESSIBLE AREAS IN SUCH A MANNER NOT TO EXCEED A 2.0% CROSS SLOPE IN ANY DIRECTION. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS IN SUCH A MANNER NOT TO EXCEED A RUNNING SLOPE OF 5.0% EXCEPT WHERE RAMPS ARE INDICATED.
18. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
19. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150BN STRAW EROSION CONTROL BLANKET, OR APPROVED EQUAL.
20. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING. SEE EPSC PLANS FOR DETAILS
21. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT TOPOGRAPHICAL SURVEY OF STORM WATER QUALITY TREATMENT DEVICES AND COMPENSATE ENGINEER FOR ANALYSIS TO DETERMINE BASINS HAVE BEEN PROPERLY CONSTRUCTED. SURVEY SHALL BE SEALED BY A LICENSED LAND SURVEYOR.
22. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE NPDES REPRESENTATIVE, THEY SHALL BE REMOVED. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVAL.
23. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

CITY OF FRANKLIN GRADING AND DRAINAGE 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 SPECIFICATIONS.
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.

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 STOCKPILING 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, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

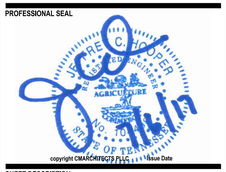
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

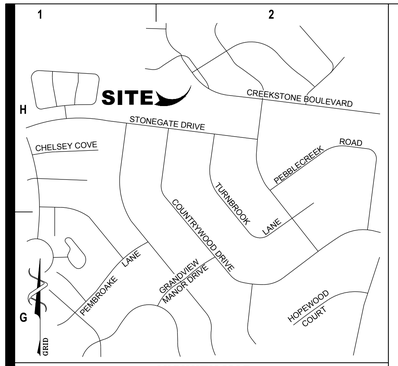
PROFESSIONAL SEAL



copyright CMARCHITECTS 2015 Issue Date

SHEET DESCRIPTION
OVERALL GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C 3.0



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES
I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

CITY OF FRANKLIN GRADING AND DRAINAGE 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 SPECIFICATIONS.
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.

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 STOCKPILING 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, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

GRADING & DRAINAGE KEYNOTES:

1. PROPOSED LEVEL 2 BIORETENTION AREA (GIP-01). SURFACE AREA= 1,445 SF FINISHED GRADE= 683.50, SEE DETAIL SHEET C3.5
2. PROVIDE SMOOTH CLEAN EDGE TO MATCH EXISTING GRADE
3. CONCRETE FLUME, 24" WIDE.
4. GRAVEL FLOW SPREADER FOR BIORETENTION PRE-TREATMENT, SEE DETAIL SHEET C3.5
5. 3:1 SIDESLOPE (MAX), SEE EPSC SHEETS FOR EPSC MEASURES
6. ADS NYOPLAST DRAIN BASIN, 12" DIA., SEE DETAIL SHEET C3.5
7. ADS N-12 PVC PIPE UNDERDRAIN AT 1.0% MIN. SLOPE
8. WATER QUALITY SIGNS SHALL BE PLACED IN WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY CITY OF FRANKLIN STAFF.
9. CONTRACTOR SHALL PROVIDE A PRE-MANUFACTURED, SEGMENTAL BLOCK WALL BY REDI-ROCK. WALL SHALL BE FINISHED WITH CAP MADE OF SAME MATERIAL. CONTRACTOR TO PROVIDE DESIGN AND ELEVATIONS STAMPED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF TENNESSEE. SEGMENTAL BLOCKS ARE TO BE IN ACCORDANCE WITH ASTM C94 AND ASTM1372. LOCATION OF WALL SHOWN ON THE PLANS SHALL BE FINISHED LOCATION OF CAP STONE AND WALL SHALL BE BATTERED IN TOWARD THE DRIVE ISLE. CONTRACTOR TO SUBMIT COLORED BLOCK SAMPLE TO OWNER FOR APPROVAL.
10. PVC UNDERDRAIN FOR PERVIOUS BRICK PAVERS, SEE DETAIL SHEET C3.5.
11. PVC CLEANOUT WITH TRAFFIC RATED LID (TYP.)
12. FLUSH CONCRETE RIBBON CURB ALONG PERVIOUS PAVER/ ASPHALT INTERFACE, SEE DETAIL SHEET C3.5
13. PERVIOUS BRICK PAVERS (GIP-03), SEE DETAIL SHEET C3.5
14. PERMEABLE STONE BERM BETWEEN WATER QUALITY FOREBAY PRE-TREATMENT CELL AND BIORETENTION AREA, SEE DETAIL SHEET C3.6

STORM STRUCTURE SCHEDULE

STRUC. #	TYPE	CASTING	RIM	I.E. (IN)	I.E. (OUT)	UPSTREAM STRUCTURE	DEPTH (FT)
1	EXISTING AREA DRAIN	-----	ADJUST TO TC=691.95	686.6	686.6	2	5.35
2	JUNCTION BOX	JBS 3200	692.00	687.0	687.0	3	5.00
3	AREA DRAIN	JBS 4012	691.90	687.6	687.6	4	4.30
4	AREA DRAIN	JBS 4200	691.50	-----	688.5	9	3.00
5	EXISTING STORM MANHOLE	-----	682.40	675.9	675.3	6	7.10
6	BIORETENTION AREA DRAIN	SEE DETAIL	684.25	679.5 (6" U.D.)	679.0	-----	5.00
7	JUNCTION BOX	JBS 3200	681.50	677.1	673.4±	8	9.10
8	SINGLE CURB INLET	JBS 3300V	681.55	-------	677.4	-----	4.20
9	AREA DRAIN	JBS 4075	692.00	688.2	688.2	4	3.80

NOTE: JBS = JOHN BOUSCHARD; SEE SHEET C4.0 FOR STRUCTURE DETAILS. CONTRACTOR TO VERIFY CASTING NUMBERS PRIOR TO ORDERING.

(#) INDICATES STRUCTURE NUMBER ON PLANS

STORMWATER NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS PRIMARILY FROM SOUTH TO NORTH. A MAJORITY OF THE EXISTING BUILDING AND PROPOSED ADDITION WILL ENTER THE STORM SEWER WHERE FLOWS ARE DISCHARGED TO THE EXSITING BIORETENTION AREA ALONG THE FRONT PROPERTY LINE. AS SHOWN ON THE IMPERVIOUS SURFACE AREA EXHIBIT IN THE DRAINAGE SHEETS SECTION, THE PROPOSED CONDITIONS RESULT IN AN OVERALL REDUCTION OF IMPERVIOUS SURFACE AREA DRAINAGE TO THE EXISTING BIORETETION AREA. THE UDNERDRAIN SYSTEM FOR THIS BIORETENTION AREA FEEDS A JUNCTION BOX THAT DISCHARGES TO THE EXISTING STORM SEWER IN HIGH HOPES CT.

THE RUNOFF FROM THE PROPOSED PARKING LOT ADDITION WILL FLOW OVERALAND BEFORE ENTERING A STORMWATER PRE-TREATMENT GRAVEL DIAPHRAGM NEAR THE NORTH SIDE OF THE PARKING LOT. RUNOFF WILL THEN SHEET FLOW TRHOUGH THE GRASS FILTER STRIP BEFORE ENTERING THE PROPOSED LEVEL 2 BIORETENTION AREA (GIP-01) FOR TREATMENT. AN AREA DRAIN WILL BE INSTALLED IN THE PROPOSED BIORETENTION AREA WHERE FLOWS IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME WILL ENTER THE STORM SEWER SYSTEM IN HIGH HOPES CT.

A SMALL AMOUNT OF THE AREA WILL DRAIN TO THE EAST, AS IT DOES IN THE EXISTING CONDITION, TO A DRAINAGE SWALE LOCATED IN AN EXISTING P.U. & D. EASEMENT. THIS SWALE IS DRAINED BY A 30" RCP PIPE.

STORMWATER ASBUILT NOTE:

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.

GRADING AND DRAINAGE NOTES:

1. SEE PROJECT EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR DETAILS ON PROTECTIVE MEASURES AND SEQUENCING OF ACTIVITIES.
2. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
3. TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED AND REDISTRIBUTED TO A MINIMUM OF 6".
4. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
5. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED SOILS ENGINEER.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE SOILS ENGINEER.
11. COMPACTION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS OF A SOILS ENGINEER.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A SOILS ENGINEER. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SOILS ENGINEER.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE SOILS ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. CONTRACTOR TO PROVIDE AND INSTALL A MINIMUM OF 6" OF TOPSOIL IN ALL LANDSCAPE BEDS PRIOR TO LANDSCAPE INSTALLATION. IN AREAS WHERE ROCK IS PRESENT, TOPSOIL DEPTH SHALL BE 12" MINIMUM. ALL CONSTRUCTION DEBRIS TO BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL GRADES IN ACCORDANCE TO ENGINEERED PLANS UNLESS APPROVED BY ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE IN WRITING DUE TO POTENTIAL VIOLATIONS OF ADA REQUIREMENTS FOR MINIMUM AND MAXIMUM ALLOWED SLOPES. ANY GRADES FOUND NOT TO BE INSTALLED TO THE ENGINEERED GRADES WILL BE REQUIRED TO BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AT ANY TIME NOW OR IN THE FUTURE. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS AND HANDICAP ACCESSIBLE AREAS IN SUCH A MANNER NOT TO EXCEED A 2.0% CROSS SLOPE IN ANY DIRECTION. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS IN SUCH A MANNER NOT TO EXCEED A RUNNING SLOPE OF 5.0% EXCEPT WHERE RAMPS ARE INDICATED.
18. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
19. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150BN STRAW EROSION CONTROL BLANKET, OR APPROVED EQUAL.
20. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING. SEE EPSC PLANS FOR DETAILS.
21. CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT TOPOGRAPHICAL SURVEY OF STORM WATER QUALITY TREATMENT DEVICES AND COMPENSATE ENGINEER FOR ANALYSIS TO DETERMINE BASINS HAVE BEEN PROPERLY CONSTRUCTED. SURVEY SHALL BE SEALED BY A LICENSED LAND SURVEYOR.
22. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE NPDES REPRESENTATIVE, THEY SHALL BE REMOVED. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVAL.
23. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

GRADING AND DRAINAGE CHART

SITE AREA:	3.64 Ac.
IMPERVIOUS AREA:	1.94 Ac.
DISTURBED AREA:	2.5 Ac. ±
Rv VALUE:	0.174
PEAK FLOW RUNOFF	
2 YEAR:	11.27 CFS
5 YEAR:	17.01 CFS
10 YEAR:	20.84 CFS
25 YEAR:	25.73 CFS
50 YEAR:	29.36 CFS
100 YEAR:	32.92 CFS

THIS SITE PLAN HAS BEEN DESIGNATED 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.

ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICAN DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS, AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER TNR 241862)

ENGINEER — DATE 7/6/17

STORM PIPE SCHEDULE

LINE ID	SIZE (IN.)	TYPE	SLOPE (%)	LENGTH (L.F.)	Q (CFS)	VELOCITY (FT/S)
2-1	18	RCP	0.55%	73	3.15	3.24
3-2	18	RCP	0.57%	106	3.15	4.09
9-3	18	RCP	0.56%	54	2.62	3.40
4-9	18	RCP	0.54%	112	2.62	3.40
6-5	18	RCP	11.07%	28	5.18	4.22
8-7	15	RCP	2.14%	14	0.40	1.82

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 2304
ISSUE DATE: Issue Date
DRAWING ISSUE: Project Status
PRINT DATE: [redacted]

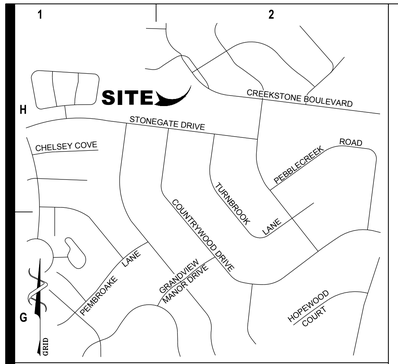
copyright CMARCHITECTS, PLLC

SHEET DESCRIPTION
ENLARGED GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C3.1

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

SCALE: 1" = 30'



VICINITY MAP
(NOT TO SCALE)

EPSC KEYNOTES:

1. LIMITS OF HYDROLOGIC DISTURBANCE. AREA = 2.5 Ac. ±
2. STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C3.5. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDER TO VERIFY DEPTH OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR STABILIZED CONSTRUCTION ENTRANCE.
3. ADS FLEXSTORM INLET PROTECTION, SEE DETAIL SHEET C3.6
4. SILT FENCE, SEE DETAIL SHEET C3.5
5. PROVIDE CONCRETE WASHOUT AREA, SEE DETAIL SHEET C3.5

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER: TNR 241862)

ENGINEER — DATE 7/6/17

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(RECERTIFIED 2013) — Date 7/6/17

Barge Cauthen &ASSOCIATES

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X

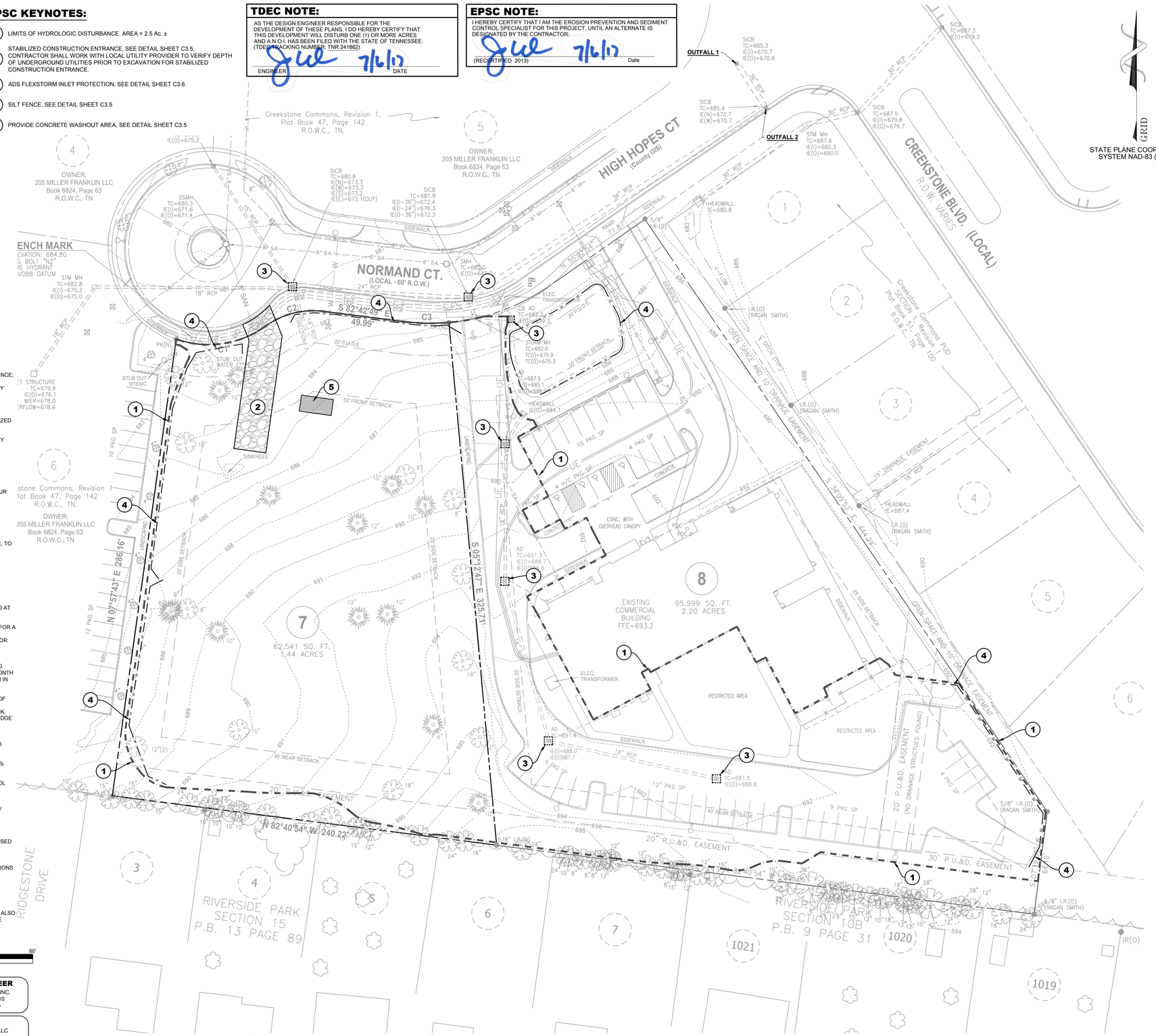
BCA FILE NO. 2055-03

CITY OF FRANKLIN EPSC 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; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCIION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.



30' 0' 30' 60'
SCALE: 1" = 30'

Know what's **below** **Call** before you dig.
811
www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

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

THIS SITE PLAN HAS BEEN DESIGNATED 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.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

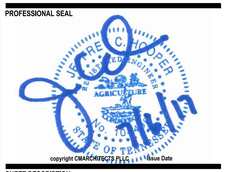
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan, Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

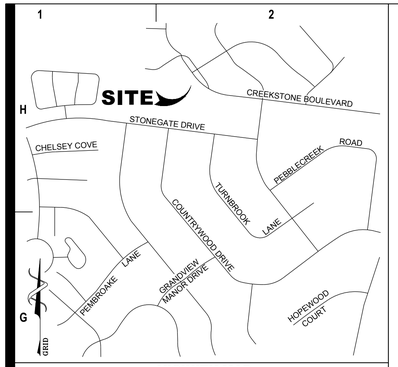
PROFESSIONAL SEAL



copyright CMARCHITECTS, PLLC

SHEET DESCRIPTION
INITIAL EPSC / PRE-CONSTRUCTION PLAN

DRAWING NUMBER
C 3.2



VICINITY MAP
(NOT TO SCALE)

EPSC KEYNOTES:

1. LIMITS OF HYDROLOGIC DISTURBANCE. AREA = 2.5 Ac. ±
2. STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C3.5. CONTRACTOR SHALL WORK WITH LOCAL UTILITY PROVIDER TO VERIFY DEPTH OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR STABILIZED CONSTRUCTION ENTRANCE.
3. ADS FLEXSTORM INLET PROTECTION, SEE DETAIL SHEET C3.6
4. SILT FENCE, SEE DETAIL SHEET C3.5
5. GRAVEL FLOW SPREADER FOR BIORETENTION PRE-TREATMENT. SEE DETAIL SHEET C3.5
6. EROSION CONTROL MATTING ON ALL SIDESLOPES 3:1 OR GREATER. SEE DETAIL SHEET C3.5. SIDESLOPES MAY BE SODDED IN LIEU OF MATTING. VERIFY SURFACE COVER WITH LANDSCAPE ARCHITECTURE PLANS.
7. CONCRETE WASHOUT AREA, SEE DETAIL SHEET C3.5
8. PERMEABLE STONE BERM, SEE DETAIL SHEET C3.6

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER: TNR 241862)

ENGINEER — DATE 7/6/17

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(RECERTIFIED 2013) — Date 7/6/17

Barge Cauthen &ASSOCIATES

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X

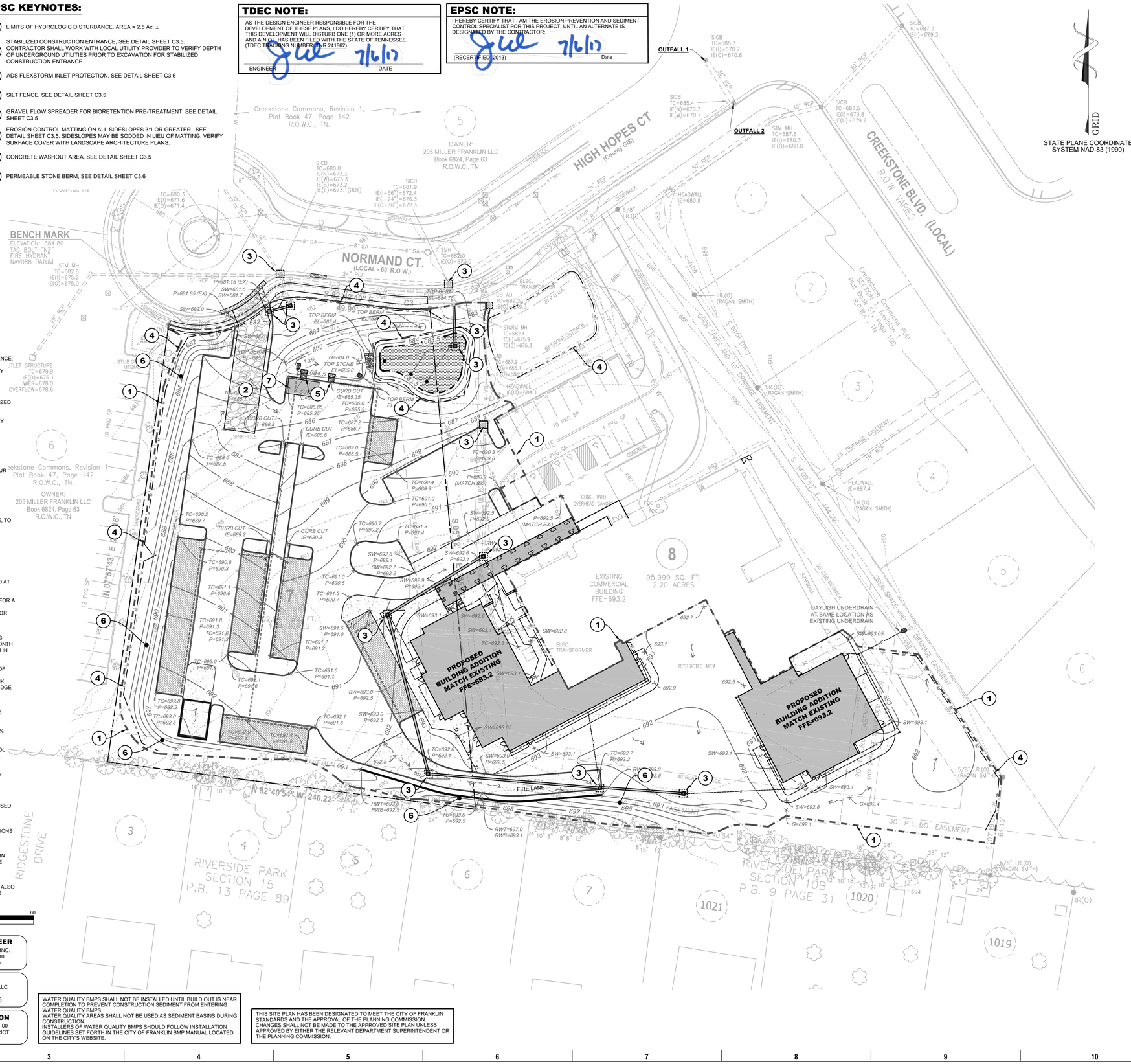
BCA FILE NO. 2055-03

CITY OF FRANKLIN EPSC 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; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCITON MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.



SCALE: 1" = 30'

Know what's **below** **Call** before you dig. 811 www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

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

THIS SITE PLAN HAS BEEN DESIGNATED 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.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

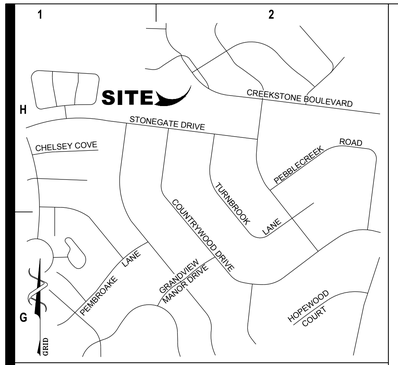
PROFESSIONAL SEAL

copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
INTERMEDIATE EPSC / CONSTRUCTION PLAN

DRAWING NUMBER
C3.3



VICINITY MAP
(NOT TO SCALE)

EPSC KEYNOTES:

1. LIMITS OF HYDROLOGIC DISTURBANCE. AREA = 2.5 Ac. ±
2. GRAVEL FLOW SPREADER FOR BIORETENTION PRE-TREATMENT. SEE DETAIL SHEET C3.5
3. BIORETENTION AREA FOR STORMWATER QUALITY. SEE GRADING AND DRAINAGE PLAN FOR DETAILS.
4. REMOVE DEBRIS, WASTE CONCRETE AND FILL CONCRETE WASHOUT AREA UPON PROJECT COMPLETION AND FINAL GRADING.

TDEC NOTE:

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE. (TDEC TRACKING NUMBER: TNR 241862)

ENGINEER — DATE 7/6/17

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(RECERTIFIED 2013) — Date 7/6/17

Barge Cauthen &ASSOCIATES

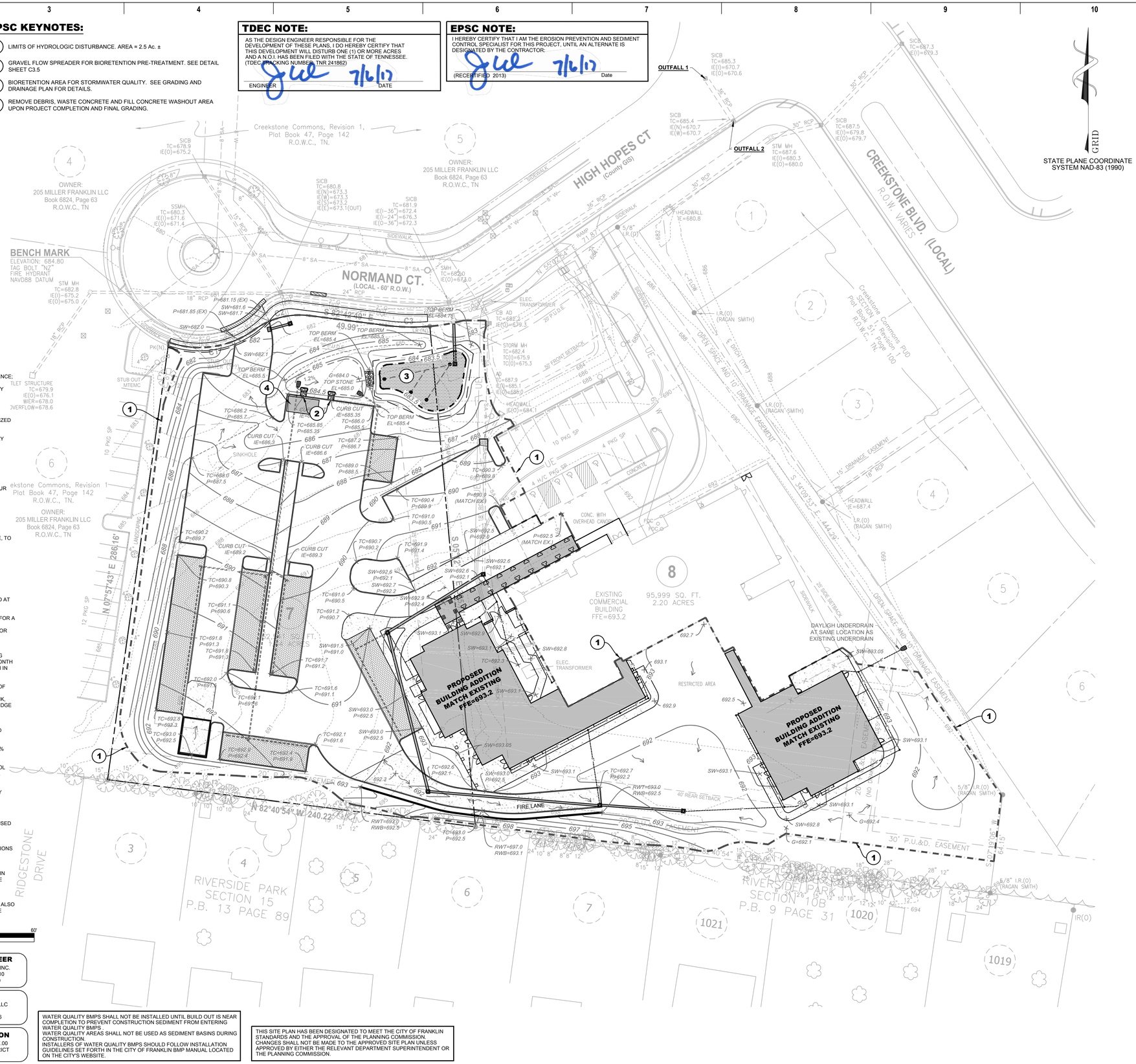
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

CITY OF FRANKLIN EPSC 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; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCIION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.



SCALE: 1" = 30'

Know what's **below** **Call** before you dig.
811
www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

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

THIS SITE PLAN HAS BEEN DESIGNATED 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.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
FINAL EPSC / WATER QUALITY PLAN

DRAWING NUMBER
C3.4

GRADING, DRAINAGE & EPSC NOTES

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE AND PROPERTY STABLIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS OF FINAL GRADING.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL. REMOVE SILT BARRIERS WHEN THE SITE HAS BEEN STABILIZED AND WHEN INSTRUCTED BY ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES TO REMAIN.
11. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
12. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE SOILS ENGINEER SHALL GOVERN.
13. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED SOILS ENGINEER. THE SOILS ENGINEER SHALL BE DESIGNATED BY AND PAID FOR BY THE OWNER.
14. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE SOILS ENGINEER.
15. COMPACTION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS OF THE SOILS ENGINEER.
16. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY THE SOILS ENGINEER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE SOILS ENGINEER.
18. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
19. UPON COMPLETION OF GRADING, THE SOILS ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE WAS PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
20. ALL SLOPES 5:1 OR STEEPER SHALL BE STABILIZED WITH NORTH AMERICAN GREEN DS150 EROSION CONTROL BLANKET, OR APPROVED EQUAL.
21. CONTRACTOR SHALL PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF SITE BY A LICENSED LAND SURVEYOR.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.
24. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
25. CONTRACTOR TO REMOVE EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER OR EPSC PROFESSIONAL.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
27. CONTRACTOR RESPONSIBLE FOR REMOVING ALL SILT / MUD / DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER / WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
28. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH TDEC UPON FINAL STABILIZATION OF SITE.
29. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
30. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
31. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
32. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
33. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE LOCAL STORMWATER AGENCY DURING THE PRE-CONSTRUCITON MEETING.
34. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH FRANKLIN STORMWATER REGULATIONS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE LOCAL STORMWATER AGENCY DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
35. CONSTRUCTION DUST CONTROL SHALL BE PRACTICED AT ALL TIMES BY FORCING USE OF AND MAINTAINING A CLEAN CONSTRUCTION ENTRANCE AND STABILIZING DENUDED SOILS WITH VEGETATION OR TEMPORARY STABILIZATION AS SOON AS POSSIBLE. CONTRACTOR SHALL ADHERE TO ALL EPSC MEASURES DESCRIBED HEREIN AND WITHIN THE SWPPP DOCUMENT APPROVED BY TDEC.

NOTE:
CITY OF FRANKLIN GENERAL NOTES TAKE PRECEDENCE OVER OTHER NOTES ON THIS DRAWING.

CITY OF FRANKLIN GRADING & DRAINAGE NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET 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 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.

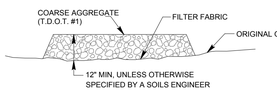
CITY OF FRANKLIN EPSC NOTES:

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; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

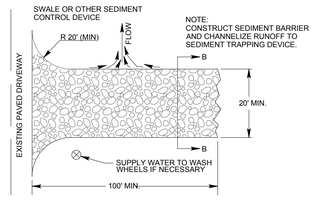
BIORETENTION SEQUENCING:

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. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION.
7. CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. 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.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
11. SOD SLOPES
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT

GRADING AND DRAINAGE CHART	
SITE AREA:	3.64 Ac.
IMPERVIOUS AREA:	1.94 Ac.
DISTURBED AREA:	2.5 Ac. ±
Rv VALUE:	0.176
PEAK FLOW RUNOFF	
2 YEAR:	11.27 CFS
5 YEAR:	17.01 CFS
10 YEAR:	20.84 CFS
25 YEAR:	25.73 CFS
50 YEAR:	29.36 CFS
100 YEAR:	32.92 CFS

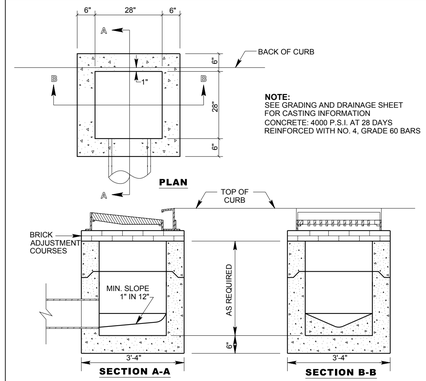


SECTION B-B

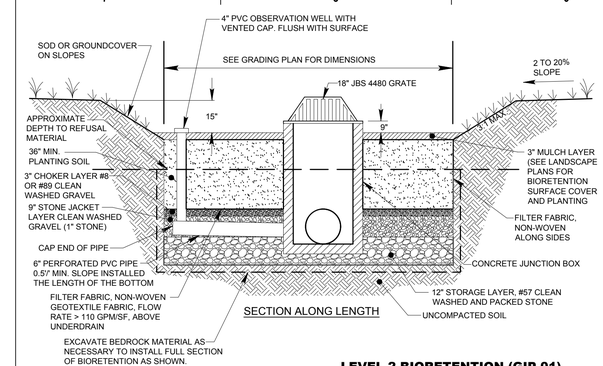


PLAN VIEW

STABILIZED CONSTRUCTION EXIT
N.T.S.

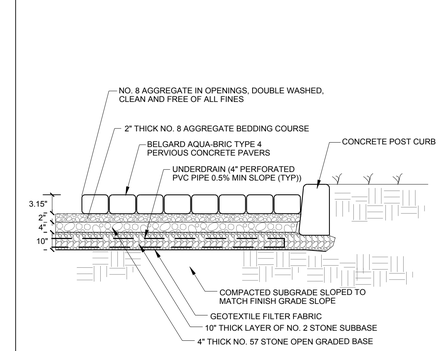


SINGLE CURB INLET/ JUNCTION BOX
N.T.S.

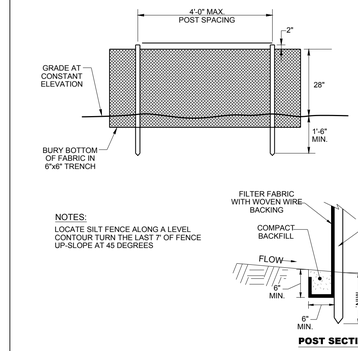


LEVEL 2 BIORETENTION (GIP-01)
(N.T.S.)

NOTES:
1. PLANTING SOIL SHALL BE LOAMY SAND OR SANDY LOAM AND HAVE THE FOLLOWING CHARACTERISTICS:
   SAND CONTENT: 60% MAX.
   SILT CONTENT: LESS THAN 40%
   CLAY CONTENT: LESS THAN 20%
   pH: 5.5-6.5
   INFILTRATION RATE: MIN. 1.0 IN/HR
   SOLUBLE SALT CONCENTRATION: MAX. 500 ppm
2. MULCH FOR SURFACE SHALL BE COMMERCIALLY AVAILABLE HARDWOOD MULCH. VERIFY WITH PROJECT LANDSCAPE PLANS
3. UNDERDRAIN SHALL BE 6" PERFORATED PVC PIPE WITH ¾-INCH PERFORATIONS, SPACED AT 6 INCHES ON CENTER, MIN. 4 HOLES PER ROW.
4. SEE LANDSCAPE PLAN FOR PLANT TYPES AND PLANTING DETAILS.
5. CERTIFICATION OF SOIL CHARACTERICS TO BE PROVIDED BY CONTRACTOR TO ENGINEER. ALTERNATIVELY, SOIL TEST SHALL BE PERFORMED FOR EVERY 500 C.Y. OF PLANTING SOIL INSTALLED TO VERIFY SPECIFIED CHARACTERISTICS.
6. SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
7. CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY CITY OF FRANKLIN STORMWATER DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.



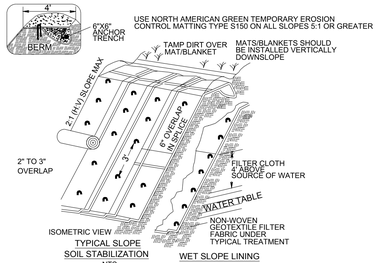
PERVIOUS PAVERS
N.T.S.



NOTES:
LOCATE SILT FENCE ALONG A LEVEL CONTOUR TURN THE LAST 7' OF FENCE UP-SLOPE AT 45 DEGREES

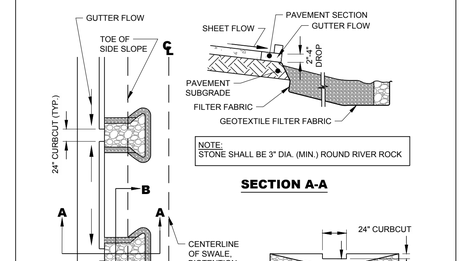
POST SECTION

SILT FENCE TYPE "C"
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.
3. CONTRTACTOR TO REMOVE ANY EXCESS MATTING SO THAT BLANKETS ARE NOT A MOWING HAZARD.

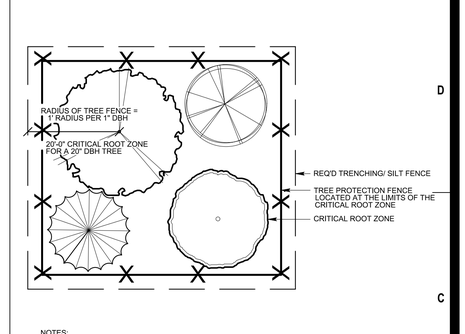
EROSION CONTROL MATTING
N.T.S.



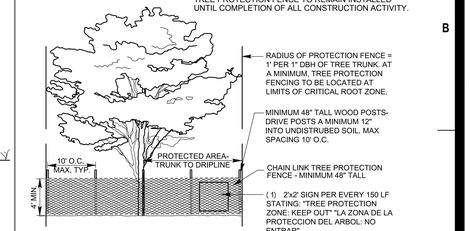
SECTION A-A

SECTION B-B

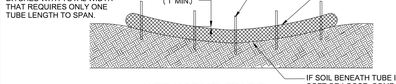
GRAVEL FLOW SPREADER
N.T.S.



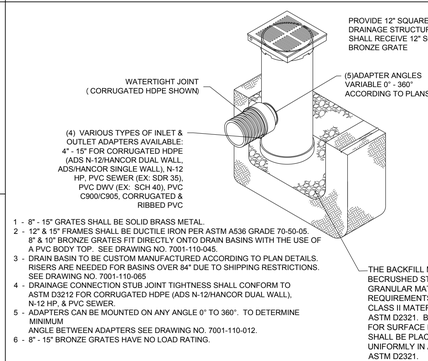
NOTES:
1. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND-ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.
2. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING 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.



TREE PROTECTION
N.T.S.



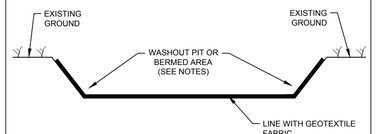
SEDIMENT TUBE
N.T.S.



1 - 8" - 15" GRATES SHALL BE SOLID BRASS METAL.
2 - 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D312 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 15" BRONZE GRATES HAVE NO LOAD RATING.

8" - 15" NYLOPLAST DRAIN BASIN WITH BRONZE GRATE
N.T.S.

NOTES:
1. CONSTRUCT PIT OR BERMED AREA LARGE ENOUGH TO HANDLE SOLIDS, WASH SLURRY AND RAINFALL TO PREVENT OVERFLOW AND INCLUDE A MINIMUM OF 4" FREEBOARD.
2. DRY WASTE CONCRETE MAY BE INCORPORATED INTO FILL AREAS AS NEEDED.
3. WASTE CONCRETE MAY BE BROKEN INTO SMALLER PIECES TO ALLOW PROPER SOIL COMPACTION.
4. INSPECT PLASTIC LININGS AND SIDEWALLS OF WASHOUT TO ENSURE THEY HAVE NOT BEEN DAMAGED DURING CONSTRUCTION ACTIVITIES. REPORT ANY DAMAGE TO SITE SUPERINTENDENT FOR CORRECTIVE ACTION.



CONCRETE WASHOUT AREA
N.T.S.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan, Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

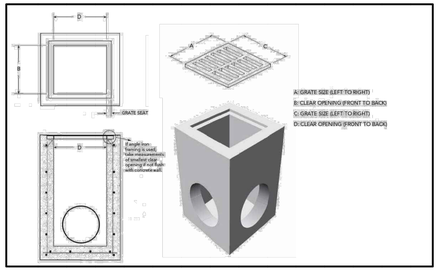
copyright CMArchitects, 2016 Issue Date

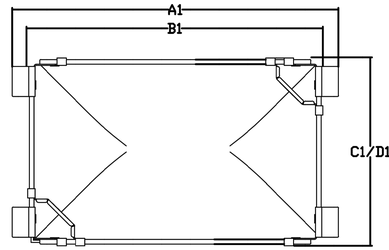
SHEET DESCRIPTION
GRADING AND DRAINAGE DETAILS

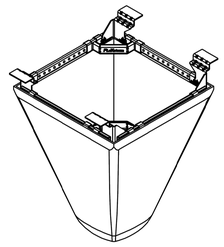
DRAWING NUMBER
C3.5

FLEXSTORM P/Ns 62XLSQFX

HD4 INLET TYPE: SQUARE/RECT PRECAST OPENING WITH 4 SEAT GRATE SUPPORT







Catch-It Frame with FX Bag		Field Inlet Dimensions		Flexstorm Framing Dims				Flexstorm Ratings (Flow at 50% max)		
		Grate Size (A x C)	Clear Opening (B x D)					Bag Capacity (ft^3)	FX/FX+ Flow Rate (CFS)	Bypass (CFS)
ADS P/N	Flexstorm Item code			B1	D1	A1	C1			
62XLSQFX	C-HD4-400-280-360-240-FX	40x28	36x24	35.5	23.0	39.0	23.0	5.2	2.5	5.6
62XLSQFX	C-HD4-400-283-360-243-FX	40 x 28.25	36 x 24.25	35.5	23.5	39.0	23.5	5.3	2.5	5.7
62XLSQFX	C-HD4-319-319-303-303-FX	31.87 X 31.87	30.25 X 30 .25	28.0	29.5	31.5	29.5	5.3	2.4	5.5
62XLSQFX	C-HD4-379-259-364-244-FX	37.87 x 25.87	36.375 x 24.375	34.0	23.5	37.5	23.5	5.1	2.4	5.5
62XLSQFX	C-HD4-393-273-371-258-FX	39.3 x 27.25	37.125 x 25.75	35.5	25.0	39.0	25.0	5.6	2.6	5.8
62XLSQFX	C-HD4-393-273-378-258-FX	39.25 x 27.25	37.81 x 25.75	35.5	25.0	39.0	25.0	5.6	2.6	5.8
62XLSQFX*	C-HD4-460-220-460-190-FX	48x22	46x19	44.5	18.0	48.0	18.0	5.1	2.6	6.0
62XLSQFX*	C-HD4-378-318-360-300-FX	37.75 x 31.75	*36 x 30	34.0	29.0	37.5	29.0	6.3	2.7	6.1
62XLSQFX*	C-HD4-460-263-430-230-FX	23(x2) x 26.25	43 x 23	42.5	22.0	46.0	22.0	6.0	2.7	6.2
62XLSQFX*	C-HD4-460-240-460-220-FX	48 x 24	46 x 22	44.5	21.0	48.0	21.0	5.9	2.8	6.3
62XLSQFX*	C-HD4-460-263-441-241-FX	46 x 26.25	44.125 x 24.125	42.5	23.0	46.0	23.0	6.2	2.8	6.3
62XLSQFX*	C-HD4-378-378-360-360-FX	37.75 x 37.75	*36 x 36	34.0	35.0	37.5	35.0	7.6	2.9	6.7
62XLSQFX*	C-HD4-500-263-480-240-FX	50 x 26.25	*48 x 24	48.5	23.0	50.0	23.0	6.8	2.9	6.7
62XLSQFX*	C-HD4-496-258-483-243-FX	49.62 x 25.75	*48.25 x 24.25	46.0	23.5	49.5	23.5	6.9	2.9	6.7
62XLSQFX*	C-HD4-378-378-365-365-FX	37.75 X 37.75	*36.5 X 36.5	34.0	35.5	37.5	35.5	7.7	2.9	6.7
62XLSQFX*	C-HD4-383-383-365-365-FX	38.25X 38.25	*36.5X 36.5	34.5	35.5	38.0	35.5	7.8	3.0	6.7
62XLSQFX*	C-HD4-515-279-486-249-FX	51.5 x 27.87	*48.62 x 24.87	48.0	24.0	51.5	24.0	7.3	3.1	6.9
62XLSQFX*	C-HD4-496-318-480-300-FX	49.5 x 31.75	*48 x 30	46.0	29.0	49.5	29.0	8.5	3.2	7.2
62XLSQFX*	C-HD4-493-378-480-360-FX	49.25 x 37.75	*48 x 36	45.5	35.0	49.0	35.0	10.1	3.4	7.8
62XLSQFX*	C-HD4-499-499-421-421-FX	43.87 X 43.87	*42.125 X 42.125	41.5	41.0	45.0	41.0	10.8	3.5	8.0
62XLSQFX*	C-HD4-506-506-460-460-FX	50.62 X 50.62	*48 X 48	47.0	47.0	50.5	47.0	14.1	4.0	9.1

*MOST XL SIZED FRAME AND GRATES COMBINATIONS REQUIRE 2 SIDE BY SIDE FLEXSTORM INLET FILTERS. DESIGN AND PRICING REFLECT THIS. PLEASE CONTACT FOR FURTHER DETAILS.

NOTES:

1. STD BAG IS 22 IN 12 IN BAGS AVAILABLE UPON REQUEST
2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW
   - -GRATES WITH EXTENDED BOTTOMS
   - -ANY OBSTRUCTED INLET OPENINGS
   - * DENOTES 2 PIECE SETS

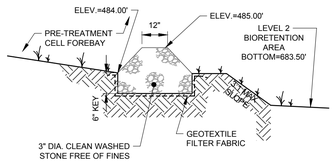
FLEXSTORM INLET FILTERS
CATCH-IT

THIS PRINT REGARDLESS SUBJECT MATTER IS APPLICATION AND PROTECTION OF INTELLECTUAL PROPERTY RIGHTS AND IS THE PROPERTY OF ADS, INC. AND IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO ADS, INC. IN THE PREPARATION OF ANY SPECIFICATION OR BID, OR FOR THE PURCHASE OR MANUFACTURE OF ANY ARTICLE WHATSOEVER, EXCEPT UNDER WRITTEN AGREEMENT WITH ADS, INC. OR AS OTHERWISE PROVIDED BY LAW. THIS PRINT IS NOT TO BE LOANED OR DISCLOSED TO OTHERS IN ANY MANNER DETRIMENTAL TO THE INTERESTS OF ADS, INC. EXCEPT AS EXPRESSLY AUTHORIZED IN WRITING BY AN OFFICER OF ADS, INC. ©2013 ADS, INC.

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	FRAME TYPE	DWG NO	REV
C	SQ1	HD4-62XLSQ-FX	A

SCALE | SHEET 1 OF 1



FOREBAY/PERMEABLE BERM DETAIL

N.T.S.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

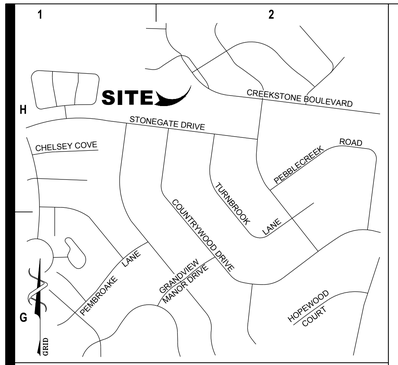
PROFESSIONAL SEAL



copyright CMArchitects, PLC Issue Date

SHEET DESCRIPTION
GRADING AND DRAINAGE DETAILS

DRAWING NUMBER
C3.6



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

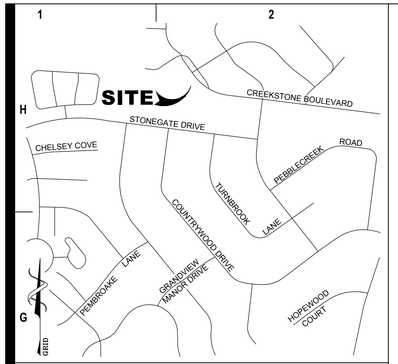
GENERAL UTILITY NOTES

1. WHERE SEWER LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE (S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 3' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS.
9. ALL SANITARY SEWER AND WATER UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE FRANKLIN WATER MANAGEMENT.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE FRANKLIN WATER MANAGEMENT FOR THE COST OF INSPECTION.
11. SEWER PIPE TO BE SDR-35 PLASTIC PIPE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED, AND APPROVED.
13. INSPECTION CLEANOUT TO BE INSTALLED ACCORDING TO FRANKLIN WATER MANAGEMENT SPECIFICATIONS.
14. ALL WATER METERS SHALL BE NO DEEPER THAN 24" FROM THE TOP OF THE METER TO PROPOSED GRADE.
15. THE CONTRACTOR IS REQUIRED TO PREPARE FOR INSTALLATION OF GAS APPURTENANCES INCLUDING, BUT NOT LIMITED TO, GRADING, TRENCHING, ETC. ATMOS ENERGY TO PROVIDE AND INSTALL APPURTENANCES AND LINE. CONTRACTOR TO BACKFILL TRENCH IN ACCORDANCE TO ATMOS ENERGY SPECIFICATIONS. CONTRACTOR TO REIMBURSE COST OF WORK COMPLETED BY ATMOS ENERGY.
16. ALL NEW MANHOLE (S) TO HAVE A 24" CLEAR OPENING.
17. A MINIMUM COVER OF 36" SHALL BE MAINTAINED OVER ALL WATER LINES.
18. CONTRACTOR SHALL CONSTRUCT TOP OF CASTINGS OF MANHOLES AND TOP OF CLEANOUTS FLUSH WITH FINAL GRADES.
19. UNDERGROUND WATER MAINS AND HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO ALL OTHER CONSTRUCTION WORK.

CITY OF FRANKLIN 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 ALDERMAN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION;
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS 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.


GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
8" SA
8" W
8" SA
8" W
RCP
RCP
8" SA
8" W
8" SA
8" W
8" SA
8" W



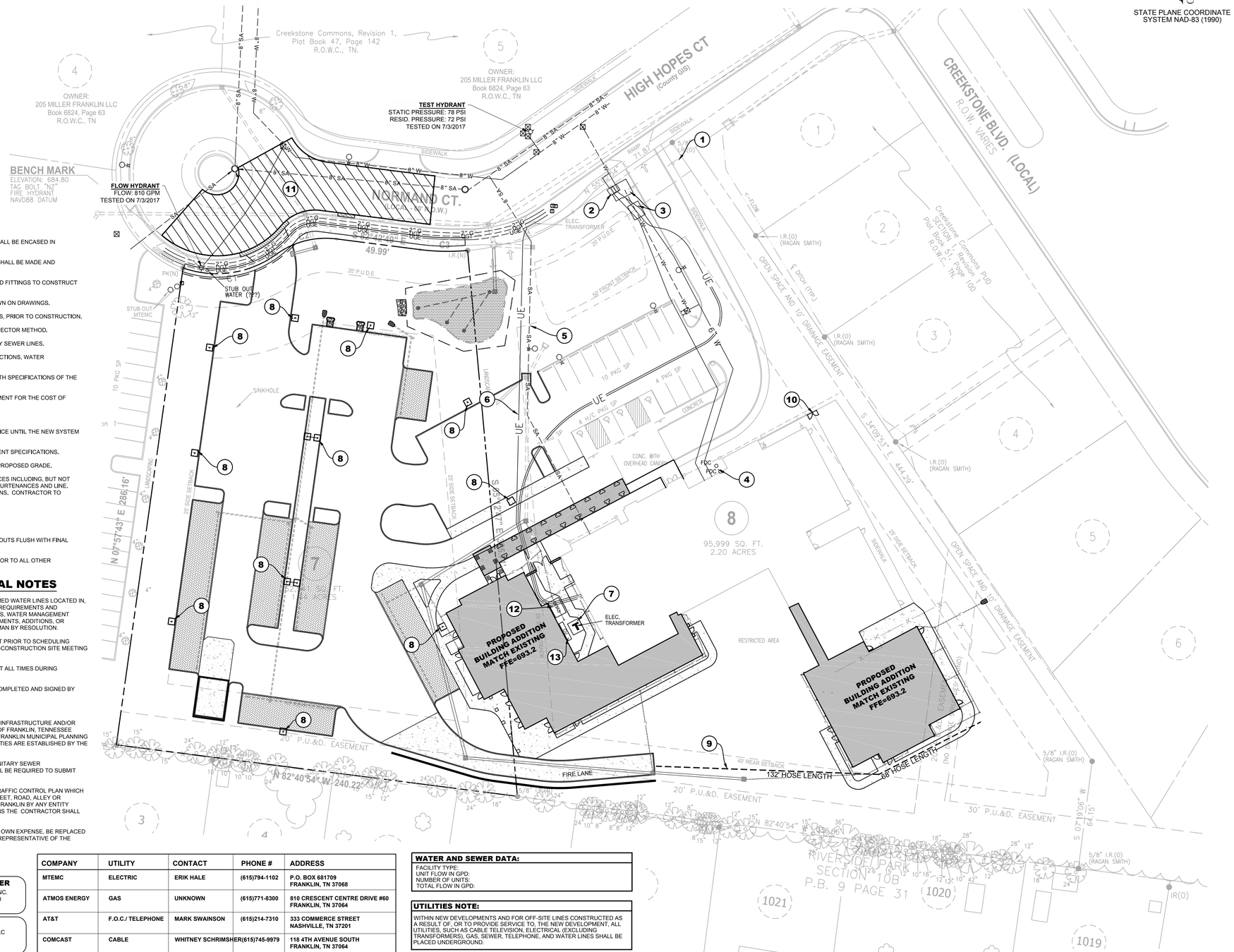
VICINITY MAP
(NOT TO SCALE)

UTILITY KEYNOTES:

1. EXISING IRRIGATION SERVICE BACKFLOW AND METER
2. EXISTING DOMESTIC SERVICE BACKFLOW AND METER
3. EXISTING FIRE SERVICE DOUBLE DETECTOR CHECK VALVE AND METER
4. EXISTING FIRE DEPARTMENT CONNECTION (FDC)
5. EXISTING SANITARY SEWER SERVICE
6. EXISTING UNDERGROUND ELECTRIC SERVICE
7. EXISTING TRANSFORMER PAD TO REMAIN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING EQUIPMENT THROUGH CONSTRUCTION.
8. APPROXIMATE LOCATION OF PROPOSED OVERHEAD LIGHTING. SEE SITE ELECTRICAL AND PHOTOMETRIC PLANS FOR DETAILS.
9. HOSE LENGTH FROM PROPOSED FIRE LANE
10. PROPOSED DOUBLE 3' MANGATE IN FENCE (6' TOTAL OPEN WIDTH) FOR FIRE ACCESS.
11. LIMITS OF ASPHALT RESURFACING DUE TO ROAD CUTS FOR REMOVAL OF EXISTING WATER AND SANITARY SEWER SERVICE STUB. SEE DEMOLITION SHEET C1.2 FOR DETAILS
12. DEDICATED OUTDOOR AIR SYSTEM, SEE PROJECT MP & E PLANS FOR DETAILS.
13. CONDENSING UNIT, SEE PROJECT MP & E PLANS FOR DETAILS.

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)



GENERAL UTILITY NOTES

1. WHERE SEWER LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE (S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 3' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS.
9. ALL SANITARY SEWER AND WATER UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE FRANKLIN WATER MANAGEMENT.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE FRANKLIN WATER MANAGEMENT FOR THE COST OF INSPECTION.
11. SEWER PIPE TO BE SDR-35 PLASTIC PIPE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED, AND APPROVED.
13. INSPECTION CLEANOUT TO BE INSTALLED ACCORDING TO FRANKLIN WATER MANAGEMENT SPECIFICATIONS.
14. ALL WATER METERS SHALL BE NO DEEPER THAN 24" FROM THE TOP OF THE METER TO PROPOSED GRADE.
15. THE CONTRACTOR IS REQUIRED TO PREPARE FOR INSTALLATION OF GAS APPURTENANCES INCLUDING, BUT NOT LIMITED TO, GRADING, TRENCHING, ETC. ATMOS ENERGY TO PROVIDE AND INSTALL APPURTENANCES AND LINE. CONTRACTOR TO BACKFILL TRENCH IN ACCORDANCE TO ATMOS ENERGY SPECIFICATIONS. CONTRACTOR TO REIMBURSE COST OF WORK COMPLETED BY ATMOS ENERGY.
16. ALL NEW MANHOLE (S) TO HAVE A 24" CLEAR OPENING.
17. A MINIMUM COVER OF 36" SHALL BE MAINTAINED OVER ALL WATER LINES.
18. CONTRACTOR SHALL CONSTRUCT TOP OF CASTINGS OF MANHOLES AND TOP OF CLEANOUTS FLUSH WITH FINAL GRADES.
19. UNDERGROUND WATER MAINS AND HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO ALL OTHER CONSTRUCTION WORK.

CITY OF FRANKLIN 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 ALDERMAN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER AND 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 JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND 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, TENNESSEE FOLLOWING APPROVAL FROM 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 FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS 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.

Barge Cauthen &ASSOCIATES
I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

811 Know what's below Call before you dig. 811 www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

COMPANY	UTILITY	CONTACT	PHONE #	ADDRESS
MTEMC	ELECTRIC	ERIK HALE	(615)794-1102	P.O. BOX 681709 FRANKLIN, TN 37068
ATMOS ENERGY	GAS	UNKNOWN	(615)771-8300	810 CRESCENT CENTRE DRIVE #60 FRANKLIN, TN 37064
AT&T	F.O.C./ TELEPHONE	MARK SWAINSON	(615)214-7310	333 COMMERCE STREET NASHVILLE, TN 37201
COMCAST	CABLE	WHITNEY SCHRIMSHER	(615)745-9979	118 4TH AVENUE SOUTH FRANKLIN, TN 37064
CITY OF FRANKLIN	WATER & SEWER	BEN McNEIL	(615)794-4554	124 LUMBER DRIVE FRANKLIN, TN 37064
CITY OF FRANKLIN	STREETS & DRNG.	PAUL HOLZEN	(615)791-3218	1109 THIRD AVENUE SOUTH FRANKLIN, TN 37064

WATER AND SEWER DATA:
FACILITY TYPE:
UNIT FLOW IN GPD:
NUMBER OF UNITS:
TOTAL FLOW IN GPD:

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

THIS SITE PLAN HAS BEEN DESIGNATED 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.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

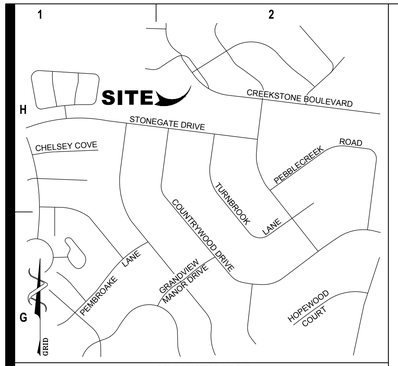
PROFESSIONAL SEAL

copyright CMArchitects, PLC

Issue Date

SHEET DESCRIPTION
ENLARGED UTILITY PLAN

DRAWING NUMBER
C5.1



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen & ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

R.O.W.C., TN.

OWNER:
205 MILLER FRANKLIN LLC
Book 6824, Page 63
R.O.W.C., TN

NORMAND CT.
(LOCAL - 60' R.O.W.)

Frankling - Tower 2 Sutphen Corp

S 82°42'49" E
49.99'

C1 C2 C3

STUB OUT WATER (?)

STUB OUT MTEMC

20' P.U.D.E.

50' FRONT SETBACK

SINKHOLE

25' SIDE SETBACK

N 07°57'43" E 286.16'

LANDSCAPING

12 PKG SP

10 PKG SP

4 H/C PKG SP

CONCRETE

ELEC. TRANSFORMER

UE

SS

W

SIDEWALK

RAMP 7.1 S%

5/8" I.R.(O)

I.R.(N)

N 55°02'54" W

HIGH HOPES C
(County GIS)

<FLOW

OPEN SPACE AND 10' DRAINAGE EASEMENT

S 34°09'53" E 444.29'

SYSTEM NAD-83 (1990)
STATE PLANE COORDINATE
SCALE: 1" = 20'
(RAGAN SMITH)

6
tone Commons, Revision 1
ot Book 47, Page 142
R.O.W.C., TN.

OWNER:
05 MILLER FRANKLIN LLC
Book 6824, Page 63
R.O.W.C., TN

7
62,541 SQ. FT.
1.44 ACRES

8
95,999 SQ. FT.
2.20 ACRES

S 03°21'17" E 355.41'

PROPOSED BUILDING ADDITION MATCH EXISTING FFE=693.2

PROPOSED BUILDING ADDITION MATCH EXISTING FFE=693.2

RESTRICTED AREA

40' REAR SETBACK

20' P.U.&D. EASEMENT

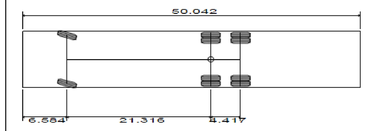
FIRE LANE

N 82°40'54" W 240.22'

Vehicle Tracking v17.02 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Vehicle Name:	Frankling - Tower 2 Sutphen Corp
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	City of Franklin
Description:	City of Franklin Tower 2 Fire Truck (http://www.franklin-gov.com/government/fire/prevention-code-enforcement/plans-
Notes:	
Unit 1 Name:	Frankling - Tower 2 Sutphen Corp Tractor



Frankling - Tower 2 Sutphen Corp	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Know what's **below** **Call** before you dig.
811
www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

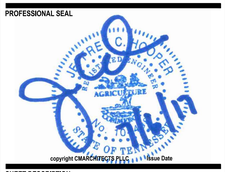
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

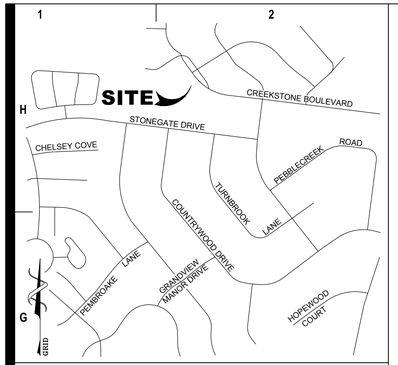


copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
Auto Turn Exhibit

DRAWING NUMBER
C6.0



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

811 Know what's below Call before you dig.
811
www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

60' 0' 60' 120'
SCALE: 1" = 60'

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

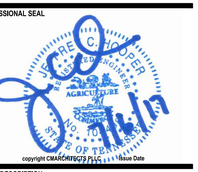
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

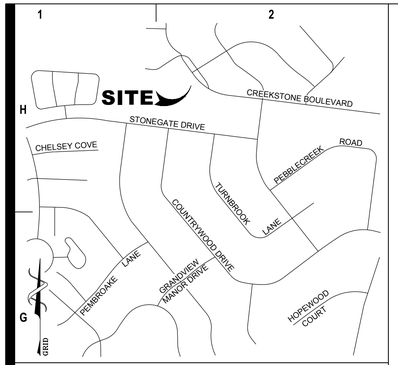


copyright CMArchitects PLLC

Issue Date

SHEET DESCRIPTION
DRAINAGE MAP
OVERALL EXHIBIT

DRAWING NUMBER
D1.0



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

Sub-Basin	Impervious Area (Ac.) C=0.95	Grass Area (Ac.) C=0.25	Woods (Bioretention) (Ac.) C=0.20	Total Area (Ac.)	Composite C-value	Rainfall Intensity (In/Hr) 10 year Storm Event	Discharge, Q (CFS)	Outfall Designation
1	0.25	0.75	0	1.00	0.43	6.97	2.96	1
2	0.15	0.07	0	0.22	0.73	6.97	1.12	1
3	0.27	0.08	0.06	0.41	0.70	6.97	2.01	1
4	0.13	0	0	0.13	0.95	6.97	0.86	1
5	0.18	0.06	0	0.24	0.78	6.97	1.30	1
6	0.07	0.04	0	0.11	0.70	6.97	0.53	1
7	0.23	0.63	0	0.86	0.44	6.97	2.62	1
8	0.71	0.22	0.07	1.00	0.74	6.97	5.18	1
9	0.12	0.05	0	0.23	0.74	6.97	1.19	1
10	1.79	0.18	0	1.97	0.89	6.97	12.17	1
11	-----	-----	-----	5.37	0.5	6.97	18.71	2
12	0.06	0	0	0.06	0.95	6.97	0.40	1

Note 1: Sub-Basin 11 uses a C-Value for Residential Zoning with minimum lot size of 10,000 Sq-Ft. (C=0.50)

OUTFALL 1
36" RCP

SUB-BASIN 1
AREA=1.30 Ac.
C=0.35

SUB-BASIN 9
AREA=0.23 Ac.
C=0.73

SUB-BASIN 2
AREA=0.22 Ac.
C=0.73

OUTFALL 2
30" RCP

SUB-BASIN 12
AREA=0.06 Ac.
C=0.95

18" RCP
Q_{FULL} = 12.47 CFS

SUB-BASIN 3
AREA=0.41 Ac.
C=0.70

SUB-BASIN 8
AREA=1.00 Ac.
C=0.74

SUB-BASIN 10
AREA = 1.97 Ac.

SUB-BASIN 4
AREA=0.13 Ac.
C=0.95

SUB-BASIN 5
AREA=0.24 Ac.
C=0.78

SUB-BASIN 11
AREA=5.37 Ac.
C=0.50
C-Value ZONING BASED

SUB-BASIN 6
AREA=0.11 Ac.
C=0.70

SUB-BASIN 7
AREA=0.86 Ac.
C=0.44

OFFSITE
HSG-B
HSG-C
HSG-A
Hu
HeB2
ArB2
StB2
MbB2
ArC2
MoD
PROPOSED BUILDING ADDITION MATCH EXISTING FFE=694.2
PROPOSED BUILDING ADDITION MATCH EXISTING FFE=693.2
20' P.U.&D. EASEMENT
30' P.U.&D. EASEMENT
RIVERSIDE PARK SECTION 10B P.B. 9 PAGE 31
RIVERSIDE PARK SECTION 1 P.B. 13 PAGE
RIDGESTONE DRIVE

Know what's **below** **Call** before you dig.
811
www.call811.com

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

40' 0' 40' 80'
SCALE: 1" = 40'

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

copyright CMARCHITECTS 2016

SHEET DESCRIPTION
DRAINAGE MAP
ENLARGED EXHIBIT

DRAWING NUMBER
D1.1



Hydrologic Soil Group— Summary by Map Unit — Williamson County, Tennessee (TN187)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	1.2	34.1%
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded	C	1.3	37.0%
Hu	Huntington silt loam, phosphatic	B	0.3	7.7%
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded	A	0.8	21.2%
Totals for Area of Interest			3.6	100.0%



EXISTING CONDITIONS

EXISTING CONDITIONS DRAINAGE TABLE	
SITE AREA:	3.64 Ac.
IMPERVIOUS AREA:	1.23 Ac.
PERVIOUS AREA:	2.44 Ac.
PEAK FLOW RUNOFF	
2 YEAR:	7.97 CFS
5 YEAR:	13.07 CFS
10 YEAR:	16.70 CFS
25 YEAR:	21.45 CFS
50 YEAR:	25.02 CFS
100 YEAR:	28.57 CFS



PROPOSED CONDITIONS

PROPOSED CONDITIONS DRAINAGE TABLE	
SITE AREA:	3.64 Ac.
IMPERVIOUS AREA:	1.94 AC.
PERVIOUS AREA:	1.70 AC.
PEAK FLOW RUNOFF	
2 YEAR:	11.27 CFS
5 YEAR:	17.01 CFS
10 YEAR:	20.84 CFS
25 YEAR:	25.73 CFS
50 YEAR:	29.36 CFS
100 YEAR:	32.92 CFS

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

50' 0' 50' 100'

SCALE: 1" = 50'

811 Know what's below Call before you dig. 811 www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

Barge Cauthen & ASSOCIATES

I Civil Engineers I
6606 CHARLOTTE PIKE, STE 210
NA$HVILLE, TENNE$$EE 37209
615.356.9911 PHONE
615.352.6737 FAX

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

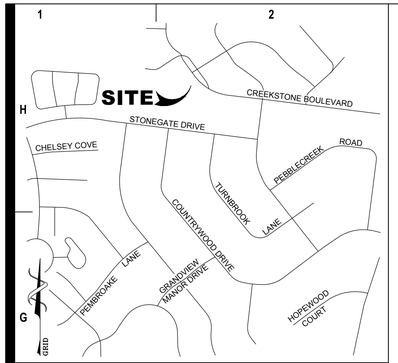
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

copyright CMARCHITECTS PLLC

SHEET DESCRIPTION
DRAINAGE MAP
SCS EXHIBIT

DRAWING NUMBER
D1.2

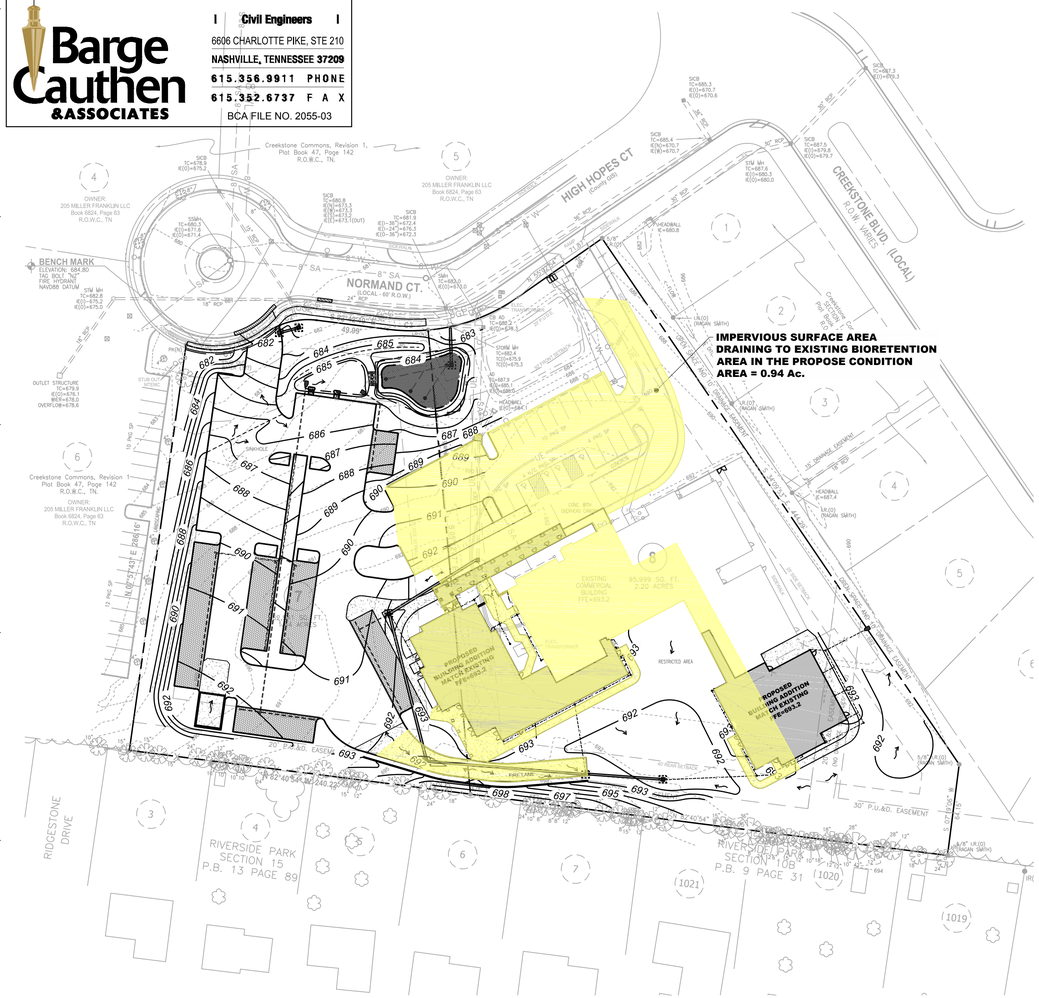


VICINITY MAP
(NOT TO SCALE)

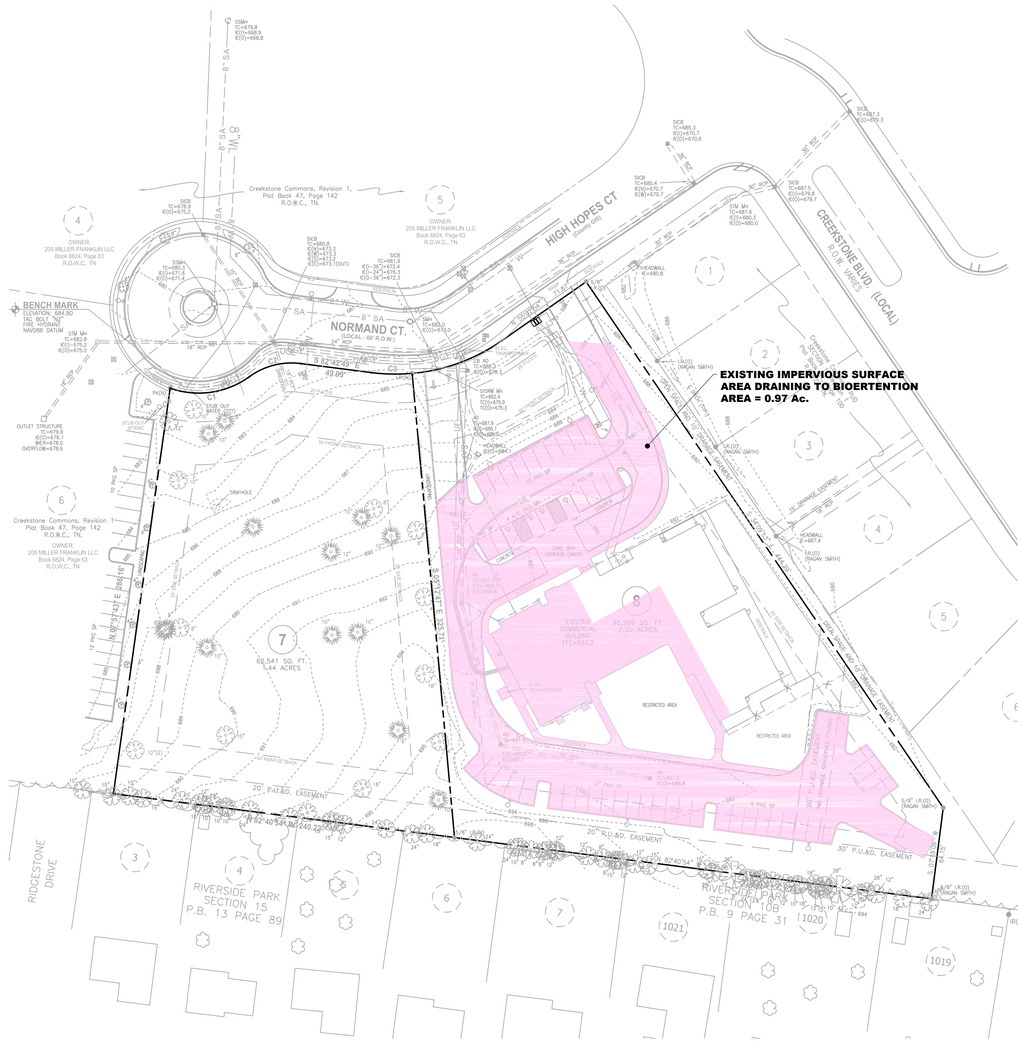


STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

Barge Cauthen &ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03



PROPOSED CONDITIONS



EXISTING CONDITIONS

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

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

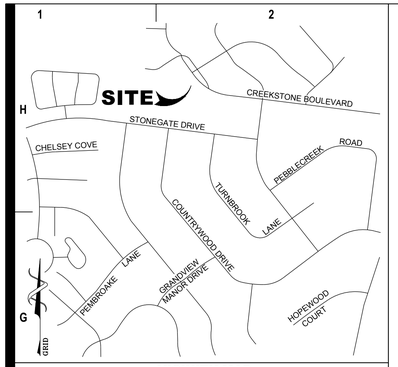


copyright CMARCHITECTS PLC

Issue Date

SHEET DESCRIPTION
WATER QUALITY IMP. SURFACE EXHIBIT

DRAWING NUMBER
D1.3



VICINITY MAP
(NOT TO SCALE)

Barge Cauthen &ASSOCIATES

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA FILE NO. 2055-03

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

SCALE: 1" = 30'

BENCH MARK
ELEVATION: 684.80
TAG BOLT "N2"
FIRE HYDRANT
NAVD88 DATUM

SUBAREA 1
SUBAREA 2
SUBAREA 3
SUBAREA 4
SUBAREA 5
SUBAREA 6
SUBAREA 7
SUBAREA 8
SUBAREA 9

PROPOSED LEVEL-2 BIORETENTION AREA (GIP-01)
AREA REQUIRED=0.0324 AC.
AREA PROVIDED=0.0332 AC. (102.5%)

HSG-B
HSG-C
HSG-A

NORMAND CT. (LOCAL - 60' R.O.W.)
HIGH HOPES CT (County Gis)

Creekstone Commons, Revision 1, Plat Book 47, Page 142 R.O.W.C., TN.

OWNER: 205 MILLER FRANKLIN LLC Book 6824, Page 63 R.O.W.C., TN

EXISTING COMMERCIAL BUILDING FFE=693.2
95,999 SQ. FT. 2.20 ACRES

PROPOSED BUILDING ADDITION MATCH EXISTING FFE=693.2

RIVERSIDE PARK SECTION 15 P.B. 13 PAGE 89
RIVERSIDE PARK SECTION 10B P.B. 9 PAGE 31

RIDGESTONE DRIVE

FIRE LANE

N 82°40'54" W 240.22'

S 82°40'54" E 444.29'

N 07°57'43" E 266.16'

S 07°19'06" W 64.15'

Know what's below Call before you dig.
811
www.call811.com

SITE & GRADING ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

OWNER
HIGH HOPES, INC.
301 HIGH HOPES COURT
FRANKLIN, TENNESSEE 37064

SURVEYOR
WEATHERFORD & ASSOCIATES, LLC
P.O.BOX 8248
HERMITAGE, TENNESSEE 37076

ARCHITECT
CMArchitects
1500 4th AVENUE NORTH #101
NASHVILLE, TENNESSEE 37208

PROPERTY INFORMATION
MAP: 089B/ PARCEL: 006.00 & 007.00
ZONING: GENERAL OFFICE DISTRICT

/6/2017 City of Franklin - Stormwater Management

STORMWATER MANAGEMENT

Name of Developer		Date Submitted	07/06/2017
Development Name	High Hopes School	Developer Contact Name	American Constructors Inc
Site Location / Address	301 High Hopes Ct.	Contact Telephone	
City	Franklin	Name of Engineer(s)	Barge Cauthen & Associates, Inc.
Zip	37064	License No.	
Development Type	Office/Professional	Maintenance Responsibility	
Permit Number		EPSC Professional	
Area in Stream and Floodway Buffers			

Method: (•) Runoff Reduction Method (RRM) w/ optional TRM ( ) TSS Reduction Method (TRM) Only

		Step 1 Layout proposed site and divide into sub-areas each of a specific land use type.			Step 2: Treat impervious areas through the use of sheet flow.		Step 3: Treat primarily impervious areas with structural GIPs, use 3a alone or in combination with 3b for structural GIPs in Series.					
Subareas		Step 1 Proposed Land Use			Step 2 Intrinsic GIPs		Step 3a Structural GIPs			Step 3b Structural GIPs in Series		
Subarea	Description	Code	Acres	Rv	Code	Eff Rv	Code	Treat Vol	Eff Rv	Code	Treat Vol	Eff Rv
1	Impervious to Prop Bioretention	IA	0.5546	0.95		0.95	GIP-01[2]	2391	0.190			0.190
2	Turf C Soils to Prop Bioretention	TC	0.186	0.20		0.20	GIP-01[2]	169	0.040			0.040
3	Turf B Soils to Prop Bioretention	TB	0.1063	0.18		0.18	GIP-01[2]	87	0.036			0.036
4	Proposed Bioretention Area	FC	0.0332	0.04		0.04	GIP-01[2]	6	0.008			0.008
5	Turf B - Offsite	TB	0.1711	0.18		0.18			0.18			0.18
6	Turf C - Offsite	TC	0.136	0.20		0.20			0.20			0.20
7	Impervious - Offsite	IA	0.0588	0.95		0.95			0.95			0.95
8	Pavers to Prop Bioretention	IA	0.1269	0.95		0.95	GIP-03[2]	481	0.238	GIP-01[2]	137	0.048
1	Pavers to Offsite	IA	0.0293	0.95		0.95	GIP-03[2]	111	0.238			0.238
1												
			1.4022	0.604		0.604			0.191			0.174
			% Removal (Goal is 82%):	39.6%	% Removal:	39.6%	% Removal:		80.9%	% Removal:		82.6%

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL

JEFFREY C. HOOPER — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — STATE OF TENNESSEE

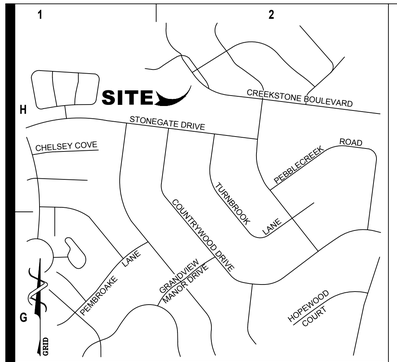
copyright CMARCHITECTS PLLC Issue Date

SHEET DESCRIPTION

LID EXHIBIT

DRAWING NUMBER

D1.4



VICINITY MAP
(NOT TO SCALE)

HODGSON DOUGLAS
landscape architecture
planning . urban design
120 29th Ave. South, Nashville, Tennessee 37221
t. 615.327.4447 f. 615.321.3004
www.hodgsondouglas.com

NOTE:
IF TREE ROOTS OF EXISTING TREES ARE EXPOSED OR CUT FROM GRADING OPERATIONS, THEY ARE TO BE IMMEDIATELY TRIMMED WITH CLEAN CUTS (TO PREVENT DISEASE) BY A LICENSED ARBORIST. THE TREES SHOULD BE BACKFILLED WITH LOOSE FRIABLE TOP SOIL AS SOON AS POSSIBLE TO THE LEVEL OF THE EXISTING GRADE. IF THE WEATHER IS HOT AND DRY A SLOW HOSE SHOULD BE PLACED UNDER THE CANOPY OF ANY TREE WITH CUT ROOTS FOR SEVERAL HOURS EVERY FEW DAYS UNDER DIRECTION OF THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS.

NOTE:
TREE CANOPY AREA CALCULATED FROM AERIAL IMAGE. TREE CALIPER INCHES TAKEN FROM OFFICIAL SITE SURVEY; REF. CIVIL.

SITE CLASSIFICATION	
SITE ZONING:	GO
LANDSCAPE SURFACE RATIO REQ'D:	30%
LANDSCAPE SURFACE RATIO PROVIDED:	47%

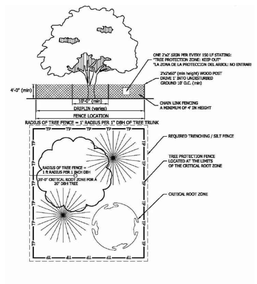
TREE PROTECTION ZONE	
SITE AREA:	133,668 SF (3.07 ACRES)
BUILDING AREA:	24,852 SF (.57 ACRES)
TOTAL SITE AREA:	158,540 SF (3.64 ACRES)

TREE CANOPY RETENTION	
TOTAL SITE CANOPY COVERAGE:	25,401 SF (.58 ACRES) OR 16%
MINIMUM REQ'D CANOPY RETENTION: (26% OF SITE CANOPY COVERAGE)	6,604 SF (.15 ACRES)
TOTAL SITE CANOPY TO REMAIN:	6,979 SF (.16 ACRES) OR 27.5%

SITE LANDSCAPE REQUIREMENTS		Provided		Total
LANDSCAPE TREES:	Qty.	Proposed	Total	Cal. Inches
Existing Trees >14" (183" x 1.25):	10			228"
Existing Trees to Remain:	31			130"
3" cal. Proposed Canopy Trees:		37		111"
ACI of Provided Canopy Trees:				469"
ACI of Canopy Trees Required (3.64 x 82):				299"
Existing Understory Trees to Remain	21			42"
2"cal. Proposed Understory Trees:	25			50"
ACI of Provided Understory Trees:				92"
ACI of Understory Trees Required (3.64 x 21):				76"
Existing Shrubs to Remain	348			
Min. 18" Shrubs:	153			
Min. 30" Shrubs:	227			
Total Proposed Shrubs:	380			728
Provided Shrubs:				728
Shrubs Required (3.64 x 21):				350

Incompatible Use Buffer "A"	
Developing use:	General Office
Existing Adjacent Use/Zoning:	Detached Residential
Site Acreage:	3.64 AC
Buffer Class:	Class B Type Buffer
Buffer Width:	19'
Buffer Length:	445'
Minimum Trees Required:	32
Trees Provided (Buffer):	32
Minimum Shrubs Required:	178
Shrubs Provided (Buffer):	178

OPEN SPACE REQUIREMENTS	
TOTAL OPEN SPACE SET ASIDE REQ'D: (CONVENTIONAL: 15% OF GROSS DEV. SIZE (3.64 x .05))	.55 ACRES
TOTAL OPEN SPACE SET ASIDE PROVIDED:	(29,437 SQ FT) .67 ACRES
TOTAL FORMAL OPEN SPACE REQ'D. (CONVENTIONAL: 34% OF SET ASIDE)	(8146 SQ FT) .19 ACRES
PERCENT HARDSCAPE (INCLUDES SIDEWALK, CURB, ROAD, PLAY PAD, AND WALLS)	53%



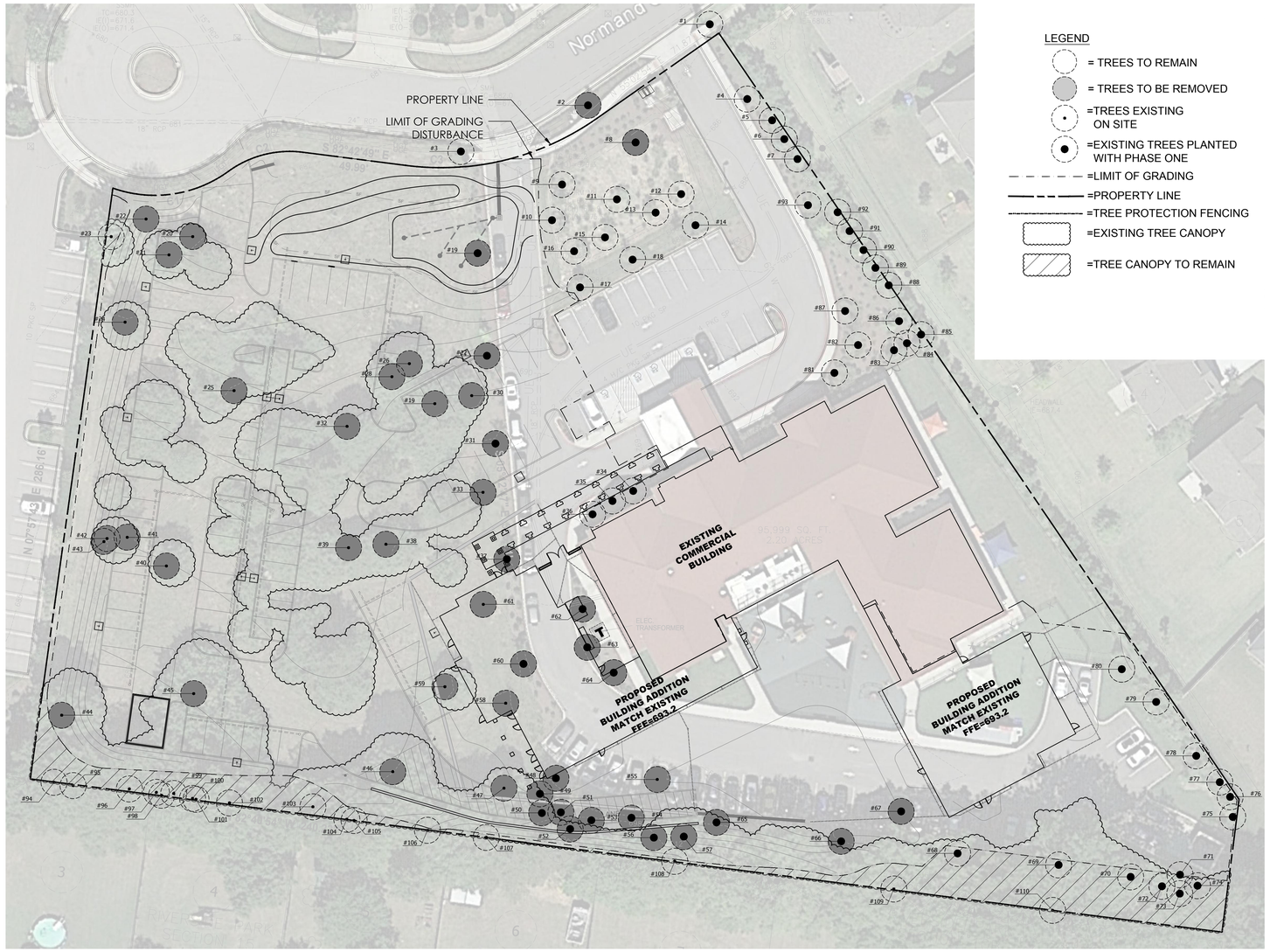
3 CITY STANDARD TREE PROTECTION DETAIL
NTS

NO.	Size	Common Name	Tree Type	Condition	Planted with Phase One
1	2"	Green Mountain Maple	Canopy	Good	Y
2	2"	Green Mountain Maple	Canopy	Poor	Y
3	2"	Green Mountain Maple	Canopy	Good	Y
4	2"	Nuttall Oak	Canopy	Good	Y
5	2"	Green Giant Arborvitae	Evergreen	Good	Y
6	2"	Green Giant Arborvitae	Evergreen	Good	Y
7	2"	Green Giant Arborvitae	Evergreen	Good	Y
8	2"	Red Bud	Understory	Good	Y
9	2"	Red Bud	Understory	Good	Y
10	2"	Red Bud	Understory	Good	Y
11	2"	Sweetbay Magnolia	Understory	Good	Y
12	2"	Sweetbay Magnolia	Understory	Good	Y
13	2"	Red Bud	Understory	Good	Y
14	2"	Green Mountain Maple	Canopy	Good	Y
15	2"	Red Bud	Understory	Good	Y
16	2"	Sweetbay Magnolia	Understory	Good	Y
17	2"	Green Mountain Maple	Canopy	Good	Y
18	2"	Green Mountain Maple	Canopy	Good	Y
19	2"	Nuttall Oak	Canopy	Fair	Y
20	8"	Cedar	Evergreen	Good	N
21	10"	Cedar	Evergreen	Good	N
22	10"	Tree	Canopy	Good	N
23	12"	Tree	Canopy	Good	N
24	10"	Tree	Canopy	Good	N
25	8"	Cedar	Evergreen	Good	N
26	8"	Tree	Canopy	Good	N
27	2"	Nuttall Oak	Canopy	Fair	Y
28	10"	Cedar	Evergreen	Good	N
29	10"	Cedar	Evergreen	Good	N
30	8"	Tree	Canopy	Good	N
31	2"	Nuttall Oak	Canopy	Fair	Y
32	12"	Cedar	Evergreen	Good	N
33	4"	Tree	Canopy	Good	N
34	6'-8' Height	Tuskegee Crape Myrtle	Understory	Good	Y
35	6'-8' Height	Tuskegee Crape Myrtle	Understory	Good	Y
36	6'-8' Height	Tuskegee Crape Myrtle	Understory	Good	Y
37	2"	Nuttall Oak	Canopy	Fair	Y
38	10"	Cedar	Evergreen	Good	N
39	10"	Cedar	Evergreen	Good	N
40	10"	Cedar	Evergreen	Good	N
41	8"	Tree	Canopy	Good	N
42	6"	Cedar	Evergreen	Good	N
43	8"	Cedar	Evergreen	Good	N
44	12"	Tree	Canopy	Good	N
45	10"	Tree	Canopy	Good	N
46	18"	Oak	Canopy	Good	N
47	10"	Cedar	Evergreen	Good	N
48	2"	Green Vase Zelkova	Canopy	Good	Y
49	2"	Japanese Cedar	Evergreen	Good	Y
50	2"	Japanese Cedar	Evergreen	Good	Y
51	2"	Japanese Cedar	Evergreen	Good	Y
52	2"	Japanese Cedar	Evergreen	Good	Y
53	2"	Japanese Cedar	Evergreen	Good	Y
54	2"	Green Giant Arborvitae	Evergreen	Good	Y
55	2"	Green Vase Zelkova	Canopy	Good	Y

NO.	Size	Common Name	Tree Type	Condition	Planted with Phase One
56	2"	Green Giant Arborvitae	Evergreen	Good	Y
57	2"	Green Giant Arborvitae	Evergreen	Good	Y
58	2"	Nuttall Oak	Canopy	Fair	Y
59	6"	Cedar	Evergreen	Good	N
60	2"	Nuttall Oak	Canopy	Fair	Y
61	18"	Tree	Canopy	Good	N
62	2"	Sweetbay Magnolia	Understory	Good	Y
63	2"	Sweetbay Magnolia	Understory	Good	Y
64	2"	Sweetbay Magnolia	Understory	Good	Y
65	2"	Green Vase Zelkova	Canopy	Good	Y
66	2"	Green Vase Zelkova	Canopy	Good	Y
67	2"	Green Vase Zelkova	Canopy	Good	Y
68	2"	Green Vase Zelkova	Canopy	Good	Y
69	2"	Green Vase Zelkova	Canopy	Good	Y
70	2"	Green Vase Zelkova	Canopy	Good	Y
71	2"	Foster Holly	Understory	Good	Y
72	2"	Foster Holly	Understory	Good	Y
73	2"	Foster Holly	Understory	Good	Y
74	2"	Foster Holly	Understory	Good	Y
75	2"	Foster Holly	Understory	Good	Y
76	2"	Foster Holly	Understory	Good	Y
77	2"	Foster Holly	Understory	Good	Y
78	2"	Nuttall Oak	Canopy	Fair	Y
79	2"	Nuttall Oak	Canopy	Fair	Y
80	2"	Green Giant Arborvitae	Evergreen	Good	Y
81	2"	Sweetbay Magnolia	Understory	Good	Y
82	4"	Red Sunset Maple	Understory	Good	Y
83	2"	Japanese Cedar	Evergreen	Good	Y
84	2"	Japanese Cedar	Evergreen	Good	Y
85	2"	Japanese Cedar	Evergreen	Good	Y
86	2"	Nuttall Oak	Canopy	Fair	Y
87	2"	Sweetbay Magnolia	Understory	Good	Y
88	2"	Green Giant Arborvitae	Evergreen	Good	Y
89	2"	Green Giant Arborvitae	Evergreen	Good	Y
90	2"	Green Giant Arborvitae	Evergreen	Good	Y
91	2"	Green Giant Arborvitae	Evergreen	Good	Y
92	2"	Green Giant Arborvitae	Evergreen	Good	Y
93	2"	Nuttall Oak	Canopy	Fair	Y
94	15"	Hackberry	Canopy	Good	N
95	15"	Hackberry	Canopy	Good	N
96	24"	Hackberry	Canopy	Good	N
97	12"	Hackberry	Canopy	Good	N
98	10"	Hackberry	Canopy	Good	N
99	10"	Hackberry	Canopy	Good	N
100	10"	Hackberry	Canopy	Good	N
101	10"	Hackberry	Canopy	Good	N
102	24"	Hackberry	Canopy	Good	N
103	8"	Tree	Canopy	Good	N
104	15"	Hackberry	Canopy	Good	N
105	15"	Hackberry	Canopy	Good	N
106	24"	Hackberry	Canopy	Good	N
107	18"	Hackberry	Canopy	Good	N
108	12"	Tree	Canopy	Good	N
109	15"	Hackberry	Canopy	Good	N
110	18"	Hackberry	Canopy	Good	N

=TREES TO BE REMOVED

2 TREE PROTECTION AND REMOVAL KEY
NTS



1 TREE PRESERVATION AND REMOVAL PLAN
1"=30'

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date
1	RESUBMITTAL PER COMMENTS	07.06.2017

DRAWN BY:	SC
CHECKED BY:	JD
PROJECT #:	COF # 6477
ISSUE DATE:	07.06.2017
DRAWING ISSUE:	SITE PLAN SUBMITTAL

PROFESSIONAL SEAL

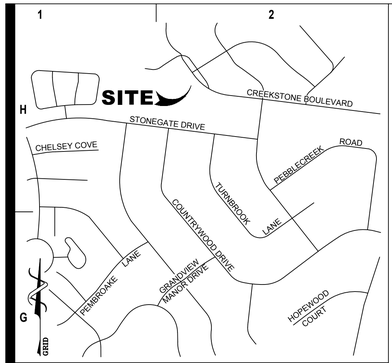
JAMES DOBURN 1345 REGISTERED LANDSCAPE ARCHITECT
07.06.2017

HD # 171881

copyright CMARCHITECTS PLLC Issue Date: 07.06.2017

SHEET DESCRIPTION
TREE PRESERVATION PLAN

DRAWING NUMBER
L0.1



VICINITY MAP
(NOT TO SCALE)

HODGSON DOUGLAS
landscape architecture
planning . urban design
120 29th Ave. South, Nashville, Tennessee 37221
t. 615.327.4447 f. 615.321.3004
www.hodgsondouglas.com

NOTE:
IF TREE ROOTS OF EXISTING TREES ARE EXPOSED OR CUT FROM GRADING OPERATIONS, THEY ARE TO BE IMMEDIATELY TRIMMED WITH CLEAN CUTS (TO PREVENT DISEASE) BY A LICENSED ARBORIST. THE TREES SHOULD BE BACKFILLED WITH LOOSE FRIABLE TOP SOIL AS SOON AS POSSIBLE TO THE LEVEL OF THE EXISTING GRADE. IF THE WEATHER IS HOT AND DRY A SLOW HOSE SHOULD BE PLACED UNDER THE CANOPY OF ANY TREE WITH CUT ROOTS FOR SEVERAL HOURS EVERY FEW DAYS UNDER DIRECTION OF THE LANDSCAPE ARCHITECT. REFER TO SPECIFICATIONS.

NOTE:
TREE CANOPY AREA CALCULATED FROM AERIAL IMAGE. TREE CALIPER INCHES TAKEN FROM OFFICIAL SITE SURVEY; REF. CIVIL.

SITE CLASSIFICATION	
SITE ZONING:	GO
LANDSCAPE SURFACE RATIO REQ'D:	30%
LANDSCAPE SURFACE RATIO PROVIDED:	47%

TREE PROTECTION ZONE	
SITE AREA:	133,668 SF (3.07 ACRES)
BUILDING AREA:	24,852 SF (.57 ACRES)
TOTAL SITE AREA:	158,540 SF (3.64 ACRES)

TREE CANOPY RETENTION	
TOTAL SITE CANOPY COVERAGE:	25,401 SF (.58 ACRES) OR 16%
MINIMUM REQ'D CANOPY RETENTION: (26% OF SITE CANOPY COVERAGE)	6,604 SF (.15 ACRES)
TOTAL SITE CANOPY TO REMAIN:	6,979 SF (.16 ACRES) OR 27.5%

SITE LANDSCAPE REQUIREMENTS

LANDSCAPE TREES:	Qty.	Provided Proposed	Provided Total	Total Cal. Inches
Existing Trees >14" (183" x 1.25):	10			228"
Existing Trees to Remain:	31			130"
3" cal. Proposed Canopy Trees:		37		111"
ACI of Provided Canopy Trees:				469"
ACI of Canopy Trees Required (3.64 x 82):				299"
Existing Understory Trees to Remain	21			42"
2"cal. Proposed Understory Trees:	25			50"
ACI of Provided Understory Trees:				92"
ACI of Understory Trees Required (3.64 x 21):				76"
Existing Shrubs to Remain	348			
Min. 18" Shrubs:	153			
Min. 30" Shrubs:	227			
Total Proposed Shrubs:	380			728
Provided Shrubs:				728
Shrubs Required (3.64 x 21):				350

Incompatible Use Buffer "A"

Developing use:	General Office
Existing Adjacent Use/Zoning:	Detached Residential
Site Acreage:	3.64 AC
Buffer Class:	Class B Type Buffer
Buffer Width:	19'
Buffer Length:	445'
Minimum Trees Required:	32
Trees Provided (Buffer):	32
Minimum Shrubs Required:	178
Shrubs Provided (Buffer):	178

OPEN SPACE REQUIREMENTS

TOTAL OPEN SPACE SET ASIDE REQ'D: (CONVENTIONAL: 15% OF GROSS DEV. SIZE (3.64 x .05))	.55 ACRES
TOTAL OPEN SPACE SET ASIDE PROVIDED:	(29,437 SQ FT) .67 ACRES
TOTAL FORMAL OPEN SPACE REQ'D. (CONVENTIONAL: 34% OF SET ASIDE)	(8146 SQ FT) .19 ACRES
PERCENT HARDSCAPE (INCLUDES SIDEWALK, CURB, ROAD, PLAY PAD, AND WALLS)	53%



LEGEND

- =LIMIT OF GRADING
- =PROPERTY LINE
- =EXISTING TREE TO REMAIN
- =EXISTING SHRUB TO REMAIN
- =EXISTING TREE TO REMAIN
- =EXISTING SHRUB TO REMAIN
- =PROPOSED CANOPY TREE
- =PROPOSED UNDERSTORY TREE
- =PROPOSED SHRUB
- =PARKING LOT LIGHTS
- =OPEN SPACE PROVIDED

BIO-RETENTION PLANTING SCHEDULE

Bio-Retention Plant Schedule								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Caliper**	**Spacing**	**Notes**
CANOPY TREES								
UNDERSTORY TREES								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Caliper**	**Spacing**	**Notes**
3	CC	*Cercis canadensis*	Redbud	10'	6'	1.5" cal.	As Shown	Multi-branched, single-trunk spec.
3	MV	*Magnolia virginiana*	Sweetbay Magnolia	8'	4'	1.5" cal.	As Shown	Dense, well-branched, full crown
SHRUBS								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Root**	**Spacing**	**Notes**
26	IG	*Ilex glabra 'Nigra'*	Nigra Inkberry	3'	3'	B&B	36" O.C.	Dense, full, matched
42	IT	*Itea virginica 'Little Henry'*	Little Henry Virginia Sweetspire	24"	24"	B&B	36" O.C.	Dense, full, matched
GROUNDCOVER								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**		**Size**	**Spacing**	**Notes**
56	AP	*Asclepias perennis*	Aquatic Milkweed	12"		1 gal.	24" O.C.	
50	CM	*Coreopsis major*	Tickseed Coreopsis	12"		1 gal.	18" O.C.	
20	JE	*Juncus effesus*	Soft Rush	30"		3 gal.	30" O.C.	
106	SH	*Sporobolus heterolepsis*	Prairie Dropseed	12"		1 gal.	24" O.C.	

3 BIO-RETENTION PLANTING SCHEDULE

NTS

PLANTING SCHEDULE

Plant Schedule								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Caliper**	**Spacing**	**Notes**
CANOPY TREES								
3	AS	*Acer saccharum 'Green Mountain'*	Green Mountain Maple	12'	4'	3" cal.	As Shown	Dense, well-branched, full crown
3	CJ	*Cryptomeria japonica*	Japanese Cedar	8'	4'	3" cal.	As Shown	Full to base, semi-sheared
12	QN	*Quercus nuttallii*	Nuttall Oak	10'	5'	3" cal.	As Shown	Dense, well-branched, full crown
7	QP	*Quercus phellos 'Hightower'*	Hightower Willow Oak	12'	6'	3" cal.	As Shown	Dense, well-branched, full crown
5	TO	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	8'	5'	3" cal.	As Shown	Full to base, semi-sheared
7	ZS	*Zelkova serrata 'Village Green'*	Green Vase Zelkova	12'	5'	3" cal.	As Shown	Full to base, semi-sheared
UNDERSTORY TREES								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Caliper**	**Spacing**	**Notes**
3	CF	*Cercis canadensis 'Forest Pansy'*	Forest Pansy Redbud	10'	6'	2" cal.	As Shown	Multi-branched, single-trunk spec.
13	IS	*Ilex x 'Nellie R. Stevens'*	Nellie R. Stevens Holly	6'	4'	2" cal.	As Shown	Dense, full to base, matched
3	LI	*Lagerstroemia indica 'Natchez'*	Natchez Crape Myrtle	8'	4'	2" cal.	As Shown	Multi-branched, single-trunk spec.
4	MV	*Magnolia virginiana*	Sweetbay Magnolia	8'	4'	2" cal.	As Shown	Dense, well-branched, full crown
SHRUBS								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Root**	**Spacing**	**Notes**
14	BG	*Buxus 'Green Velvet'*	Green Velvet Boxwood	24"	24"	B&B	30" O.C.	Dense, full, matched
10	HQ	*Hydrangea arborescens 'Annabelle'*	Annabell Hydrangea	30"	30"	B&B	48" O.C.	Dense, full, matched
36	IV	*Ilex vomitoria 'Nana'*	Dwarf Yaupon	18"	18"	B&B	30" O.C.	Dense, full, matched
117	JF	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper	36"	36"	B&B	5' O.C.	Dense, full, matched
15	MG	*Miscanthus sinensis 'Gracillimus'*	Maiden Grass	30"	30"	1 gal.	48" O.C.	Dense, full, matched
34	PO	*Prunus laurocerasus 'Otto Luyken'*	Otto Luyken Laurel	30"	30"	B&B	36" O.C.	Dense, full, matched
110	PL	*Prunus laurocerasus 'Schipkaensis'*	Schip Laurel	30"	30"	B&B	48" O.C.	Dense, full, matched
44	TD	*Taxus x media 'Densiformis'*	Dense Yew	24"	24"	B&B	48" O.C.	Dense, full, matched
GROUNDCOVER								
Qty.	**Plant Key**	**Botanical Name**	**Common Name**	**Hgt**	**Sprd.**	**Size**	**Spacing**	**Notes**
35	DE	*Dryopteris erythrosora*	Autumn Fern	3'	2'	1 gal.	18" O.C.	Dense, full, matched
1370	LM	*Liriope muscari 'Big Blue'*	Big Blue Liriope	12"	12"	4" POT	12" O.C.	
TURF								
	SEED	*Turf Mixture*	Rebel III Turftype Fescue. Seed all disturbed areas @ 8#1,000sf.					
	SOD	*Fine Bladed Fescue Sod*	Rebel III Install Sod in all landscape islands. Install 5' strip along all BOC, sidewalks and plant beds					
MISCELLANEOUS								**Notes**
		Shredded Hardwood Bark Mulch						Minimum 3" depth throughout.

2 PLANTING SCHEDULE

NTS

1 LANDSCAPE PLAN

1"=30'

0 15' 30' 60'

N

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date
1	RESUBMITTAL PER COMMENTS	07.06.2017

DRAWN BY:	SC
CHECKED BY:	JD
PROJECT #:	COF # 6477
ISSUE DATE:	07.06.2017
DRAWING ISSUE:	SITE PLAN SUBMITTAL

PROFESSIONAL SEAL

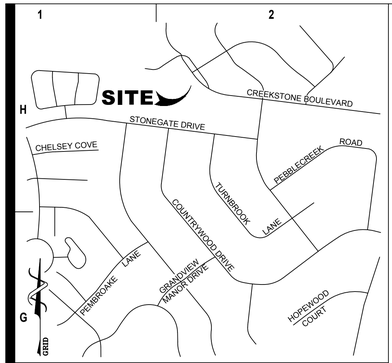
JAMES D. OLBURN REGISTERED LANDSCAPE ARCHITECT 07.06.2017

HD # 171881

copyright CMARCHITECTS PLLC Issue Date: 07.06.2017

SHEET DESCRIPTION
LANDSCAPE PLAN

DRAWING NUMBER
L1.0



VICINITY MAP
(NOT TO SCALE)

HODGSON DOUGLAS
landscape architecture
planning . urban design
120 29th Ave. South, Nashville, Tennessee 37221
t. 615.327.4447 f. 615.321.3004
www.hodgsondouglas.com

CITY OF FRANKLIN LANDSCAPE NOTES

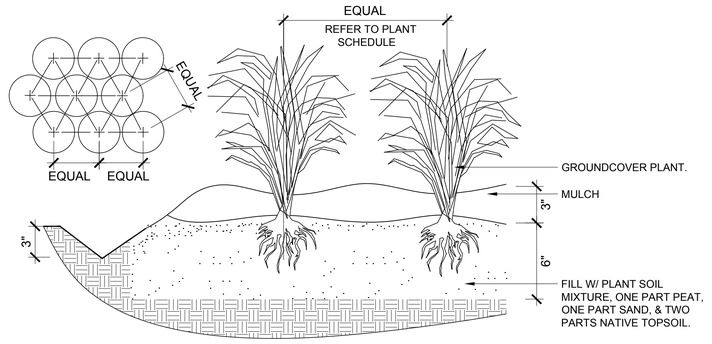
1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS 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.

CITY OF FRANKLIN MINIMUM PLANT QUALITY & SIZE STANDARDS

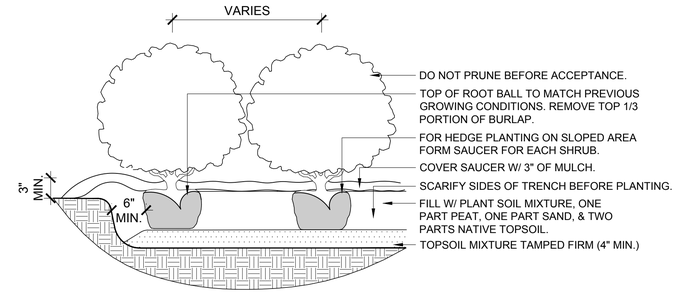
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - 2.A. DECIDUOUS 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;
   - 2.B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     - 2.B.1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
     - 2.B.2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     - 2.B.3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - 2.C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - 2.D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - 2.E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - 2.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 NOTES

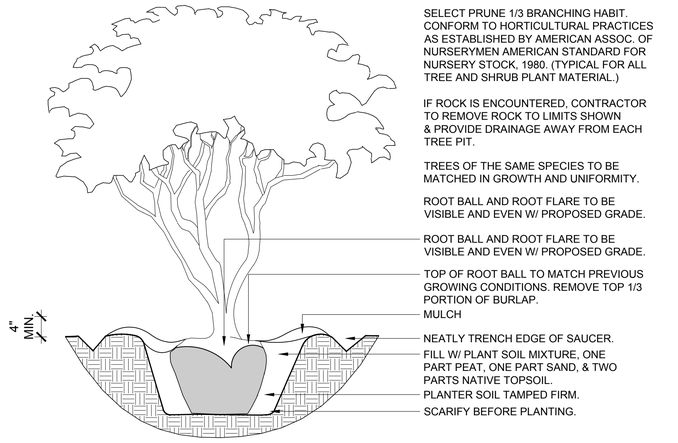
1. TREAT ALL GROUNDCOVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
2. ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
3. ALL GROUNDCOVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
4. ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK.
5. ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
6. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
8. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
10. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
11. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
12. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
13. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
14. PROVIDE 24" OF NEW TOPSOIL TO ALL PLANTING AREAS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS. OBTAIN TOPSOIL FROM SOURCES LISTED IN SPECIFICATIONS.
15. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
16. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
17. ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
18. LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
19. SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
20. IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
21. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
22. PROVIDE TRUE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
23. REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
24. ALL LANDSCAPE AREAS TO RECEIVE IRRIGATION. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LOCAL CONTRACTOR. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND AS BUILT IRRIGATION SYSTEM PLANS TO LANDSCAPE ARCHITECT FOR APPROVAL.



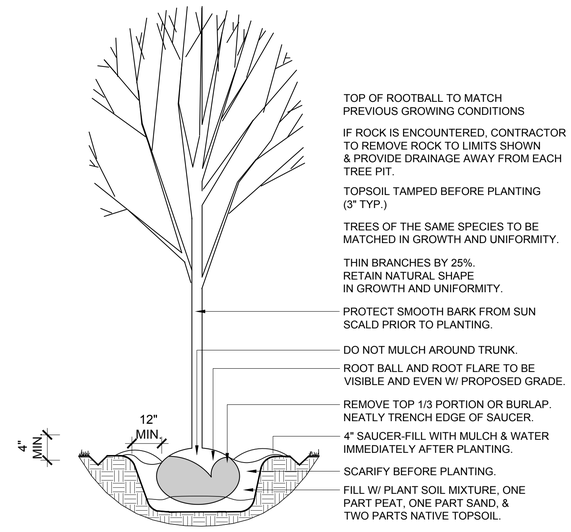
2 GROUNDCOVER PLANTING
N.T.S.



4 MASS SHRUB PLANTING
N.T.S.



3 MULTI-TRUNK TREE PLANTING
N.T.S.



1 TREE PLANTING
N.T.S.

CMArchitects
1500 4TH AVENUE NORTH # 101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date
1	RESUBMITTAL PER COMMENTS	07.06.2017

DRAWN BY:	SC
CHECKED BY:	JD
PROJECT #:	COF # 6477
ISSUE DATE:	07.06.2017
DRAWING ISSUE:	SITE PLAN SUBMITTAL

PROFESSIONAL SEAL

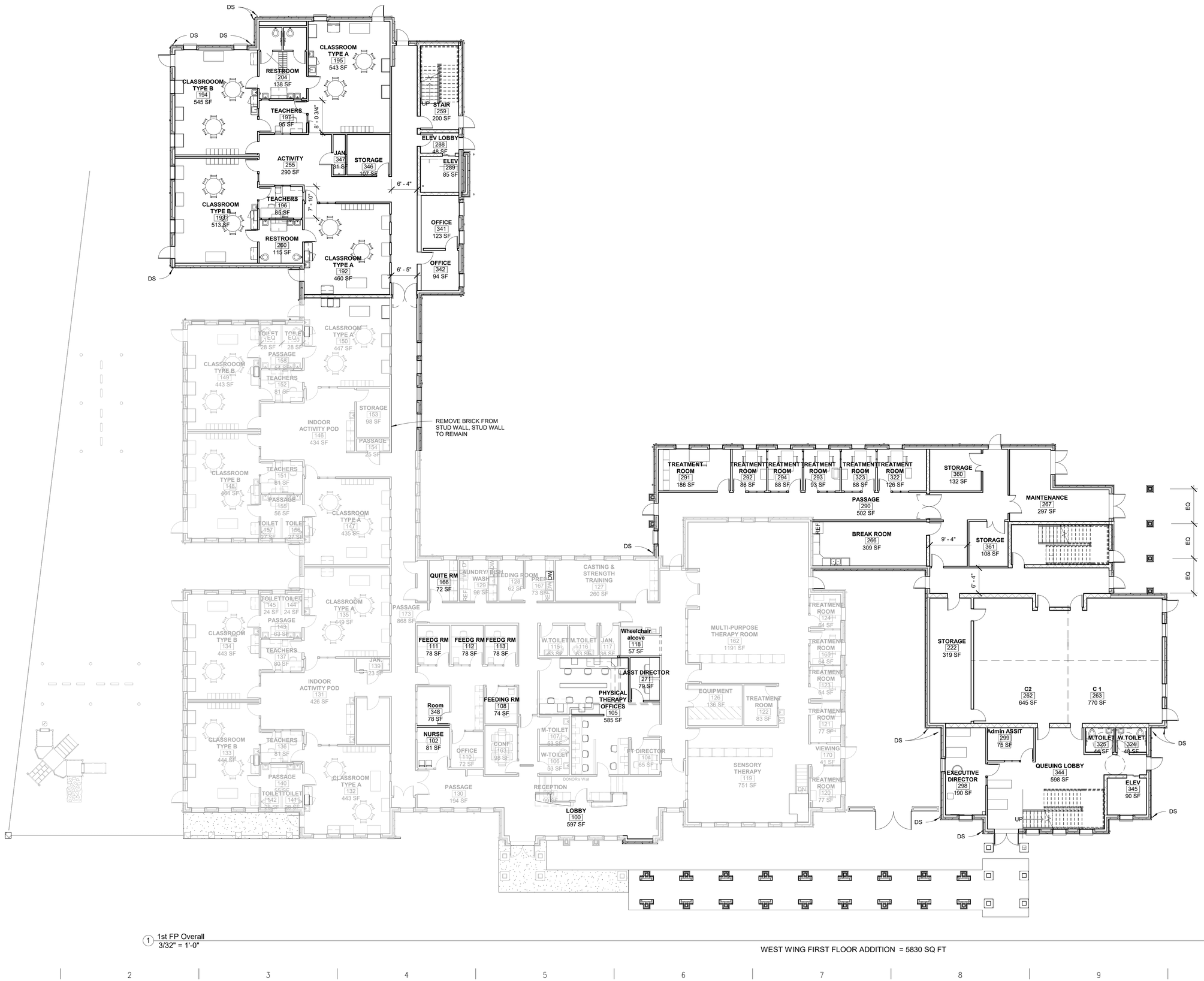


HD # 171881

copyright CMARCHITECTS PLLC Issue Date: 07.06.2017

SHEET DESCRIPTION
NOTES AND DETAILS

DRAWING NUMBER
L2.0



1 1st FP Overall
3/32" = 1'-0"

WEST WING FIRST FLOOR ADDITION = 5830 SQ FT

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation,

CLIENT

High Hopes DEVELOPMENT CENTER Est. 1984

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7&8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City Project Number: 6477

No.	Description	Date

DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 2304
ISSUE DATE: Issue Date
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL

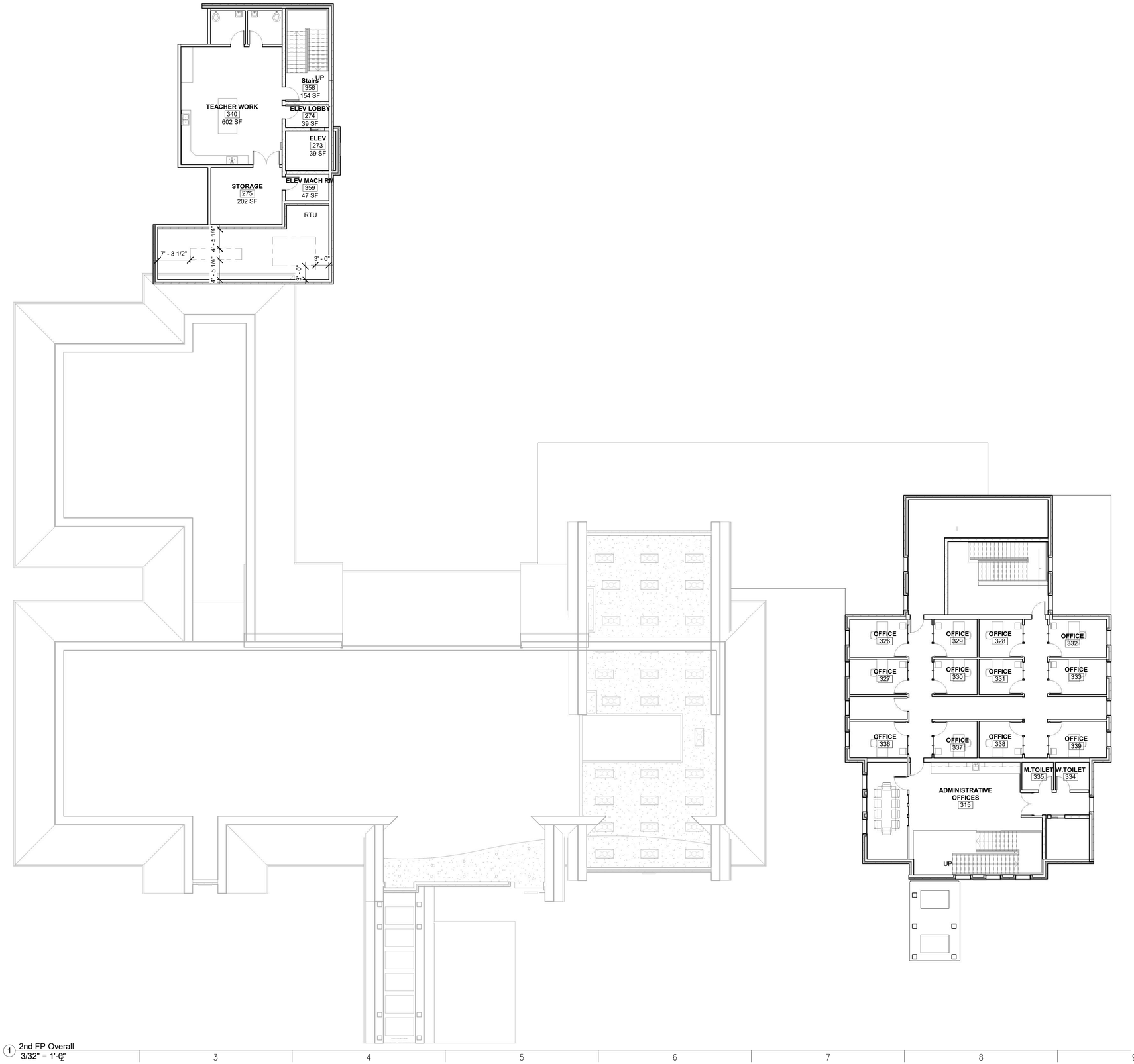


copyright CMARCHITECTS PLLC

SHEET DESCRIPTION
Overall 1st Floor Plan

DRAWING NUMBER
A 1.1

7/6/2017 1:14:21 PM



1 2nd FP Overall
3/32" = 1'-0"

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation,

CLIENT

High Hopes DEVELOPMENT CENTER Est. 1984

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7&8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City Project Number: 6477

No.	Description	Date

DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 2304
ISSUE DATE: Issue Date
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL

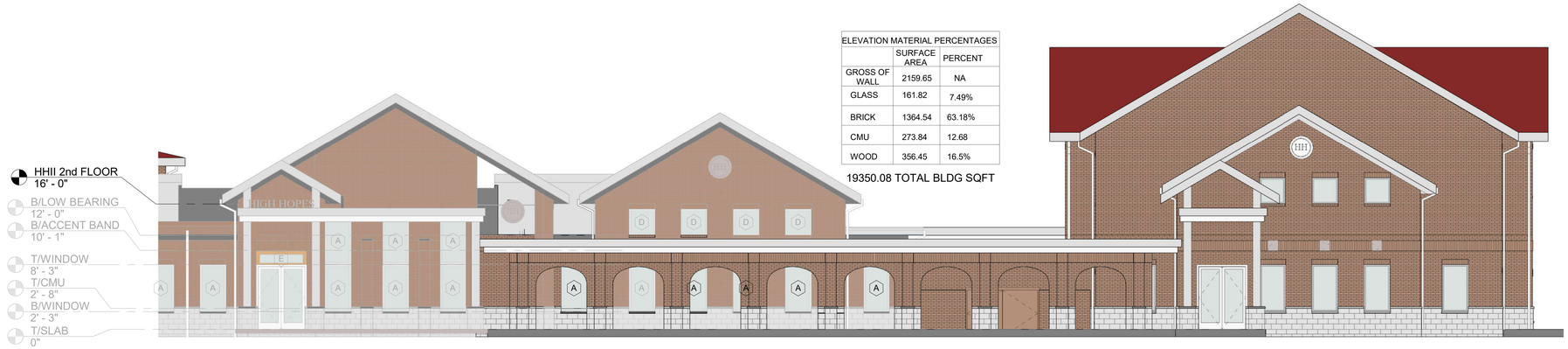


copyright CMARCHITECTS PLC Issue Date

SHEET DESCRIPTION
Overall 2nd Floor Plan

DRAWING NUMBER
A 1.2

7/6/2017 1:31:27 PM



1 Front Elevation - WEST WING
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2159.65	NA
GLASS	161.82	7.49%
BRICK	1364.54	63.18%
CMU	273.84	12.68
WOOD	356.45	16.5%

19350.08 TOTAL BLDG SQFT

Elevation Key Notes

THE FOLLOWING ARE THE EXISTING MATERIALS USED ON THE EXISTING BUILDING AND OUR INTENT IS TO MATCH ALL MATERIALS

- B — BRICK
  Palmetto Brick Company - color "2.0 Sandstone"
  Motar - Flamingo Brixment - color "Tennesse Buff"
- SF — SPLIT-FACE CONCRETE MASONRY UNIT
  Midwest Block & Brick - color "Buckskin" Intergral Color
  Motar - Flamingo Brixment - color "Tennesse Buff"
- T1 — TRIM - Paint Color - Antique White
- SH — ASPHALT SHINGLE ROOFING
  GAF Timberline UltraHD color "Patriot Red" or Equal
- WT — PRECAST STONE WATER TABLE
  Arriscraft Renaissance Thin-clad - color "Limestone"
- SA — PRECAST STONE ACCENT
  Arriscraft Renaissance Thin-clad - color "Limestone"
- S — BUILDING SIGNAGE
- F — WROUGHT IRON FENCE
- DS — DOWNSPOUT - Paint Color "Antique White"



3 Side Elevation - WEST WING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2870.93	NA
GLASS	404.17	14.08%
BRICK	904.28	66.33%
CMU	248.77	8.67%
WOOD	313.71	10.93%

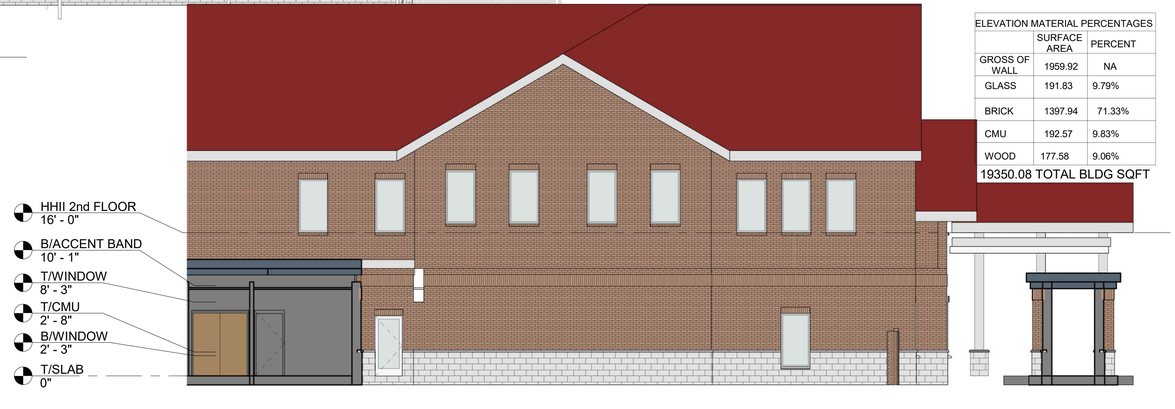
19350.08 TOTAL BLDG SQFT



2 REAR ELEVATION - WEST WING
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	2578.09	NA
GLASS	164.44	6.38%
BRICK	1830.6	71.01%
CMU	292.39	11.34%
WOOD	290.66	11.27%

19350.08 TOTAL BLDG SQFT



4 SECTION/ELEVATION - WEST WING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES		
	SURFACE AREA	PERCENT
GROSS OF WALL	1959.92	NA
GLASS	191.83	9.79%
BRICK	1397.94	71.33%
CMU	192.57	9.83%
WOOD	177.58	9.06%

19350.08 TOTAL BLDG SQFT

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation,

CLIENT

High Hopes DEVELOPMENT CENTER Est. 1984

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7&8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City Project Number: 6477

No.	Description	Date
2	Revision 2	1-25-2012

DRAWN BY: Author
CHECKED BY: Checker
PROJECT #: 2304
ISSUE DATE: Issue Date
DRAWING ISSUE: Project Status

PROFESSIONAL SEAL



copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
Building Elevations

DRAWING NUMBER
A 2.0

7/6/2017 1:16:42 PM

Elevation Key Notes

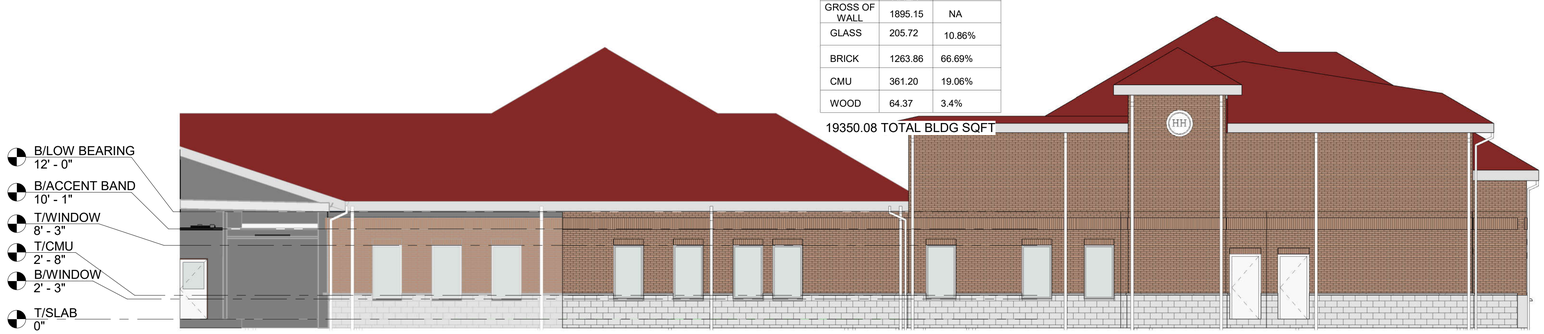
THE FOLLOWING ARE THE EXISTING MATERIALS USED ON THE EXISTING BUILDING AND OUR INTENT IS TO MATCH ALL MATERIALS

B	BRICK Palmetto Brick Company - color "2.0 Sandstone" Motar - Flamingo Brixment - color "Tennessee Buff"
SF	SPLIT-FACE CONCRETE MASONRY UNIT Midwest Block & Brick - color "Buckskin" Intergral Color Motar - Flamingo Brixment - color "Tennessee Buff"
T1	TRIM - Paint Color - Antique White
SH	ASPHALT SHINGLE ROOFING GAF Timberline UltraHD color "Patriot Red" or Equal
WT	PRECAST STONE WATER TABLE Arriscraft Renaissance Thin-clad - color "Limestone"
SA	PRECAST STONE ACCENT Arriscraft Renaissance Thin-clad - color "Limestone"
S	BUILDING SIGNAGE
F	WROUGHT IRON FENCE
DS	DOWNSPOUT - Paint Color "Antique White"

ELEVATION MATERIAL PERCENTAGES

	SURFACE AREA	PERCENT
GROSS OF WALL	1895.15	NA
GLASS	205.72	10.86%
BRICK	1263.86	66.69%
CMU	361.20	19.06%
WOOD	64.37	3.4%

19350.08 TOTAL BLDG SQFT

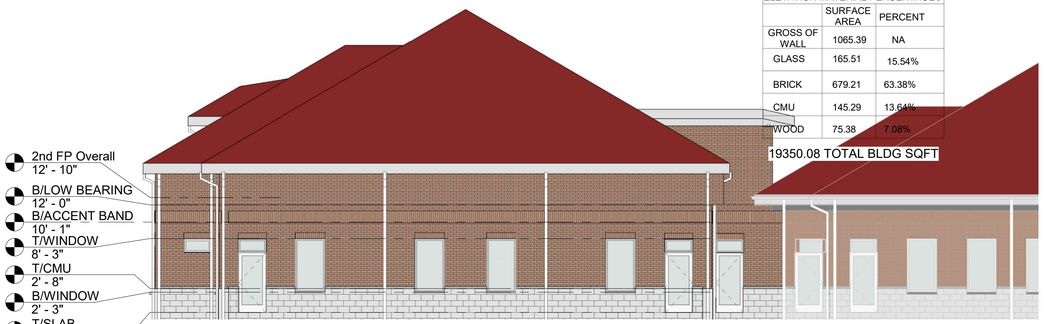


1 SW Elevation - SOUTH WING BUILDING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES

	SURFACE AREA	PERCENT
GROSS OF WALL	1065.39	NA
GLASS	165.51	15.54%
BRICK	679.21	63.38%
CMU	145.29	13.64%
WOOD	75.38	7.08%

19350.08 TOTAL BLDG SQFT

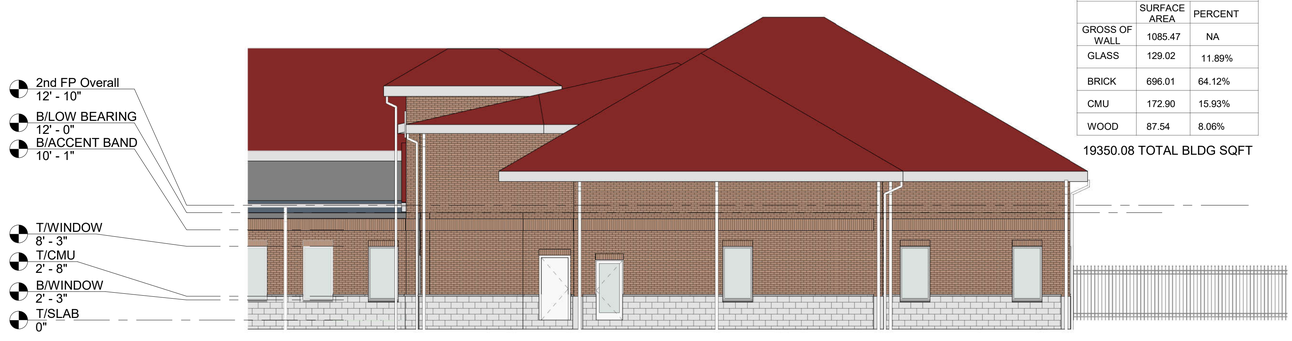


2 SE Elevation - SOUTH WING BUILDING ADDITION
1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES

	SURFACE AREA	PERCENT
GROSS OF WALL	1085.47	NA
GLASS	129.02	11.89%
BRICK	696.01	64.12%
CMU	172.90	15.93%
WOOD	87.54	8.06%

19350.08 TOTAL BLDG SQFT



3 REAR Elevation - SOUTH WING ADDITION
1/8" = 1'-0"

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation,

CLIENT

High Hopes DEVELOPMENT CENTER Est. 1984

PROJECT

High Hopes School

Creekstone Commons, Subdivision Lots 7&8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City Project Number: 6477

No.	Description	Date

DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT #:	2304
ISSUE DATE:	Issue Date
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL



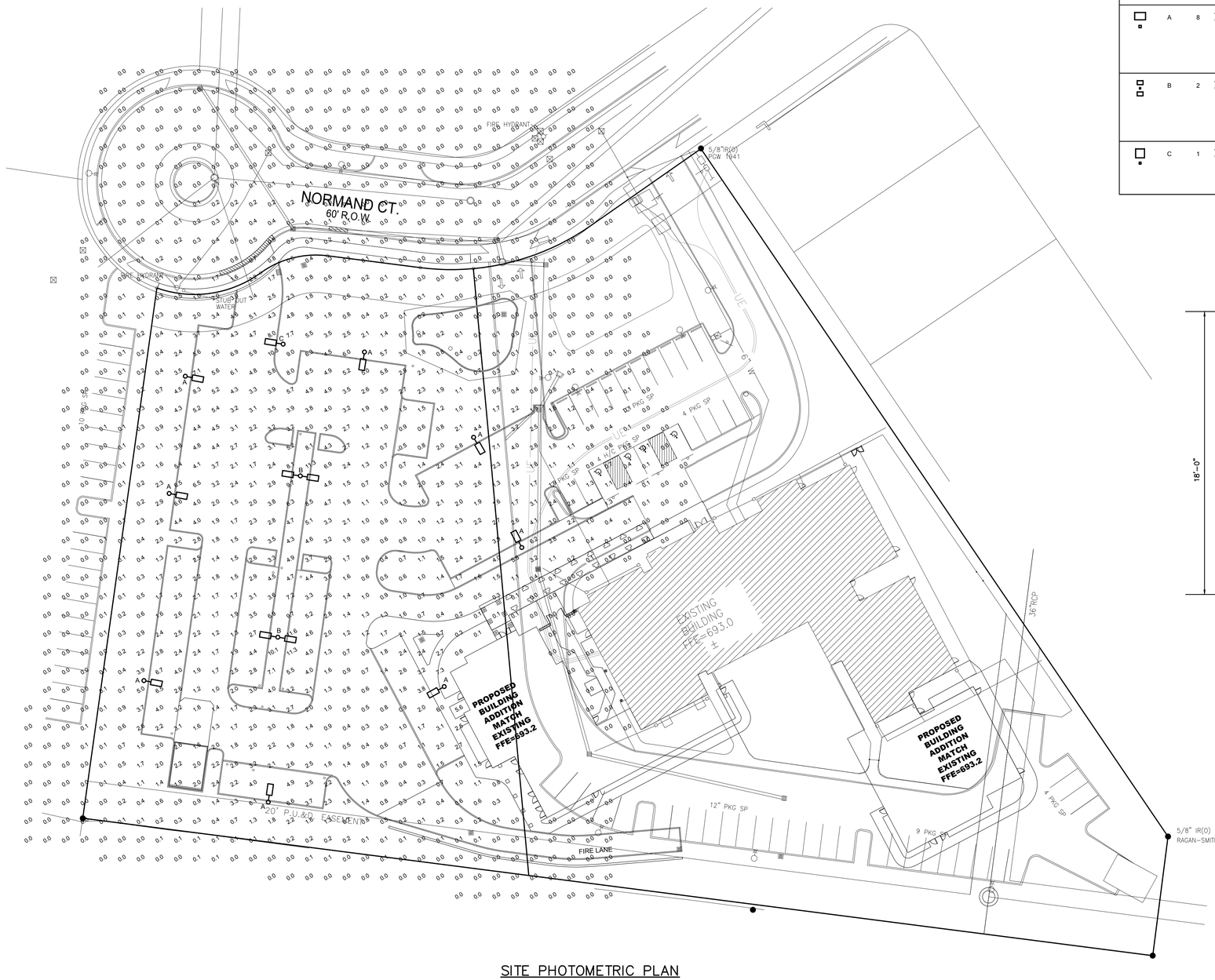
copyright CMARCHITECTS PLLC

Issue Date

SHEET DESCRIPTION
Building Elevations

DRAWING NUMBER
A 2.1

7/6/2017 1:17:03 PM



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

SITE PHOTOMETRIC NOTES

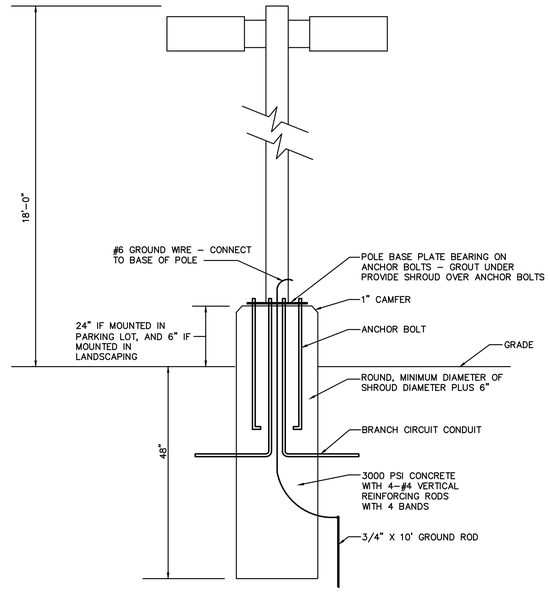
1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.75. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.

2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.

3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	8	AS2 250M SR3 HS (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR3 REFLECTOR, BLACK INTERNAL HOUSE SIDE SHIELD. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	AS2_250M_SR3_HS_(PULSE_START).ies	22500	0.75	288
	B	2	AS2 250M SR3 HS (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR3 REFLECTOR, BLACK INTERNAL HOUSE SIDE SHIELD. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	AS2_250M_SR3_HS_(PULSE_START).ies	22500	0.75	576
	C	1	AS2 250M SR4W (PULSE START)	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 250-WATT ED28 PULSE START METAL HALIDE. HORIZONTALPOS.	AS2_250M_SR4W_(PULSE_START).ies	25000	0.75	288



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL

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

SITE LIGHTING DATA

Development Standard: Conventional
Land Use: Nonresidential
District: General Office District (GOD)
Height of Proposed/Existing Building: 34'
Pole Height: 18'-0"
Pole/Fixture Color: MATCH EXISTING
Color of Light: METAL HALIDE

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

PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

CMArchitects
1500 4TH AVENUE NORTH #101
NASHVILLE TENNESSEE 37208
615-244-9622

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

CLIENT

PROJECT

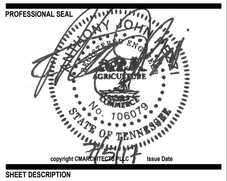
High Hopes School

Creekstone Commons, Subdivision Lots 7 & 8, Site Plan,
Revision 1 (High Hopes School)
301 High Hopes Ct., Franklin, TN 37064
City of Franklin Project Number: 6477

No.	Description	Date

DRAWN BY:	DVR
CHECKED BY:	AJP
PROJECT #:	2304
ISSUE DATE:	07/05/2017
DRAWING ISSUE:	Project Status

PROFESSIONAL SEAL



copyright CMARCHITECTS PLLC Issue Date

SHEET DESCRIPTION

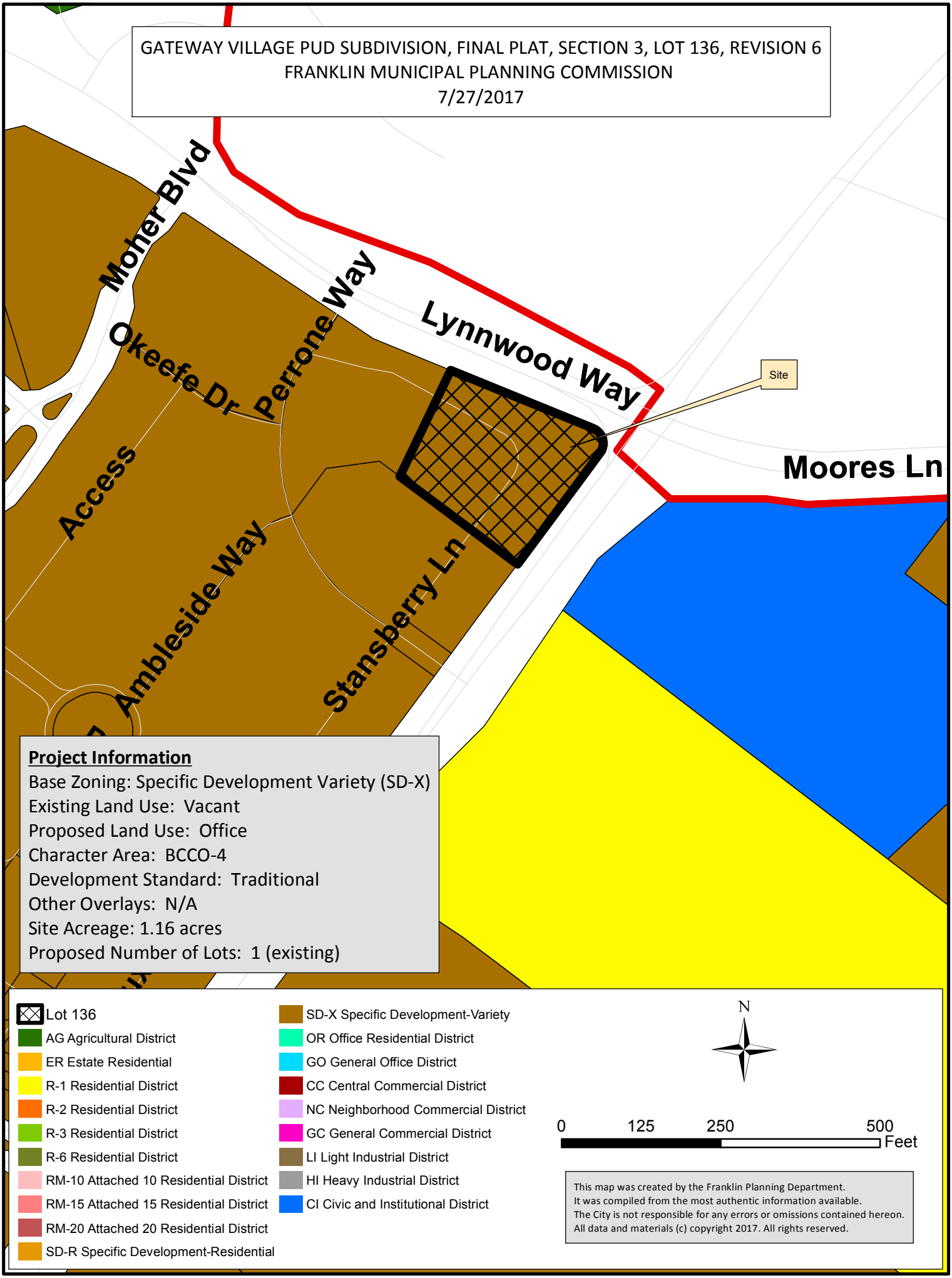
SITE PHOTOMETRIC PLAN

DRAWING NUMBER

E1.0

Project: 17064 Drawing: E1.0(B).dwg

GATEWAY VILLAGE PUD SUBDIVISION, FINAL PLAT, SECTION 3, LOT 136, REVISION 6
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017



Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 1.16 acres
Proposed Number of Lots: 1 (existing)

- Lot 136
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 125 250 500 Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2017. All rights reserved.

LAND SURVEYOR'S CERTIFICATION

I hereby certify that this is a category IV survey and the ratio of precision was unadjusted. All survey data had a relative positional accuracy of +/- 0.05'. This survey meets the current Tennessee Minimum Standards of Practice. 85% of this survey was surveyed by Topcon Hyper II dual frequency RTK GPS receivers. Conventional methods were performed using GPS control and checks.

Kevin D. Crowe, Tennessee licensed Professional land surveyor #1979

KEVIN D. CROWE REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 1979 STATE OF TENNESSEE

PLAT NOTES

1. **Existing Zoning and Area Designation:** SD-X 6.64/144258
   "BCCO-4" character area overlay
   "TRADITIONAL" development standard
2. **Minimum Required Setback Lines:**
   Yard Fronting any street —— 3'
   Side Yard —— 10' min. between buildings
   Rear Yard —— 10'
3. **Owner/Subdivider:** BRENTWOOD BROKERS, LLC
   Address: 5204 COUNTRY CLUB DRIVE
   BRENTWOOD TN 37027
   TEL. NO: 615-371-2990 FAX NO: 615-309-8776
   CONTACT: RON KOCINA
4. THE PURPOSE OF THIS PLAN IS TO REVISE VARIOUS EASEMENTS & DEDICATE A PORTION OF THE PROPERTY AS RIGHT-OF-WAY
5. **Surveyor:** Crowe Wheeler & Associates
   Address: 2865 Halfway-Halifax Road
   Scottsville, KY 42164
   TEL. NO: 270-393-8500
   CONTACT: Kevin Crowe kevincrowe@crowewheeler.com
6. **Engineer:** Jason Morelock
   Address: Morelock Engineering, LLC
   2097 Belsford Drive, Nolensville, TN 37135
   TEL. NO: 615 300 6486
   CONTACT: Jason Morelock
7. THE SUBJECT PROPERTY IS CURRENTLY KNOWN AS MAP 36, PARCEL 51.06.

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 , 2017, and this plat has been approved for recording in the Register's Office for Williamson County.

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Department of Emergency Communications — Date

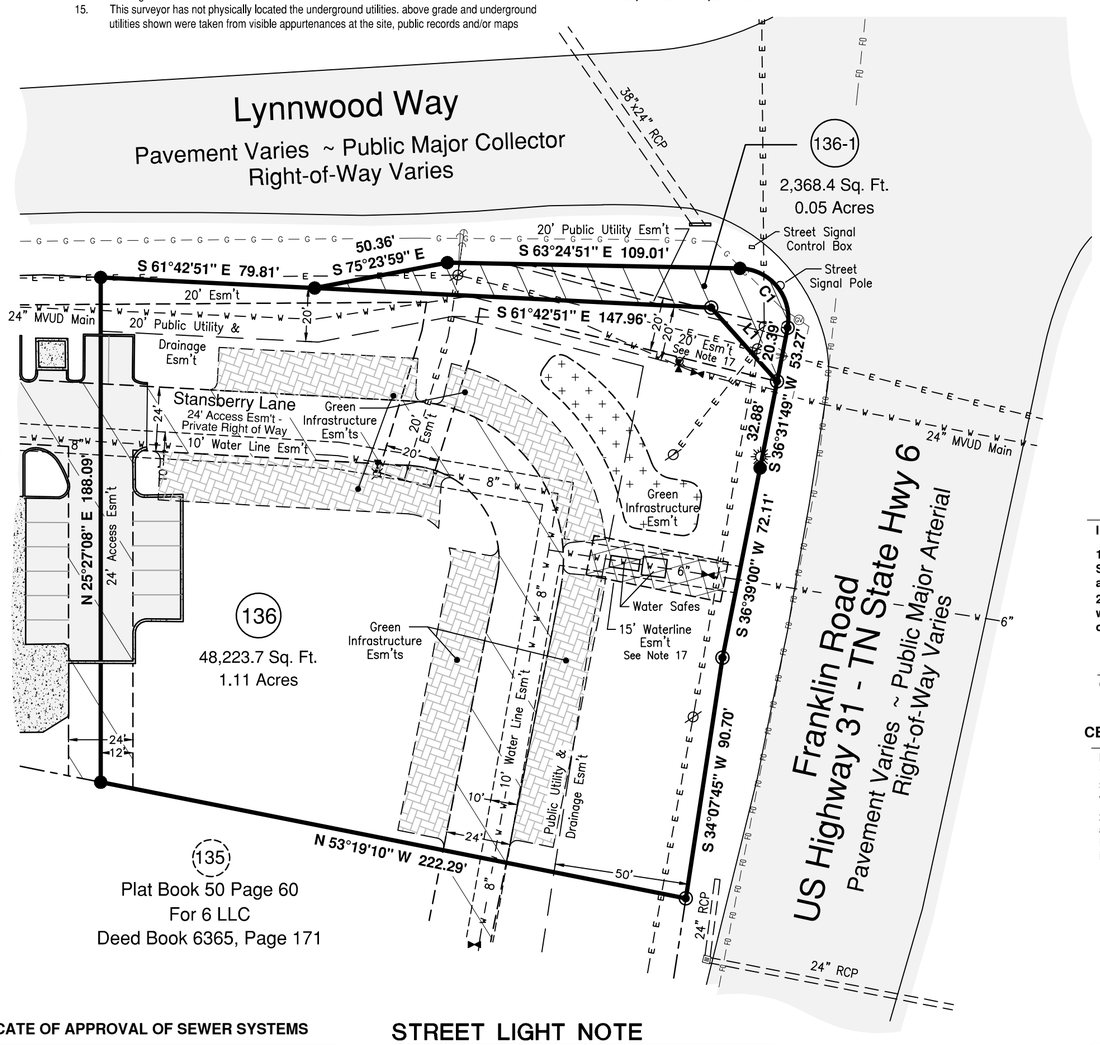
CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, 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

MISCELLANEOUS NOTES

1. Source of Title: Deed Book 6234, Page 935.
2. All bearings are based on Geodetic North by G.P.S. observations, Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum, dated 01-16-17.
3. This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
4. This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
5. All set iron pins are 5/8" rebar with plastic cap stamped K.CROWE TN1979.
6. Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well. The previous plats recorded at Plat Book 53 Page 140 and Plat Book 63 Page 60 are voided, vacated and superseded with this plat.
7. 85% of this property was surveyed by RTK GPS, Topcon Hyper II Dual Frequency. The remaining was surveyed with Topcon Total Station.
8. All survey data has a relative positional accuracy of +/-0.05' + 100PPM.
9. Subject property lies within Non-Hazardous Flood Zone 'X' per F.E.M.A. F.I.R.M. #47187C0205F, effective date September 29, 2006.
10. Lot 136-1 is not a building lot of record but it to be dedicated as right of way.
11. There are no mineral rights held by parties other than the owner of record.
12. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
13. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Home Owners Association.
14. All open space shall be maintained by the Property Owner(s) or HOA and shall be Public Utility, Drainage and Access Easements.
15. This surveyor has not physically located the underground utilities. above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 1-800-351-1111.
16. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
17. Mallory Valley Utility Distict has unrestricted access to its domestic water lines located within the exclusive easement (being a 20' public utility easement and a 15' water line easement) within the development and these easements are protected from encroachments as defined and recorded.
18. City of Franklin Project #6436.



CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
1) The sewer systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
2) a performance bond in the amount of $ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. of Water and Sewer — Date

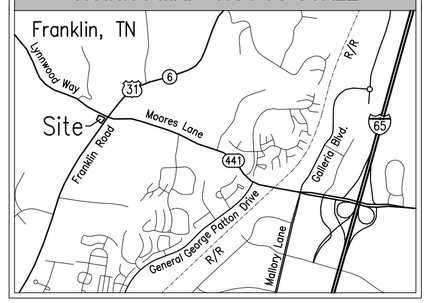
STREET LIGHT NOTE

Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC, and quantity shall be at direction of MTEMC,

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.51'	32.31'	28.36'	S 13°25'25" E

VICINITY MAP - NOT TO SCALE



UTILITY NOTE

Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.

ACCESS EASEMENT NOTE

The transfer of lots shall be subject to the provision of the shared access easement(s). Said easement(s) shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) and owners of lots adjacent to said easement(s). The owners shall also be required to execute and agreement specifying responsibility for construction and perpetual maintenance of the shared access.

TOTAL ACRES: 1.16 ±
TOTAL LOTS: 1
ACRES NEW STREETS: 0.05
FEET NEW STREETS: 0.00
CIVIL DISTRICT: 8TH
CLOSURE ERROR: N/A
SCALE: 1" = 40'
DATE: June 27, 2017

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

1) The water systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
2) a performance bond in the amount of $ for the water system has been posted to assure completion of such systems.

Gateway Utility Company — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
1) the streets and drainage designated in Gateway Village Section Three Subdivision have been installed in accordance with City specifications, or
2) a performance bond in the amount of $ for streets and $ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets, Franklin, Tennessee — Date

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°21'52" E	36.83'

Revision Four of
Lot 136 Gateway Village, Section 3
as previously recorded in
Plat Book 53, Page 149
FRANKLIN, WILLIAMSON COUNTY, TN

0' 40'
Scale: 1" = 40'

- Set Iron Pin (IP)
- Found 1/2" Iron Pin (PLS 1512)
- Electric Transformer
- Utility Pole
- Light Pole
- Sanitary Manhole
- Gas Valve
- Water Meter
- Bollard
- Fire Hydrant
- Water Valve
- Storm Drain
- Telephone Pedestal
- HW Headwall
- Handicapped Space

Subject Boundary
Adjoining Boundary
Overhead Utilities
Fiber Optic Line
Gas Line
Pavement
Concrete

CROWE - WHEELER and ASSOCIATES
PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
2865 HALFWAY-HALIFAX ROAD
SCOTTSVILLE, KY 42164
Office: 270.393.8500 Fax: 270.393-8540

DRAWN BY: MFH | SURVEYED: 1-16-2017 | DATE: 6-27-2017 | FILE: 17-008PLAT.DWG

COF no: 6436

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. 0. General Information

joe.marlo@franklintn.gov *Comment to remain open as Site Plan is still under review.*

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

2. C. Final Plat

tomi@franklintn.gov This is a new comment. Applicant shall indicate the location of the proposed sewer main, sewer manhole, the proposed sewer service line to the building and the easement associated with the proposed sewer main and manhole. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements)

3. 0. General Information

joe.marlo@franklintn.gov With the submittal of the plat for One-Stop, applicant shall provide an updated CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal will not be approved without the required CAD file.

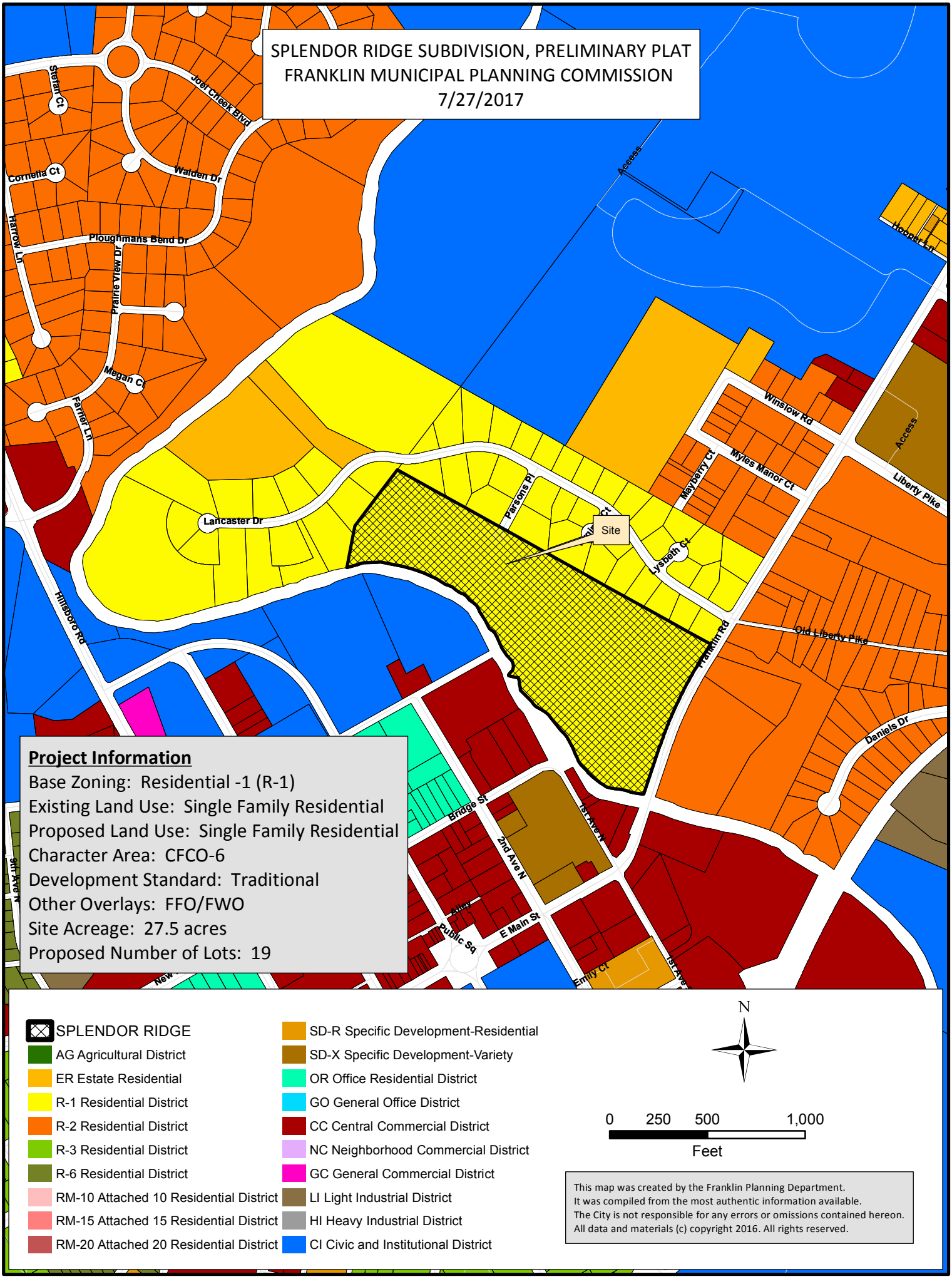
Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6437 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(comment restated as a reminder to staff)


SPLENDOR RIDGE SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Project Information
Base Zoning: Residential -1 (R-1)
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Character Area: CFCO-6
Development Standard: Traditional
Other Overlays: FFO/FWO
Site Acreage: 27.5 acres
Proposed Number of Lots: 19
Site
Stefan Ct
Joer Cheek Blvd
Cornelia Ct
Walden Dr
Harrow Ln
Ploughmans Bend Dr
Prairie View Dr
Megan Ct
Farrier Ln
Lancaster Dr
Hillsboro Rd
Access
Hooper Ln
Winslow Rd
Mayberry Ct
Myles Manor Ct
Liberty Pike
Parsons Pl
Lysbeth Ct
Franklin Rd
Old Liberty Pike
Daniels Dr
Bridge St
1st Ave N
2nd Ave N
Alley
Public Sq
E Main St
Emily Ct
SPLENDOR RIDGE
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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 2016. All rights reserved.

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, TN 37064

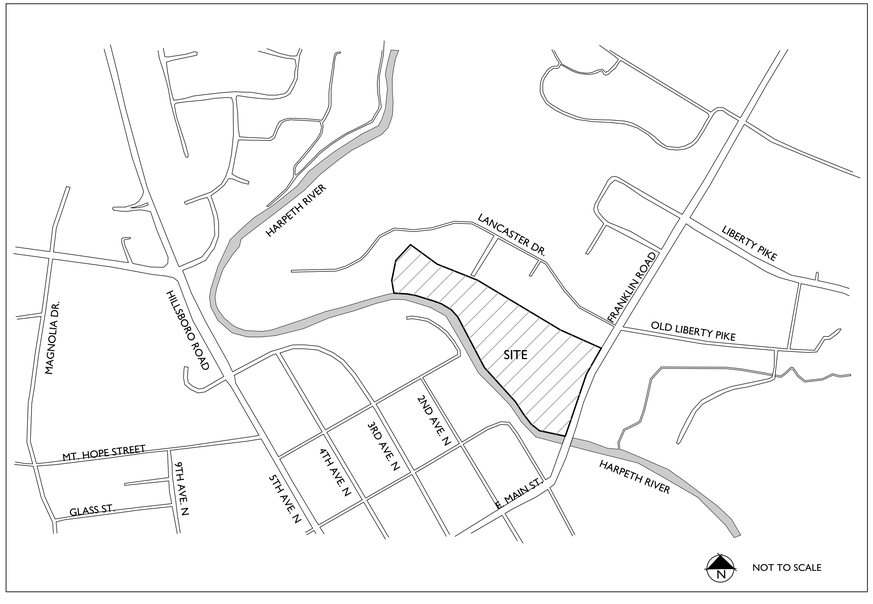
OWNER:
ALVA JEFFERSON BETHURUM
151 FRANKLIN ROAD
FRANKLIN, TN 37064

APPLICANT/LAND PLANNER:
GREG GAMBLE, RLA
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064

CIVIL ENGINEER:
SULLIVAN ENGINEERING
DICKIE SULLIVAN
317 MAIN STREET #201
FRANKLIN, TN 37064
(615) 645-3858
dickie@sullivanengineering.com

SURVEY DATA PROVIDED BY:
CIA ENGINEERS
TIM HAGGARD
602 NORTH WALNUT STREET
MURFREESBORO, TN 37130
(615) 663-7678
thaggard@cia-engineers.com

MAP 63N PARCEL 57
FRANKLIN, TENNESSEE



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

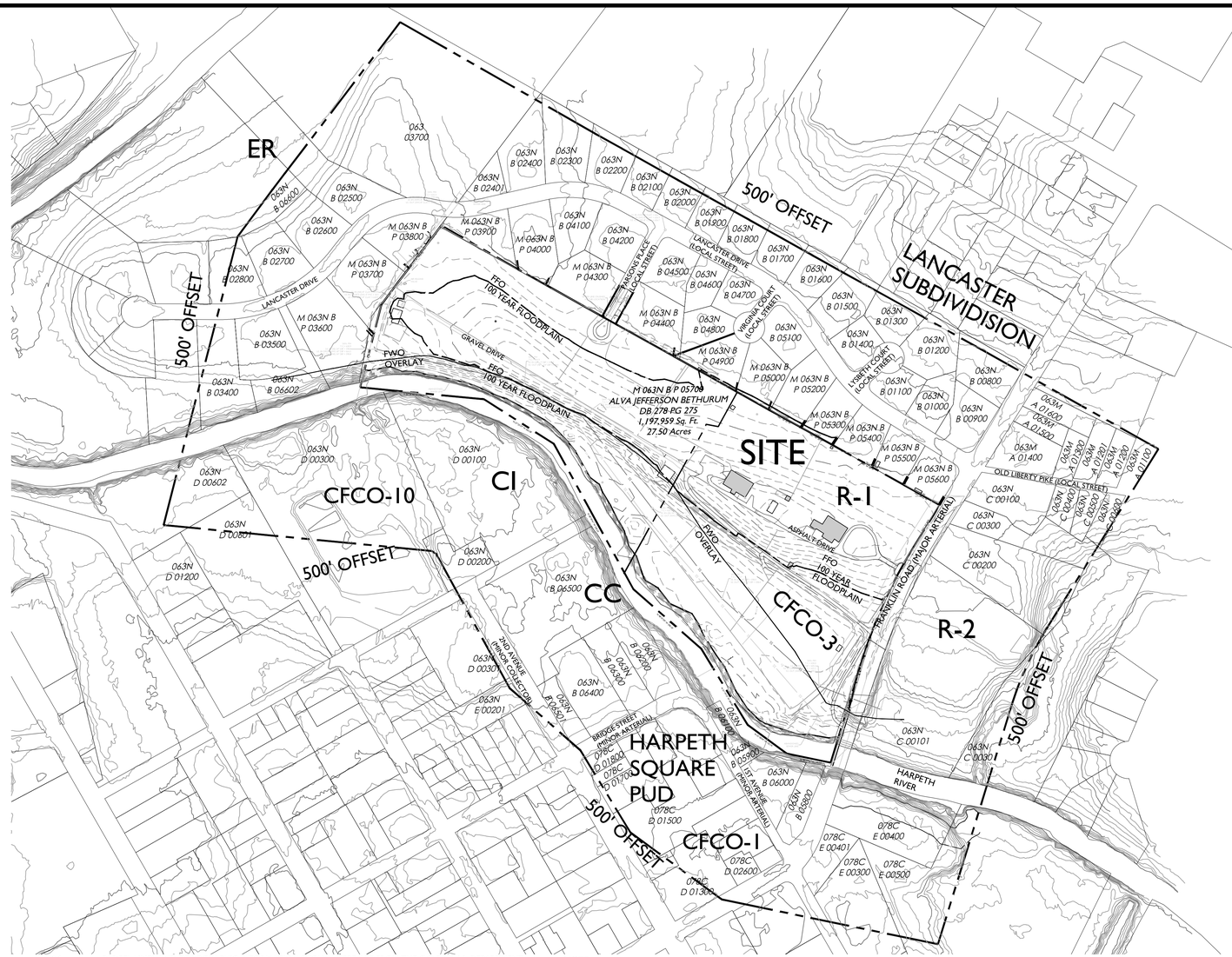
INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS
PP1.1	PRELIMINARY PLAT - SHEET 1
PP1.2	PRELIMINARY PLAT - SHEET 2
C 2.1	DESIGN INFORMATION EXHIBIT
C 2.2	STREAM BUFFER EXHIBIT
C2.3	ENTRANCE EXHIBIT
C 3.0	STORMWATER MANAGEMENT PLAN

JUly 6, 2017

COF # 6403





PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

N

0 200 400 600

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO
ENTIRE SITE LOCATED IN HPO

NOTE:
THIS DRAWING REFERENCES THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 501, FIPSZONE 4100; NAD 83 DATUM

NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
2. This property is located in the 9thCivil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of December 22, 2016.

NOTE:
MINERAL RIGHTS HELD BY PROPERTY OWNER

PROPERTY OWNERS WITHIN 500' OF PROPERTY

Parcel ID	Owner Address	Owner	City	State	Zip	Zone	Character Area	Land Use	Development Standard
063--03700	160 LANCASTER DR	William & Barbara Smith	Franklin	TN	37064	R-1	CFCO-3	Agriculture	Either
063N-A01201	29 EASTER LAKE CT	George Hawkins	SANTA ROSA BEACH	FL	32459	R-2	CFCO-3	Residential Single Family	Either
063N-A01300	110 WINSLOW RD	Matthew & Stacey Ligon	Franklin	TN	37064	R-2	CFCO-3	Residential Duplex	Either
063N-A01400	204 FRANKLIN RD	Richard & Brenda Ammons	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-A01500	206 FRANKLIN RD	Andrew & Cara Ferguson	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-A01600	414 CHATSWORTH CT	Robert Flowers	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-A01700	127 2ND AVE N	Ronald Stuff	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-B00800	213 FRANKLIN RD	Ronald & Billieir Dooley	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B00900	211 FRANKLIN RD	Tom & Minnie Jackson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01000	106 LANCASTER DR	Thomas Williams	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01100	110 LANCASTER DR	Margaret Amis	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01200	104 LYBRITH CT	Christopher Wallace	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01300	106 LYBRITH CT	Douglas & Mary Hood	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01400	990 S JEFFERSON ST	Steven & Sherrie Peeler	Monticello	TN	32344	R-1	CFCO-3	Residential Single Family	Either
063N-B01500	118 LANCASTER DR	Edward & Kathy Ossi	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01600	122 LANCASTER DR	Roxelle Hughes	Franklin	TN	37064	R-1	CFCO-3	Residential Duplex	Either
063N-B01700	126 LANCASTER DR	Robert & Lynn Plummer	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01800	130 LANCASTER DR	Ellen Dyck	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01900	134 LANCASTER DR	Hugh & Betty Castellaw	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02000	PO BOX 680188	Owen & Joyce Rogers	Franklin	TN	37068	R-1	CFCO-3	Residential Single Family	Either
063N-B02100	142 LANCASTER DR	J.G. & Elizabeth Pierce	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02200	146 LANCASTER DR	Marilyn Fisher	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02300	150 LANCASTER DR	William & Linda Wise	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02400	154 LANCASTER DR	Daniel & Yvette Stinson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02401	LANCASTER DR	Daniel & Yvette Stinson	Franklin	TN	37064	R-1	CFCO-3	Vacant	Either
063N-B02500	162 LANCASTER DR	Lusinda Hershey	Franklin	TN	37064	ER	CFCO-3	Residential Single Family	Either
063N-B02600	166 LANCASTER DR	George & Bonnie Woodard	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02700	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02800	174 LANCASTER DR	Steve & Phyllis Epperson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03400	177 LANCASTER DR	George & Jillian Hamilton	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03500	PO BOX 347	William & Patty Rye	Franklin	TN	37065-0347	R-1	CFCO-3	Residential Single Family	Either
063N-B03600	169 LANCASTER DR	Randolph & Victoria Dunhorn	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03700	165 LANCASTER DR	Terrence & Naomi Dotson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03800	161 LANCASTER DR	Wallace & Mary Gillespsie	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03900	151 LANCASTER DR	Thomas & Carolyn Cloyd	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04000	147 LANCASTER DR	Charles & Linda Martin	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04100	143 LANCASTER DR	William & Jo Ann Dawson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04200	205 LANCASTER DR	Connie Reynolds	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04300	106 PARSONS PL	David & Pamela Spaulding	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04400	107 PARSONS PL	Efrem & Janette Keeton	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04500	135 LANCASTER DR	Ralph Collaberdino	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04600	131 LANCASTER DR	Juli Johnsson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04700	127 LANCASTER DR	Angela Jones	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04800	107 VIRGINIA CT	Aaron & Lisa Kirchner	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04900	P O BOX 1185	William & Lynda Sasser	Franklin	TN	37065-1185	R-1	CFCO-3	Residential Single Family	Either
063N-B05000	103 VIRGINIA CT	Josh Johnson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05100	123 LANCASTER DR	Richard & Susan Stults	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05200	113 LANCASTER DR	Helen Green	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05300	115-B LANCASTER DR	R.H. Riggs	Franklin	TN	37064	R-1	CFCO-3	Residential Duplex	Either
063N-B05400	111 LANCASTER DR	Douglas & Dabney Mann	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05500	107 LANCASTER DR	Daniel & Linda Summers	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05600	P O BOX 1185	W.W. & Lynda Sasser	Franklin	TN	37064	R-1	CFCO-3	Residential Duplex	Either
063N-B05700	151 FRANKLIN RD	Jeff Bethurum	Franklin	TN	37064	R-1	CFCO-3	Agriculture	Either
063N-B05800	PO BOX 577	FIRSTAND MAIN LLC	Franklin	TN	37065	CC	CFCO-1	Retail	Traditional
063N-B05900	2033 CARTERS CREEK PK	Earl & Ann Tywater	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
063N-B06000	PO BOX 577	FIRSTAND MAIN LLC	Franklin	TN	37065	CC	CFCO-1	Commercial	Traditional
063N-B06100	2033 CARTERS CREEK PK	Earl & Ann Tywater	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
063N-B06200	503 MURFEESBORO RD	Lee Anderson	Franklin	TN	37064	CC	CFCO-1	Industrial	Traditional
063N-B06300	227 OLD PEYTONSVILLE RD	Jason McConnell	Franklin	TN	37064	CC	CFCO-1	Retail	Traditional
063N-B06400	PO BOX 723	HERITAGE FOUNDATION OF FRANKLIN & W	Franklin	TN	37065-0723	CC	CFCO-1	Civic / institutional	Traditional
063N-B06500	PO BOX 1487	WORLEY AUTO PARTS & CRUSHING OF FRAN	OLIVE BRANCH	MS	38654	CC	CFCO-10	Industrial	Traditional
063N-B06501	4811 BYRD LN	George & Mary Lynch	COLLEGE GROVE	TN	37046	CC	CFCO-1	Retail	Traditional
063N-B06600	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	ER	CFCO-3	Vacant	Either
063N-B06602	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	R-1	CFCO-3	Vacant	Either
063N-C00100	166 FRANKLIN RD	Lloyd & Elizabeth Crockett	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-C00101	P O BOX 1899	BATTLE GROUND ACADEMY	Franklin	TN	37065	R-2	CFCO-3	Civic / institutional	Either
063N-C00200	158 FRANKLIN RD	Jack & Julia Mccall	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-C00300	162 FRANKLIN RD	Marcus & Peggy Driskell	Franklin	TN	37064	R-2	CFCO-3	Residential Estate	Either
063N-C00400	211 LANKTON PL	John & Diane Marshall	Franklin	TN	37069	R-2	CFCO-3	Residential Single Family	Either
063N-C00500	116 OLD LIBERTY PK	Daniel Houghton	FRANKLIN	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-C00600	29 EASTER LAKE CT	George Hawkins	SANTA ROSA BEACH	FL	32459	R-2	CFCO-3	Residential Single Family	Either
063N-D00100	109 3RD AVE S	CITY OF FRANKLIN	Franklin	TN	37064	CI	CFCO-10	Civic / institutional	Traditional
063N-D00200	PO BOX 1487	WORLEY AUTO PARTS & CRUSHING OF FRAN	OLIVE BRANCH	MS	38654	CC	CFCO-10	Vacant	Traditional
063N-D00300	P O BOX 305	CITY OF FRANKLIN	Franklin	TN	37065-0305	CI	CFCO-10	Civic / institutional	Traditional
063N-D00301	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	OS	CFCO-10	Vacant	Traditional
063N-D00601	P O BOX 305	CITY OF FRANKLIN	Franklin	TN	37065	CI	CFCO-10	Civic / institutional	Traditional
063N-D00602	PO BOX 305	CITY OF FRANKLIN	Franklin	TN	37065	CI	CFCO-10	Civic / institutional	Traditional
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	Franklin	TN	37064	OS-X	CFCO-1	Vacant	Traditional
078C-D01500	198 E MAIN ST	HARPETH ASSOCIATES LLC	Franklin	TN	37064	OS-X	CFCO-1	Vacant	Traditional
078C-D01600	2060 HILLSBORO RD	DANMARK COMPANY	Franklin	TN	37069	OS-X	CFCO-1	Mixed Nonresidential	Traditional
078C-D01700	142 2ND AVE N	Pat Hayes	Franklin	TN	37064	CC	CFCO-1	Retail	Traditional
078C-D01800	750 OLD HICKORY BLVD B2 STE 150	ENTELIST TENNESSEE INC	Brentwood	TN	37027	CC	CFCO-1	Residential Duplex	Traditional
078C-D02600	5866 E ASHLAND DR	TOMLIN FAMILY PROPERTIES G P	Nashville	TN	37215	CC	CFCO-1	Mixed Nonresidential	Traditional
078C-E00300	121 1ST AVE S #240	121 FIRST AVENUE SOUTH LLC	Franklin	TN	37064	CC	CFCO-1	Mixed Use	Traditional
078C-E00400	121 FIRST AVE S	CROSSFIRE DEVELOPMENT LLC	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
078C-E00401	121 FIRST AVE S	CROSSFIRE DEVELOPMENT LLC	Franklin	TN	37064	CC	CFCO-1	Retail	Traditional
078C-E00500	110 WINSLOW RD	Matthew Ligon	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
078C-F01300	113 2ND AVE S	KNIEC EDWARD U REV BISHOP ROMAN CATH	Franklin	TN	37064	CC	CFCO-1	Civic / institutional	Traditional

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



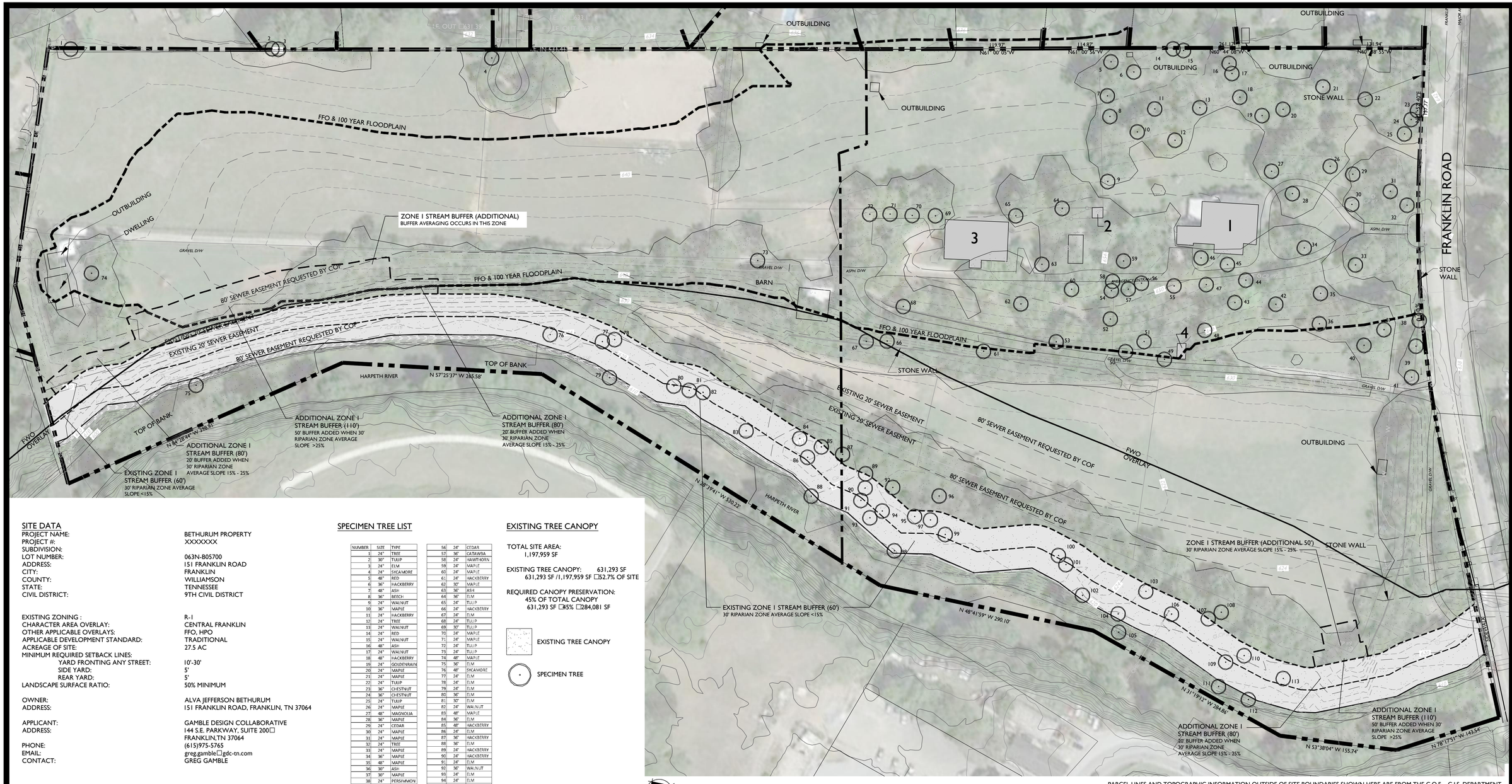
ISSUED: June 1, 2017

Revision	Date
1	07.06.2017
2	
3	
4	

OVERALL EXISTING CONDITIONS

C1.0

COF # 6403



SITE DATA

PROJECT NAME:	BETHURUM PROPERTY
PROJECT #:	XXXXXXX
SUBDIVISION:	
LOT NUMBER:	063N-B05700
ADDRESS:	151 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING :	R-1
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	27.5 AC
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	10'-30'
SIDE YARD:	5'
REAR YARD:	5'
LANDSCAPE SURFACE RATIO:	50% MINIMUM
OWNER:	ALVA JEFFERSON BETHURUM
ADDRESS:	151 FRANKLIN ROAD, FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200 FRANKLIN,TN 37064
PHONE:	(615)975-5765
EMAIL:	greg.gamble gdc-tn.com
CONTACT:	GREG GAMBLE

NATIONAL HISTORIC REGISTRY

1- MAIN HOUSE
HISTORIC NAME: MAYBERRY, HENRY H., HOUSE (W M-64)
COMMON NAME: RIVERVIEW, SPLENDORED
2.1902 FRAME SMOKEHOUSE
CONTRIBUTING BUILDING
3. 1902 BARN WITH GAMBREL ROOF
CONTRIBUTING BUILDING
4. STONE PUMP HOUSE WITH GABLE ROOF
CONTRIBUTING BUILDING

ZONE 1 STREAM BUFFER
30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE

ZONE 1 ADDITIONAL STREAM BUFFER
VARIES

SPECIMEN TREE LIST

NUMBER	SIZE	TYPE
1	24"	TREE
2	30"	TULIP
3	24"	ELM
4	24"	SYCAMORE
5	48"	RED
6	36"	HACKBERRY
7	48"	ASH
8	36"	BEECH
9	24"	WALNUT
10	36"	MAPLE
11	24"	HACKBERRY
12	24"	TREE
13	24"	WALNUT
14	24"	RED
15	24"	WALNUT
16	48"	ASH
17	24"	WALNUT
18	48"	HACKBERRY
19	24"	GOLDENRAIN
20	24"	MAPLE
21	24"	MAPLE
22	24"	TULIP
23	36"	CHESTNUT
24	36"	CHESTNUT
25	24"	TULIP
26	24"	MAPLE
27	48"	MAGNOLIA
28	36"	MAPLE
29	24"	CEDAR
30	24"	MAPLE
31	24"	MAPLE
32	24"	TREE
33	24"	MAPLE
34	36"	MAPLE
35	48"	MAPLE
36	30"	ASH
37	30"	MAPLE
38	24"	PERSIMMON
39	48"	CATAWBA
40	48"	MAPLE
41	24"	MAPLE
42	24"	MAPLE
43	24"	CATAWBA
44	48"	HACKBERRY
45	24"	TULIP
46	24"	MAPLE
47	36"	TULIP
48	24"	MAPLE
49	36"	ASH
50	36"	HACKBERRY
51	24"	MAPLE
52	24"	HACKBERRY
53	24"	TULIP
54	24"	MAPLE
55	24"	MAPLE
56	24"	CEDAR

NUMBER	SIZE	TYPE
57	30"	CATAWBA
58	24"	HAWTHORN
59	24"	MAPLE
60	24"	MAPLE
61	24"	HACKBERRY
62	30"	MAPLE
63	36"	ASH
64	36"	ELM
65	24"	TULIP
66	24"	HACKBERRY
67	24"	ELM
68	24"	TULIP
69	30"	TULIP
70	24"	MAPLE
71	24"	MAPLE
72	24"	TULIP
73	24"	TULIP
74	48"	MAPLE
75	36"	ELM
76	48"	SYCAMORE
77	24"	ELM
78	24"	ELM
79	24"	ELM
80	30"	ELM
81	30"	ELM
82	24"	WALNUT
83	48"	MAPLE
84	36"	ELM
85	48"	HACKBERRY
86	24"	ELM
87	36"	HACKBERRY
88	36"	ELM
89	24"	HACKBERRY
90	24"	HACKBERRY
91	24"	ELM
92	36"	WALNUT
93	24"	ELM
94	24"	ELM
95	36"	ELM
96	36"	HACKBERRY
97	36"	MAPLE
98	36"	ELM
99	36"	ELM
100	36"	HACKBERRY
101	36"	MAPLE
102	24"	SYCAMORE
103	30"	OAK
104	24"	SYCAMORE
105	24"	MAPLE
106	24"	TREE
107	24"	ELM
108	24"	MAPLE
109	24"	MAPLE
110	24"	SYCAMORE
111	24"	OAK
112	30"	MAPLE
113	30"	MAPLE

EXISTING TREE CANOPY

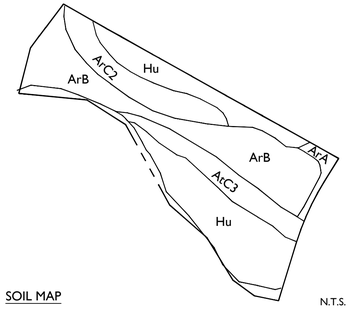
TOTAL SITE AREA:
1,197,959 SF

EXISTING TREE CANOPY: 631,293 SF
631,293 SF /1,197,959 SF 52.7% OF SITE

REQUIRED CANOPY PRESERVATION:
45% OF TOTAL CANOPY
631,293 SF 45% 284,081 SF

EXISTING TREE CANOPY

SPECIMEN TREE



SOIL MAP

N.T.S.

SOIL LEGEND

ArA	ARMOUR SILT LOAM 0% TO 2% SLOPES
ArB	ARMOUR SILT LOAM 2% TO 5% SLOPES
ArC2	ARMOUR SILT LOAM 5% TO 12% SLOPES, ERODED
AtC3	ARMOUR SILTY CLAY LOAM 5% TO 12% SLOPES, SEVERELY ERODED
Hu	HUNTINGTON SILT LOAM PHOSPHATIC

PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO ENTIRE SITE LOCATED IN HPO.
THIS DRAWING REFERENCES THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 501, FIPSZONE 4100 NAD 83 DATUM

AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE

SURVEY NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
2. This property is located in the 9thCivil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of December 22, 2016.

SURVEY DATA PROVIDED BY:

CIA ENGINEERS
TIM HAGGARD
602 NORTH WALNUT STREET
MURFREESBORO, TN 37130
(615) 663-7678
thaggard cia-engineers.com

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

ISSUED: June 1, 2017

Revision Date
1 07.06.2017

EXISTING CONDITIONS

C1.1

COF # 6403

0' 50' 100' 150'

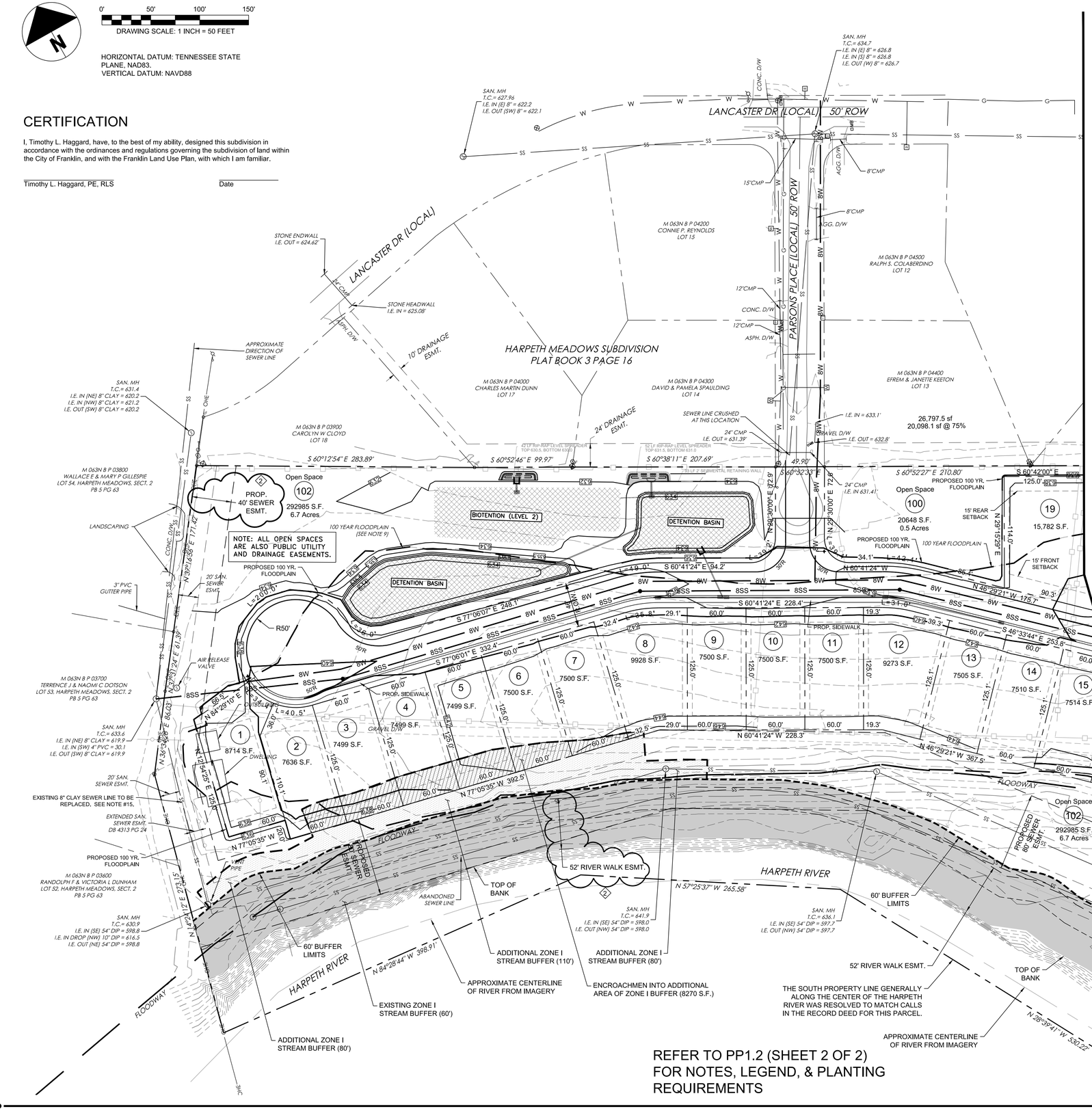
DRAWING SCALE: 1 INCH = 50 FEET

HORIZONTAL DATUM: TENNESSEE STATE PLANE, NAD83.
VERTICAL DATUM: NAVD88

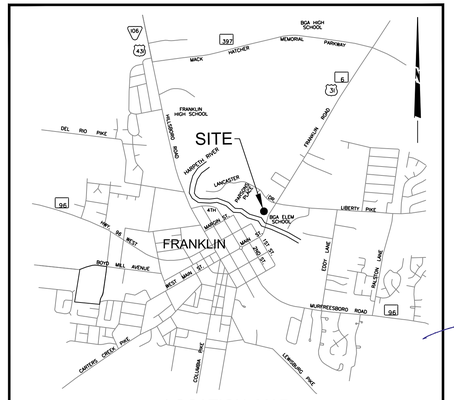
CERTIFICATION

I, Timothy L. Haggard, have, to the best of my ability, designed this subdivision in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin, and with the Franklin Land Use Plan, with which I am familiar.

Timothy L. Haggard, PE, RLS _____ Date



REFER TO PP1.2 (SHEET 2 OF 2) FOR NOTES, LEGEND, & PLANTING REQUIREMENTS



SITE DATA

PROJECT NAME:	SPLENDOR RIDGE PRELIMINARY PLAT
PROJECT #:	6403_____
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	151 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING :	R-1
CHARACTER AREA OVERLAY:	CFCO-3
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF NEW NEIGHBORHOOD:	12.6 AC
ACREAGE OF REMAINING HOMESTEAD:	14.9 AC
TOTAL ACREAGE OF SITE:	27.5 AC
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	10'-30'
SIDE YARD:	5'
REAR YARD:	5'
OWNER:	ALVA JEFFERSON BETHURUM
ADDRESS:	151 FRANKLIN ROAD, FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PKWY, STE. 200, FRANKLIN, TN, 37064
PHONE NO.:	(615) 975-5765
FAX NO.:	(615) 790-1350
EMAIL ADDRESS:	greg.gamble@gdc-tn.com
CONTACT NAME:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.5
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	0.69 UNITS/AC
TREE CANOPY:	631,932 SF (14.5 AC)
PARKLAND:	19 D.U. X 1,200 SF = 22,800 SF DEDICATION OF EASEMENT FOR FUTURE GREENWAY TRAIL
OPEN SPACE:	
REQUIRED FORMAL:	1.38 AC (5% OF TOTAL SITE)
REQUIRED INFORMAL:	N/A
TOTAL	1.38 AC

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE EXISTING WATER MAIN ALONG PARSONS PLACE WILL BE REPLACED TO SERVE THIS DEVELOPMENT. AN ADDITIONAL CONNECTION IS PROPOSED THROUGH THE DEVELOPMENT TO FRANKLIN ROAD.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. NEW SEWER MAIN WILL CONNECT TO EXISTING SEWER MAIN WHICH CROSSES THE PROPERTY.

RECLAIMED WATER
N/A

STREET NETWORK
ACCESS TO THE DEVELOPMENT IS BY EXTENSION OF PARSONS PLACE WHICH CURRENTLY DEAD-ENDS AT THE NORTH PROPERTY LINE OF THIS PARCEL. APPROXIMATELY 1020 FEET OF NEW PUBLIC ROADWAY IS PROPOSED WITH THIS DEVELOPMENT.

DRAINAGE FACILITIES
ADJOINS HARPETH RIVER, BUFFERING TO BE EMPLOYED TO MINIMIZE ADVERSE IMPACTS TO RIPARIAN ZONES AND WATER QUALITY

POLICE/FIRE
NEAREST POLICE DEPARTMENT - 1.1 MILES (900 COLUMBIA AVENUE)
NEAREST FIRE DEPARTMENT - 0.7 MILES (109 3RD AVENUE SOUTH)

REFUSE COLLECTION
BY CITY OF FRANKLIN - CURBSIDE RECEPTACLES

RESTRICTIVE COVENANTS
THERE WILL BE A HOA AND RESTRICTIVE COVENANTS.

CIVIL INFRASTRUCTURE ASSOCIATES
602 NORTH WALNUT STREET
MURFREESBORO, TENNESSEE 37130
PHONE: 615-663-7678 FAX: 615-410-7629
WWW.CIA-ENGINEERS.COM

TIMOTHY L. HAGGARD — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCIAL — TENNESSEE NO. 1604 — 07/06/17

SPLENDOR RIDGE

ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CIA PROJECT No: 2016.23 | DRAWN BY: TLH | CHECKED BY: TS

REVISIONS

DATE		DESCRIPTION
06.01.17	1	REVIEW COMMENTS
07.06.17	2	REVIEW COMMENTS

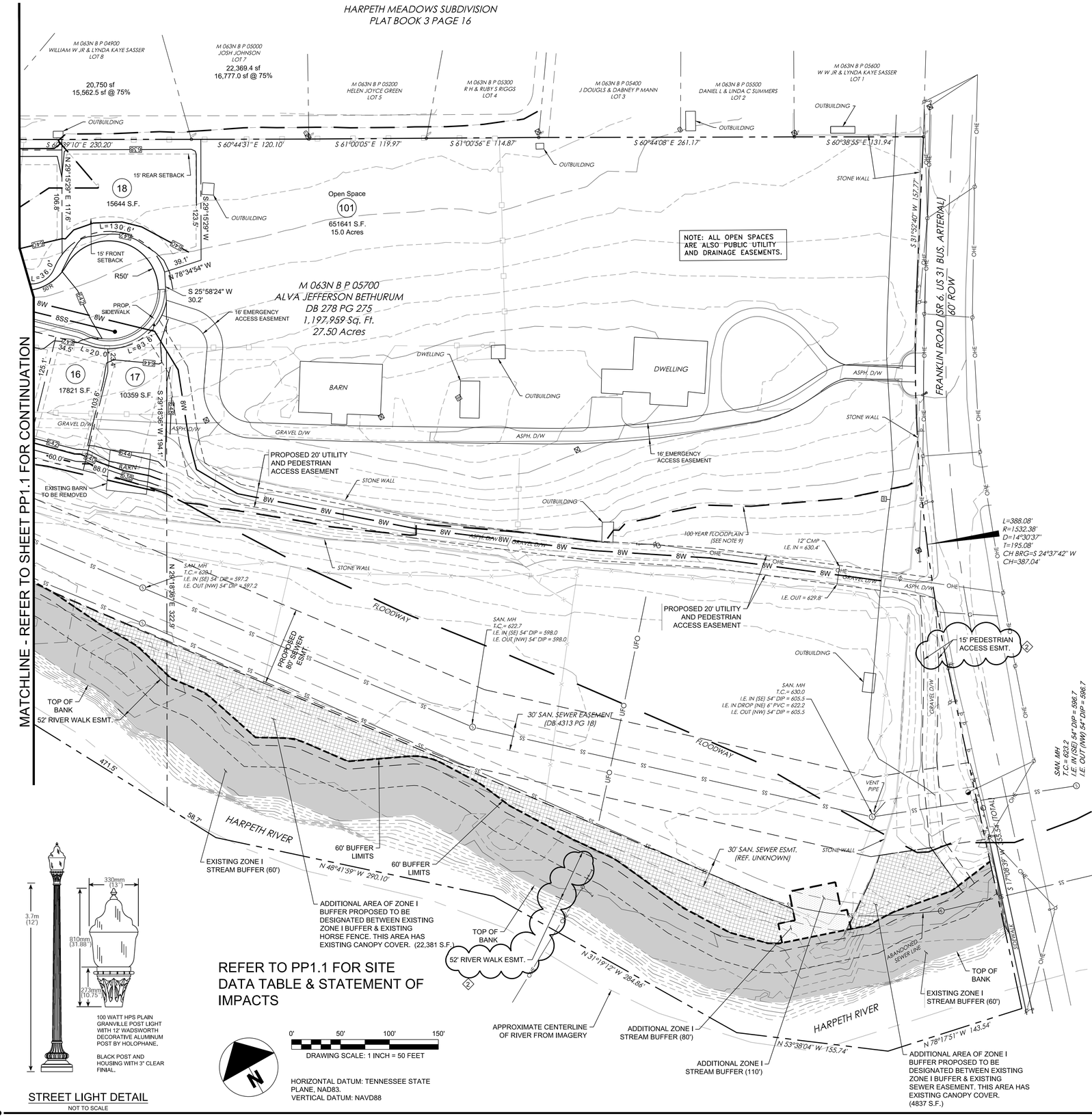
ORIGINAL ISSUE DATE: APRIL 10, 2017

PRELIMINARY PLAT

PP1.1

SHEET NO. 1 OF 2

City of Franklin Project No. 6403_____



100 WATT HPS PLAIN GRANVILLE POST LIGHT WITH 12' WADSWORTH DECORATIVE ALUMINUM POST BY HOLOPHANE.

BLACK POST AND HOUSING WITH 3" CLEAR FINIAL.

STREET LIGHT DETAIL
NOT TO SCALE

DRAWING LEGEND

These standard point and line symbols will be found in the drawing

- OPEN TOP PIPE CORNER FOUND
- IRON PIN CORNER FOUND
- IRON PIN SET 1/2" REBAR CAPPED
- SURVEY CONTROL POINT
- ROADWAY SIGN
- GUY POLE
- SANITARY SEWER MANHOLE
- ELECTRIC UTILITY POLE
- ELECTRIC PANEL/BOX
- UTILITY/LIGHT POLE
- TELEPHONE PULL BOX / EQUIPMENT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GUY WIRE ANCHOR
- WATER VALVE
- WATER METER
- MAILBOX
- TREE

- ELECTRIC HORSE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- GUARDRAIL
- NATURAL GAS LINE
- CONTOUR LINE - 10' INDEX
- CONTOUR LINE - 2' INTERMEDIATE
- PARCEL LINE
- SANITARY SEWER (SIZE UNKNOWN)
- SANITARY SEWER (SIZE VARIES)
- OVERHEAD ELECTRIC LINE(S)
- OVERHEAD ELEC. & TELE. LINE(S)
- OVERHEAD TRAFFIC SIGNAL LINE(S)
- UNDERGROUND FIBER OPTIC LINE(S)
- WATER LINE (SIZE VARIES)

SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following aggregate caliper inches of canopy trees are required for each detached residential lot. A total of 42 trees are required for this development.	
LOT SIZE	ACI CANOPY TREES REQUIRED:
5,001 - 10,000 SF	TWO, THREE-INCH (3") CALIPER TREES
10,001 - 12,500 SF	THREE, THREE-INCH (3") CALIPER TREES
12,501 - 20,000 SF	FOUR, THREE-INCH (3") CALIPER TREES

DETACHED RESIDENTIAL LOT TREE CHART:
The following 3 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# 3" CALIPER TREES
1	8,715 SF	6	2
2	7,636 SF	6	2
3	7,499 SF	6	2
4	7,500 SF	6	2
5	7,500 SF	6	2
6	7,500 SF	6	2
7	7,500 SF	6	2
8	9,929 SF	6	2
9	7,500 SF	6	2
10	7,500 SF	6	2
11	7,500 SF	6	2
12	9,273 SF	6	2
13	7,505 SF	6	2
14	7,510 SF	6	2
15	7,515 SF	6	2
16	7,462 SF	6	2
17	9,842 SF	6	2
18	15,644 SF	12	4
19	15, 782 SF	12	4

NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.

2. This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.

3. Topographic information was derived from a field run radial survey using a 3" Robotic Total Station and/or dual frequency real-time kinematic (RTK) global positioning system (GPS) base & rover for vertical and horizontal positioning.

4. Coordinate values are Tennessee State Plane, NAD 83, US Survey Feet and are tied to the Tennessee Geodetic Reference Network.

5. Elevations shown hereon are based on NAVD 88 vertical datum and were adjusted to First Order Class II NGS Survey Control.

6. All subsurface improvements within the limits of the survey are not necessarily shown hereon. Improvements may exists which are not visible for location.

7. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.

8. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G revised December 22, 2016.

9. The floodway limits shown hereon were traced from the FEMA FIRM referenced in Note 8 above. The 100-year floodplain line as shown hereon is based on elevations shown on the FEMA FIRM as plotted by interpolation on the topographic surface derived from this survey.

10. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

11. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.

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, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.

13. All new residential dwellings shall be provided with a residential fire sprinkler system installed in accordance with NFPA 13/13/D.

14. With the residential fire sprinkler system requirement in Note #13 above, a 1-inch domestic water service is required for each residential lot in order to provide adequate flow and pressure.

15. The existing 8" clay sanitary sewer line along the western property line shall be replaced from the proposed point of connection southward to the next downstream manhole at which point a short 10" DIP connects the collection line to the existing 54" main line. All work shall comply with current Franklin Water Management specifications and details.

16. A 12-foot wide multi-use path shall be field located within the all-access easement to minimize disturbance to native vegetation and topography. No clearing of existing Native Vegetation in the Riparian Zones shall be allowed, except as permitted through the variance process during trail construction. Efforts shall be made to locate the path within the easement closer to the Harpeth River, creating a buffer from existing horse pasture. As needed, the City shall request relief from City and State stream buffer requirements concurrent with making final determination. In addition, at the time of trail construction, the City will provide a visual screen through the usage of landscape buffers or fencing separating the trail from the horse pasture and providing privacy to the property owners. At the time of trail construction the easement shall be reduced to only that which is needed for installation, fencing, landscaped buffers and maintenance. The excess easement outside the limits of that which is needed for the trail shall be abandoned.

CIVIL INFRASTRUCTURE ASSOCIATES
602 NORTH WALNUT STREET
MURFREESBORO, TENNESSEE 37130
PHONE: 615-893-7678 FAX: 615-410-7629
WWW.CIA-ENGINEERS.COM

TIMOTHY L. HAGGARD
REGISTERED
AGRICULTURE
CONSULTANT
07.06.17
TENNESSEE NO. 1604

SPLENDOR RIDGE

ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CIA PROJECT No: 2016-23 | DRAWN BY: TLH | CHECKED BY: TS

REVISIONS

DATE		DESCRIPTION
06.01.17	1	REVIEW COMMENTS
07.06.17	2	REVIEW COMMENTS

ORIGINAL ISSUE DATE: APRIL 10, 2017

PRELIMINARY PLAT

PP1.2

SHEET NO. 2 OF 2

City of Franklin Project No. 6403____

MAIN ACCESS FOR NEW DEVELOPMENT

- MAIN ACCESS IS FROM PARSONS PLACE. SEVERAL VERSIONS OF THE PLAN WERE SUBMITTED FOR STAFF REVIEW SHOWING A NEW ROAD TO ACCESS FRANKLIN ROAD. IT WAS DETERMINED BY STAFF THAT THE ONLY ACCESS SHOULD BE FROM PARSONS PLACE WITH AN EMERGENCY ACCESS TO FRANKLIN ROAD.
- REASONS:
  1. NO NEW CURB CUTS SHOULD BE ALLOWED BETWEEN LANCASTER DRIVE AND THE BRIDGE.
  2. THE PARSON PLACE ACCESS WILL PROVIDE ACCESS FOR RESIDENTS TO THE TRAFFIC LIGHT ON LANCASTER DRIVE.
  3. THE INTEGRITY OF THE HISTORIC HOUSE IS PROTECTED

LOT SIZE

- LOTS IN THIS MASTER PLAN ARE DESIGNED TO COMPLY WITH R-1 ZONING.
- LOTS 18 & 19 ARE GREATER THAN 75% OF THE ADJACENT/EXISTING LOTS *(ZO. 5.3.5(2)(6))*

FARM FIELD BOUNDARY

- HZC RECOMMENDED A FARM FIELD BOUNDARY ALONG THE NORTHERN AND WESTERN PROPERTY BOUNDARY. THE INTENT IS TO REPLICATED THE TREE LINED PROPERTY BOUNDARIES FOUND IN THE COUNTY. AT SITE PLAN STAGE, ADDITIONAL NATIVE PLANT MATERIAL (TREES & SHRUBS) WILL BE ADDED TO CREATE THIS LINEAR LANDSCAPE EDGE ALONG THE PROPERTY LINE. THIS FARM FIELD BOUNDARY SHALL SERVE AS A MITIGATION METHOD TO PROTECT NATIONAL REGISTER-LISTED PROPERTIES. IT WILL BE REQUIRED TO MEET THE INTENT OF THE "PROTECTION OF HISTORIC LANDS AND STRUCTURES" SECTION OF THE ZONING ORDINANCE.
- ADDITIONALLY, A FARM FENCE, APPROPRIATE TO THIS FARM FIELD BOUNDARY, WILL BE INSTALLED TO FURTHER ENFORCE THIS DESIGN CHARACTER. *(ZO 5.7.3(4)(6))*

± 14 ACRE HOMESTEAD TO REMAIN

FARM FIELD BOUNDARY

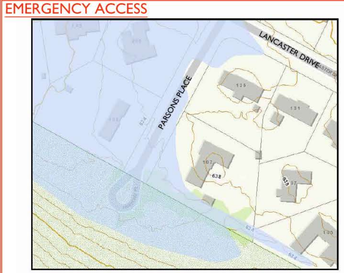
- HZC REQUIRES A FARM FIELD BOUNDARY ALONG THIS PROPERTY LINE TO REPLICATE THE TREE-LINED PROPERTIES IN THE COUNTY. EXISTING TREES WILL REMAIN & BE SUPPLEMENTED WHERE NECESSARY.
- A 125' SETBACK BETWEEN THE BARN AND THE FIRST NEW HOME WAS ESTABLISHED BY HZC *(ZO 5.7.3(4)(6))*

PEDESTRIAN GREENWAY TRAIL EASEMENT ADJACENT TO HARPETH RIVER.

LOT SIZE AND DENSITY

- ALL LOTS ARE DESIGNED TO MEET THE STANDARDS OF R-1 ZONING.
- R-1 BASE ZONING PERMITS 1 DWELLING UNIT PER ACRE, WITH A MINIMUM OF 4,000 SF IN TRADITIONAL STANDARDS.
- LOTS 1-17 ARE 60' X 125', 7,500 SF MIN. LOTS 18 & 19 ARE LARGER TO TRANSITION TO HARPETH MEADOWS.
- PROPOSED DENSITY IS 0.71 DUA. DENSITY OF HARPETH MEADOWS IS 0.8 DUA
- ENVISION FRANKLIN IDENTIFIES THIS PROPERTY AS MIXED RESIDENTIAL & WOULD SUPPORT ATTACHED OR DETACHED SINGLE FAMILY HOMES, TOWNHOMES, AND BIG HOUSES. ALL HOMES PROPOSED ARE SINGLE FAMILY DETACHED.

EMERGENCY ACCESS



DUE TO PARSONS PLACE BEING CONSTRUCTED BELOW THE 100 YEAR FLOOD PLAIN, THE OWNER WILL PROVIDE A GATED EMERGENCY ACCESS ALONG THE EXISTING DRIVEWAY TO FRANKLIN ROAD. PARSONS PLACE IS APPROXIMATELY 2 TO 3 FEET BELOW THE 100 YEAR FLOOD PLAIN. THIS NEW EMERGENCY ACCESS WILL BE A PUBLIC ACCESS AND WILL SERVE ALL RESIDENTS IN HARPETH MEADOWS SUBDIVISION.

NEW 16' EMERGENCY ACCESS

52' RIVERWALK EASEMENT

15' PEDESTRIAN ACCESS EASEMENT

THIS EXHIBIT HAS BEEN INCLUDED TO HIGHLIGHT DESIGN INTENT FOR KEY ELEMENTS OF THE MASTER PLAN AND DOCUMENT REQUESTS OF THE HZC. PLEASE SEE PRELIMINARY PLAT (SHEET C2.0) FOR ALL PRELIMINARY PLAT DATA.

PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO
ENTIRE SITE LOCATED IN HPO

0 60 120 180

SURVEY NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
2. This property is located in the 9thCivil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of August 29, 2014.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

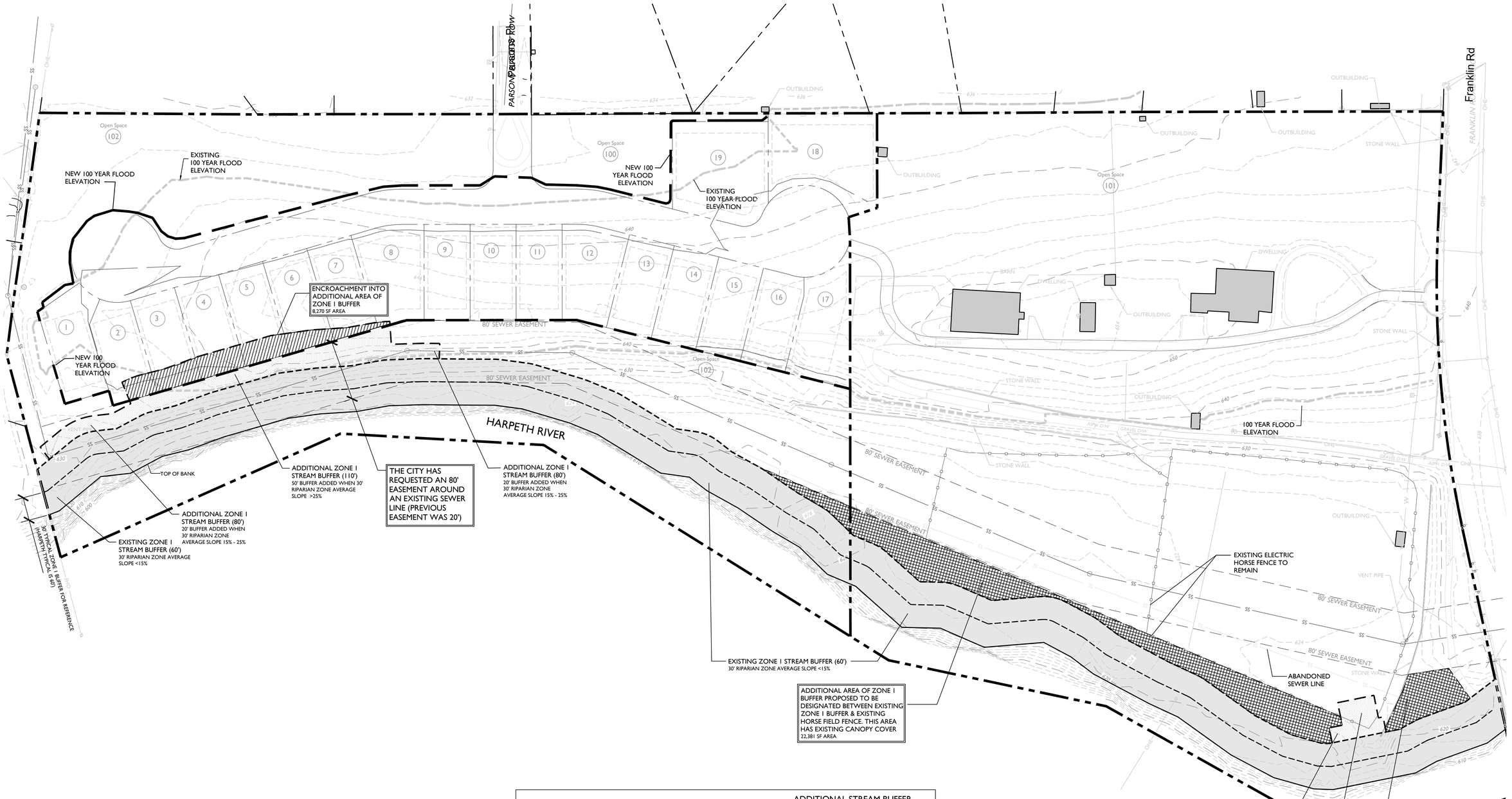
ISSUED: June 1, 2017

Revision	Date
1	7.06.2017
2	
3	
4	

DESIGN INFORMATION EXHIBIT

C2.1

COF # 6403



PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO
ENTIRE SITE LOCATED IN HPO

N

0 60 120 180

SURVEY NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
2. This property is located in the 9thCivil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of August 29, 2014.

STREAM BUFFER KEY

- ZONE 1 STREAM BUFFER - SPECIFIC TO HARPETH RIVER
  60' FROM TOP OF BANK
- ADDITIONAL ZONE 1 STREAM BUFFER
  ADDITIONAL AREA ADDED DUE TO SLOPE IN 30' RIPARIAN AREA
- PROPOSED AREA OF ADDITIONAL ZONE 1 BUFFER REDUCTION
  8,270 SF OF DISTURBANCE
- PROPOSED AREA OF ADDITIONAL ZONE 1 BUFFER REPLACEMENT
  27,218 SF

ADDITIONAL STREAM BUFFER REDUCTION REQUEST

The applicant is requesting a reduction to the existing "additional Zone 1 stream buffer" in the amount of 8,270 SF. This area is located in the "additional Zone 1" buffer created by adding a additional 50' from the 60' typical stream buffer. Due to the existing sewer line and 80' sewer easement, this reduction area is separated from the rest of the stream buffer that is contiguous with the riparian area.

If this request is granted, the applicant is proposing to add a total of 27,218 SF to the "additional Zone 1 stream buffer" area contiguous with the riparian area and currently vegetated with mature canopy.

The applicant proposes Buffer Enhancement per FMC 23-107 in the stream buffer area. A full plan for this shall be submitted with the site plan for this project, but will include the removal of invasive species to the re-establishment of native species, where appropriate.

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL & WILL TRACK WITH THE PRELIMINARY PLAT AND FUTURE SITE PLAN

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



ISSUED: June 1, 2017

Revision	Date
1	07.06.2017

STREAM BUFFER EXHIBIT

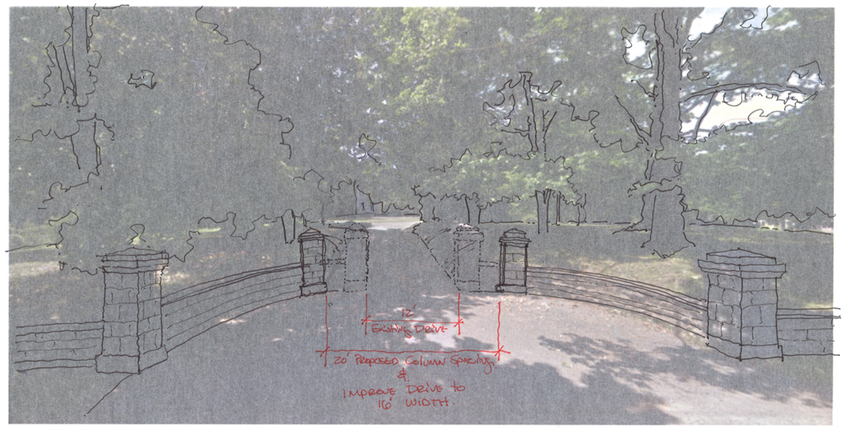
C2.2

COF # 6403

EXISTING ENTRY WALL



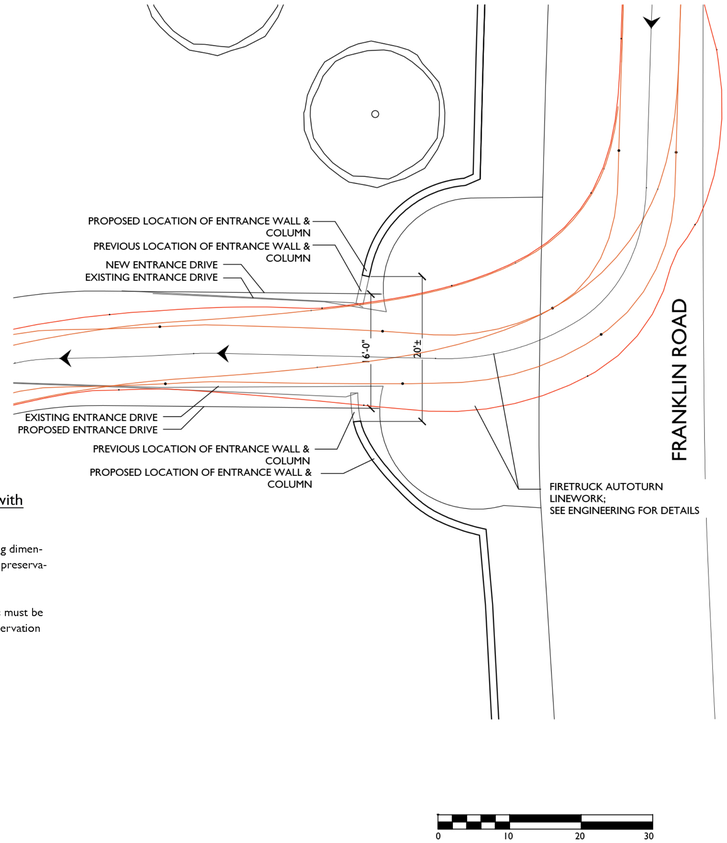
PROPOSED NEW LOCATION OF COLUMNS



Justification

The applicant would like to use the existing asphalt driveway as the emergency access in order to limit further disturbance and development of this historic property. The current location of the entrance columns will not allow fire truck access, so the applicant requests to relocate these columns. This relocation will be a minor change.

Entry Study for Fire Truck Access
151 Franklin Road
Franklin, Tennessee



The HZC has approved the proposed alterations to the wall with the following:

1. As a condition of approval for the proposed wall alterations, the exact opening dimensions must be based on the Fire Marshall's recommendation and returned to the preservation planner for review and approval prior to work commencing.

2. As a condition of approval for the proposed wall alterations, like/kind materials must be used in all aspects of the construction, with materials to be submitted to the preservation planner for review and approval prior to work commencing.

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL & WILL TRACK WITH THE PRELIMINARY PLAT AND FUTURE SITE PLAN

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



ISSUED: JUNE 1 , 2017

Revision	Date
1	JULY 6, 2017

ENTRANCE EXHIBIT

C2.3

COF #:6403

COF no: 6403

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

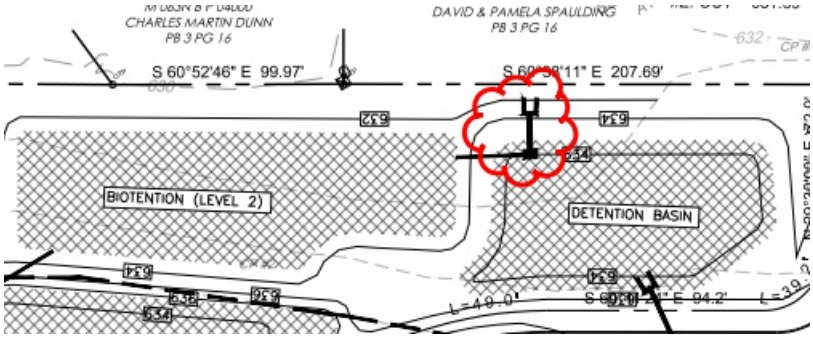
1. F. Development Plan

kevin.long@franklintn.gov **This comment to remain open as a reminder to staff, but does not hinder the approval of this preliminary plat.** The comment "Applicant shall provide a street section that complies with City of Franklin standards. Per Paul Holzen, the street should include rollover curb on both sides of the street, and there should be a grass strip separating the sidewalk from the back of curb. If no grass strip strip is used the sidewalk should be widened to 8' to go pedestrians additional distance from the vehicular travel path." shall remain open as a reminder to staff to be further addressed and evaluated at the site plan stage.

2. G. Grading Plan

joe.marlo@franklintn.gov *The comment belowshall remain open as a reminder to Staff at the Site Plan stage,* ***but does not hinder approval of the Preliminary Plat.***

The applicant shall show that discharge from the location clouded below will not adversely affect the adjacent properties to the north. Show existing grades and drainage easements on the receiving properties and verify the capacity of the next two downstream storm structures. Additional off-site grading may be required to create a conveyance with sufficient capacity to carry the concentrated runoff from the subject property without adversely affecting the adjacent properties. Any level spreaders to be constructed shall be in accordance with the design criteria in section GIP-07 of the BMP Manual.



3. B. General Information

lance.fittro@franklintn.gov At Site Plan submittal, the applicant shall provide a **cash contribution** request for sidewalk along Franklin Road at the east frontage of the site. The estimate for the **cash contribution** is 735'L x 5'W x $19 per sq. ft. = $69,825, to be designated for the Franklin Road Streetscape project. This condition will remain open to the applicant and staff as a reminder at the site plan stage**, but does not hinder preliminary plat approval.**

Parks

General Issues

4. fees in lieu

josh.king@franklintn.gov	Applicant shall provide fees in lieu of parkland dedication calculations at one stop and/or calculations on the cost of the trail easements provided for this site. In the event that the trails are not approved with this preliminary plat, parkland fees in lieu of shall apply to this site. [Edited By Joshua King]

Planning

Easement Exhibit.pdf

5. Pedestrian Access Easement

josh.king@franklintn.gov	Applicant shall remove pedestrian access easement from 8" waterline connecting the Roundabout to Franklin Road. 20' Utility easement to stay.

Zoning

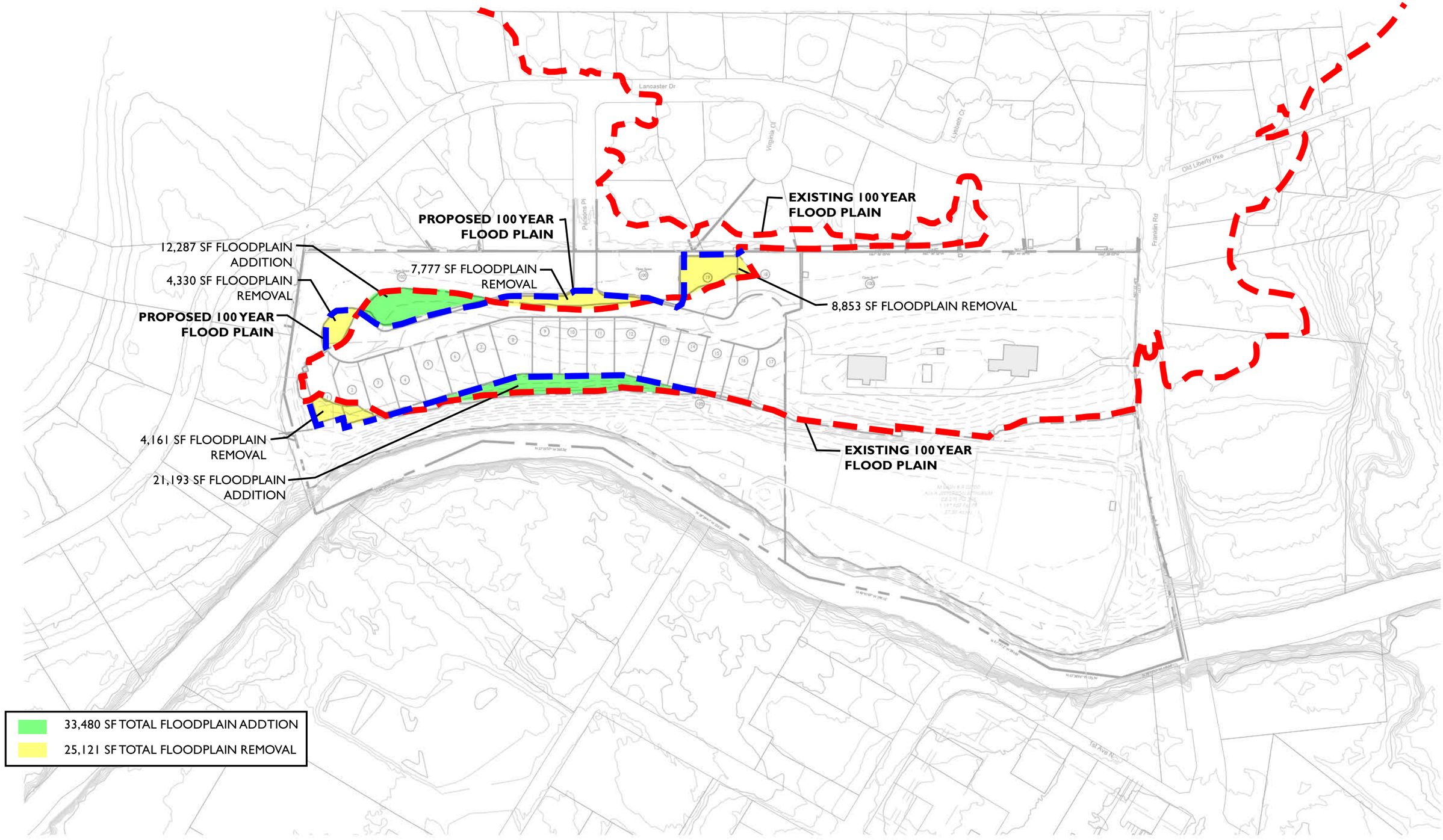
General Issues

6. FFO

shanna.mccoy@franklintn.gov	The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. Comment to remain open as general note. [Edited By Lance Fittro]

7. FFO/FEMA

shanna.mccoy@franklintn.gov	The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration. Comment to remain open as a general note [Edited By Lance Fittro]



NOT TO SCALE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, TN
PROPOSED FLOODPLAIN ALTERATION EXHIBIT

gamble design collaborative

JULY 6, 2017

FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
March 13, 2017

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, March 13, 2017, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present:	Susan Besser Ken Scalf Mel Thompson Lisa Marquardt Jim Roberts Jeff Carson (arrived at 5:06) Mary Pearce
Staff Present:	Amanda Rose, Planning & Sustainability Department Joey Bryan, Planning & Sustainability Department Emily Hunter, Planning & Sustainability Department Bethany Heuer, Law Department

Item 1:
Call to Order
Chairwoman Besser called to order the February 13, 2017, Historic Zoning Commission meeting at 5:00 p.m.

Item 2:
Minutes: February 13, 2017

Mr. Scalf moved to approve the minutes of February 2017 as submitted. Mr. Thompson seconded the motion and the motion passed 6-0.

Item 3:
Staff Announcements.

Ms. Rose stated the next DRC meeting is scheduled for March 20th and there are about five items submitted so far.

Item 4:
Consideration of Requests to place non-agenda emergency items on the agenda.

No non-agenda items.

Item 5:
Citizens 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 Historic Zoning 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 Historic Zoning Commission consideration at a later date.

There were no Citizen Comments.

Item 6:
Consideration of Fencing at 1308 Adams St.; Kristen & Jason Daniels, Applicants.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for the removal of existing rear yard privacy fencing and the placement of new 4-foot tall front and rear yard aluminum picket-style fencing at 1308 Adams St. Ms. Rose stated the applicants appeared before the Historic Zoning Commission at its February 13, 2017 meeting and the commission deferred review of the item to allow for more discussion. Ms. Rose stated the applicants then appeared before the Design Review Committee (DRC) at its February 20, 2017 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed primary yard fencing with the following:

1. The material/placement of the proposed primary yard fencing (aluminum) is not consistent with the *Guidelines.* The *Guidelines* recommend against the placement of metal fences besides those made of cast iron in primary yards (p.58, #7).
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed rear yard fencing with the following:

1. The material/placement of the proposed fencing appears to be mostly consistent with the *Guidelines*.
    - As a condition of approval, the rear yard fencing must be recessed at least 20 feet from the plane of the residence's primary façade (not porch) before aluminum fencing at a 4' height may be utilized. Confirmation of the recessed distance must be submitted to the Preservation Planner for approval prior to installation.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Daniels stated he felt Ms. Rose covered everything well, but he would like to request the rear yard fencing on the right elevation remain consistent with the established height difference on the neighboring fence. Mr. Daniels requested that the increase to the 4 feet in height be within 15 feet of the front plane of the house rather than 20 feet for consistency with the existing fence.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Thompson moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #6353 for the primary yard fencing with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Mr. Thompson questioned the design and wanted clarification.

Mr. Daniels explained by using a sample.

Chairwoman Besser stated she would not be able to support this motion because this fence is not of the time-period for this house and feels it should be a wood picket fence.

Mr. Roberts made an amendment to the motion that a flat finish paint be used for the fence. Ms. Pearce seconded the motion.

Mr. Thompson and Ms. Marquardt stated they are both conflicted about not following the guidelines on this.

Mr. Thompson stated he only made the motion to start deliberation for this item, which is protocol.

Discussion ensued.

The amendment to the main motion passed 7-0.

With the main motion, having been made and amended the motion passed 6-1, with Chairwoman Besser voting no.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6353 for the rear yard fencing with matte finish and setback of 16-ft. of front plain of the right side of the house and with other staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Pearce seconded the motion.

Ms. Rose noted the condition is that the fence be recessed back 20-ft before it goes up to 4-ft. is not in keeping with the applicant's request of 15-ft. back instead of 20-ft. back.

Mr. Thompson moved to amend the motion to strike the 16-ft setback and have staff approve the exact distance. Ms. Pearce seconded the motion and the motion passed 7-0.

With the main motion, having been made and amended the motion passed 7-0.

Item 7:
Consideration of Signage & Alterations (Utilities) at Parcel 078C-D00201 (parking lot behind 118 3rd Ave. N. & 126 3rd Ave. N.); Keith Moorman, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of signage in the parking lot accessible from 3rd Avenue North, parcel 078C-D00201 and that the subject parcel is located behind 118 & 126 3rd Avenue North. Mr. Bryan stated the requested sign is a "balloon" or "lollipop-style" with the sign faces bolted to a steel sign post. Mr. Bryan stated the sign faces are proposed to be made of "signabond," an aluminum composite material. Additionally, the applicant is requesting the installation of a paystation kiosk with a solar panel component. Mr. Bryan stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 20, 2017 meeting. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage and alterations with the following:

1. The applicant must resize the larger sign to conform to the maximum of 4.5 square feet per side per Section 5.12.11(6)(c) of the Zoning Ordinance.
2. Any future requests for "balloon" or "lollipop" signage are not eligible for administrative review and require consideration and approval by the Historic Zoning Commission.
3. The placement of the proposed utilities is consistent with the *Guidelines*. The placement of the paystation kiosk at a location on the site that is not visible from the street is appropriate.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Moorman stated Mr. Bryan explained everything beautifully.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6370 for the signage and utility alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Roberts seconded the motion.

Mr. Roberts stated he was not clear of where it would be placed.

Mr. Moorman explained the back of the pay station would be facing 3rd Avenue, but not sure whether it will be on left or right yet.

Ms. Pearce requested to know the color of the machine.

Mr. Moorman stated gray.

With the main motion, having been made and seconded the motion passed 7-0.

Item 8:
Consideration of Demolition (Accessory) & Alterations (Utilities Screening) at 132 3rd Ave. S.; Remick Moore & Rachel Allen, Applicants.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a storage shed located at 132 3rd Ave S. Mr. Bryan stated the subject structure is a wooden frame building with sheet metal roofing and the applicant is also requesting to place a walk-in cooler behind the existing building and install 8' wooden plank fencing to screen the cooler from public view. Mr. Bryan stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 20, 2017 meeting. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition and alterations with the following:

1. The request for removal of the existing shed is consistent with the *Guidelines*. The structure does not appear on the Sanborn Fire Insurance Maps nor does the footprint appear on any City GIS aerial maps. Its removal would not adversely impact the historic or architectural value of the Downtown Franklin Historic District.
2. The placement of the proposed utilities and the design and placement of the proposed screening meets the intent of the *Guidelines*. The placement of the walk-in cooler is at the rear of the building, and the proposed screening/fencing (8' treated wood vertical plank fencing) is appropriate.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a <u>building permit</u>. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Ms. Allen stated she did not have any comments at this time and thanked everyone for their time.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6371 for the demolition of the accessory structure and utility alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconed the motion and the motion passed 7-0.

Item 9:
Consideration of Alterations & Porch Addition (Accessory) at 121 Lewisburg Ave.; Kevin Coffey, Terri Newport, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations to the ca. 1980s accessory structure at 121 Lewisburg Ave., as follows:

- The construction of a 316-sq. ft. addition to the existing accessory structure at-grade porch;
- The construction of a small entry addition (under the roof covering of the proposed porch addition) to house a new access door and stair to the upper level;
- The replacement of all window openings on the accessory structure, including the alteration of an existing double-window set into a triple-window set at the rear lower elevation and the alteration of all upper-level gable window openings, to be elongated;
- The replacement of the existing synthetic siding with cementitious lap siding of a 4' reveal;
- The replacement of the garage doors with carriage style doors; and
- The replacement of a side door with a new half-glass unit as well as the replacement of a French door unit with a sliding door unit.

Ms. Rose stated the applicants appeared before the Design Review Committee at its February 20, 2017 meeting to discuss the proposal. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure alterations and porch addition with the following:

1. The proposed alterations are mostly consistent with the *Guidelines*.
    a. As a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original windows found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
    b. As a condition of approval for consistency with the *Guidelines*, the new porch columns must consist of wood or another prevalent porch material within the Lewisburg Avenue Historic District. The porch column material must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
    c. As a condition of approval for consistency with the *Guidelines*, the new garage door design must have a historic appearance. The garage door specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Coffey stated they were fine with all the conditions and explained that if the Commission feels like the columns on the back should be wood and not PermaCast they would be fine with that. Mr. Coffey stated the PermaCast is just lower maintenance material.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6372 for the accessory structure alterations and porch addition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017**.** Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if the dormer windows were casements.

Mr. Coffey stated they are requesting to replace the existing windows with casements.

Mr. Roberts requested to know if a connector between the two buildings due to the kitchen shown be required by the City.

Ms. Rose stated no, due to the kitchen's construction prior to the BNS Department requiring a connector.

Mr. Thompson moved to amend the motion to allow a smooth-face PermaCast material to be used with staff approval and due to its low visibility from the street. Ms. Pearce seconded the motion. The amendment passed unanimously.

With the main motion, having been made and amended the motion passed 7-0.

Item 10:
Consideration of Addition & Fencing at 1107 W. Main St.; Katy Dodson, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations at 1107 W. Main St., as follows:

- The construction of an enclosed addition on the left elevation, with a request to consider this addition as a reconstruction of part of the building's original footprint;
- The construction of an addition at the rear elevation, with a request to consider this addition as a reconstruction of part of the building's original footprint;
- The construction of an 867-sq. ft. rear addition; and
- The construction of a 7-ft. tall privacy fence along the perimeter of the rear yard.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 20, 2017 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed left elevation addition (referred to as Addition #1 throughout this report) with the following:

1. Historical documentation substantiates the presence of the proposed footprint in 1913, so the applicant's request for consideration of this addition as a reconstruction is appropriate and consistent with the *Guidelines*.
2. As a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original ones found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the HZC for review and approval.

4. A scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
    - all approved building materials, including foundation material and lap reveal; and
    - the overall height and dimensions of the addition areas in relation to its existing residence's overall height, eave heights, and dimensions.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed rear elevation additions (referred to as Addition #2 and Addition #3 throughout this report) with the following:

1. The cumulative footprint square footprint of the proposed Addition #2 and Addition #3 equals 1025 sq. ft., which is not consistent with the *Guidelines*. The *Guidelines* recommend that one limit the square footage of additions to no more than half of the square footage of the footprint of the historic building (p. 54, #1-4). Since historical documentation does not appear to substantiate the presence of the proposed Addition #3 footprint, it is not calculated as part of the original structure's footprint (p.54, #3).
2. If reviewed individually, however, the respective proposed footprints of Addition #2 (158 sq. ft., measuring 8.9 percent of the original footprint) and Addition #3 (867 sq. ft., measuring 48.9 percent of the calculated original footprint) appear to meet the recommendations of the *Guidelines*. Because of this, it is recommended that the applicant revise the proposed footprint(s) in order to better meet the recommendation of the *Guidelines* and return to the HZC for consideration of a revised design at a later date.
3. If issued a COA, any proposed metal roofing specifications must be submitted to the Preservation Planner for review and approval for consistency with the *Guidelines* prior to issuance of a building permit.
4. If issued a COA, as a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original ones found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
5. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the HZC for review and approval.
6. If issued a COA, a scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
    - all approved building materials, including foundation material and lap reveal; and
    - the overall height and dimensions of the addition areas in relation to its existing residence's overall height, eave heights, and dimensions.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed fencing with the following:

1. The proposed fencing is consistent with the *Guidelines*. Gate specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to installation (p.59, #12).
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Please note that in accordance with the Zoning Ordinance, the "finished" side of privacy fencing must face outward toward public view. Any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.

5. A request to extend the driveway is also included. It is recommended that consideration of any driveway alterations are deferred until the forthcoming new construction proposal for an accessory structure accompanies and informs this request.

6. The applicant is also proposing to "repair original home windows and exterior materials" as well as to replace the existing roofing material. Repair of existing windows and siding materials do not require issuance of a COA if conducted in-kind. Additional information is required to be submitted to the Preservation Planner to determine if the requests require issuance of a COA.

Ms. Dodson stated she did not have anything to add and thanked everyone for the help and welcomed any questions.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6373 for the proposed left elevation addition (referred to as Addition #1) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Carson seconded the motion and the motion passed 7-0.

Mr. Carson moved that the Franklin Historic Zoning Commission defer issuance of a Certificate of Appropriateness for Project PL #6373 for the proposed rear elevation additions (referred to as Addition #2 and Addition #3) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion. The motion failed 0-7.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #6373 for the proposed rear elevation additions (referred to as Addition #2 and Addition #3) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion.

Ms. Pearce moved to amend the motion to have applicant bring all material and construction details back to staff for approval. Mr. Thompson seconded the motion and the amendment passed 7-0.

With original motion, having been made and amended the motion passed 7-0.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve a Certificate of Appropriateness for Project PL #6373 for the proposed fencing with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Pearce seconded the motion and the motion passed 7-0.

Item 11:
Consideration of Demolition (Accessory) & Alterations (Wall) at 151 Franklin Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of two buildings located at the rear of the property located at 151 Franklin Rd. Ms. Rose stated the property contains the National Register-listed Henry H. Mayberry House, commonly known as Riverview. Ms.

Rose stated the applicant hosted a Design Review Committee site visit at the property on February 1, 2017 to discuss the proposed preliminary plat for the property.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition of Building #1 with the following:

1. Though its age is unknown, Building #1 does not appear to possess any character-defining architectural methods of construction or detailing, and as such, its removal will not adversely impact the district's historic character. Further, it is not listed as a contributing structure as part of the Mayberry House National Register documentation from 1988.
2. Building #1 must be satisfactorily photographed inside and out for commission records prior to its removal.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed demolition of Building #2 with the following:

1. Based on the estimated age of the building as supplied by the applicant, Building #2 may qualify as historic. Without the inclusion of additional information, this determination cannot be made. It is recommended that the applicant provide additional information to substantiate the demolition request and return to the Historic Zoning Commission for consideration at a later date. Additional information may consist of documentation of any lack of historical or architectural integrity, loss of structural integrity, or economic hardship, all of which are criteria by which demolition may be considered (p.52, #1).
2. If issued a COA, Building #2 must be satisfactorily photographed inside and out for commission records prior to its removal.
3. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Mr. Gamble passed out a letter from the current owner Mr. Jeff Bethurum containing the history for the property and buildings.
Chairwoman Besser requested a motion be made to accept the new information.

Ms. Pearce moved to accept the new information Mr. Gamble passed out. Mr. Roberts seconded the motion and the motion passed unanimously.

Mr. Gamble read the letter. (Letter available in the Planning and Sustainability Office)

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6374 for the proposed demolition of Building #1 with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if this is in the flood area.

Mr. Gamble stated yes, both buildings are in the floodplain.

Mr. Thompson stated since the structures are not mentioned in the register, extensive modifications and its location in the floodplain, he did not have an issue with it being demolished and wanted this noted for the reason as why he is okay with this request.

The motion passed as presented 7-0.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6374 for the proposed demolition of Building #2 with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion.

Chairwoman Besser stated she could not support this motion, due to it being a tenant house.

Ms. Pearce requested to know how much it needed to be raised to be out of the flood area.

Mr. Gamble stated 7-ft total.

Mr. Scalf requested to know if there is potential to maybe have it relocated, since it has been before.

Mr. Gamble stated it probably could be, but some material could possibly be recycled.

Mr. Thompson stated he seconded the demolition because of the block foundation, aluminum siding and its location in the floodplain.

After some discussion, the motion passed 6-1, with Chairwoman Besser voting no.

Ms. Pearce moved to approve amending the stone wall in order, to accommodate a fire truck with all work coming back to staff for approval and the same material be used in all aspect of construction. Ms. Marquardt seconded the motion.

Discussion ensued on placement of a future sidewalk and City streetscape.

With the motion for approval having been made, the motion passed 7-0.

Item 12:
Consideration of Recommendation Request for Proposed Preliminary Plat at 151 Franklin Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is in the process of presenting a preliminary plat request to the City for property at 151 Franklin Road. Ms. Rose stated the Planning Director recommended the applicant appear before this Commission to get a recommendation before submitting due to this property being on the Historic Preservation Overlay District as well as having a National Register building and associated buildings on the site. Ms. Rose stated in accordance with the Zoning Ordinance, Section 5.7, the proposed development of any properties on or contiguous to a National Register listed property are required to considered one of three mitigation approaches and the applicant has selected the "Farm field Boundary Approach" mitigation approach. Ms. Rose stated Staff asks this Commission to offer a recommendation to forward on to the Planning Commission.

Mr. Gamble stated they would like to proceed forward with Preliminary Plat submittal to the City of Franklin and explained how the lots would be laid out and projected suggested plat on screen.

Chairwoman Besser requested to know if any citizens would like to speak.

Mr. Martin Dunn, 147 Lancaster Dr. of Harpeth Meadows, spoke against the development stating the development is not compatible with Harpeth Meadows. Mr. Dunn requested the Commission disapprove or postpone the request.

Discussion ensued on contour changes, landscaping and lot sizes.

Mr. Thompson moved to recommend the preliminary plat to the Franklin Planning Commission. Ms. Pearce seconded the motion.

Ms. Pearce moved to amend the motion to include a farm field boundary going down the side of the project abuts the existing neighborhood. Mr. Thompson seconded the motion and the amendment passed 7-0.

The motion to approve failed 3-4 with Mr. Carson, Ms. Marquardt, Mr. Roberts, and Chairwoman Besser voting no.

Ms. Pearce recommended adding a farm field boundary going down the side of the project where it abuts the existing neighborhood if a Preliminary Plat is done. Mr. Thompson seconded the recommendation and the recommendation passed 7-0.

Ms. Marquardt moved to recommend the lot sizes on the southern boundary be along the size of lots 18 & 19. Mr. Carson seconded the motion. The recommendation failed 3-4 with Mr. Thompson, Ms. Pearce, Mr. Scalf, and Mr. Roberts voting no.

Item 13:
Non-agenda emergency items accepted by the commission for consideration.

No non-agenda emergency items.

Item 14:
Items Approved by the Preservation Planner on Behalf of the Historic Zoning Commission, pursuant to the *Historic District Design Guidelines*

- **Fencing at 312 Ledgelawn Ct.; Jill Dufresne, Applicant.**
- **COA Extensions for New Construction at Fair Park Ct. Lots 2-6; Scott Black, Applicant.**
- **Signage at 204 4th Ave. S.; Murray Johns, Applicant.**

Item 15:
Adjourn.

With no further business, the meeting was adjourned at 7:37 p.m.

Susan O. Besser

Acting Secretary

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

RE: Concerns Over Upcoming Development

To Whom it may Concern,

Hello. We are David and Pam Spaulding. We reside at 106 Parsons Place next to the proposed Bethurum development. Pam's parents built this home which was the first house in the Harpeth Meadows Subdivision. In 1995, we bought this home from Dan and Charlene Parsons, Pam's parents. We see several serious potential problems with the development of this property that need to be addressed.

Rain
When it rains, our side yard floods due to the water coming from the adjoining Bethurum property. Part of the cul-de-sac becomes flooded and impassable. Since the Corp of Engineers restructured Franklin's flood plan, I wouldn't be surprised if much of Parsons Place is now included in the flood plain.

Traffic
Lancaster Drive is a dead end. It is narrow. It is barely adequate for the traffic that we now experience. There is no accommodation for our dog walkers, bike riders, and strollers. Cars must take "turns" on the road where there are pedestrians. Lancaster Drive and Parsons Place were not constructed for heavy and persistant traffic.

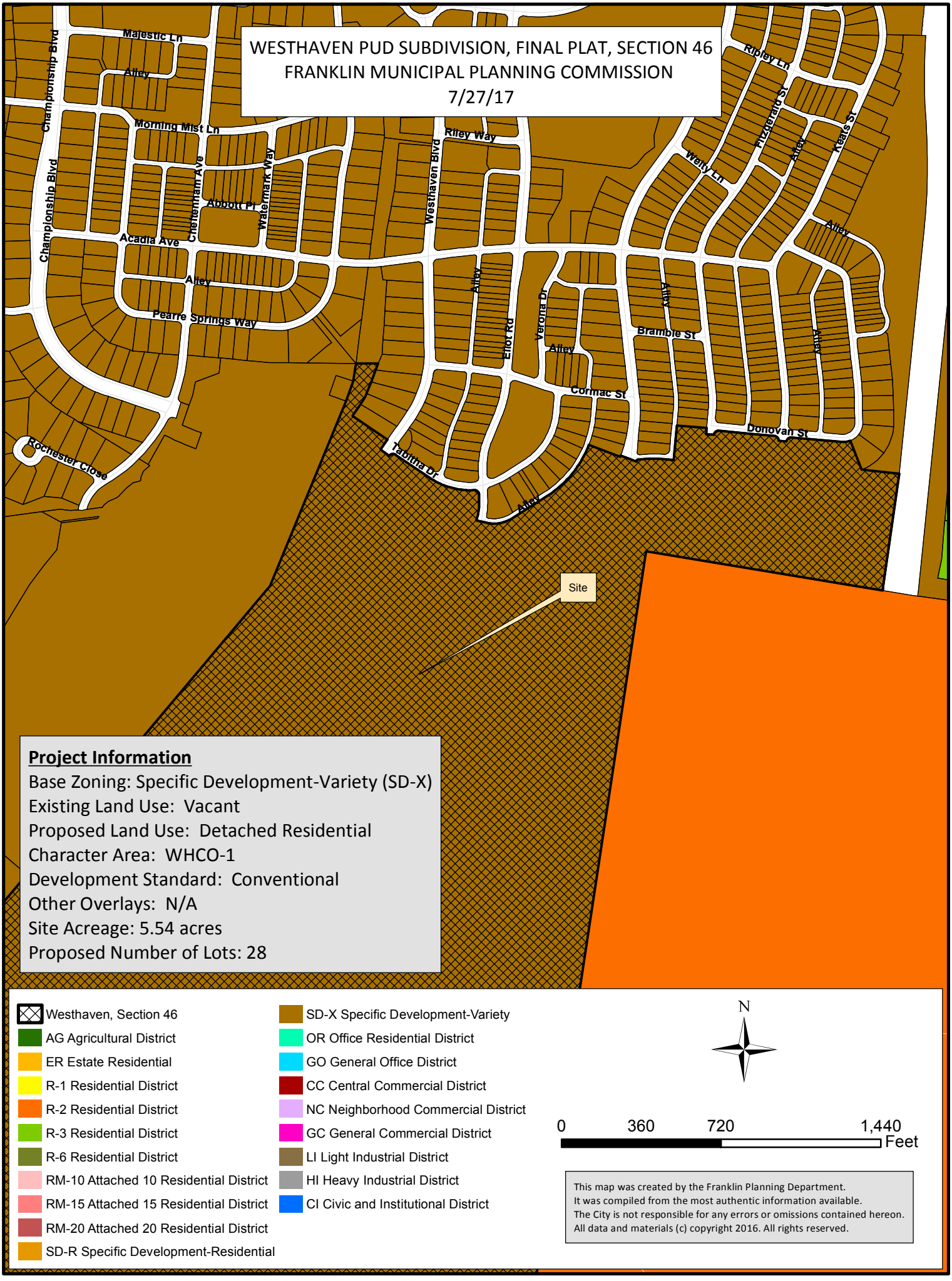
Lot Size
The sizes of the lots in the proposed development are a concern to us. We don't feel that they are consistent with our existing properties. The proposed plans change the look of our neighborhood and the character of Franklin.

We appreciate your assistance with these matters.

Respectfully,
David and Pam Spaulding

RECEIVED
JUN 20 2017
BY: Elaine




WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 46
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/17
Majestic Ln
Alley
Morning Mist Ln
Riley Way
Ripley Ln
Fitzgerald St
Keats St
Welty Ln
Championship Blvd
Cheltenham Ave
Watermark Way
Abbott Pl
Westhaven Blvd
Acadia Ave
Pearre Springs Way
Elliot Rd
Verona Dr
Brambie St
Cormac St
Donovan St
Tabitha Dr
Rochester Close
Site
Project Information
Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.54 acres
Proposed Number of Lots: 28
Westhaven, Section 46
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
360
720
1,440
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6465

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan 6346 (Westhaven PUD Subdivision, site plan, section 46, revision 1) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant. *(comment restated as a reminder to staff)*

Plat Notes:

1. The purpose of this plat is to create 28 lots (Lots 744-1748,1761-1778, 1788, 1885-1888).
2. Subject property is shown as Section 46 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1 and a portion of Parcel 1.16, both on Property Map 77.
4. Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1).
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
   Minimum setback requirements (Section 44 lots):
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (Minimum 0' between townhome units)

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

   Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

   Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)

6. All lots in Section 46 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
7. Section 46 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

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

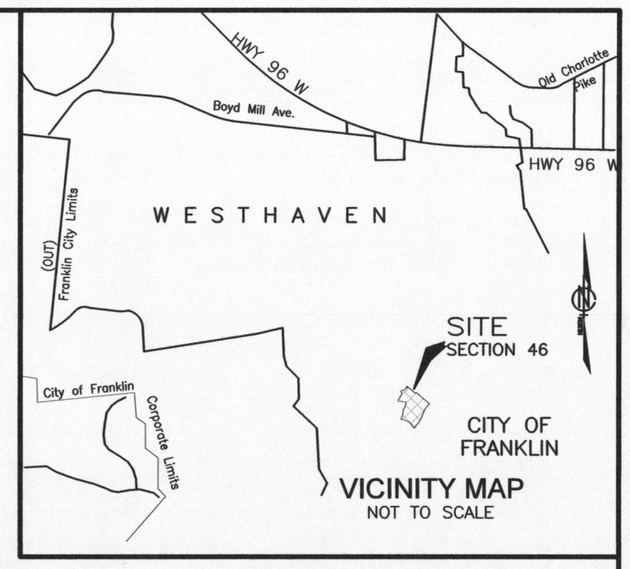
8. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
9. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. 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.
12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
13. Stormwater quality shall be addressed with each site plan.
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. Required Exterior Parking
    a. Single Family Detached Residence
    Two (2) spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be on a minimum 18' wide by 22' deep paved area (as measured from the face of the alley curb.) Parking area may be garage apron or a similar parking pad.
16. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
17. 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.
18. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
19. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
20. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
21. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
22. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
24. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. in the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Parcel #	Lot Size	ACI	No.Trees
1744	5535.69 SF	6	2
1745	4486.31 SF	6	2
1746	4699.67 SF	6	2
1747	5839.80 SF	6	2
1748	10597.29 SF	12	4
1761	6210.14 SF	6	2
1762	5594.78 SF	6	2
1763	6201.63 SF	6	2
1764	4143.55 SF	6	2
1765	2969.68 SF	6	2
1766	2970.61 SF	6	2
1767	4361.00 SF	6	2
1768	4340.22 SF	6	2
1769	2970.44 SF	6	2
1770	2970.76 SF	6	2
1771	4592.46 SF	6	2
1772	9342.57 SF	6	2
1773	6588.40 SF	6	2
1774	6963.20 SF	6	2
1775	6205.81 SF	6	2
1776	5872.74 SF	6	2
1777	4455.00 SF	6	2
1778	4455.00 SF	6	2
1788	7615.38 SF	6	2
1885	6167.57 SF	6	2
1886	6631.22 SF	6	2
1887	7436.89 SF	6	2
1888	8900.92 SF	6	2

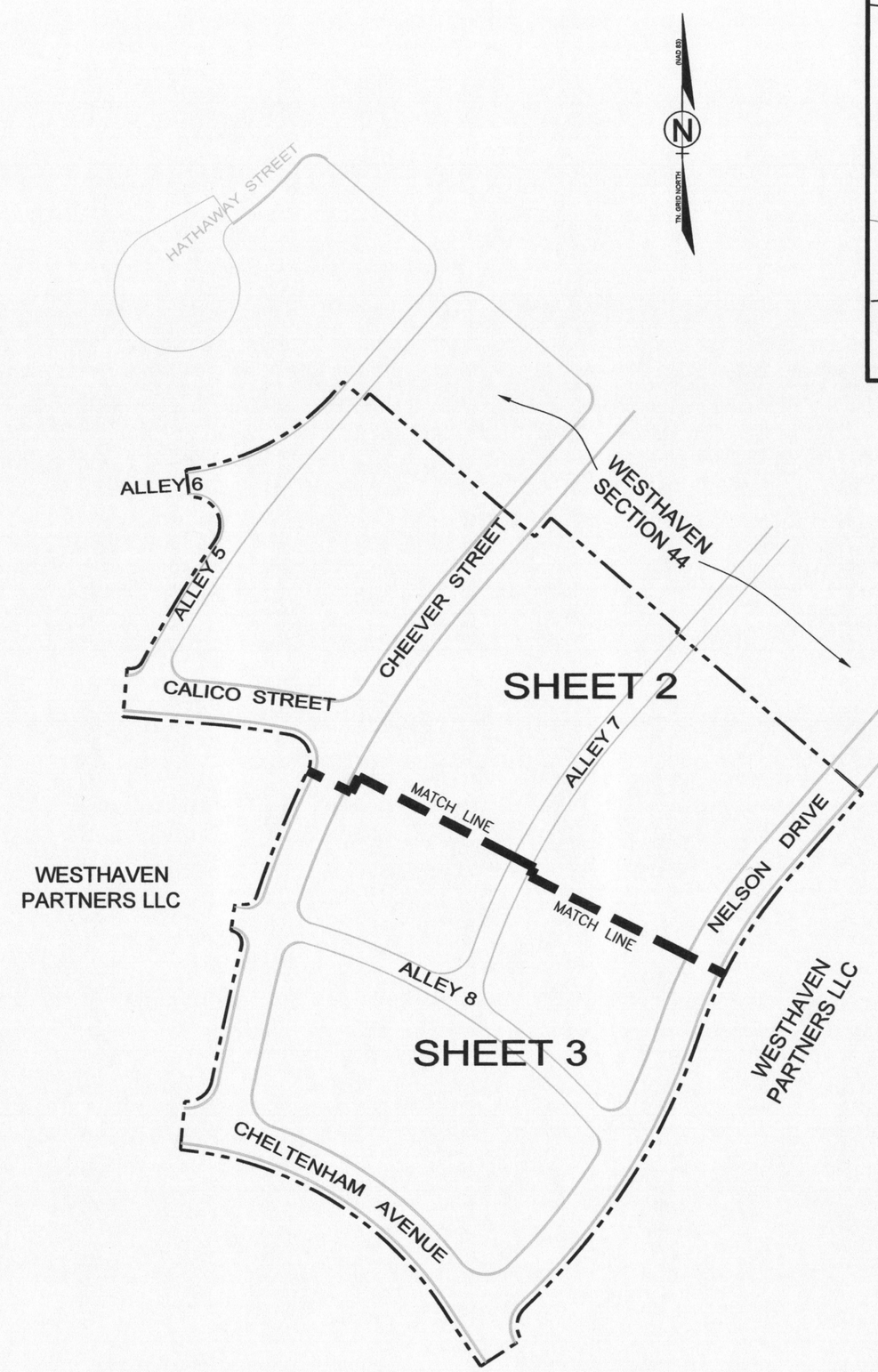
Owner/Subdivider: Westhaven Partners, LLC

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



VICINITY MAP
NOT TO SCALE



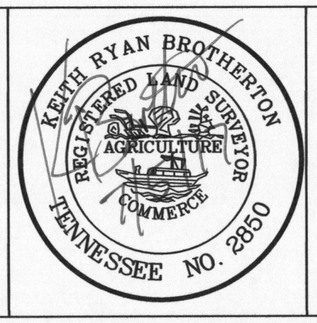
PARCEL AREA TABLE		
Parcel #	Area	Area
1744	5535.69 SF	0.13 Ac.
1745	4486.31 SF	0.10 Ac.
1746	4699.67 SF	0.11 Ac.
1747	5839.80 SF	0.13 Ac.
1748	10597.29 SF	0.24 Ac.
1761	6210.14 SF	0.14 Ac.
1762	5594.78 SF	0.13 Ac.
1763	6201.63 SF	0.14 Ac.
1764	4143.55 SF	0.10 Ac.
1765	2969.68 SF	0.07 Ac.
1766	2970.61 SF	0.07 Ac.
1767	4361.00 SF	0.10 Ac.
1768	4340.22 SF	0.10 Ac.
1769	2970.44 SF	0.07 Ac.
1770	2970.76 SF	0.07 Ac.
1771	4592.46 SF	0.11 Ac.
1772	9342.57 SF	0.21 Ac.
1773	6588.40 SF	0.15 Ac.
1774	6963.20 SF	0.16 Ac.
1775	6205.81 SF	0.14 Ac.
1776	5872.74 SF	0.13 Ac.
1777	4455.00 SF	0.10 Ac.
1778	4455.00 SF	0.10 Ac.
1788	7615.38 SF	0.17 Ac.
1885	6167.57 SF	0.14 Ac.
1886	6631.22 SF	0.15 Ac.
1887	7436.89 SF	0.17 Ac.
1888	8900.92 SF	0.20 Ac.

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 15th day of March, 2017.

KRBrotherton 7/5/17

Keith Ryan Brotherton, 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
kbrotherton@wilsonpc.com



100' 0' 100' 200' 300'
GRAPHIC SCALE

Legend		Legend (cont.)	
Existing Iron Rod	O	Water Valve	M
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	⊠	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊕	Public Drainage Esmt.	P.D.E.
Street Address		Public Utility & Access Esmt.	P.U.A.E.

SITE DATA	
TOTAL AREA =	± 5.54 Ac. (241,423.04 sf)
TOTAL ROW =	± 1.89 Ac. (82,304.32 sf)
TOTAL LOT AREA =	± 3.65 Ac. (159,118.72 sf)

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 46 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 46 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 46 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

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

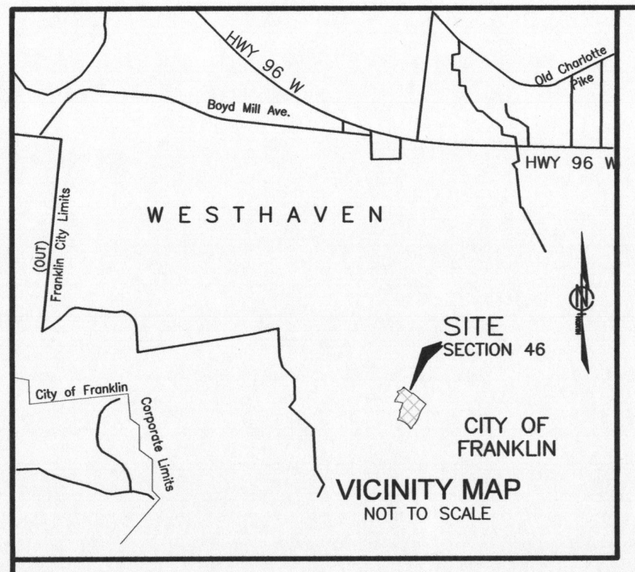
SECTION 46

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 5.54 — TOTAL # OF LOTS 28
ACRES NEW RD/ST 1.89 (ROW) — L.F. OF NEW RD/ST 2427
ACRES OPEN SPACE 5.52 — CIVIL DISTRICT 5th
DRAWN BY JAG — CLOSURE ERROR < 1:10,000
SCALE = 1"=100' — DATE = 06/12/17

COF PROJECT # 6465 — SHEET 1 OF 3



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	36.90'	20.00'	105°43'18"	N26°29'49"W	31.89'
C8	61.24'	619.25'	5°39'59"	N82°11'27"W	61.22'
C9	11.76'	10.00'	67°24'12"	N61°16'27"E	11.10'
C10	112.46'	906.75'	7°06'23"	N31°07'32"E	112.39'
C11	50.50'	22.00'	131°31'44"	N31°05'09"W	40.12'
C12	139.37'	189.00'	42°15'06"	N62°01'26"E	136.24'
C14	148.20'	380.75'	22°18'08"	S29°44'49"W	147.27'
C17	98.96'	884.75'	6°24'31"	S31°55'36"W	98.91'
C18	46.83'	884.75'	3°01'58"	N36°38'50"E	46.83'
C19	37.69'	884.75'	2°26'26"	N39°23'02"E	37.68'
C20	4.54'	884.75'	0°17'37"	N40°45'04"E	4.54'
C21	3.84'	749.75'	0°17'37"	S40°45'04"W	3.84'
C22	31.94'	749.75'	2°26'26"	S39°23'02"W	31.93'
C23	39.68'	749.75'	3°01'58"	S36°38'50"W	39.68'
C24	34.33'	749.75'	2°37'24"	S33°49'09"W	34.33'
C25	24.57'	20.00'	70°22'35"	S67°41'44"W	23.05'
C26	90.78'	657.75'	7°54'29"	N81°04'12"W	90.71'
C27	19.85'	10.00'	113°44'47"	N28°09'03"W	16.75'
C28	36.58'	576.25'	3°38'13"	S39°04'46"W	36.57'
C29	27.79'	576.25'	2°45'47"	S35°52'46"W	27.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	22.01'	576.25'	2°11'17"	S33°24'14"W	22.00'
C31	22.01'	576.25'	2°11'17"	S31°12'57"W	22.00'
C32	26.58'	576.25'	2°38'34"	S28°48'02"W	26.58'
C44	38.03'	711.25'	3°03'48"	N29°00'38"E	38.02'
C45	22.00'	711.25'	1°46'21"	N31°25'42"E	22.00'
C46	21.99'	711.25'	1°46'17"	N33°12'01"E	21.99'
C47	33.60'	711.25'	2°42'23"	N35°26'21"E	33.59'
C48	50.96'	711.25'	4°06'20"	N38°50'43"E	50.95'
C49	19.94'	419.25'	2°43'30"	S39°32'08"W	19.94'
C50	39.59'	419.25'	5°24'40"	S35°28'03"W	39.58'
C51	44.43'	419.25'	6°04'17"	S29°43'34"W	44.41'
C60	58.73'	554.25'	6°04'17"	N29°43'34"E	58.70'
C61	52.34'	554.25'	5°24'40"	N35°28'03"E	52.32'
C62	26.36'	554.25'	2°43'30"	N39°32'08"E	26.36'

Line Table		
Line #	Length	Direction
L5	72.71'	N85°01'27"W
L6	38.50'	N4°58'33"E
L8	7.53'	N40°53'53"E
L9	22.00'	S49°06'07"E
L10	6.48'	N40°53'53"E
L11	173.50'	S49°04'58"E
L12	19.60'	N40°53'53"E
L13	135.00'	S49°06'07"E
L14	3.26'	S40°53'53"W
L15	195.50'	S49°06'07"E
L16	86.35'	S40°53'53"W
L18	29.07'	N40°53'53"E
L19	34.52'	N40°53'53"E
L20	135.00'	S49°04'58"E
L21	41.00'	S40°53'53"W
L22	29.02'	S40°53'53"W
L23	135.00'	N49°04'58"W
L24	135.00'	N49°23'45"W
L25	135.00'	N51°50'11"W
L26	135.00'	N54°52'09"W

Line Table		
Line #	Length	Direction
L27	24.86'	N85°01'27"W
L28	26.41'	N40°53'53"E
L29	42.74'	S40°53'53"W
L30	135.00'	N49°06'07"W
L31	41.00'	S40°53'53"W
L32	135.00'	N49°28'40"W
L33	2.61'	S40°53'53"W
L34	135.10'	N55°12'25"W
L35	135.08'	N57°40'15"W
L36	135.00'	N57°39'52"W
L37	135.08'	N57°39'52"W
L38	135.00'	N62°31'22"W
L42	1.72'	N40°53'53"E
L43	41.89'	N40°53'53"E
L44	135.00'	S49°06'07"E
L45	33.00'	S40°53'53"W
L46	135.00'	N49°06'07"W
L47	33.00'	S40°53'53"W
L48	135.00'	N49°06'07"W
L49	20.35'	S40°53'53"W

Line Table		
Line #	Length	Direction
L50	135.00'	N51°49'38"W
L51	135.00'	N57°14'17"W
L52	135.00'	N63°18'35"W
L54	20.35'	N40°53'53"E
L55	33.00'	N40°53'53"E
L56	33.00'	N40°53'53"E



SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 46

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 15th day of March, 2017.

7-5-17

Keith Ryan Brotherton, 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
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2850
DEPARTMENT OF AGRICULTURE
DEPARTMENT OF COMMERCE

GRAPHIC SCALE 50' 0' 50' 100' 150'

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

CERTIFICATE OF 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

FINAL SUBDIVISION PLAT

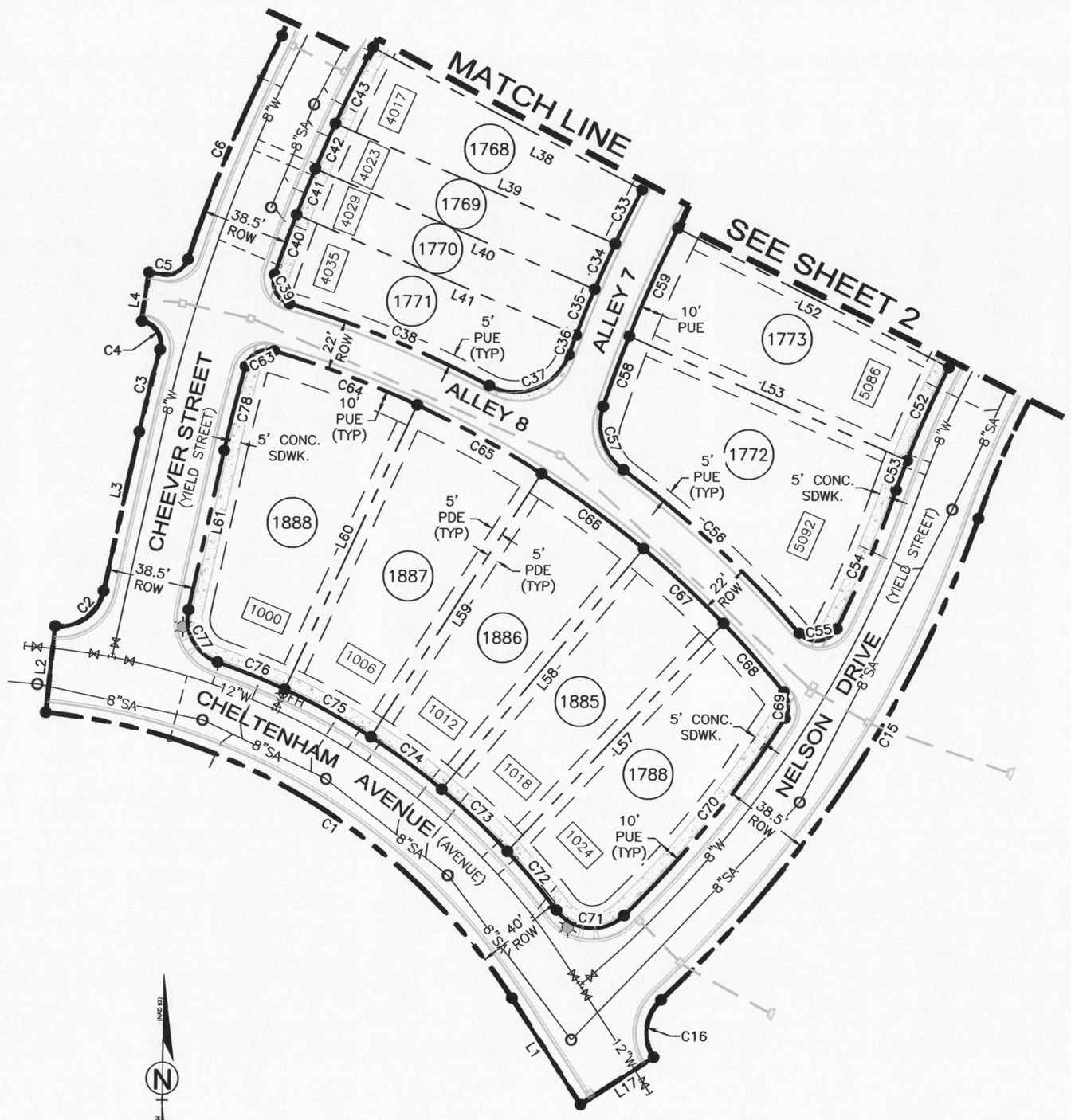
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

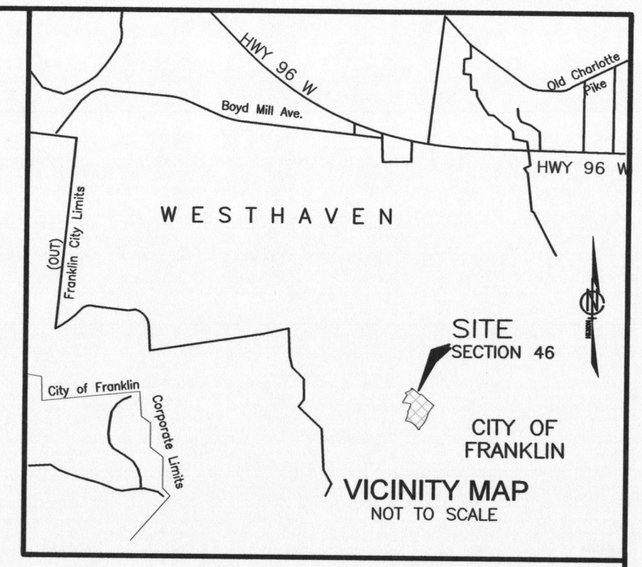
TOTAL ACRES 5.54	TOTAL # OF LOTS 28
ACRES NEW RD/ST 1.89 (ROW)	L.F. OF NEW RD/ST 2427
ACRES OPEN SPACE 5.52	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=50'	DATE = 06/12/17

COF PROJECT # 6465 — SHEET 2 OF 3

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	251.00'	280.75'	51°13'25"	N58°53'36"W	242.72'
C2	29.11'	20.00'	83°23'12"	N53°47'52"E	26.61'
C3	37.55'	1020.68'	2°06'27"	N13°32'21"E	37.54'
C4	16.84'	10.00'	96°27'57"	N33°15'33"W	14.92'
C5	6.05'	480.25'	0°43'20"	S81°09'08"E	6.05'
C6	107.33'	749.75'	8°12'08"	N22°15'46"E	107.24'
C15	258.13'	519.25'	28°28'58"	S32°50'14"W	255.48'
C16	28.05'	20.00'	80°21'37"	S6°53'55"W	25.81'
C33	26.69'	576.25'	2°39'12"	S26°09'09"W	26.68'
C34	22.00'	576.25'	2°11'16"	S23°43'55"W	22.00'
C35	22.01'	576.25'	2°11'17"	S21°32'38"W	22.01'
C36	9.26'	576.25'	0°55'16"	S19°59'21"W	9.26'
C37	42.77'	25.00'	98°00'38"	S68°32'03"W	37.74'
C38	96.06'	480.25'	11°27'39"	N68°11'28"W	95.90'
C39	16.15'	10.00'	92°33'18"	N27°38'39"W	14.45'
C40	28.18'	711.25'	2°16'13"	N19°46'07"E	28.18'
C41	22.00'	711.25'	1°46'21"	N21°47'24"E	22.00'
C42	22.00'	711.25'	1°46'21"	N23°33'45"E	22.00'
C43	37.61'	711.25'	3°01'48"	N25°57'50"E	37.61'
C52	45.22'	419.25'	6°10'48"	S23°36'02"W	45.20'
C53	14.01'	419.25'	1°54'53"	S19°33'12"W	14.01'
C54	66.81'	480.75'	7°57'46"	S22°34'38"W	66.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C55	19.57'	10.00'	112°08'44"	S82°37'53"W	16.59'
C56	107.10'	480.25'	12°46'37"	N47°41'03"W	106.87'
C57	31.38'	25.00'	71°54'36"	N18°07'04"W	29.36'
C58	33.25'	554.25'	3°26'16"	N19°33'22"E	33.25'
C59	52.39'	554.25'	5°24'56"	N23°58'58"E	52.37'
C63	15.85'	10.00'	90°47'57"	N60°36'01"E	14.24'
C64	68.23'	458.25'	8°31'49"	S69°44'06"E	68.16'
C65	63.07'	458.25'	7°53'08"	S61°31'37"E	63.02'
C66	56.24'	458.25'	7°01'52"	S54°04'07"E	56.20'
C67	48.65'	458.25'	6°04'57"	S47°30'43"E	48.62'
C68	40.62'	458.25'	5°04'44"	S41°55'52"E	40.61'
C69	12.45'	10.04'	71°04'57"	S3°41'17"E	11.67'
C70	113.32'	480.75'	13°30'21"	S38°45'57"W	113.06'
C71	33.94'	20.00'	97°14'41"	N85°51'32"W	30.01'
C72	34.10'	319.25'	6°07'14"	N40°17'48"W	34.09'
C73	40.10'	319.25'	7°11'46"	N46°57'18"W	40.07'
C74	39.18'	319.25'	7°01'52"	N54°04'07"W	39.15'
C75	43.94'	319.25'	7°53'08"	N61°31'37"W	43.90'
C76	32.05'	319.25'	5°45'06"	N68°20'44"W	32.03'
C77	29.09'	20.00'	83°19'33"	N29°33'31"W	26.59'
C78	38.44'	711.25'	3°05'47"	N13°39'09"E	38.43'





Line Table		
Line #	Length	Direction
L1	56.26'	N33°16'54"W
L2	38.50'	N5°27'49"E
L3	72.34'	N12°06'16"E
L4	22.00'	N8°38'51"E
L17	38.50'	S56°43'06"W
L38	135.00'	N62°31'22"W
L39	135.07'	N67°09'34"W
L40	135.00'	N67°09'34"W
L41	135.10'	N67°09'34"W
L52	135.00'	N63°18'35"W
L53	135.15'	N66°21'12"W
L57	139.20'	N42°58'28"E
L58	139.00'	N39°26'49"E
L59	139.00'	N32°24'56"E
L60	139.00'	N24°31'49"E
L61	72.38'	N12°06'16"E

GRAPHIC SCALE
50' 0' 100' 150' 200'

SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 46

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 15th day of March, 2017.

7/5/17

Keith Ryan Brotherton, 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
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 2850

GRAPHIC SCALE
50' 0' 50' 100' 150'

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

CERTIFICATE OF 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 5.54	TOTAL # OF LOTS 28
ACRES NEW RD/ST 1.89 (ROW)	L.F. OF NEW RD/ST 2427
ACRES OPEN SPACE 5.52	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=50'	DATE = 06/12/17

COF PROJECT # 6465

SHEET 3 OF 3


WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 48
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/17
Ave
Shelley
Alley
Stonewater Blvd
Alley
Camberley St
Clifton St
Jasper Ave
Championship Blvd
Site
Fleetwood Dr
Alley
Ln
smere Rd
Project Information
Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.15 acres
Proposed Number of Lots: 16
Westhaven, Sec 48
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
190
380
760
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6466

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan(s) 6223 (Westhaven PUD Subdivision, Site Plan, Section 48) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant. *(comment restated as a reminder to staff)*

Plat Notes:

1. The purpose of this plat is to create 16 lots (Lots 1869-1875 and 1878-1884).
2. Subject property is shown as Section 48 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 23 on Williamson County Map No. 64
4. Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1).
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, courtyard house, townhouse, flex house, or house.
   Minimum setback requirements (Section 44 lots):
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (Minimum 0' between townhome units)

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

   Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

   Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)

6. All lots in Section 48 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
7. Section 48 includes the following building types and sizes: sideyard houses, cottages, houses, and courtyards.

   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

8. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
9. 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. 195F.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. 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.
12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
13. Stormwater quality shall be addressed with each site plan.
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. Required Exterior Parking
    a. Single Family Detached Residence
       Two (2) spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be on a minimum 18' wide by 22' deep paved area (as measured from the face of the alley curb.) Parking area may be garage apron or a similar parking pad.
16. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
17. 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.
18. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
19. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
20. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
21. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
22. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
23. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development, in the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

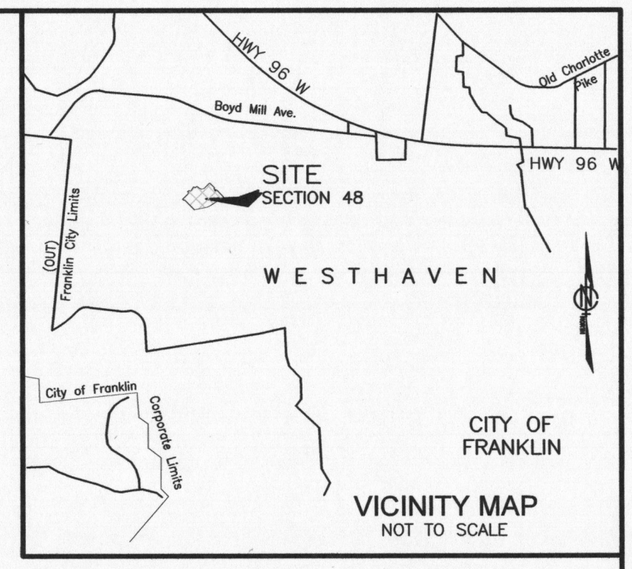
Parcel Area Table		
Parcel #	Area (S.F.)	Area (Ac.)
1869	6210.14	0.14
1870	6210.14	0.14
1871	7211.76	0.17
1872	8331.06	0.19
1873	8683.17	0.20
1874	9035.64	0.21
1875	13514.13	0.31
1876	16516.42	0.38
1877	12947.72	0.30
1878	13109.45	0.30
1879	13552.46	0.31
1880	14015.32	0.32
1881	15046.29	0.35
1882	17454.61	0.40
1883	14347.45	0.33
1884	13977.02	0.32

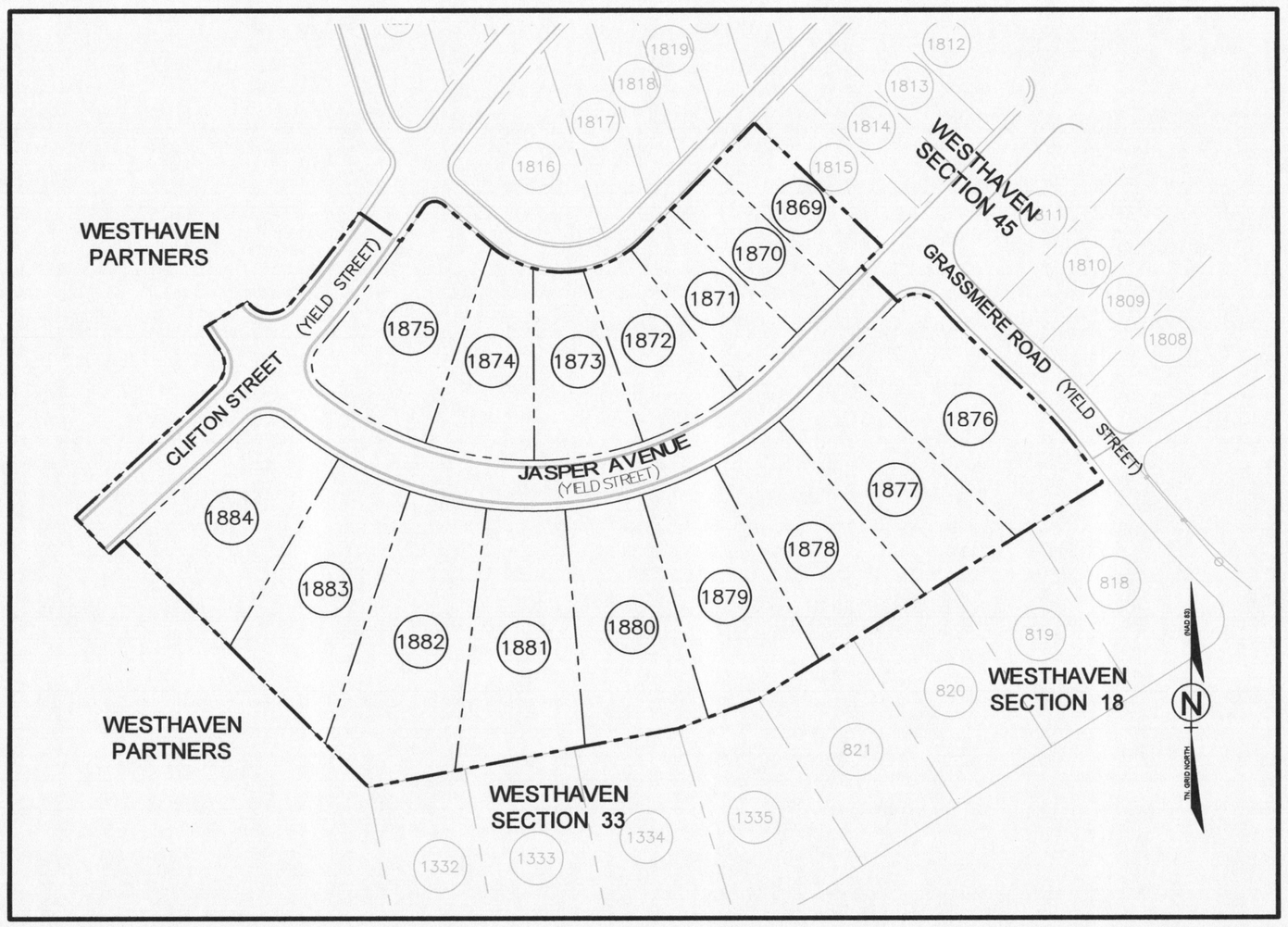
DETACHED RESIDENTIAL LOT TREE CHART			
Parcel #	Area (S.F.)	ACI	No.Trees
1869	6210.14	6	2
1870	6210.14	6	2
1871	7211.76	6	2
1872	8331.06	6	2
1873	8683.17	6	2
1874	9035.64	6	2
1875	13514.13	12	4
1876	16516.42	12	4
1877	12947.72	12	4
1878	13109.45	12	4
1879	13552.46	12	4
1880	14015.32	12	4
1881	15046.29	12	4
1882	17454.61	12	4
1883	14347.45	12	4
1884	13977.02	12	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





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 20th day of February, 2017.

7-5-17

Keith Ryan Brotherton, 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
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2850

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

CERTIFICATE OF 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 48 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 48 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 48 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

SITE DATA	
TOTAL AREA =	± 5.15 Ac. (224,506.71 sf)
TOTAL ROW =	± 0.79 Ac. (34,343.94 sf)
TOTAL LOT AREA =	± 4.36 Ac. (190,162.77 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 48

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 5.15	TOTAL # OF LOTS 16
ACRES NEW RD/ST 0.79 (ROW)	L.F. OF NEW RD/ST 921
ACRES OPEN SPACE 0.0	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = NOT TO SCALE	DATE = 06/12/17

COF PROJECT # 6466 *SHEET 1 OF 2*

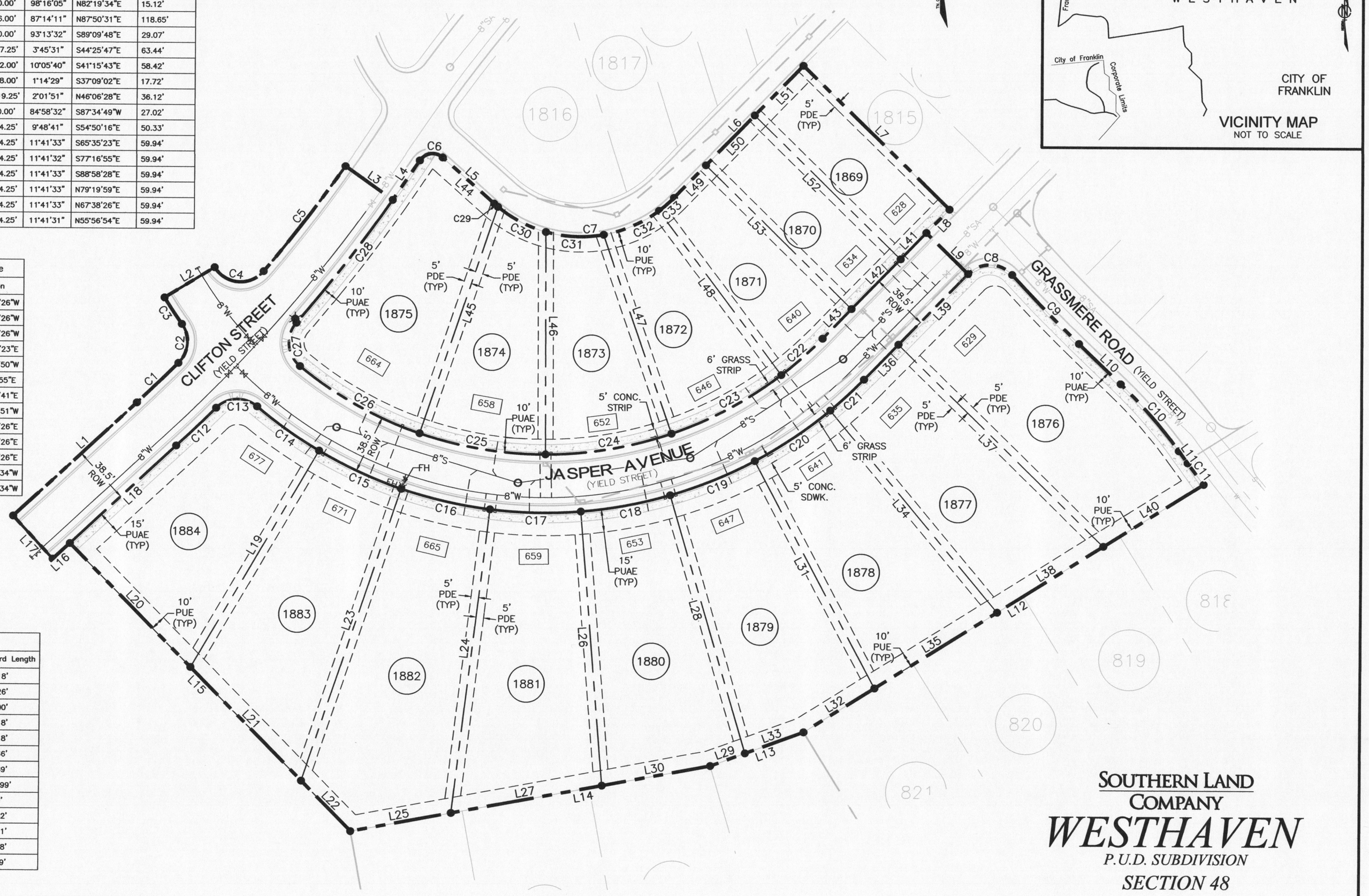
Parcel Line Table		
Line #	Length	Direction
L1	110.46'	N47°07'23"E
L2	38.50'	N58°29'30"E
L3	38.50'	S55°02'08"E
L4	31.53'	N34°04'42"E
L5	45.56'	S48°32'23"E
L6	122.06'	N44°13'26"E
L7	135.00'	S45°46'34"E
L8	21.70'	S44°13'26"W
L9	38.50'	S45°46'34"E
L10	38.17'	S46°18'33"E
L11	9.84'	S36°12'52"E
L12	309.89'	S57°54'52"W
L13	65.35'	S69°56'27"W
L14	240.85'	S79°23'04"W
L15	265.30'	N44°42'20"W
L16	15.32'	S47°07'23"W
L17	38.50'	N42°52'37"W
L18	95.14'	N47°07'23"E
L19	165.72'	S30°15'24"W
L20	114.27'	N44°42'20"W

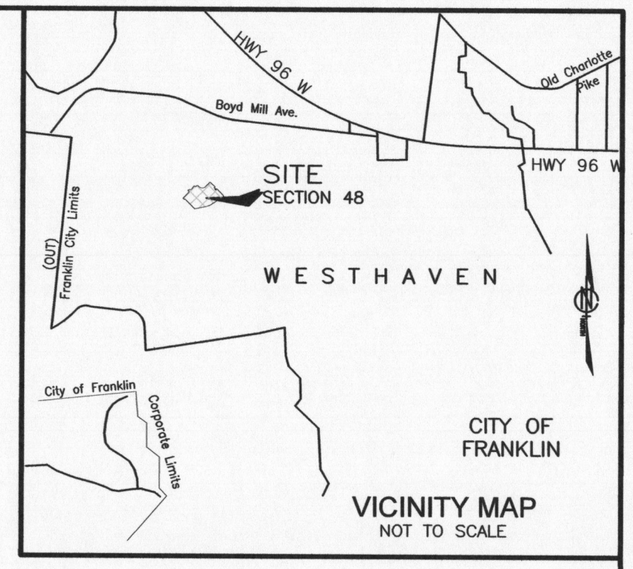
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.78'	980.75'	2°12'25"	N46°01'11"E	37.78'
C2	28.10'	20.00'	80°29'13"	N4°40'21"E	25.84'
C3	20.86'	294.25'	4°03'45"	N33°32'23"W	20.86'
C4	37.84'	20.00'	108°23'52"	S85°42'26"E	32.44'
C5	87.80'	980.75'	5°07'46"	N37°31'45"E	87.77'
C6	17.15'	10.00'	98°16'05"	N82°19'34"E	15.12'
C7	130.94'	86.00'	87°14'11"	N87°50'31"E	118.65'
C8	32.54'	20.00'	93°13'32"	S89°09'48"E	29.07'
C9	63.45'	967.25'	3°45'31"	S44°25'47"E	63.44'
C10	58.49'	332.00'	10°05'40"	S41°15'43"E	58.42'
C11	17.72'	818.00'	1°14'29"	S37°09'02"E	17.72'
C12	36.13'	1019.25'	2°01'51"	N46°06'28"E	36.12'
C13	29.66'	20.00'	84°58'32"	S87°34'49"W	27.02'
C14	50.39'	294.25'	9°48'41"	S54°50'16"E	50.33'
C15	60.05'	294.25'	11°41'33"	S65°35'23"E	59.94'
C16	60.05'	294.25'	11°41'32"	S77°16'55"E	59.94'
C17	60.05'	294.25'	11°41'33"	S88°58'28"E	59.94'
C18	60.05'	294.25'	11°41'33"	N79°19'59"E	59.94'
C19	60.05'	294.25'	11°41'33"	N67°38'26"E	59.94'
C20	60.05'	294.25'	11°41'31"	N55°56'54"E	59.94'

Parcel Line Table		
Line #	Length	Direction
L21	104.37'	N44°42'20"W
L22	46.66'	N44°42'20"W
L23	203.12'	S18°33'51"W
L24	201.56'	S6°52'19"W
L25	67.35'	S79°23'04"W
L26	181.08'	S4°49'14"E
L27	101.00'	S79°23'04"W
L28	177.16'	S16°30'47"E
L29	24.26'	S69°56'27"W
L30	72.50'	N79°23'04"E
L31	169.48'	S28°12'20"E
L32	54.99'	S57°54'52"W
L33	41.09'	S69°56'27"W
L34	172.76'	S39°53'52"E
L35	94.86'	S57°54'52"W
L36	32.28'	N44°13'26"E
L37	189.81'	S45°46'34"E
L38	82.46'	S57°54'52"W
L39	65.44'	N44°13'26"E
L40	77.58'	S57°54'52"W

Parcel Line Table		
Line #	Length	Direction
L41	24.30'	S44°13'26"W
L42	46.00'	S44°13'26"W
L43	27.42'	S44°13'26"W
L44	45.56'	S48°32'23"E
L45	157.88'	S18°41'50"W
L46	146.64'	S0°14'55"E
L47	138.51'	S19°11'41"E
L48	134.99'	N37°02'51"W
L49	30.05'	N44°13'26"E
L50	46.00'	N44°13'26"E
L51	46.00'	N44°13'26"E
L52	135.00'	N45°46'34"W
L53	135.00'	N45°46'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	30.19'	294.25'	5°52'42"	N47°09'47"E	30.18'
C22	36.29'	255.75'	8°07'52"	S48°17'22"W	36.26'
C23	82.36'	255.75'	18°27'02"	S61°34'49"W	82.00'
C24	84.57'	255.75'	18°56'45"	S80°16'42"W	84.18'
C25	84.57'	255.75'	18°56'46"	N80°46'32"W	84.18'
C26	91.14'	255.75'	20°25'06"	N61°05'37"W	90.66'
C27	31.99'	20.00'	91°38'26"	N5°03'50"W	28.69'
C28	103.03'	1019.25'	5°47'31"	N37°51'37"E	102.99'
C29	3.29'	86.00'	2°11'21"	S49°38'04"E	3.29'
C30	36.09'	86.00'	24°02'33"	S62°45'01"E	35.82'
C31	38.43'	86.00'	25°36'00"	S87°34'17"E	38.11'
C32	40.04'	86.00'	26°40'35"	N66°17'26"E	39.68'
C33	13.10'	86.00'	8°43'43"	N48°35'17"E	13.09'





SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 48

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 15th day of March, 2017.

7-5-17

Keith Ryan Brotherton, 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
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2850

GRAPHIC SCALE 50' 0' 50' 100' 150'

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

CERTIFICATE OF 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

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 5.15	TOTAL # OF LOTS 16
ACRES NEW RD/ST 0.79 (ROW)	L.F. OF NEW RD/ST 921
ACRES OPEN SPACE 0.0	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = NOT TO SCALE	DATE = 06/12/17

COF PROJECT # 6466 *SHEET 2 OF 2*