City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 26, 2018 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 26, 2018, 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. 18-0767 Approval of the June 28, 2018 FMPC minutes.

Attachments: DRAFT FMPC Minutes 6-28-18

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. 18-0738 Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)

3. 18-0739 Generals Retreat PUD Subdivision, site plan; extend the maintenance agreement for drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)

4. 18-0740 Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 25, 2019. (CONSENT AGENDA)

5. 18-0741 Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 25, 2019. (CONSENT AGENDA)

6. 18-0742 South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 25, 2019. (CONSENT AGENDA)

7. 18-0743 Tywater Crossing PUD Subdivision, site plan, section 4; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

8. 18-0726 Consideration Of Ordinance 2018-28, To Be Entitled: "An Ordinance To Rezone 2.17 Acres From Estate Residential (ER) District To Residential - 3 (R-3) District For The Property Located North Of New Highway 96 And South Of Del Rio Pike At 1044 Carlisle Lane." (07-26-18 FMPC 7-0, 08/14/18 WS AND BOMA 1st Reading 8-0, 9/11/18 BOMA 2ND Reading 7-0). THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: ORDINANCE 2018-28 Carlisle Lane_with Map and Survey.Law Approved

6749 - COA - 1044 Carlisle Lane Rezoning

9. 18-0684 Consideration Of Ordinance 2018-30 AS AMENDED, To Be Entitled: "An Ordinance To Rezone 49.10 Acres From Estate Residential (ER) District To Civic - Institutional (CI) District For The Property Located West Of Hillsboro Road And South Of The Harpeth River, 1215 Hillsboro Road, (Christ Community Church PUD Subdivision)." (07-26-18 FMPC 7-0, 08/14/18 WS AND BOMA 1st Reading 8-0, BOMA 2nd Reading 7-0 Amending East to read WEST) THIRD AND FINAL READING

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

Attachments: ORD 2018-30 AS AMENDED Rezone_Christ Community_with Map.Law Approv

ORD 2018-30 Rezone_ChristCommunity_with Map.Law Approved.pdf

Christ Community Church PUD Subdivision (1).pdf

10. 18-0685 PUBLIC HEARING: Consideration Of Resolution 2018-58, To Be Entitled: "A Resolution Approving A Development Plan For Christ Community Church, For The Property Located East Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road)." (07/26/18 FMPC 7-0, 08/14/18 WS)

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

Attachments: RES 2018-58 ChristCommunityChurchSubd_with Map.pdf

ChristCommunity_Conditions of Approval_01.pdf

CCC - Chapel Addition Elevations 6-11-18.pdf

CCC - Youth Building Elevations - A2.0 6-11-18.pdf

CCC - Youth Building Elevations - A2.1 6-11-18.pdf

Christ Community Church PUD Subdivision.pdf

11. 18-0752 *Consideration Of Ordinance 2018-33, To Be Entitled: "An Ordinance To Zone 419 Murfreesboro Road Into The Historic Preservation Overlay (HPO) District, Consisting of 1.08 Acres And Located At 419 Murfreesboro Road." Establishing a Public Hearing Date of September 11, 2018. (07-26-18 FMPC 7-0) FIRST OF THREE READINGS

Sponsors: Emily Hunter

Attachments: MAP 67369 419 Murfreesboro HPO Rezon

ORD 2018-33 419 Murfreesboro Rd HPO_with Map and Survey

6739 7.5.18 Powell Zoning Request Plan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. 18-0751 508 Duke Drive Subdivision, Final Plat, Creating 4 Commercial Lots, On 7.29 Acres, Located At 508 Duke Drive. (CONSENT AGENDA)

Attachments: 6740 MAP 508 Duke Drive Subd FP

6740 508 Duke Dr FP Conditions of Approval_01

508 DUKE DRIVE SUBDIVISION, FINAL PLAT - submittal 002

13. 18-0727 Highlands At Ladd Park PUD Subdivision, Final Plat, Section 30, Creating 38 Single-Family Lots And Six Open Space Lots On 12.39 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: 6743 - MAP - Highlands at Ladd Park PUD Subdivision Final Plat Section 30

6743 - COA - Highlands at Ladd Park PUD Subdivision Final Plat Section 30

6743 - PLAT- Highlands at Ladd Park PUD Subdivision Final Plat Section 30

14. 18-0728 Simmons Ridge PUD Subdivision, Final Plat, Section 4, Creating 42 Multi-Family Lots and Four Open Space Lots On 7.70 Acres, Located North Of South Carothers Road At Gracious Drive And Orangery Drive. (CONSENT AGENDA)

Attachments: 6744 - MAP - Simmons Ridge PUD Subdivision Final Plat Section 4

6744 - COA - Simmons Ridge PUD Subdivision Final Plat Section 4

6744 - PLAT - Simmons Ridge PUD Subdivision Final Plat Section 4

15. 18-0687 Waterford Subdivision, Site Plan, Lot 2, Revision 1, (Columbia State Community College Parking Garage), Construction Of A 3-Story Parking Garage On A 36 Acre Lot, Located At 1228 Liberty Pike. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments:
- MAP_WaterfordCCSCGarage.pdf
- CCSCGARAGE_Conditions of Approval_01.pdf
- CCSC_Elevations.pdf
- Masterplan_CCSC.pdf
- COF #6755-CSCC Garage-Resubmittal.pdf

16. 18-0729 Westhaven PUD Subdivision, Final Plat, Section 51, Creating 36 Single-Family Lots And Eight Multi-Family Lots On 7.79 Acres, Located Within Westhaven At Congress Drive And Beckwith Street. (CONSENT AGENDA)

Attachments:
- 6746 - MAP - Westhaven PUD Subdivision Final Plat Section 51
- 6746 - COA - Westhaven PUD Subdivision Final Plat Section 51
- 6746 - PLAT - Westhaven PUD Subdivision Final Plat Section 51

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, June 28, 2018 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

Absent 1 - Chairperson Hathaway

MINUTES

1. Approval of the May 24, 2018 FMPC Minutes.

Attachments: DRAFT May 2018 FMPC Minutes

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from May 24, 2018, as presented. 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

Absent: 1 - Chairperson Hathaway

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Vice-Chair Lindsey asked for citizen comments. There were none.

ANNOUNCEMENTS

Vice-Chair Lindsey asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning & Sustainability, stated she had an announcement and that the Commissioners had been notified. She stated that the order for Items 29 and 30 had mistakenly been switched on the agenda. She stated Item 29 on the current agenda should be Resolution 2018-46 which is for the Smith property in the Mayes Creek Basin. She stated that Item 30 should be Resolution 2018-47 for the City proposed amendment for the rest of the basin which is contingent upon the item before it. She asked that the Commissioners would make a motion and vote to reorder those two items.

Vice-Chair Lindsey and Commissioner Allen confirmed the order Resolution 2018-46 and Resolution 2018-47.

Commissioner McLemore moved, seconded by Commissioner Gregory to reorder the items so that Resolution 2018-46 would become Item 29 and Resolution 2018-47 would become Item 30 on the agenda. The motion carried unanimously (8-0).

Vice-Chair Lindsey announced that there was monitor in the lobby streaming the meeting. Chairs had been placed to view the meeting. He suggested that people who were standing go to the lobby to allow for adequate egress.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Alderman Petersen requested that Item 26 be pulled from the Consent Agenda.

Commissioner Gregory recused herself from items 3,4, 18 and 19.

Approval of the Initial Consent Agenda

Commissioner Allen moved, seconded by Commissioner McLemore, to approve Items 2, 5-17,20-25, 27 and 28, as presented on the Initial 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

Absent: 1 - Chairperson Hathaway

Approval of the Secondary Consent Agenda

Commissioner Gregory recused herself from the vote on Items 3,4, 18 and 19.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Items 3,4,18, and 19, as presented on the Secondary Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Chairperson Hathaway

Recused: 1 - Commissioner Gregory

SITE PLAN SURETIES

2. Autozone Subdivision, site plan; release the maintenance agreement for water and landscaping improvements; accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

3. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Lewisburg Pike street trees improvements. (CONSENT AGENDA)

Commissioner Gregory recused herself from item 3.

This Planning Item was approved.

4. Berry Farms Town Center PUD Subdivision, site plan, section 4, revision 1 (Infrastructure Plan); extend the performance agreement for landscaping Phase 1, landscaping Phase 2 and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)

Commissioner Gregory recused herself from item 4.

This Planning Item was approved.

5. Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping open space improvements; accept the landscaping street trees, landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

6. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

7. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for landscaping Memory Care improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

8. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Lockwood Glen PUD Subdivision, site plan, sections 4-7; release the maintenance agreement for landscaping section 4 improvements; accept the landscaping section 5, landscaping section 6 and landscaping section 7 buffer and lot 237 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping section 7 street trees and landscaping section 7 lot 162 improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. Pinnacle Commons Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

11. Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 1 street trees and landscaping section 2 street trees improvements; extend the performance agreement for landscaping section 1 buffers, landscaping section 1 open space, landscaping section 2 buffers and landscaping section 2 open space improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

12. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

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

This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Creating Four Commercial Lots On 176.01 Acres, Located South Of Peytonsville Road And East Of I-65. (CONSENT AGENDA)

Attachments: MAP_6722.pdf

BFRMT_Conditions of Approval_01.pdf

Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 002.pdf

Commissioner Gregory recused herself from item 18.

This Planning Item was approved.

19. Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Revision 1, Section 2, Lots 4 & 5, Creating Two Lots on 34.07 acres, Located at 4425 Peytonsville Rd within the Reams Fleming Tract of Berry Farms. (CONSENT AGENDA)

Attachments: MAP_BFRF_6724 MAP.pdf

BFRFT_6724_Conditions of Approval_01.pdf

FULLPLAT_Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 002.pdf

Commissioner Gregory recused herself from item 19.

This Planning Item was approved.

20. City Of Franklin Fire Station Number 7, Site Plan, Located Adjacent To Williamson County Agricultural Center With Access To Peytonsville Rd And Long Lane. (CONSENT AGENDA)

Attachments: MAP_6718COFFireNum7.pdf

Station7_Conditions of Approval_01.pdf

LAYOUT_FireStation7.pdf

Elevations_Station7.pdf

Station 7 Site Plan.pdf

This Planning Item was approved.

21. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 31, Creating 27 Single-Family Lots On 6.51 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: Map - 6713 - Highlands at Ladd Park PUD Subdivision Final Plat Section 31

6713-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 31

Plat-2018066-LADD SEC 31 PLAT-COF 6713 RESUBMITTED 6-7-18

This Planning Item was approved.

22. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 36, Creating 18 Single-Family Lots And One Open Space Lot On 32.81 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: Map - 6714 - Highlands at Ladd Park PUD Subdivision Final Plat Section 36
6714-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 36
Plat-Highlands at Ladd Park PUD Subdivision, final plat, section 36 - submittal 002

This Planning Item was approved.

23. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 41, Creating 14 Single-Family Lots On 2.49 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: Map-6715 - Highlands at Ladd Park PUD Subdivision Final Plat Section 41
6715-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 41
Plat-2018066-LADD SEC 41 PLAT-RESUBMITTED 6-7-18 COF 6715

This Planning Item was approved.

24. Longview Subdivision, Final Plat, Section 1, Revision 4, Modifying Easements and Buffers, On 1.5 Acres And Located At 102 Werthan Circle. (CONSENT AGENDA)

Attachments: MAP 6710 Longview FP Rev 4

6710 Longview FP Conditions of Approval 01

6710 RevisionLongview-Lot13 Plat

This Planning Item was approved.

25. Peak 10 Subdivision, Final Plat, Creating One Commercial Lot On 8.84 Acres, Located At 4600 Carothers Parkway. (CONSENT AGENDA)

Attachments: MAP 6619 Peak 10 FP

6710 Peak 10 FP Conditions of Approval 01

Peak-10-Final-Plat-Submitted-6-7-2018

This Planning Item was approved.

26. Rizer Point PUD Subdivision, Final Plat, Section 5, Creating Eight Residential Lots And Two Open Space Lots On 12.68 Acres, Located North Of Del Rio Pike. (CONSENT AGENDA)

Attachments: MAP_6678_RPSec5.pdf

6678 RP_Sec6_Conditions of Approval_01

Rizer-Section-5-Final-Plat-6-7-2018.pdf

Alderman Petersen requested that Item 26 be pulled from the Consent Agenda.

Amy Diaz-Barriga, Current Planning Supervisor, stated that his plat intends to create eight single family residential lots per the previously approved site plan for Rizer Point, Section 5.

Staff recommended approval, with conditions, for Item 26.

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Maverick Green with Goodall Homes.

Alderman Peterson asked about a Special Note on the plat stating "As per the condition for approval of the Section 5 of the Rizer Point Subdivision, the City of Franklin Board of Mayor and Aldermen indicated the property owners in Sections 1-4 shall not be responsible or obligated to maintain the common open space located in Sections 5 and 6". She stated the other part to this had comments about the Rizer Point Home Owner Association Covenants. She asked if Mr. Green could make a comment concerning this note.

Mr. Green stated these were part of the entitlements for Phase 5, which will be annexed into the original Rizer Point. One of the conditions of approval from the Board of Mayor and Aldermen was that Sections 1-4 will not be burdened with the maintenance of open spaces within Section 5 and Section 6, in the future. The declaration amendment reflects that. In working with Staff, they came up with the language for the Special Note on the plat.

Alderman Petersen asked about the changes and conditions of the area, the cutting and filling.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated Alderman Petersen's question was about the manipulation within the floodplain, near the river. He stated there was cutting that was approved, but no additional fill placed in the floodplain via a LOMR that was approved by FEMA. So, this should just be cut in the floodplain.

Alderman Petersen asked about the greenery that was cut down.

Mr. Wiseman stated that no specimen trees would have been removed. He stated that any invasives could have been cut down during the grading operation.

Alderman Petersen stated that the area looks a lot different.

Vice-Chair Lindsey asked if there were any other questions for the Applicant.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks to approve Item 26, with conditions.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner Franks to approve Item 26, with conditions. 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

Absent: 1 - Chairperson Hathaway

27. The Standard At Cool Springs Subdivision, Final Plat, Revision 2, (Re-subdivision of Lots 2 And 3) Creating 28 Attached Town House Lots On 22.54 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: 6717 - Standard at Cool Springs, Final Plat, Revision 2, Re-subsivision of Lots 2&3
6717-COA-The Standard at Cool Springs

Plat-3546124_2018_06_07_STANDARD_REV2_PLAT

This Planning Item was approved.

28. Westhaven PUD Subdivision, Final Plat Section 7, Revision 1, Lot 506 And Section 27, Lot 1200, Revision 1, Consolidating 2 Residential Lots On 0.40 Acres, Located At 303 Morning Mist Lane. (CONSENT AGENDA)

Attachments: MAP_6720_Westahevn_KelmLot.pdf

Westhaven_Sec49Conditions of Approval_02.pdf

PLAT_Kelm180311sealed.pdf

This Planning Item was approved.

ENVISION FRANKLIN PLAN AMENDMENTS

29. Consideration Of Resolution 2018-46, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 3610 And 3698 North Chapel Road And 4417 And 4468 Murfreesboro Road And 151 Trinity Road To Change The Design Concept From Development Reserve To Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use." (Public Hearing)

Attachments: 2018-46 RES_Envision Franklin_Smith Amendment_with Map.Law Approved
Pattern Book

Conceptual Masterplan

Scenario Planning Suitability Analysis

Open House Comments Nov. 2017

Survey Data All Results

Neighborhood Meeting Notes 5/23/18

E-mail from resident

FMPC Combined Comments 06.28.2018

A motion carried earlier during the meeting to change the order of Items 29 and 30. Per the motion, Resolution 2018-46 became Item 29 on the agenda.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that tonight's item (Item 29) is the first consideration in a number of steps required for development approval. This item tonight is regarding an amendment to Envision Franklin, which is the City's long-term visioning document for how property should develop in the future. If approved, future steps required would include detailed discussion of sewer infrastructure, interlocal agreements with the County, and plan of services—all which must occur prior to annexation into the City is considered and prior to development approvals. In order for these future steps to take place an accurate analysis would need to be conducted, it is essential to understand the underlying land use policy, which is why this amendment to Envision Franklin is the first step.
She stated as a reminder, a non-contiguous annexation request was submitted by the applicant in July 2016, and the BOMA voted to initiate an annexation study for this property at the June 27, 2017 BOMA meeting. With that action, the Board voted to allow for further study of the land use policy in Envision Franklin and for more details on the feasibility and costs of providing city services and infrastructure. If Envision Franklin is amended, the new land use policy would provide a baseline to ascertain detailed costs and analysis of sewer extension and other necessary services and infrastructure. These studies and costs would be discussed at a future time prior to annexation or development approval.
Planning staff would like to be clear with the Planning Commission that until further study is conducted on infrastructure costs and until decisions regarding that infrastructure are made by the Board of Mayor and Aldermen, the Planning and Sustainability Department would not be able to support annexation of the property. However, tonight is a hearing regarding the future land use policy only and not plan of services or annexation.

Mr. Andrew Orr, Principal Planner stated that the Smith property is made up of

approximately 500 acres in the Mayes Creek Drainage Basin, located in the eastern part of the Franklin Urban Growth Boundary (UGB). The property boundaries are hatched on the projected map and encompass the northeast and southeast quadrants of the North Chapel Road and Murfreesboro Road intersection, as well as land spanning along the north side of Highway 96. Mayes Creek flows through the property, creating a significant amount of floodplain.

The Envision Franklin Design Concept for this area is mostly Development Reserve, which supports low density residential uses due to the lack of existing infrastructure and services. Envision Franklin also supports a future Neighborhood Commercial node at the intersection of North Chapel and 96.

The applicant is proposing a change from Development Reserve to Conservation Subdivision. This change would support clustered development of single-family homes and secondary uses of big houses (up to 4 units) and duplexes (up to 2 units), with a minimum of 50 percent preserved open space. Moreover, the applicant is proposing a Special Consideration be added that would increase the building height maximum from 2.5 stories for the Conservation Subdivision Design Concept to three stories.

The applicant is also proposing to change the Neighborhood Commercial node at the North Chapel Road and 96E intersection to a Neighborhood Mixed-Use node. The key differences being the inclusion of a variety of residential uses including multifamily, assisted living, mixed uses and a maximum building height of three stories.

The project submittal contains a conceptual masterplan, as required by the Envision Franklin amendment process. However, Land entitlements are requested and approved during the Development Plan process and are not granted with this amendment request. If the amendment is approved, the masterplan will undergo a detailed review by the Franklin Departmental Review Team (DRT), the Planning Commission, and the Board of Mayor and Aldermen. It should be noted that the intensity of the masterplan is counter to the overall majority opinion expressed during the public outreach phase and by the survey results, but would be needed to offset the cost of extending infrastructure.

Infrastructure has been a key consideration in every discussion, specifically regarding sewer availability, roadway improvements, and school capacity. We are still in the early phases of a lengthy process so the details have yet to be worked out. The roadway and sewer components are initiated during the Plan of Service discussion and during the assessment of impact fees. Citizens repeatedly voiced concerns about overcrowding at Page Middle School and the nearing capacity at Trinity Elementary and Page High. These issues would need to be collaboratively addressed in the coming years.

Since the fall of 2017, several attempts have been made to engage the citizens, the Planning Commission, and the Board of Mayor and Aldermen. The staff have addressed topics related to Mayes Creek at five different Joint Conceptual Workshops, a mobile workshop, two public meetings, and an online survey. At the May 23rd neighborhood meeting, the staff provided an overview of the process and the applicant made a presentation outlining their vision for the property. The meeting was well attended and many citizens voiced their concerns.

As a reminder, a special BOMA work session was held on May 1st to discuss growth and annexation in the UGB. The Mayes Creek Basin was the only basin to rate as a mid-term annexation capability. The other areas designated as Development Reserve in Envision Franklin rated as long-term capabilities. Due to this mid-term capability ranking, the Mayes Creek basin would be the most appropriate of all the Development Reserve areas for consideration of a land use policy change.

This amendment request represents the largest landholding under single ownership within the eastern part of the Franklin UGB. If the Planning Commission decides to maintain the current land uses and the Smith property is developed in Williamson County, under the County zoning, the likelihood of the City ever expanding into the Mayes Creek Basin is significantly diminished. If the Planning Commission chooses to approve the Smith

amendment request, it will open the door for detailed discussions during the annexation process on the feasibility of providing sewer and other municipal services. In order to move to the next step of analysis and discussion of feasibility of services, Staff recommended Approval, with conditions, of Resolution 2018-46.
Staff recommended disapproval of the Special Consideration to change the height maximum from 2.5 stories to 3 stories in the Conservation Subdivision Design Concept for properties within 750' of the Murfreesboro Road right-of-way to maintain the single-family scale of the big houses.
Staff also recommended adding a Special Consideration limiting multifamily residential to be located above active ground-level commercial uses to ensure a vertical mix of uses and to prevent conventional multifamily structures. This special consideration is recommended because land area at the intersection should be primarily utilized for commercial uses and not stand-alone multi-family buildings, and also a precedent to allow multifamily structures to flank sections of Murfreesboro Road would be set.

Vice-Chair Lindsey asked if there were any citizen comments. He advised the speakers to line up, speak into the microphone, state their name and address, and that they would be allowed two minutes to speak to allow everyone to have the opportunity to speak. He stated that once the citizen comments were complete, he would declare the Public Hearing closed and the Planning Commission would begin deliberations concerning the item. At that point, the opportunity for public comment would be over.

The following citizens spoke:

1. James Anderson, 3795 North Chapel Road: Opposed - traffic and did not have infrastructure in place
2. Dr. Michelle Fiscus, 167 Chester Stevens Road: Opposed- School and bus overcrowding
3. Lauren O'Meara, 4168 Clovercroft Road: Opposed- Infrastructure should be in place before developing
4. Kathy Danner, 513 Brennan: Opposed – High Density Planning concerns. Let the county develop the area with a step system. Schools will be needed. Tax increase
5. Meredith Zeller, 3141 Lorena Court: Opposed - tax increase concerns
6. Kathy Webber, 1900 Springcroft Drive: Opposed - Harpeth Conservatory-cost of sewer line
7. Douglas York, 4000 Nestledown Drive: Opposed- Lack of Infrastructure
8. Kim Davidson, 4115 Trinity Road: Opposed- Sewer capacity concerns and expenses, schools
9. Swan Burrus, 203 Waterbury Circle: Opposed- read zoning statements
10. Walter Chism, 4893 Murfreesboro Road: In Favor
11. Amy May, 2212 Grace Point Court: Opposed- Cost of Schools for new students and taxes
12. Janet Curtis, 3665 North Chapel Road: Opposed- Traffic and Safety for Children with increased congestion
13. Rick Canada, 4348 North Chapel Road: Opposed- Traffic and High Density Development concerns
14. Jackie Perry, 4022 Trinity Road: Opposed- Traffic and Environmental Effects
15. Eva Nicole Potts, Ladd Road: Opposed- Flooding and Traffic concerns
16. Kate Lougee, Guy Ferrell Road: Opposed- Safety and Overcrowded Schools Cheryl Hughes 1752 and 1790 Burke Hollow Road, Nolensville: Traffic and Growth Concerns
17. Leigh Ann Miller, 1316 Starnes Mill: Opposed- Appreciates growth, but concerned about rate of growth
18. Barbara Padovich, 1758 Burke Hollow Road: Opposed- Traffic and Health Care

Services
19. Randy Fossler: Opposed- Emergency Service and Sewer Concerns

Vice-Chair Lindsey asked if there were any other citizens speaking. With no more citizens speaking, Vice-Chair declared the time for public comments closed.

Vice-Chair Lindsey asked who was representing the Applicant.

The Applicant was represented by Jeff Heinze, Catalyst Design Group. The Applicant stated this was the first step in a long process. That they had to go through the process to determine the alternatives. He stated that there was a lot of misinformation on social media. The amendment would take the proposed neighborhood and allow for a neighborhood mixed use to support 86 acres for a commercial node. He stated that 425 acres would be conservation subdivision. Approximately half of the remaining area would an undeveloped, conservation area. Concerning the density, the policy removes the multifamily use from the mixed use. Only four units per structure would be allowed, so, the density would be lower. The single family would not change. He stated that the development would not go forward if sewer funding could not be worked out. He stated that no one (citizen) in the County or City would incur any of the cost for the sewer. The proposal for funding the cost for the extended sewer is to leverage the developers and look at special assessments. Mr. Heinze stated that the timeline for the development would be at least 4 to 5 years before the first resident would move in and 25 years for build out. He said that traffic improvements to Highway 96 would be complete, as well as the sewer. Last, he addressed the concerns about the inadequacy of the schools. He stated there is a need for the City to work with the County School system. He stated with the sewer, Trinity Elementary could be taken off the step sand filter system, allowing the land to be used for the expansion of the school. Also, the need for land for schools needs to be discussed. Finally, he addressed the concern regarding that the gateway anchor development which needs to fit the community and not change the vision. He stated that there had been some changes since Envision Franklin was adopted. First, he stated that the funding for the expansion of Highway 96 had been approved. Also, the sewer would be part of the solution. Lastly the proposed fire station is necessary to improve response times.

Mr. Wayne Hicks asked to speak after the Applicant, Mr. Heinze. Vice-Chair Lindsey allowed Mr. Hick's statement even though the time for public comment had been closed. Mr. Hicks, 6303 Ladd Road, was opposed to the amendment. He stated concerns about the cost of Infrastructure and expansion of sewer.

With no more citizens speaking, Vice-Chair declared the time for public comments closed.

Vice-Chair Lindsey asked for a motion:

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-46 be approved, with conditions.

Commissioner Allen asked about staff's recommendations. Vice-Chair Lindsey repeated and confirmed staff's recommendations.

The following discussion ensued:

Alderman Petersen stated that the difficulty was the sewer. Recently, the City had received bids to update the water treatment plant for $130,000,000 to improve the processing to 16 million gallons per day. This bid did not include anything that would serve the Mayes Creek Basin community. To include this community, this would include the need to add miles of sewer or another sewer plant. She stated this would be a difficulty that the City could not handle at this time, if ever.

Commissioner Allen stated that this plan would not move forward without sewer. She stated that the Commission took this vote very seriously. She stated that they were simply looking to allow Envision Franklin to be changed to look at the cost of this plan.

Commissioner McLemore stated that the schools were her concern, especially with the recent increased tax plan. She stated that the schools were the driving force of why people were moving here. She stated she wanted to know what it would cost tax payers to fund more schools. She stated there was a funding issue for the schools, and there were 8900 dwellings in the pipeline to be constructed. She stated that schools were overcrowded and she could not support this item at this time.

Commissioner Allen stated that the developers need to work with the school board and should look at some dedication for the schools.

Commissioner Gregory stated that she had several issues with this amendment. She stated that she didn't understand why we would go forward with this amendment. She stated that Envision Franklin was just recently adopted, and this was an area that the City did not want to develop in the near future. She stated she realized this amendment was to allow the City to look at funding. She asked why would the City would want to waste tax dollars and staff's time when the City had already said they were not ready to develop this area. She stated she would not support this amendment.

Commissioner Allen stated that the City of Franklin Planning staff was excellent and would do a good job. She stated this land was going to be developed. She stated she wanted low density. She said the only reason she would consider this amendment is because she was concerned if another planning staff oversaw the development.

Commissioner Gregory stated that researching this project would take up the staff's time. She stated that she was not against annexation, but it should be systematic. She did not understand how the City could say 17 months ago that this area was not ready to develop, but consider changing their minds today.

Commissioner Franks stated that we had to figure out what was in the best interest for the people of Franklin. He discussed the approval of past developments. He stated that we had to think about the people who work in the Cool Springs area. There was a need for well planned areas with connectivity.

With no further discussion, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried by the following vote (4-3). The roll call vote was:

Commissioner Lindsey - did not vote
Commissioner Harrison - aye
Commissioner Orr - aye
Commissioner Franks- aye
Commissioner Allen - aye

Commissioner Gregory - no
Commissioner McLemore -no
Alderman Petersen - no

After Item 30 (Resolution 2018-47) was discussed and the motion voted on, Commissioner Gregory asked that the previous vote on Item 29 (Resolution 2018-46) be reconsidered.

Ms. Shauna Billingsley, City Attorney, stated that the motion to reconsider has to be presented by someone who voted on the winning side. She stated that the second did not have to be from the winning side.

Commissioner Allen moved, seconded by Commissioner Gregory, to reconsider the vote on Item 29 (Resolution 2018-46).

Ms. Hunter stated to clarify this would be a revote on the Smith Property.

Vice-Chair Lindsey asked if there was any discussion on the motion.

Alderman Petersen stated that to reconsider just meant that this would enable the Commission to revote on Item 29 (Resolution 2018-46). The reconsideration does not mean that Resolution 2018-46 would pass or fail. It is just a reconsideration.

Ms. Billingsley stated that this was a motion to reconsider only. She stated, after the reconsideration vote, the motion to vote on Item 29 (Resolution 2018-46) would need to be brought back for a vote.

Vice-Chair Lindsey asked for a vote on the motion to reconsider.

The motion to reconsider carried by the following vote (5-3).

Commissioner Lindsey - aye
Commissioner Harrison - no
Commissioner Orr - no
Commissioner Franks- no
Commissioner Allen - aye
Commissioner Gregory - aye
Commissioner McLemore -aye
Alderman Petersen - aye

Vice-Chair Lindsey asked for motion for the approval of Item 29 (Resolution 2018-46).

Commissioner Franks moved, seconded by Commissioner Harrison to approve Item 29 (Resolution 2018-46).

Vice-Chair Lindsey asked if there was any discussion. There being none, Vice-Chair Lindsey asked for a vote.

The motion failed by the following vote (3-5).

Commissioner Lindsey - no
Commissioner Harrison - aye
Commissioner Orr - aye
Commissioner Franks- aye
Commissioner Allen - no
Commissioner Gregory - no
Commissioner McLemore -no
Alderman Petersen - no

Ms. Billingsley stated, for clarification, the Commissioners could consider making a motion to deny Item 29 (Resolution 2018-46)

Commissioner Gregory moved, seconded by Commissioner Allen, to deny the approval of Item 29 (Resolution 2018-46).

Ms. Billingsley asked Commissioner Gregory to state her purpose.

Commissioner Gregory stated that Item 29 (Resolution 2018-46) should be denied because this area should remain as Development Reserve, as was approved seventeen months earlier in Envision Franklin. She stated that the infrastructure to support this resolution was not in place. She stated she did not see any compelling reasons to consider spending tax payer dollars and Staff's time to research changing the area.

Commissioner Allen stated that the County officials should handle any development responsibly and she would attend the meetings.

Vice-Chair Lindsey asked for a vote to deny Item 29 (Resolution 2018-46).

The motion carried by the following vote (5-3).

Commissioner Lindsey - aye
Commissioner Harrison - no
Commissioner Orr - no
Commissioner Franks- no
Commissioner Allen - aye
Commissioner Gregory - aye
Commissioner McLemore -aye
Alderman Petersen - aye

Commissioner Gregory moved, seconded by Commissioner Allen, that Item 29 (Resolution 2018-46) be denied. The motion carried by the following vote:

Aye: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, and Commissioner Allen

No: 3 - Commissioner Franks, Commissioner Orr, and Commissioner Harrison

Absent: 1 - Chairperson Hathaway

30. Consideration Of Resolution 2018-47, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located In The Mayes Creek Drainage Basin, Located Generally Along Murfreesboro Road (96E) In The Eastern Part Of The Franklin Urban Growth Boundary To Change The Design Concept From Development Reserve To Large-Lot Residential, Mixed Residential, And Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use And From Single-Family Residential To Mixed Residential (Public Hearing)."

Attachments: 2018-47 RES Envision Frankli_Staff Sponsored amendment_with map.Law Approved
Scenario Planning Suitability Analysis

Open House Comments Nov. 2017

Survey Results

5.23.2018 MTG notes

FMPC Combined Comments 06.28.2018

A motion carried earlier during the meeting to change the order of Items 29 and 30. Per the motion, Resolution 2018-47 became Item 30 on the agenda.

Mr. Andrew Orr stated that Resolution 2018-47 responds to the previous Envision Franklin Amendment request specified in Resolution 2018-46, the Smith Property Amendment. Due to the approval of 2018-46, the staff recommends approval of Resolution 2018-47.
The Mayes Creek Basin is an area in the eastern part of the Franklin Urban Growth Boundary (UGB) demarcated by natural drainage patterns. The basin is comprised of approximately 10,000 acres, of which approximately 6,000 acres are within the Franklin UGB. Roughly 1,200 acres within the UGB are within the 100-year floodplain.
The current design concepts are mostly Development Reserve, Large-Lot Residential, and Neighborhood Commercial at the intersection of North Chapel Road and SR-96E.
The staff proposes removing the 2,600 acres of Development Reserve Design Concept from the Mayes Creek Basin and replacing it with a combination of design concepts.
The key design principle is to support the most intensive development around the North Chapel Road and 96E intersection by making each quadrant of the intersection Neighborhood Mixed-Use and buffering these parcels with Mixed Residential. The staff also recommends changing the design concept for a few parcels adjacent to the Smith Property to Conservation Subdivision.
The second key design principle is to transition the intensity away from 96E into the outlying areas. The staff recommends changing most of the property north and south of 96E to Large-Lot Residential which generally reflects the County zoning of Municipal Growth Area-1 (MGA-1), one-unit/acre. The outlying roadway infrastructure in the northern and southern halves of the basin are not equipped to take on intense growth and the land uses should remain low density until improvements to Wilson Pike, Trinity Road, Pate Road, and North Chapel Road are programmed and sewer infrastructure becomes available.
The City of Franklin engaged the Mayes Creek Basin residents through an online survey and also an open house meeting to understand their vision for the future. The open house was held on November 7, 2017, at the Franklin City Hall. Over 100 people attended. The overall sentiment expressed was a desire to maintain the limited growth policy and rural character of the basin. Although some property owners voiced a desire

be on sewer and some were interested in being annexed at a future date, most citizens voiced concerns about traffic, infrastructure, school crowding, and the land disturbances that sewer extensions into the basin would cause. Residents of Watkins Creek expressed specific concerns about potential sewer extensions to the Ingraham Property through their preserved open space and other residents had concerns about easements that would be needed to reach the Mayes Creek Basin. Similar infrastructure-related concerns were echoed at the May 23, 2018, neighborhood meeting. The staff believes this proposal balances the development pressure by keeping it along Murfreesboro Road and transitioning to lower density residential.

Staff recommended due to the approval of Resolution 2018-46, that Resolution 2018-47 be approved.

Vice-Chair Lindsey asked if there were any citizen comments.

Alderman Petersen suggested that Mr. Orr specify the areas on the map that were under consideration.

Mr. Orr stated that the areas were labeled. The areas in SR252 would change from Development Reserve to Large Lot Residential which is one home per acre. The Smith property is the gray area, which is excluded. The yellow is Mixed Residential which would support a variety of uses. The purple area is Neighborhood Mixed Use. The darker green area would go from Development Reserve to Conservation Subdivision. The lower green area (on the map) would go from Development Reserve to Large Lot.

Alderman Petersen asked if all of the properties would need to be annexed in before they would be under the City's control.

Mr. Orr confirmed this.

Commissioner Allen asked what was the difference between the amendments.

Ms. Hunter stated that this amendment responds to changes in Envision Franklin. Since everything was, for the most part, in Development Reserve until the last vote. Now, we don't want to be left with fragments of Development Reserve surrounding areas that have now been changed. This provides a better transition of land use and responds to public comments by providing Large Lot Residential and low density of one unit per acre.

Commissioner Allen stated that with this map, areas were now being specified as low and high density.

Ms. Hunter stated that Commissioner Allen could make amendments to the Resolution if she wanted.

Mr. Orr restated what the colors on the map represented.

Commissioner Allen asked about the land use regarding schools if developers offered property. She asked if there would need to be an amendment.

Ms. Hunter stated that Civic and Institutional uses are generally allowed in every design concept as long as they are provided in locations that can handle intense traffic. The traffic is associated with peak timing of schools. Generally, we like to see them along thoroughfares that can handle that capacity. But they are permitted as secondary uses in

most every design concept.

Alderman Petersen stated if the Smith Property is the grey area, then some other areas are being recommended for some additional proposed Neighborhood Mixed Use and Mixed Residential.

Mr. Orr confirmed this.

Alderman Petersen confirmed that the blue area would be the school and the park. Then, the purple and the yellow are recommended for a different use.

Mr. Orr stated the area was previously Neighborhood Commercial. Two of the quadrants, the Northeast and Southeast, were just changed to Neighborhood Mixed Use. Staff is recommending to change the whole quadrant to Neighborhood Mix Use, so it is balanced.

Dr. Douglas York asked if Envision Franklin extended to the properties east of Trinity Road.

Ms. Hunter confirmed that all of the parcels that are colored areas on the map were in the Urban Growth Boundary and are under the City's planning jurisdiction with Envision Franklin.

Mr. Orr stated that properties in white on the map are not in the Urban Growth Boundary.

The following citizens spoke:
1. Douglas York, 4000 Nestledown Drive: Opposed - Nestledown Farms opposes increased density
2. Megan Johnson, 4383 North Chapel Road: Opposed- Effects of Development and Congestion
3. Dr. Michelle Fiscus,167 Chester Stevens Road: Opposed- Concern about motivation for approval
4. Ike Ladd, 174 Trinity Road: Opposed- Concern about Infrastructure especially traffic
5. Rick Canada, 4348 North Chapel Road: Opposed- Should not change Envision Franklin
6. Janet Curtis, 3665 North Chapel Road: Opposed- Traffic Concerns
7. Kate Lougee, Guy Ferrell Road: Opposed- Leave area as County for Schools
8. Margy Spivey, 4385 North Chapel Road: Opposed- Concerns for Wildlife
9. James Anderson, 3795 North Chapel Road: Opposed- Concerns about why certain areas were chosen for development
10. Nola Gephart, 4441 North Chapel Road: Growth Opposed- Concerns especially for schools
11. Alex Davidson, Trinity Road: Opposed- Concerns about overcrowded schools
12. Ralph Mabry Tullus Road: Opposed- Traffic and School Congestion Concerns, Tax increase
13. Sabastian (College Student): Opposed- Traffic and Environmental concerns
14. Jackie Perry, 4022 Trinity Road: Traffic concerns
15. Nicole Caraher, 4592B North Chapel Road: Opposed- Traffic and Environmental concerns
16. Cathy Manoukian,123 Trinity Road: Opposed- Environmental concerns
17. Tyler (No last name or address given): Opposed- Keep the area country, low density

After all citizens had spoken, Vice-Chair Lindsey declared the public hearing closed.

Ms. Hunter stated that the City of Franklin was the Applicant.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-47 be approved.

Commissioner Allen stated that she does not want high density. She asked if this vote would lock in the uses on the map. She stated she did not want to lock in these proposed uses at this time, particularly the high density areas.

Ms. Hunter stated that the purple and yellow areas do allow for more density. The green areas are one unit per acre which is a change from Development Reserve. She added that if the area was left Development Reserve, it would make the sewer calculations very difficult at that point. She said the calculations would not be helpful to the Board in making further determinations.

Commissioner Allen stated she is not prepared to vote on this, as is, if it locks areas in. She said she is not for high density.

Commissioner Gregory stated that there are two options: either vote to control the development and do it in a good way, but allow high density or opt to vote for the lower density and let the County control the development. She stated that she felt this would continue every time a developer wanted to develop in the Urban Growth Boundary. She wanted to seek a way so there would not be high density in the Urban Growth Area. She stated that this was not the right place for density. She stated you should be able to have good developments and low density.

Commissioner Allen, Commissioner McLemore, and Commissioner Gregory discussed the gateway to Franklin and the control of density.

Commissioner Franks stated that he understood the traffic concerns. He stated the Planning Commissioners were there to bring a practical approach and discuss the issues. He discussed the problems with septic systems for developments in the County.

Vice-Chair Lindsey asked for a vote on the motion.

The motion failed by the following vote (4-4).

The roll call vote was:
Vice Chair Lindsey: aye
Commissioner Harrison: aye
Commissioner Franks: aye
Commissioner Orr: aye
Commissioner Allen: no
Commissioner McLemore: no
Commissioner Gregory: no
Alderman Petersen: no

Commissioner Gregory asked for a revote on Item 29 (Resolution 2018-46).

Ms. Hunter asked Vice-Chair Lindsey to recap the vote and state that the motion failed.

Vice-Chair Lindsey stated that the motion failed.

Commissioner Gregory, again, asked for a revote for Item 29 (Resolution 2018-46).

Further Information for this vote is under the action notes of Item 29.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2018-47 be approved. The motion failed by the following vote:

Aye: 4 - Commissioner Lindsey, Commissioner Franks, Commissioner Orr, and Commissioner Harrison

No: 4 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, and Commissioner Allen

Absent: 1 - Chairperson Hathaway

NON-AGENDA ITEMS

Vice-Chair Lindsey asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

Vice-Chair Lindsey asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 9:38 p.m.

_____

Chair, Mike Hathaway

ORDINANCE 2018-28

TO BE ENTITLED, "AN ORDINANCE TO REZONE 2.17 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO RESIDENTIAL – 3 (R-3) DISTRICT FOR THE PROPERTY LOCATED NORTH OF NEW HIGHWAY 96 AND SOUTH OF DEL RIO PIKE, 1044 CARLISLE LANE."

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

WHEREAS, the Residential-3 (R-3) district provides zoning for land uses compatible with both Envision Franklin 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, rezoned from its present zoning classification of Estate Residential (ER) District to Residential-3 (R-3) District:

PREMISES CONSIDERED

Map-Parcel	Acres
64---015.00	2.17
Total	2.17

SECTION II. That the attached Location Map and Property Boundary Survey 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

Law Dept. approved 06.29.18

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

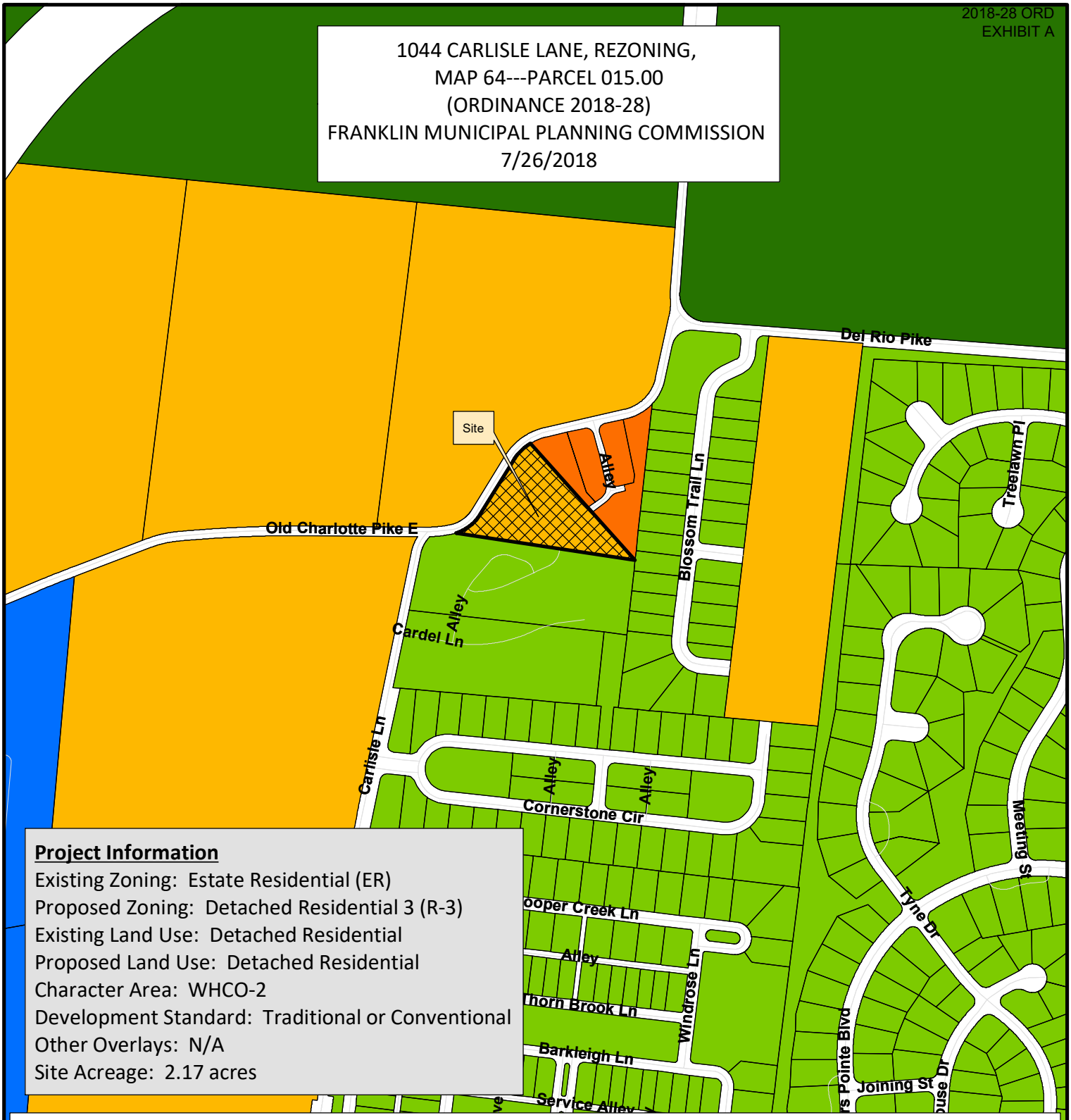
PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

2018-28 ORD
EXHIBIT A

1044 CARLISLE LANE, REZONING, MAP 64---PARCEL 015.00 (ORDINANCE 2018-28) FRANKLIN MUNICIPAL PLANNING COMMISSION 7/26/2018



Project Information

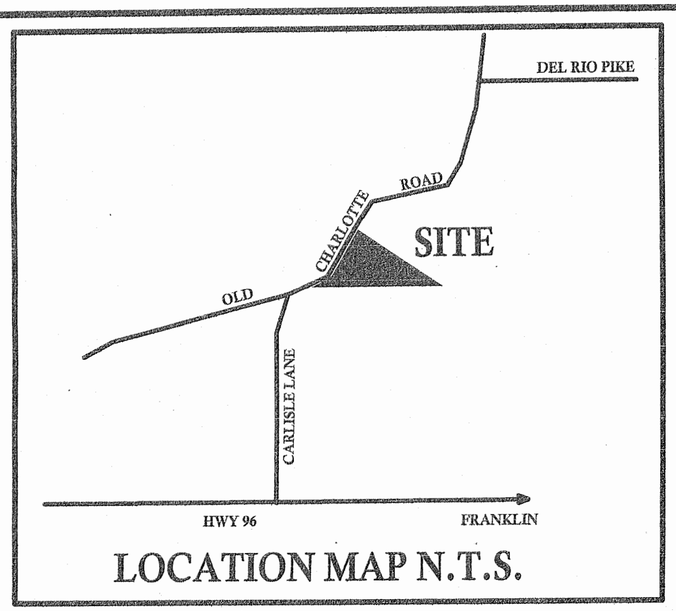
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Detached Residential 3 (R-3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Traditional or Conventional
Other Overlays: N/A
Site Acreage: 2.17 acres

- 1044 Carlisle Lane Rezoning
- 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

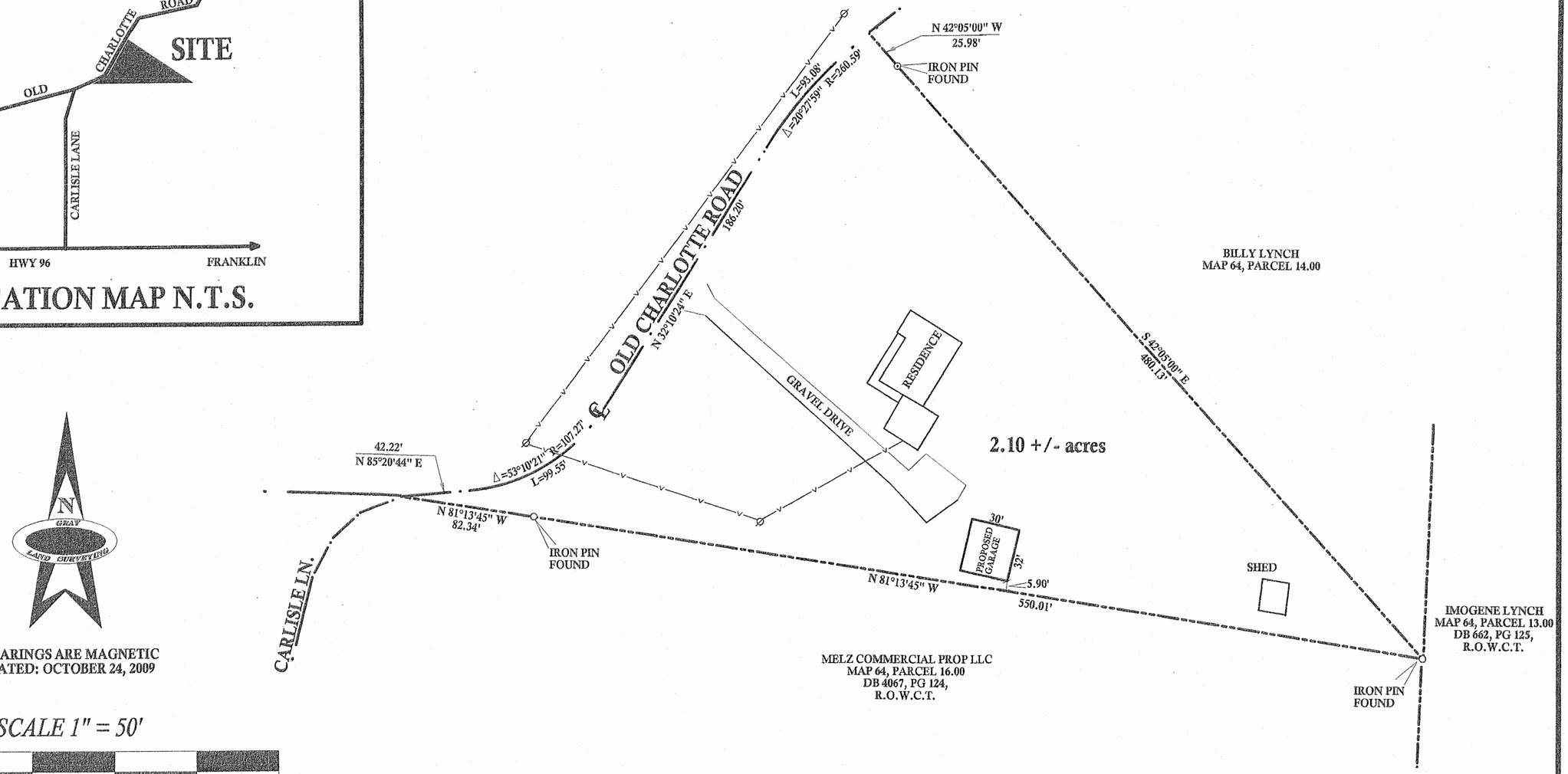
N

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 2018. All rights reserved.



LOCATION MAP N.T.S.



BEARINGS ARE MAGNETIC
DATED: OCTOBER 24, 2009

SCALE 1" = 50'

50 0 50 100 150 200

NO TITLE SEARCH WAS FURNISHED TO THIS SURVEYOR. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATION:
I, JEFFREY GRAY, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND MEETS AND EXCEEDS AN UNADJUSTED CLOSURE RATIO OF 1:10,000 AS SHOWN HEREON.

SIGNATURE:

Jeffrey Neal Gray
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE
Tennessee NO. 2303

PROPERTY INFORMATION:

OWNER: TIMOTHY GILL, ETUX
MAP 64, PARCEL 15.00
DEED BOOK 4751, PAGE 759
ADDRESS: 1044 CARLISLE LN.
FRANKLIN, TN. 37064

BOUNDARY SURVEY ON THE

GILL PROPERTY

2.10 +/- TOTAL ACRES
5 th CIVIL DISTRICT - WILLIAMSON COUNTY - TN.

DATE: OCTOBER 24, 2009 JOB # 2301

GRAY LAND SURVEYING

802 B RED FOX CT.
LEBANON, TN. 37090
PHONE (615) 509-2993
JEFFREY GRAY, RLS 2303
gls2303surveying@gmail.com

COF no: 6749

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Engineering - Rezoning Checklist

General Issues

4. Advisory Comment

kevin.long@franklintn.gov

This is an advisory comment regarding any future development plan / site plan and does not hinder this rezoning request.
(Comment restated only as a reminder to staff. No action is necessary from the applicant)

With any redevelopment of this site additional right-of-way will be required for the future Carlisle Lane improvements.

ORDINANCE 2018-30 (As Amended)

TO BE ENTITLED, "AN ORDINANCE TO REZONE 49.10 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC – INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED WEST OF HILLSBORO ROAD AND SOUTH OF THE HARPETH RIVER, 1215 HILLSBORO ROAD, (CHRIST COMMUNITY CHURCH PUD SUBDIVISION)."

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

WHEREAS, the Civic-Institutional 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 2018-58, 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 Estate Residential (ER) District to Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
052---00700	49.10
Total	49.10

Legal Description

A certain tract of land being located in Franklin, Williamson County, Tennessee, and being more particularly described according to a survey dated April 23, 1999, revised May 19, 1999, prepared by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, as follows:

Beginning at an iron rod set in the westerly right-of-way of Hillsboro Road, right-of-way varies, also being a common corner with Anderton Family Partnerships, LP and Brownland Inc. as recorded in Deed Book 1380, page 969, in the Register's Office of Williamson County;

Thence leaving the westerly right-of-way of Hillsboro Road, with Anderton Family Partnerships, LP and Brownland Inc. North 85 deg. 29 min. 52 sec. West, 662.08 feet to an iron rod set, a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 78 deg. 59 min. 52 sec. West, 1230.90 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 02 deg. 15 min. 45 sec. East, 713.65 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc. being located on the South bank of the Harpeth River;

Thence the following bearings and distances with the Harpeth River North 83 deg. 20 min. 40 sec. East, 151.80 feet to an iron rod set;

North 71 deg. 55 min. 03 sec. East, 528.00 feet to an iron rod set, thence North 55 deg. 14 min. 51 sec. East, 334.02 feet to an iron rod set, thence North 35 deg. 57 min. 07 sec. East, 666.77 feet to an iron rod set, thence North 25 deg. 11 min. 19 sec. East, 231.58 feet to an iron rod set on the Westerly right-of-way of Hillsboro Road;

Thence the following bearings and distances with the right-of-way of Hillsboro Road South 11 deg. 35 min. 25 sec. East, 939.86 feet to an iron rod set;

Thence South 78 deg. 24 min. 04 sec. West 12 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 165.73 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 1,057.31 feet to the point of beginning and containing 2,162,254.08 square feet or 49.10 acres more or less.

Being the property conveyed to Thompson, Inc., by deed of record in Deed Book 652, page 924, of the Register's Office for Williamson County, Tennessee.

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

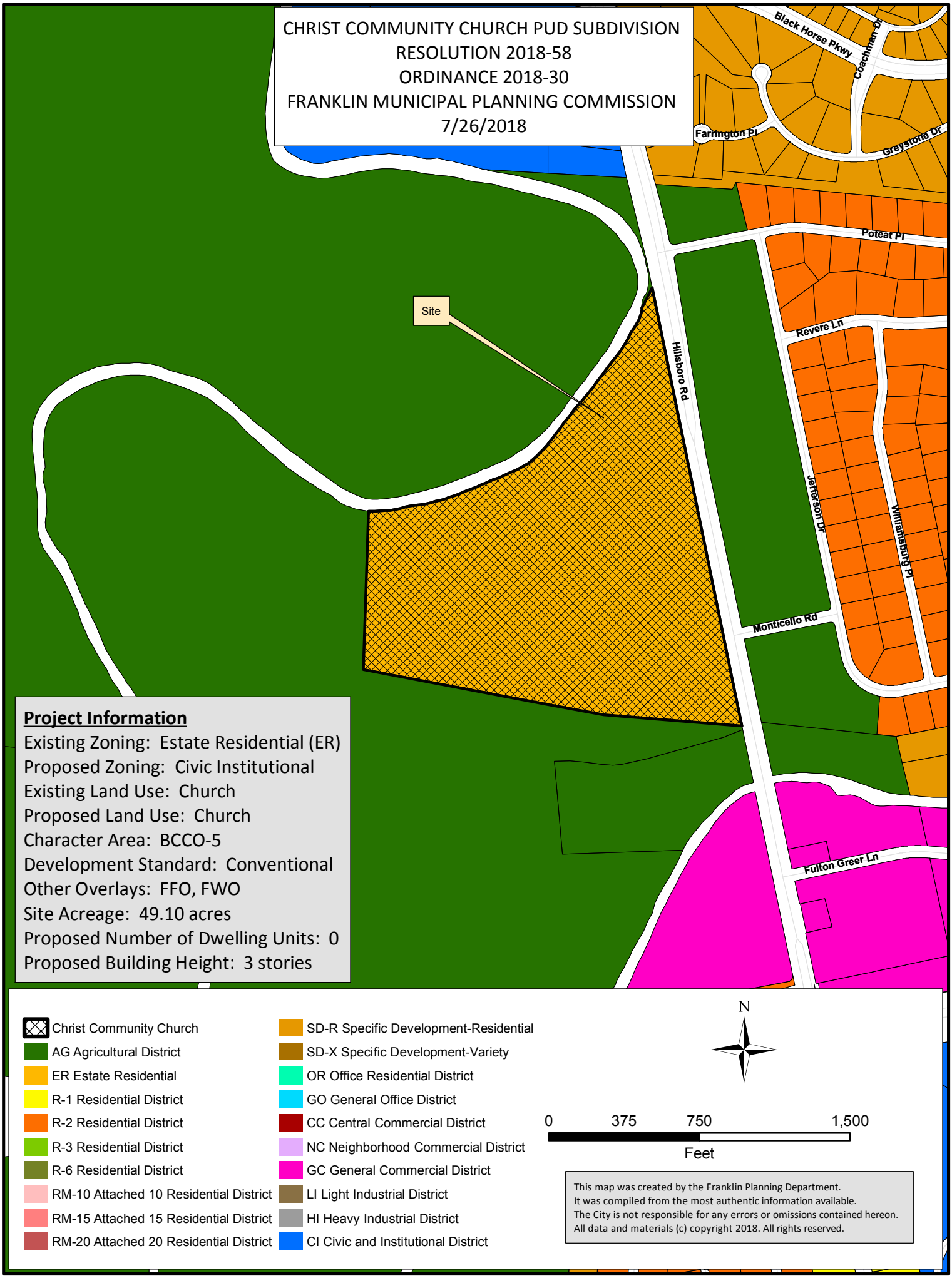
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


CHRIST COMMUNITY CHURCH PUD SUBDIVISION
RESOLUTION 2018-58
ORDINANCE 2018-30
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Black Horse Pkwy
Coachman Dr
Farrington Pl
Greystone Dr
Poteat Pl
Site
Revere Ln
Hillsboro Rd
Jefferson Dr
Williamsburg Pl
Monticello Rd
Fulton Greer Ln
Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Civic Institutional
Existing Land Use: Church
Proposed Land Use: Church
Character Area: BCCO-5
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 49.10 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories
Christ Community Church
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 2018. All rights reserved.

ORDINANCE 2018-30

TO BE ENTITLED, "AN ORDINANCE TO REZONE 49.10 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC – INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED EAST OF HILLSBORO ROAD AND SOUTH OF THE HARPETH RIVER, 1215 HILLSBORO ROAD, (CHRIST COMMUNITY CHURCH PUD SUBDIVISION)."

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

WHEREAS, the Civic-Institutional 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 2018-58, 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 Estate Residential (ER) District to Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
052---00700	49.10
Total	49.10

Legal Description

A certain tract of land being located in Franklin, Williamson County, Tennessee, and being more particularly described according to a survey dated April 23, 1999, revised May 19, 1999, prepared by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, as follows:

Beginning at an iron rod set in the westerly right-of-way of Hillsboro Road, right-of-way varies, also being a common corner with Anderton Family Partnerships, LP and Brownland Inc. as recorded in Deed Book 1380, page 969, in the Register's Office of Williamson County;

Thence leaving the westerly right-of-way of Hillsboro Road, with Anderton Family Partnerships, LP and Brownland Inc. North 85 deg. 29 min. 52 sec. West, 662.08 feet to an iron rod set, a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 78 deg. 59 min. 52 sec. West, 1230.90 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 02 deg. 15 min. 45 sec. East, 713.65 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc. being located on the South bank of the Harpeth River;

Thence the following bearings and distances with the Harpeth River North 83 deg. 20 min. 40 sec. East, 151.80 feet to an iron rod set;

North 71 deg. 55 min. 03 sec. East, 528.00 feet to an iron rod set, thence North 55 deg. 14 min. 51 sec. East, 334.02 feet to an iron rod set, thence North 35 deg. 57 min. 07 sec. East, 666.77 feet to an iron rod set, thence North 25 deg. 11 min. 19 sec. East, 231.58 feet to an iron rod set on the Westerly right-of-way of Hillsboro Road;

Thence the following bearings and distances with the right-of-way of Hillsboro Road South 11 deg. 35 min. 25 sec. East, 939.86 feet to an iron rod set;

Thence South 78 deg. 24 min. 04 sec. West 12 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 165.73 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 1,057.31 feet to the point of beginning and containing 2,162,254.08 square feet or 49.10 acres more or less.

Being the property conveyed to Thompson, Inc., by deed of record in Deed Book 652, page 924, of the Register's Office for Williamson County, Tennessee.

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

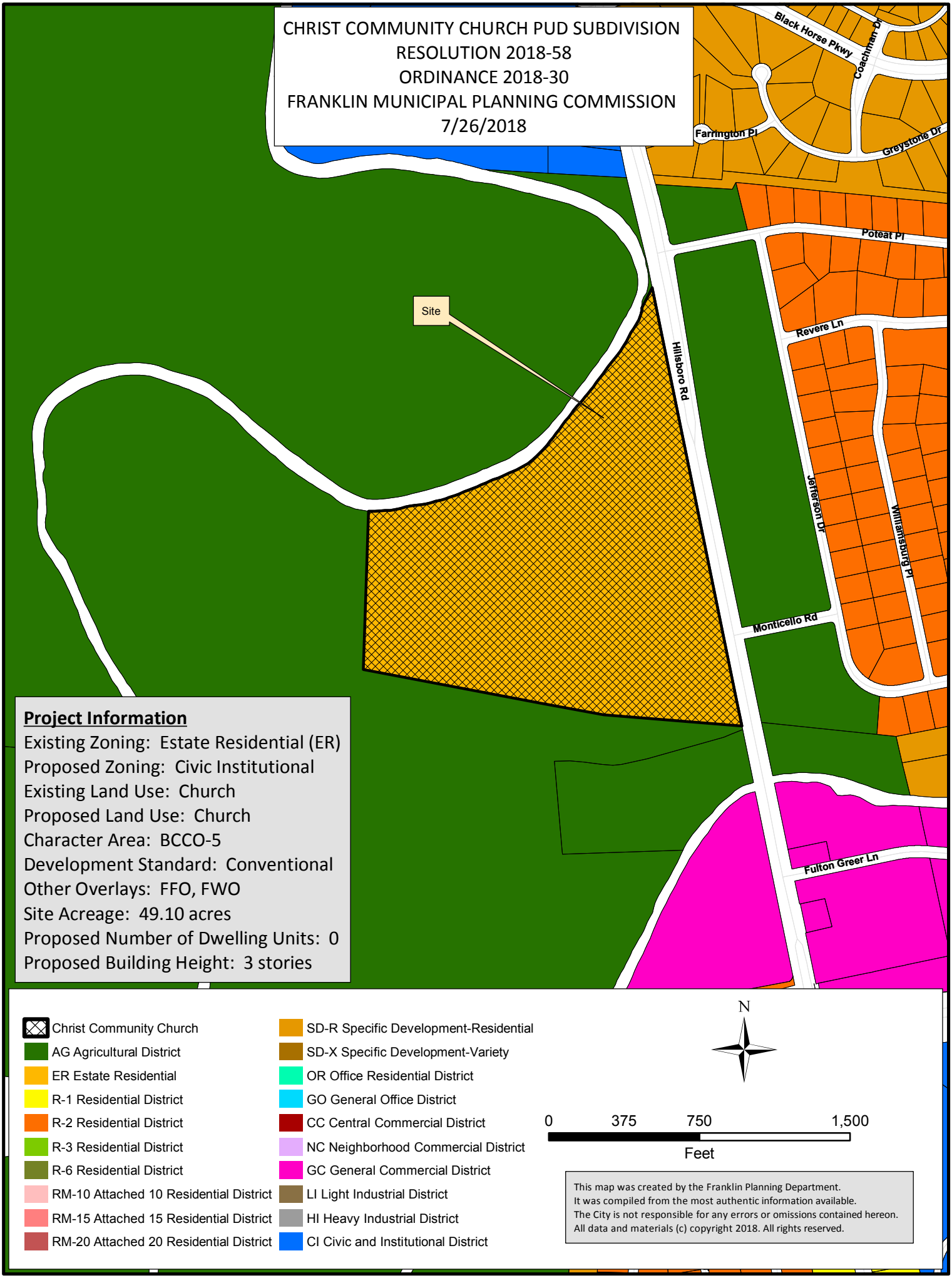
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


CHRIST COMMUNITY CHURCH PUD SUBDIVISION
RESOLUTION 2018-58
ORDINANCE 2018-30
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Black Horse Pkwy
Coachman Dr
Farrington Pl
Greystone Dr
Poteat Pl
Site
Revere Ln
Hillsboro Rd
Jefferson Dr
Williamsburg Pl
Monticello Rd
Fulton Greer Ln
Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Civic Institutional
Existing Land Use: Church
Proposed Land Use: Church
Character Area: BCCO-5
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 49.10 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories
Christ Community Church
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 2018. All rights reserved.

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

Gas Service
Piedmont Natural Gas
www.piedmontng.com

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

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

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

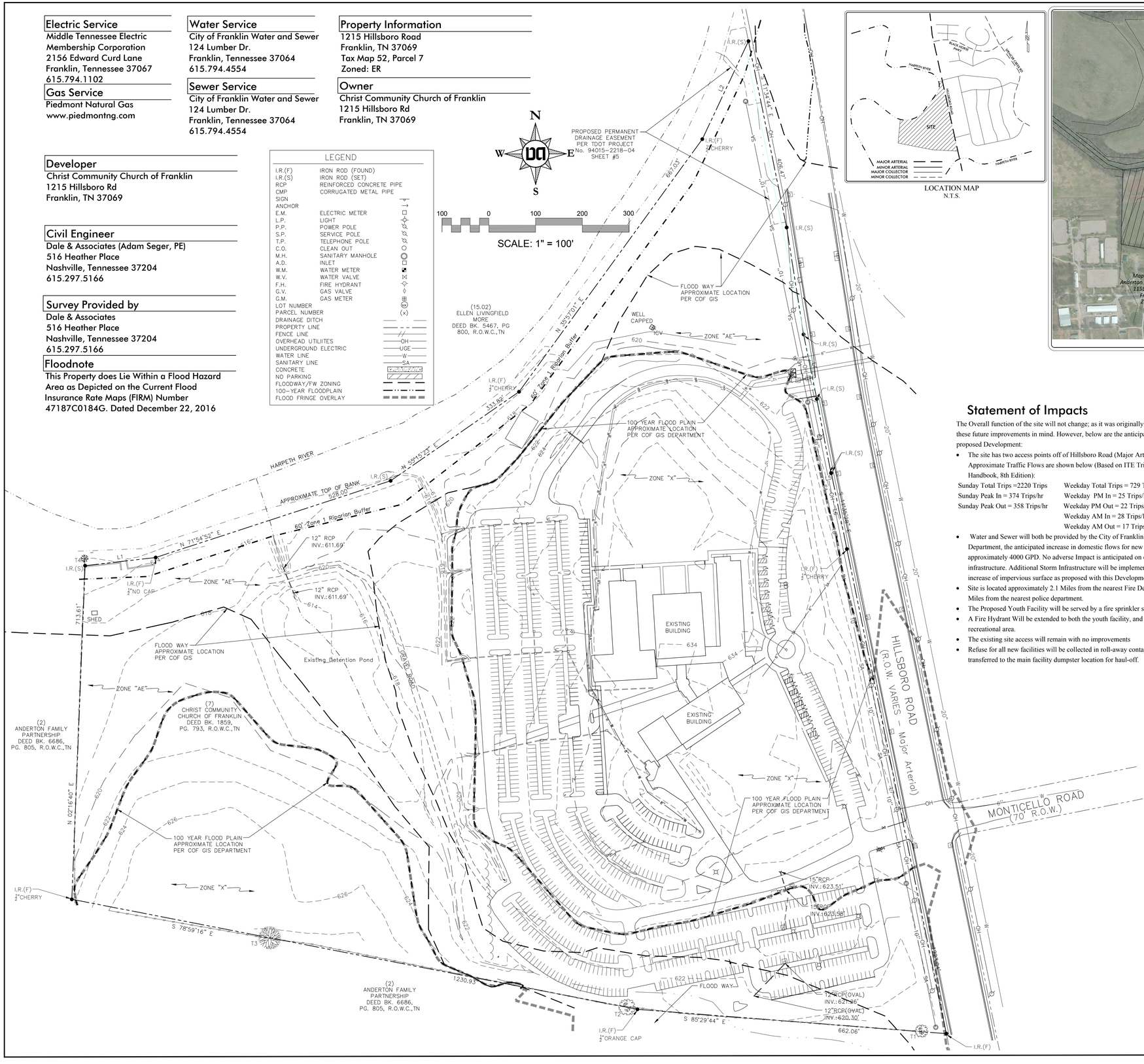
Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

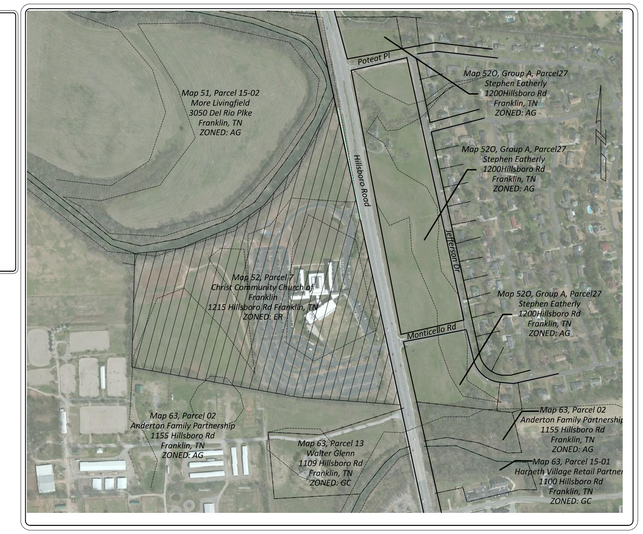
Floodnote
This Property does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	
FLOOD FRINGE OVERLAY	



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1" = 500'

Statement of Impacts

The Overall function of the site will not change; as it was originally constructed with these future improvements in mind. However, below are the anticipated impacts of the proposed Development:

- The site has two access points off of Hillsboro Road (Major Arterial). Approximate Traffic Flows are shown below (Based on ITE Trip Generation Handbook, 8th Edition):

Sunday Total Trips =2220 Trips	Weekday Total Trips = 729 Trips
Sunday Peak In = 374 Trips/hr	Weekday PM In = 25 Trips/hr
Sunday Peak Out = 358 Trips/hr	Weekday PM Out = 22 Trips/hr
	Weekday AM In = 28 Trips/Hr
	Weekday AM Out = 17 Trips/Hr

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated increase in domestic flows for new structures is approximately 4000 GPD. No adverse Impact is anticipated on existing storm infrastructure. Additional Storm Infrastructure will be implemented to treat the increase of impervious surface as proposed with this Development Plan.
- Site is located approximately 2.1 Miles from the nearest Fire Department, and 2.3 Miles from the nearest police department.
- The Proposed Youth Facility will be served by a fire sprinkler system.
- A Fire Hydrant Will be extended to both the youth facility, and proposed recreational area.
- The existing site access will remain with no improvements
- Refuse for all new facilities will be collected in roll-away containers to be transferred to the main facility dumpster location for haul-off.

Site Data

PROJECT NAME:	Christ Community Church PUD Subdivision	
CITY OF FRANKLIN PROJECT #	6750	
SUBDIVISION:	-----	
LOT NUMBER:	-----	
ADDRESS:	1215 Hillsboro Rd	
CITY:	Franklin	
COUNTY:	Williamson County	
STATE:	Tennessee	
ALDERMANIC WARD:	2	
EXISTING ZONING & CHARACTER OV:	ER	(BCCO-5)
PROPOZED ZONING:	CI	
OTHER APPLICABLE OVERLAYS:	FWO and FFO	
APPLICABLE DEVELPMENT STANDARDS:	Conventional	
EXISTING & PROPOSED USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center	
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.996 ACRES	
MINIMUM REQUIRED SETBACK LINES (based on CI Zoning):		
FRONT SETBACK:	20'	
SIDE YARD:	10'	
REAR YARD:	25'	
BUILDING HEIGHT:	4 Stories (56' Max Height)	
DEVELOPER:	Christ Community Church of Franklin	
ADDRESS:	1215 Hillsboro Road	
	Franklin, TN 37069	
EMAIL ADDRESS:	steve.kuhn@sevansolutions.com	
CONTACT NAME:	Steve Kuhn	
APPLICANT:	Dale and Associates, Inc.	
ADDRESS:	516 Heather Place, Nashville 37204	
PHONE NUMBER:	297-5166 Ext. 104	
FAX NUMBER:	269-7905	
E-MAIL ADDRESS:	Adam@dalcandassociates.net	
CONTACT NAME:	Adam Seger, PE	
BUILDING FOOTPRINT:	Existing - 62,000 SF	
	Proposed (Total) - 141,000 SF	
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF	
	Proposed (Main Building) - 128,660 SF	
	Proposed (Youth Building) - 15,415 SF	
	Proposed (Chapel) - 9,800 SF	
	Proposed (Rec. Building) - 4,500 SF	

Site Description/Purpose Note:

Christ Community Church is an existing active religious institution. The church has been in this same location since 2001 and the property is zoned ER (Estate Residential). The property is currently being used as a place of worship, an assembly, a daycare, a community garden, a park/recreational area, a counseling center, and a group meeting place.

The purpose of this rezone to CI (Civic Institution) is to change the underlying zoning to a more appropriate zoning for these uses.

Rezone Plan

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

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision

Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112344
STATE OF TENNESSEE
7/6/18

PERMITS:

D&A Project #17084
Christ Community Church

C1.0

Sheet 1 of 1

RESOLUTION 2018-58, AS AMENDED

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHRIST COMMUNITY CHURCH, FOR THE PROPERTY LOCATED WEST OF HILLSBORO ROAD AND SOUTH OF THE HARPETH RIVER (1215 HILLSBORO ROAD)."

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 2018-30; 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
052---00700	49.10
Total	49.10

A certain tract of land being located in Franklin, Williamson County, Tennessee, and being more particularly described according to a survey dated April 23, 1999, revised May 19, 1999, prepared by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, as follows:

Beginning at an iron rod set in the westerly right-of-way of Hillsboro Road, right-of-way varies, also being a common corner with Anderton Family Partnerships, LP and Brownland Inc. as recorded in Deed Book 1380, page 969, in the Register's Office of Williamson County;

Thence leaving the westerly right-of-way of Hillsboro Road, with Anderton Family Partnerships, LP and Brownland Inc. North 85 deg. 29 min. 52 sec. West, 662.08 feet to an iron rod set, a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 78 deg. 59 min. 52 sec. West, 1230.90 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 02 deg. 15 min. 45 sec. East, 713.65 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc. being located on the South bank of the Harpeth River;

Thence the following bearings and distances with the Harpeth River North 83 deg. 20 min. 40 sec. East, 151.80 feet to an iron rod set;

Law Dept. approved 06.25.18

North 71 deg. 55 min. 03 sec. East, 528.00 feet to an iron rod set, thence North 55 deg. 14 min. 51 sec. East, 334.02 feet to an iron rod set, thence North 35 deg. 57 min. 07 sec. East, 666.77 feet to an iron rod set, thence North 25 deg. 11 min. 19 sec. East, 231.58 feet to an iron rod set on the Westerly right-of-way of Hillsboro Road;

Thence the following bearings and distances with the right-of-way of Hillsboro Road South 11 deg. 35 min. 25 sec. East, 939.86 feet to an iron rod set;

Thence South 78 deg. 24 min. 04 sec. West 12 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 165.73 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 1,057.31 feet to the point of beginning and containing 2,162,254.08 square feet or 49.10 acres more or less.

Being the property conveyed to Thompson, Inc., by deed of record in Deed Book 652, page 924, of the Register's Office for Williamson County, Tennessee.

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

SECTION III. That the overall entitlements for the Christ Community Church PUD Subdivision are as follows:

Entitlements	Christ Community Church PUD Subdivision
Base Zone District	Civic - Institutional
Character Area Overlay	BCCO-5
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	141,000 SF
Number of Hotel Rooms	0

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 the passage of Ordinance 2018-30, on third 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: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

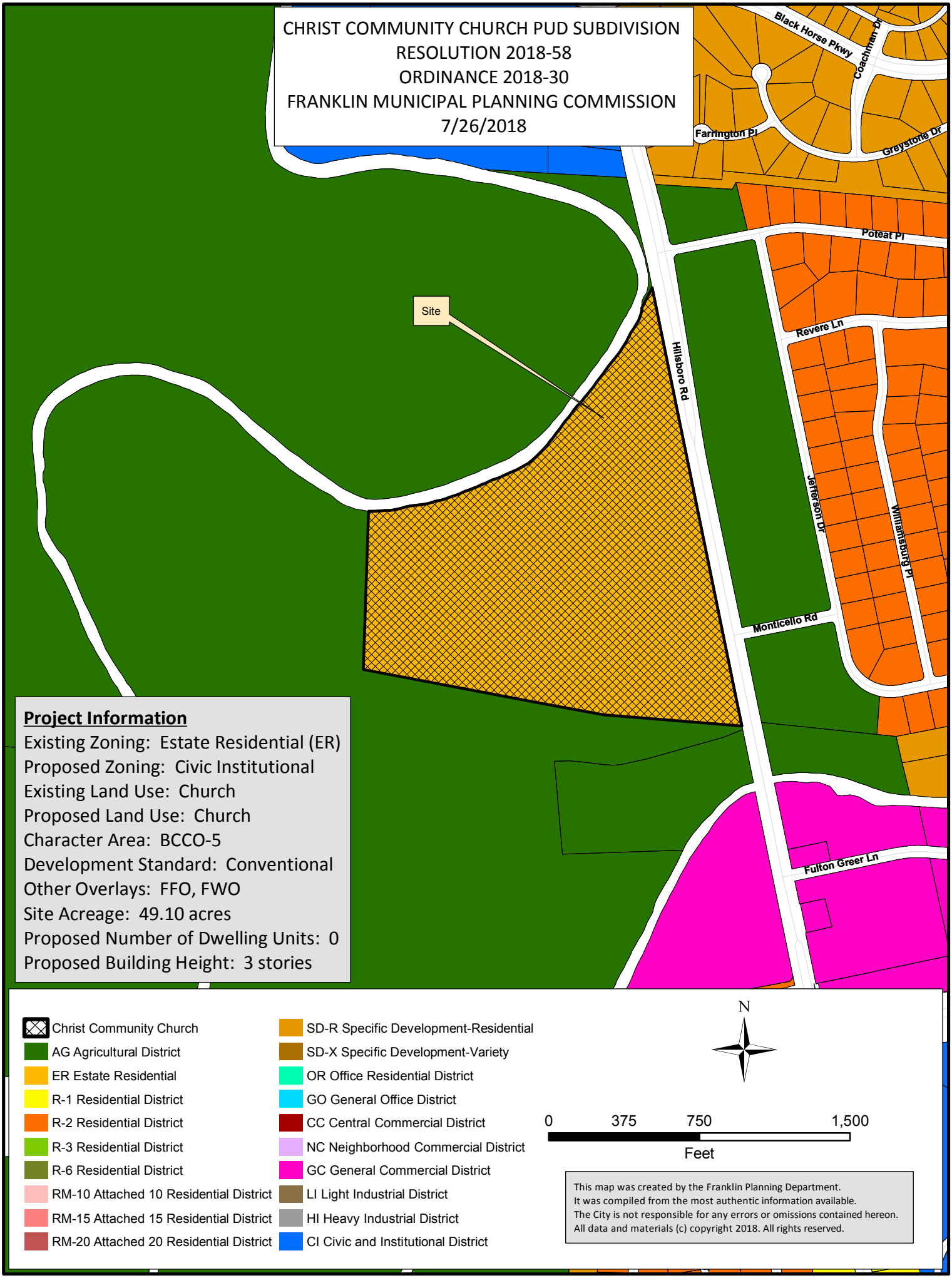
NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: ___7/26/2018_____

PUBLIC HEARING AND BOMA APPROVAL

AS AMENDED CHANGING EAST to read WEST: _____

Law Dept. approved 06.25.18


CHRIST COMMUNITY CHURCH PUD SUBDIVISION
RESOLUTION 2018-58
ORDINANCE 2018-30
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Black Horse Pkwy
Coachman Dr
Farrington Pl
Greystone Dr
Poteat Pl
Site
Revere Ln
Hillsboro Rd
Jefferson Dr
Williamsburg Pl
Monticello Rd
Fulton Greer Ln
Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: Civic Institutional
Existing Land Use: Church
Proposed Land Use: Church
Character Area: BCCO-5
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 49.10 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories
Christ Community Church
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 2018. All rights reserved.

COF no: 6751

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Fire-Planning

Christ Community Church - submittal 001.pdf

6. Fire Protection

geoffw@franklintn.gov **The applicant has not addressed the original issue from 5/1/2018.**

As a result of increased building square footage on the site:

The applicant shall provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location. A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site.

Fire flow requirements in the International Fire Code shall be met as a minimum.

The minimum information required shall include:
1. Date and time of test.
2. Names and agency of those who performed the test and witnessed the test.
3. Hydrant locations (flow hydrant and test hydrant) depicted on a map.
4. Static pressure of both hydrants prior to test.
5. Residual pressure of test hydrant during test.
5. Pitot pressure of flow hydrant during test.
6. Gallons per minute at test pressure.
7. Gallons per minute at 20 psi.

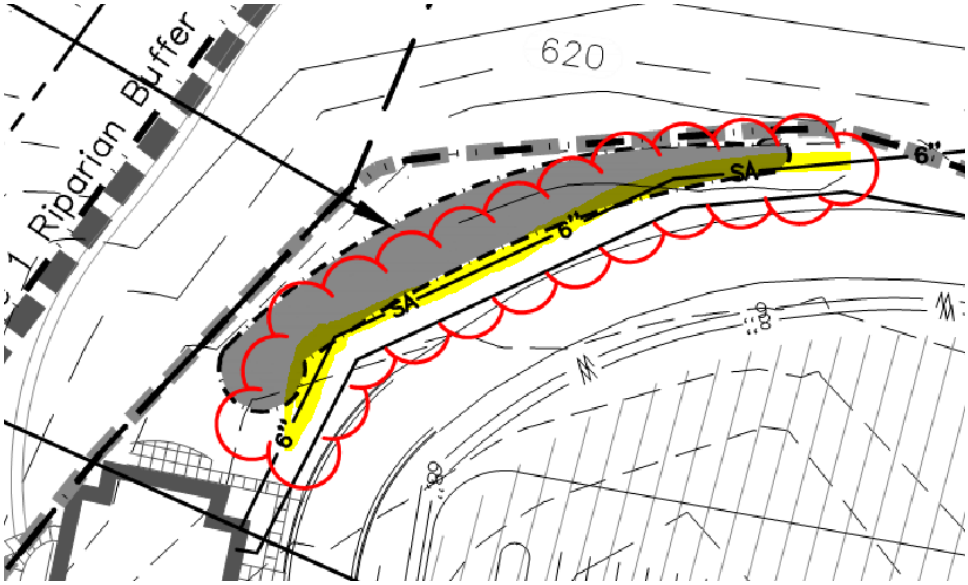
A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Curt Edelmann.

Water/Sewer

Christ Community Church PUD Subdivision.pdf

38. Domestic Water Service

ben.mcneil@franklintn.gov The applicant has addressed the water connection issue and has shown the correct water layout, but in doing so has relocated the sanitary sewer service line to be in conflict with the proposed bio retention area. The sanitary sewer service shall be designed to be clear of the bio retention area and clear of storm water features. The applicant shall revise for the one stop submittal.



Zoning

General Issues

31. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note:

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

33. FFO/FEMA

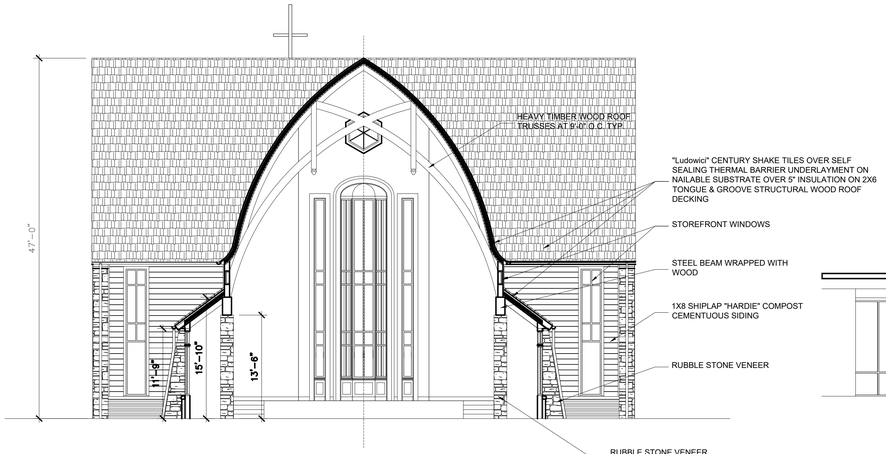
shanna.mccoy@franklintn.gov Comment to remain open as project note:

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

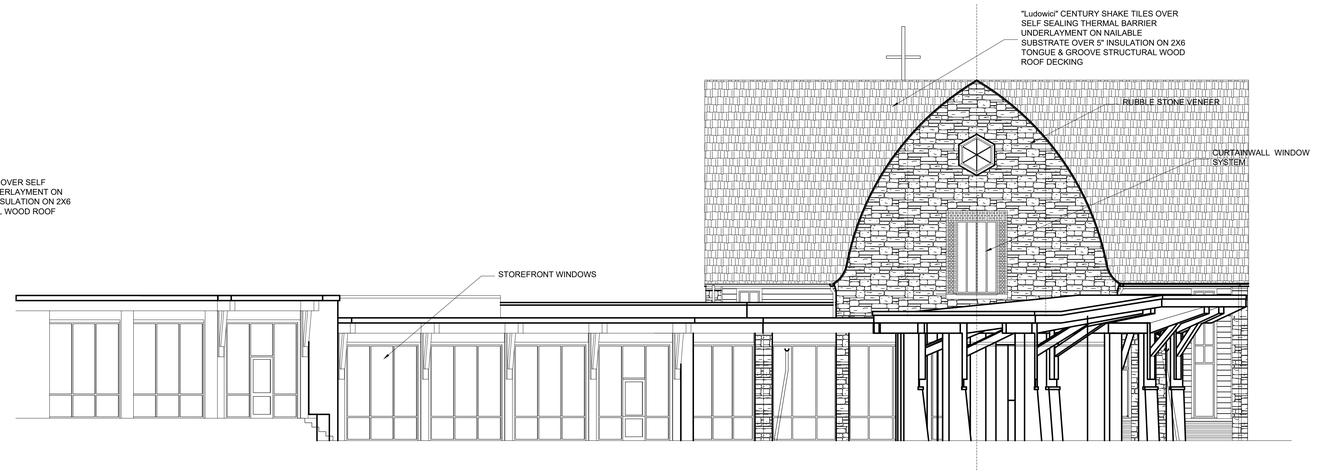
34. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note:

Once the LOMR is approved by FEMA it must be approved by BZA.

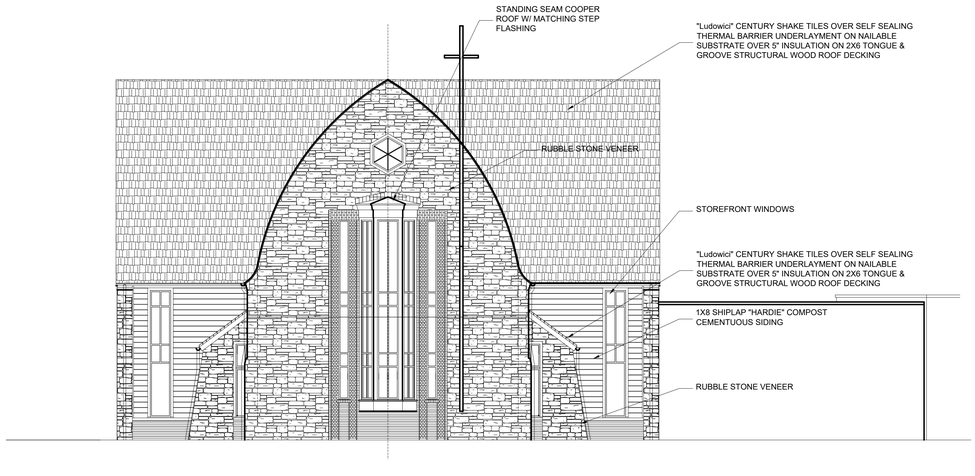


AA / A2.0 CHAPEL SECTION
TRANSVERSE
SCALE: 1/8" = 1'-0"

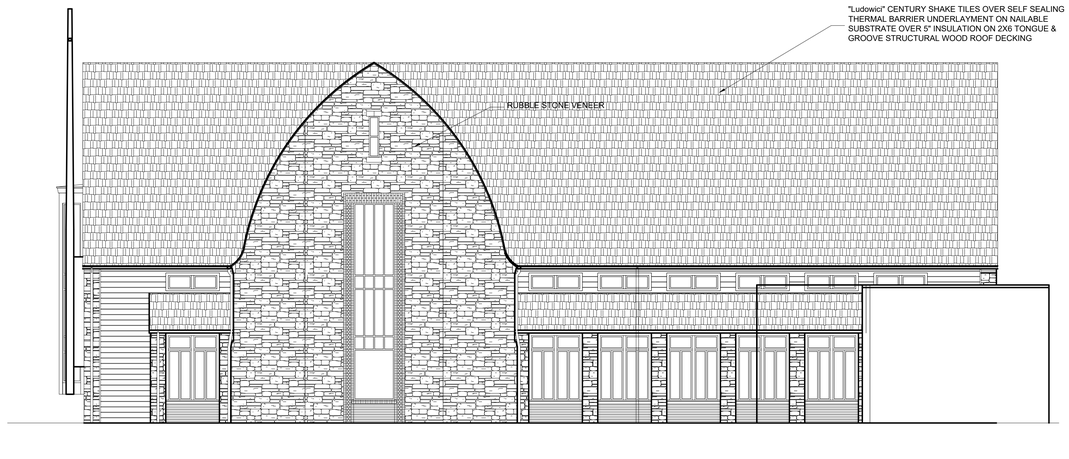


1 / A2.0 CHAPEL ELEVATION
NORTH
SCALE: 1/8" = 1'-0"

2 / A2.0 CHAPEL ELEVATION
WEST
SCALE: 1/8" = 1'-0"



3 / A2.0 CHAPEL ELEVATION
SOUTH
SCALE: 1/8" = 1'-0"



4 / A2.0 CHAPEL ELEVATION
EAST
SCALE: 1/8" = 1'-0"

MATHENY GOLDMON
ARCHITECTURE + INTERIORS
108 WOODSON STREET
HUNTSVILLE, ALABAMA 35801
(256) 532-0909
(256) 532-0928- Fax

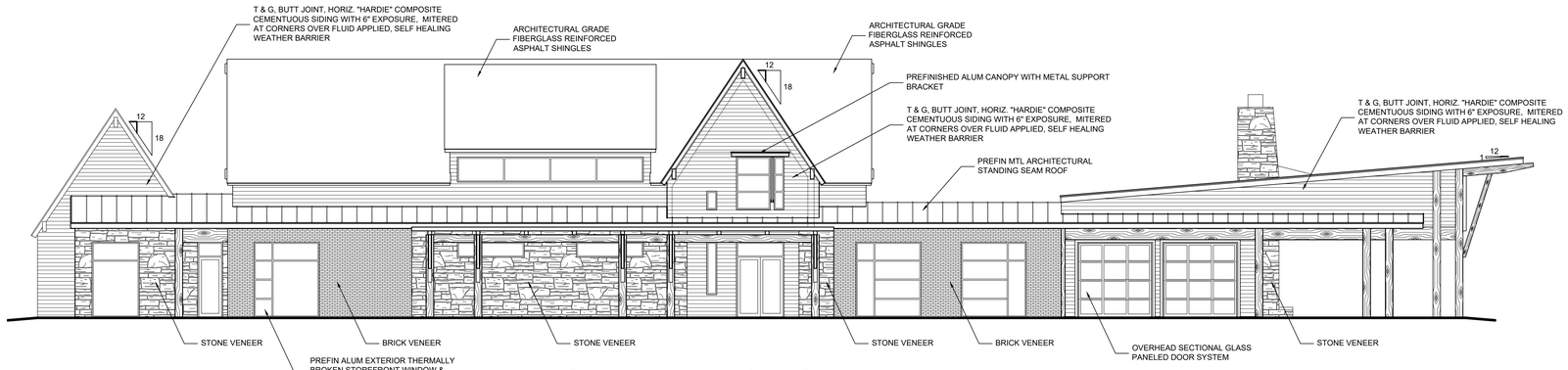
CHRIST COMMUNITY CHURCH
PUD SUBDIVISION
1215 HILLSBORO ROAD
FRANKLIN, TENNESSEE 37069

PROJECT:	1616
DRAWN:	DLC
CHECKED:	-
DATE:	JUNE 07, 2018
REVISIONS:	

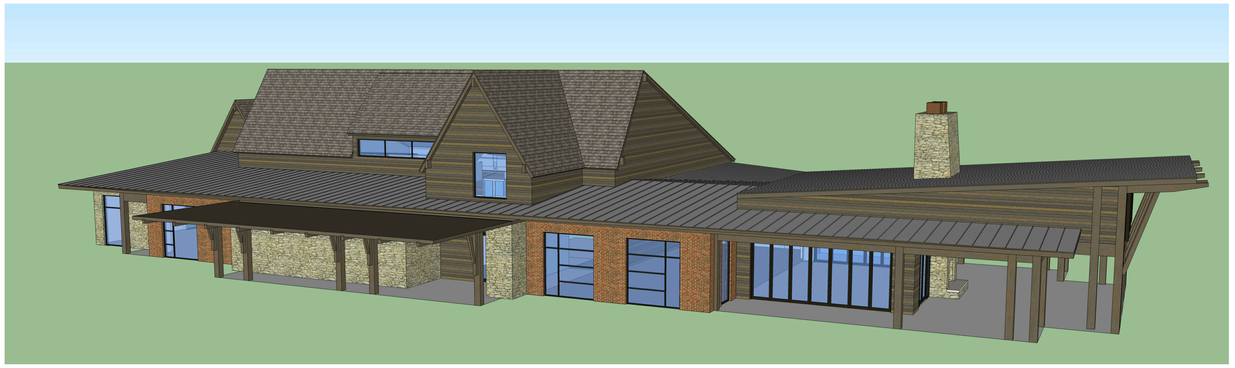
SHEET TITLE
Xxxxx Xxxxx

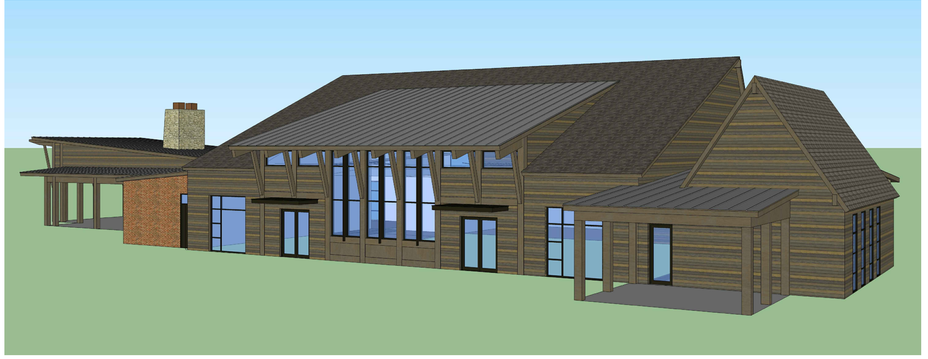
A2.0
Total Sheets in Set = x

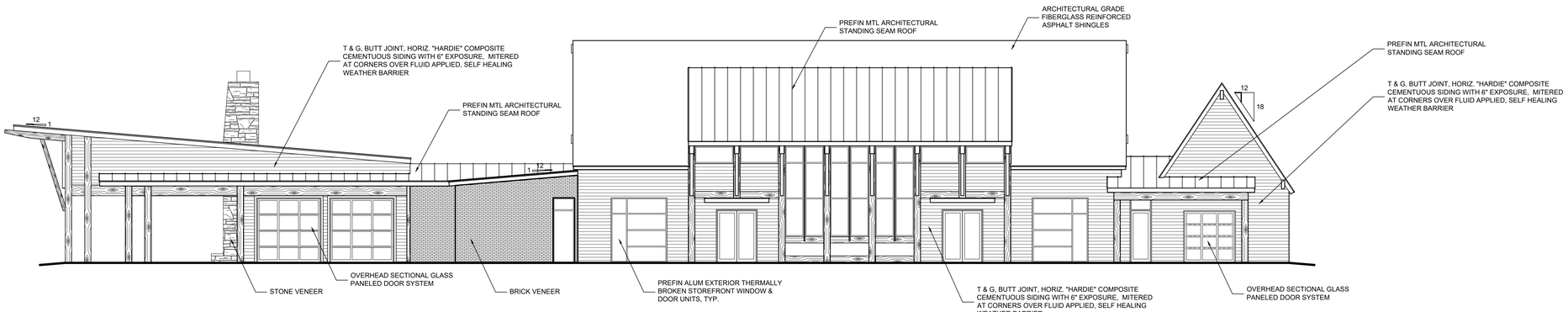
PRELIMINARY
NOT FOR CONSTRUCTION
CHECKSET



1 YB-A2.0 YOUTH BUILDING FRONT ELEV.
EAST ELEVATION SCALE: 1/8" = 1'-0"







4 YB-A2.0 YOUTH BUILDING FRONT ELEV.
WEST ELEVATION SCALE: 1/8" = 1'-0"

MATHENY GOLDMON
ARCHITECTURE + INTERIORS
108 WOODSON STREET
HUNTSVILLE, ALABAMA 35801
(256) 532-0909
(256) 532-0928- Fax

CHRIST COMMUNITY CHURCH
PUD SUBDIVISION
1215 HILLSBORO ROAD
FRANKLIN, TENNESSEE 37069

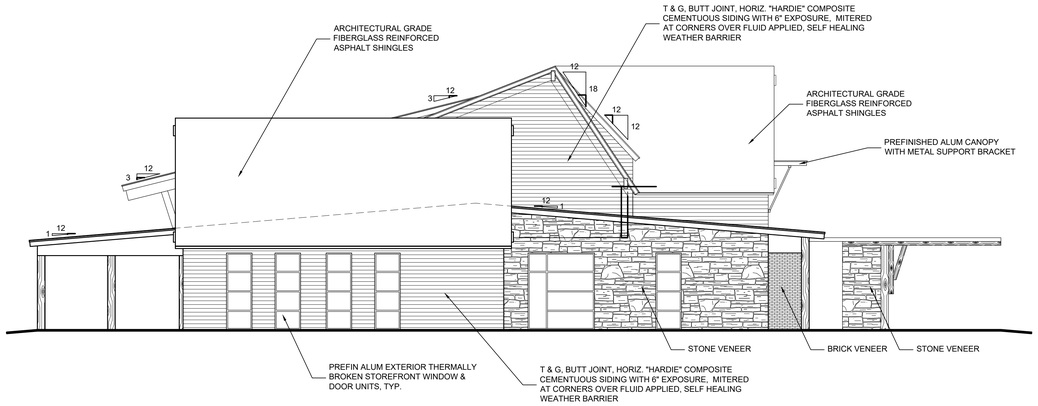
PROJECT:	1616
DRAWN:	CEM
CHECKED:	HPM
DATE:	JUNE 07, 2018
REVISIONS:	

SHEET TITLE
YOUTH BUILDING
EXTERIOR ELEVATIONS

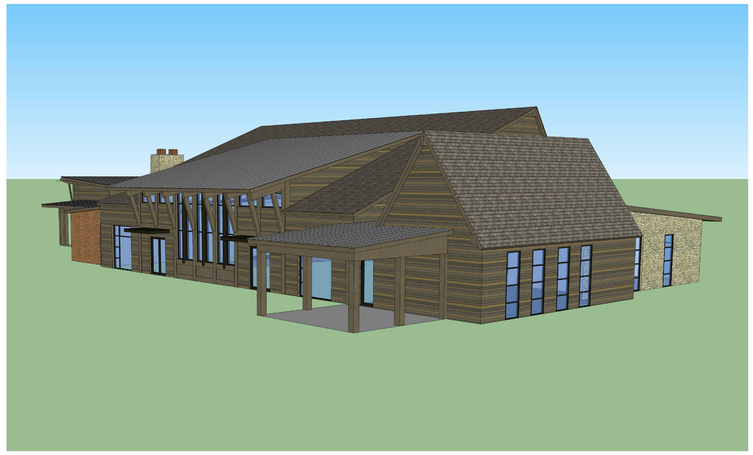
YB-A2.0

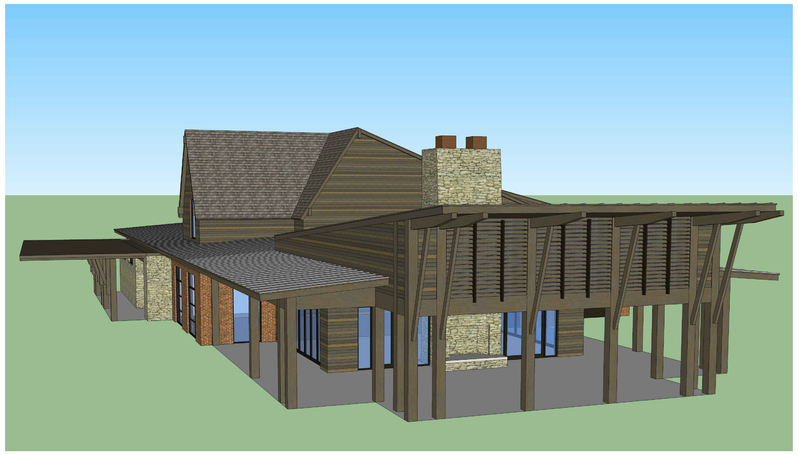
Total Sheets in Set = x

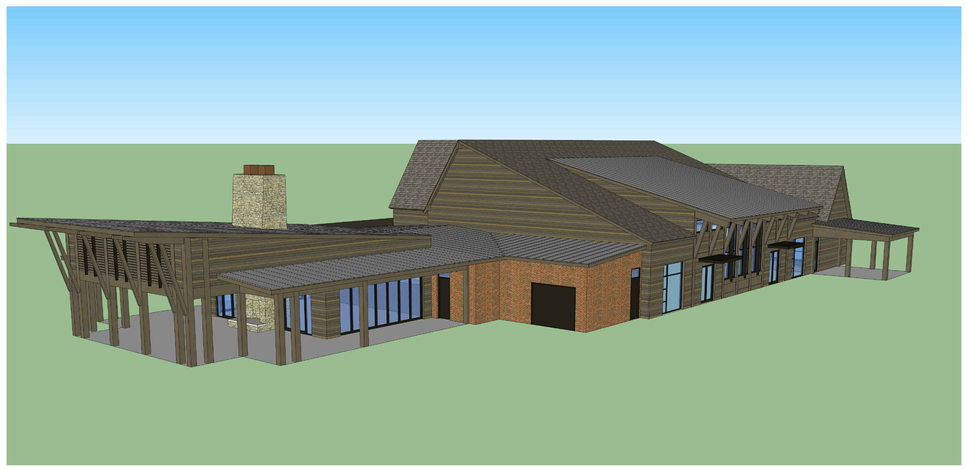
PRELIMINARY NOT FOR CONSTRUCTION CHECKSET

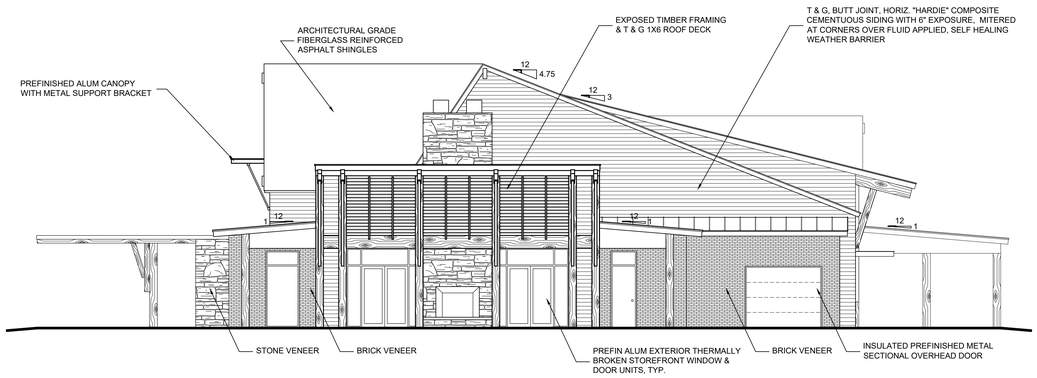


2 YB-A2.0 YOUTH BUILDING LEFT ELEV.
SOUTH ELEVATION SCALE: 1/8" = 1'-0"









3 YB-A2.0 YOUTH BUILDING RIGHT ELEV.
NORTH ELEVATION SCALE: 1/8" = 1'-0"

MATHENY GOLDMON
ARCHITECTURE + INTERIORS
108 WOODSON STREET
HUNTSVILLE, ALABAMA 35801
(256) 532-0909
(256) 532-0928- Fax

CHRIST COMMUNITY CHURCH
PUD SUBDIVISION
1215 HILLSBORO ROAD
FRANKLIN, TENNESSEE 37069

PROJECT:	1616
DRAWN:	CEM
CHECKED:	HPM
DATE:	JUNE 07, 2018
REVISIONS:	

SHEET TITLE
YOUTH BUILDING
EXTERIOR ELEVATIONS

YB-A2.1

Total Sheets in Set = x

PRELIMINARY NOT FOR CONSTRUCTION CHECKSET

Christ Community Church PUD Subdivision

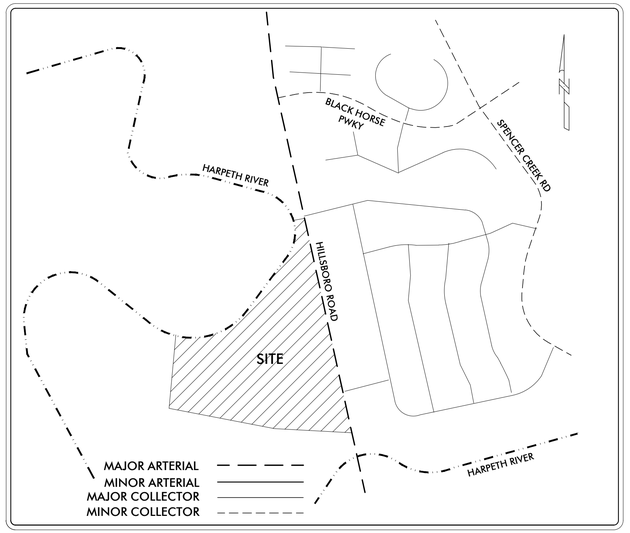
PUD Development Plan

COF Project # 6751
1215 Hillsboro Road
Being Parcel 7 on Tax Map 52

Franklin, Williamson County, Tennessee

TOTAL AREA = 48.996 ACRES
= 2,134,257.987 S.F.

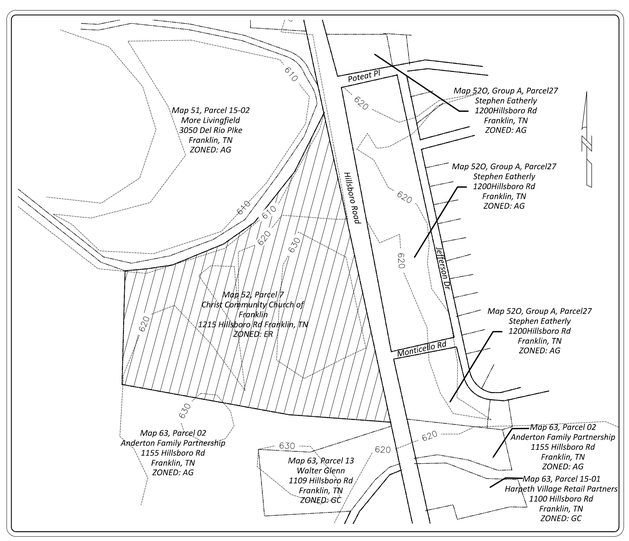
Date: June 8, 2018



LOCATION MAP
N.T.S.

Sheet Schedule

C0.0 Cover Sheet
C1.0 Existing Conditions Plan
C2.0 Development Plan
C3.0 Overall Grading Plan
C4.0 Overall Utility Plan



VICINITY MAP
SCALE: 1" = 500'

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

Gas Service
Piedmont Natural Gas
www.piedmontng.com

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

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

Utility Location
Tennessee One-Call
800.351.1111

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

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

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Architect
Matheny Goldmon Architecture + Interiors
108 Woodson Street
Huntsville, Alabama 35801
265.532.0909

Site Data

PROJECT NAME:	Christ Community Church PUD Subdivision
CITY OF FRANKLIN PROJECT #	6751
SUBDIVISION:	-----
LOT NUMBER:	-----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	ER (BCCO-5)
PROPOZED ZONING:	CI
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELPMENT STANDARDS:	Conventional
EXISTING & PROPOSED USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.996 ACRES
MINIMUM REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	20'
SIDE YARD:	10'
REAR YARD:	25'
BUILDING HEIGHT:	4 Stories (56' Max Height)
DEVELOPER:	Christ Community Church of Franklin
ADDRESS:	1215 Hillsboro Road
	Franklin, TN 37069
EMAIL ADDRESS:	steve.kuhn@sevansolutions.com
CONTACT NAME:	Steve Kuhn
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 104
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Adam@daleandassociates.net
CONTACT NAME:	Adam Seger, PE
BUILDING FOOTPRINT:	Existing (Total) - 62,000 SF
	Proposed (Total) - 141,000 SF
BUILDING SQUARE FOOTAGE:	Existing (Main Building) - 77,960 SF
	Proposed (Main Building) - 128,660 SF
	Proposed (Youth Building) - 15,415 SF
	Proposed (Chapel) - 9,800 SF
	Proposed (Rec. Building) - 4,500 SF

Site Description/Purpose Note:

Christ Community Church is an existing active religious institution. The church has been in this same location since 2001 and the property is zoned ER (Estate Residential). The property is currently being used as a place of worship, an assembly, a daycare, a community garden, a park/recreational area, a counseling center, and a group meeting place.

The purpose of this rezone and PUD is to do two things.
One, the property is being rezoned to CI (Civic Institution) to change the underlying zoning to a more appropriate zoning for these uses.
Two, the church intends to add on to the facilities, and a new overall Master Plan is being proposed for full future build-out, and a PUD is being introduced on the property to outline this new Master Plan.
The new Master Plan is not intended to be an exact build-out, but is intended to show the approximate areas of new buildings and building additions and parking additions. The uses of the property shall remain predominantly the same and will all be covered under the new CI zoning.

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision
Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
STATE OF TENNESSEE
7/6/18

PERMITS:

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

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

D&A Project #17084
Christ Community Church

C0.0

Sheet 1 of 5

Cover Sheet

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

Gas Service
Piedmont Natural Gas
www.piedmontng.com

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

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

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

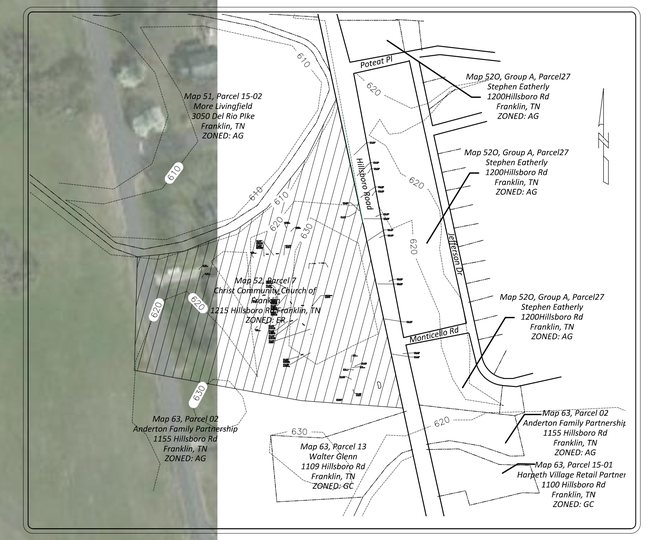
Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016

N
W E
S

100 0 100 200 300
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 500'

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	
FLOOD FRINGE OVERLAY	

Site Data

PROJECT NAME:	Christ Community Church
CITY OF FRANKLIN PROJECT #	6751
SUBDIVISION:	-----
LOT NUMBER:	-----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
EXISTING ZONING & CHARACTER OV:	ER (BCCO-5)
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.996 ACRES
EXISTING USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
EXISTING REQUIRED SETBACK LINES (based on ER Zoning):	
FRONT SETBACK:	100'
SIDE YARD:	35'
REAR YARD:	65'
BUILDING FOOTPRINT:	Existing - 62,000 SF
BUILDING SQUARE FOOTAGE:	Existing - 77,960 SF

Survey Note:
Field run Survey completed on 5/23/2018 by Dale & Associates.

Existing Grading and Drainage Data Chart

- Site Area: 48.99 Acres
- Impervious Area: 8 Acres Existing
- Soil Type: 80% Type B, 20% Type A
- Wooded Area: 2 Acres
- Site Outfall: Site Drains Directly into the Harpeth River
- Stormwater Infrastructure: An Existing Detention Pond currently treats the site for detention by routing a portion of the impervious infrastructure on Site, as well as approximately 10 Acres of offsite runoff. The pond provides approximately 550,000 Cubic Feet in Storage, and was designed to treat the development at full build out.

Buffer Note:
There shall be now mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Existing Tree Canopy:
Existing tree canopies for this site run along the property line and account approximately 5% of the total site area. Other tree's on site are within Landscaped areas for Parking Islands, or along stormwater features.

Existing Conditions Plan

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision

Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 112344
STATE OF TENNESSEE
7/6/18

PERMITS:

D&A Project #17084
Christ Community Church

C1.0

Sheet 2 of 5

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

Gas Service
Piedmont Natural Gas
www.piedmontng.com

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

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

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

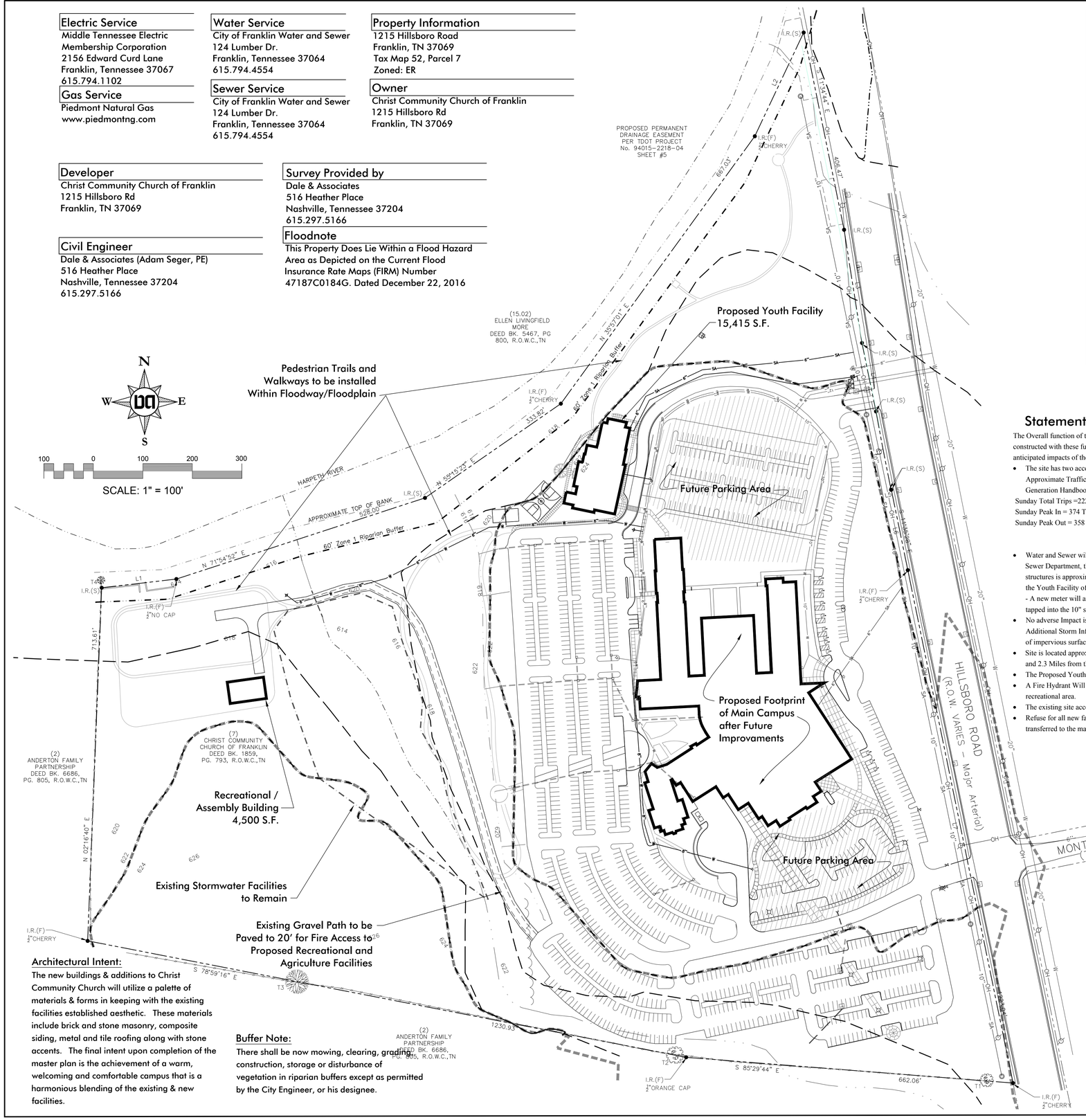
Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

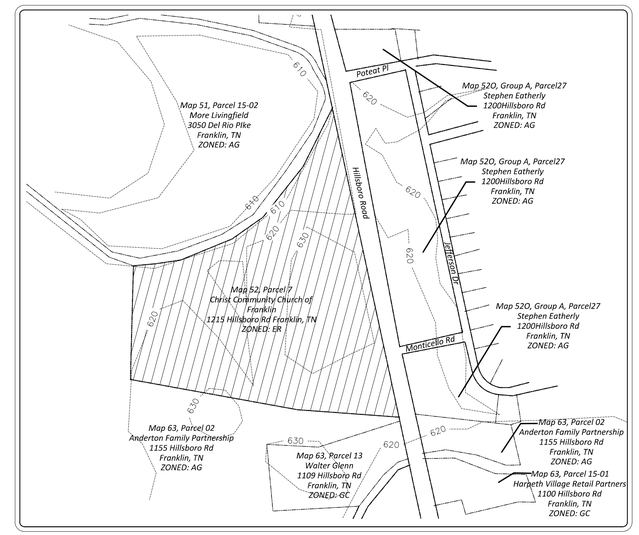
Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

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

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016





VICINITY MAP
SCALE: 1" = 500'

Statement of Impacts

The Overall function of the site will not change; as it was originally constructed with these future improvements in mind. However, below are the anticipated impacts of the proposed Development:

- The site has two access points off of Hillsboro Road (Major Arterial). Approximate Traffic Flows are shown below (Based on ITE Trip Generation Handbook, 8th Edition):

Sunday Total Trips =2220 Trips	Weekday Total Trips = 729 Trips
Sunday Peak In = 374 Trips/hr	Weekday PM In = 25 Trips/hr
Sunday Peak Out = 358 Trips/hr	Weekday PM Out = 22 Trips/hr
	Weekday AM In = 28 Trips/Hr
	Weekday AM Out = 17 Trips/Hr

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department, the anticipated increase in domestic flows for new structures is approximately 4000 GPD. A new water tap will be made for the Youth Facility off of the original 6" public stub out that serves the site - A new meter will also be installed. Also, a new sewer service will be tapped into the 10" sewer main that runs along Hillsboro Road.
- No adverse Impact is anticipated on existing storm infrastructure. Additional Storm Infrastructure will be implemented to treat the increase of impervious surface as proposed with this Development Plan.
- Site is located approximately 2.1 Miles from the nearest Fire Department, and 2.3 Miles from the nearest police department.
- The Proposed Youth Facility will be served by a fire sprinkler system.
- A Fire Hydrant Will be extended to both the youth facility, and proposed recreational area.
- The existing site access will remain with no improvements
- Refuse for all new facilities will be collected in roll-away containers to be transferred to the main facility dumpster location for haul-off.

Site Data

PROJECT NAME:	Christ Community Church PUD Subdivision
CITY OF FRANKLIN PROJECT #	6751
SUBDIVISION:	-----
LOT NUMBER:	-----
ADDRESS:	1215 Hillsboro Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
ALDERMANIC WARD:	2
PROPOSED ZONING & CHARACTER OV:	CI (BCCO-5)
OTHER APPLICABLE OVERLAYS:	FWO and FFO
APPLICABLE DEVELPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	2,134,257.987 S.F. / 48.996 ACRES
PROPOSED USE:	Church, assembly hall, daycare, community garden, park/recreational, counseling center
MINIMUM REQUIRED SETBACK LINES (based on CI Zoning):	
FRONT SETBACK:	20'
SIDE YARD:	10'
REAR YARD:	25'
BUILDING HEIGHT:	4 Stories (56' Max Height)
BUILDING FOOTPRINT:	Proposed (Total) - 141,000 SF
BUILDING SQUARE FOOTAGE:	Proposed (Main Building) - 128,660 SF
	Proposed (Youth Building) - 15,415 SF
	Proposed (Chapel) - 9,800 SF
	Proposed (Rec. Building) - 4,500 SF

PARKING REQUIREMENTS:

Church	(1 stall per 3 seats in Sanctuary) = 750 Stalls
Daycare	(2 stalls per 1000 SF + 1 /employee = 30 Stalls
Greenway/Park	30 Stalls
Rec. Center	(1 stall per 3 patrons) = 116 Stalls
Total Required	926 Stalls
Total Proposed	1111 Stalls
Future Allowed per Zoning Ordinance (20% above required)	1111 Stalls

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	(#)
PARCEL NUMBER	(x)
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	

Architectural Intent:

The new buildings & additions to Christ Community Church will utilize a palette of materials & forms in keeping with the existing facilities established aesthetic. These materials include brick and stone masonry, composite siding, metal and tile roofing along with stone accents. The final intent upon completion of the master plan is the achievement of a warm, welcoming and comfortable campus that is a harmonious blending of the existing & new facilities.

Buffer Note:

There shall be now mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Development Plan

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision

Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED
AGRICULTURE
COMMERCE
No. 123341
STATE OF TENNESSEE
7/6/18

PERMITS:

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

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

D&A Project #17084
Christ Community Church

C2.0

Sheet 3 of 5

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

Gas Service
Piedmont Natural Gas
www.piedmontng.com

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

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

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

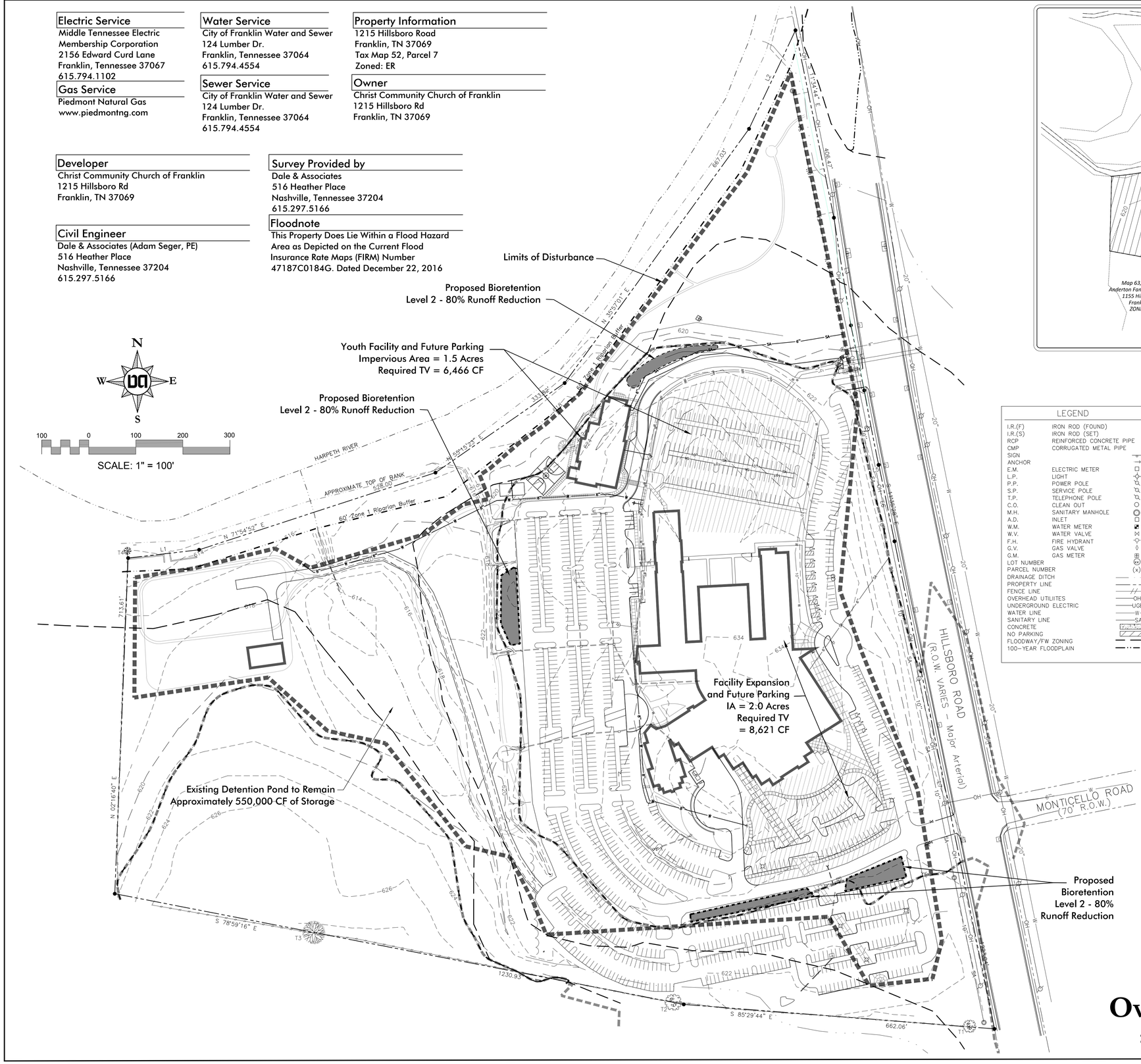
Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

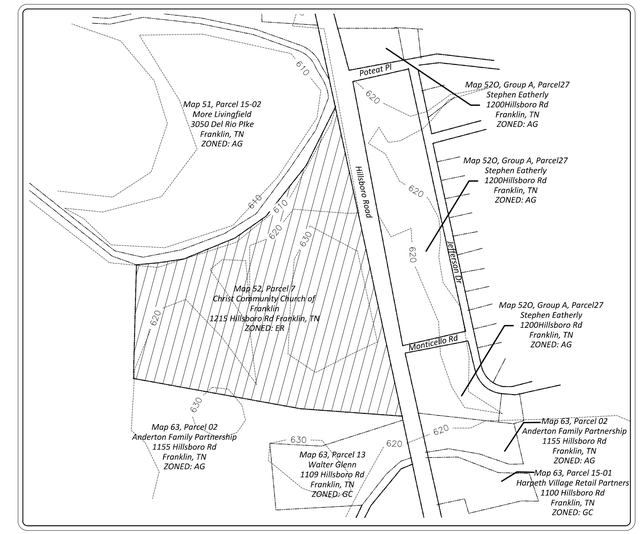
Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

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

Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016





VICINITY MAP
SCALE: 1" = 500'

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	(x)
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	

Survey Note:
Field run Survey completed on 5/23/2018 by Dale & Associates.

Proposed Grading and Drainage Data Chart

- Site Area: 48.99 Acres
- Impervious Area: 11.5 Acres Existing
- Soil Type: 80% Type B, 20% Type A
- Wooded Area: 2 Acres
- Site Outfall: Site Drains Directly into the Harpeth River
- Stormwater Infrastructure: Proposed GIP's / Low Impact Development features will be installed to treat runoff from the increased impervious surface of the proposed improvements. However, Overall detention will still be met by the existing 550,000 CF detention Pond Located on the Western portion of the site.

Stormwater Narrative
The existing stormwater facilities were designed to treat the future improvements shown on this Development Plan (For water quantity). No adjustments to the existing stormwater facilities are proposed. Additonal GIP's will be implemented on the site for new impervious surface to treat these features for Water Quality. The proposed GIP's would be in the form of Raingarden's/bioretention. No significant grading within the site is proposed other than that necessary to convey stormwater runoff to the existing and proposed stormwater facilities.

Buffer Note:
There shall be now mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Overall Grading and Drainage

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision
Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
STATE OF TENNESSEE
COMMERCIAL
No. 112344
7/6/18

PERMITS:

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

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

D&A Project #17084
Christ Community Church

C3.0

Sheet 4 of 5

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

Gas Service
Piedmont Natural Gas
www.piedmontng.com

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

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

Property Information
1215 Hillsboro Road
Franklin, TN 37069
Tax Map 52, Parcel 7
Zoned: ER

Owner
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

Developer
Christ Community Church of Franklin
1215 Hillsboro Rd
Franklin, TN 37069

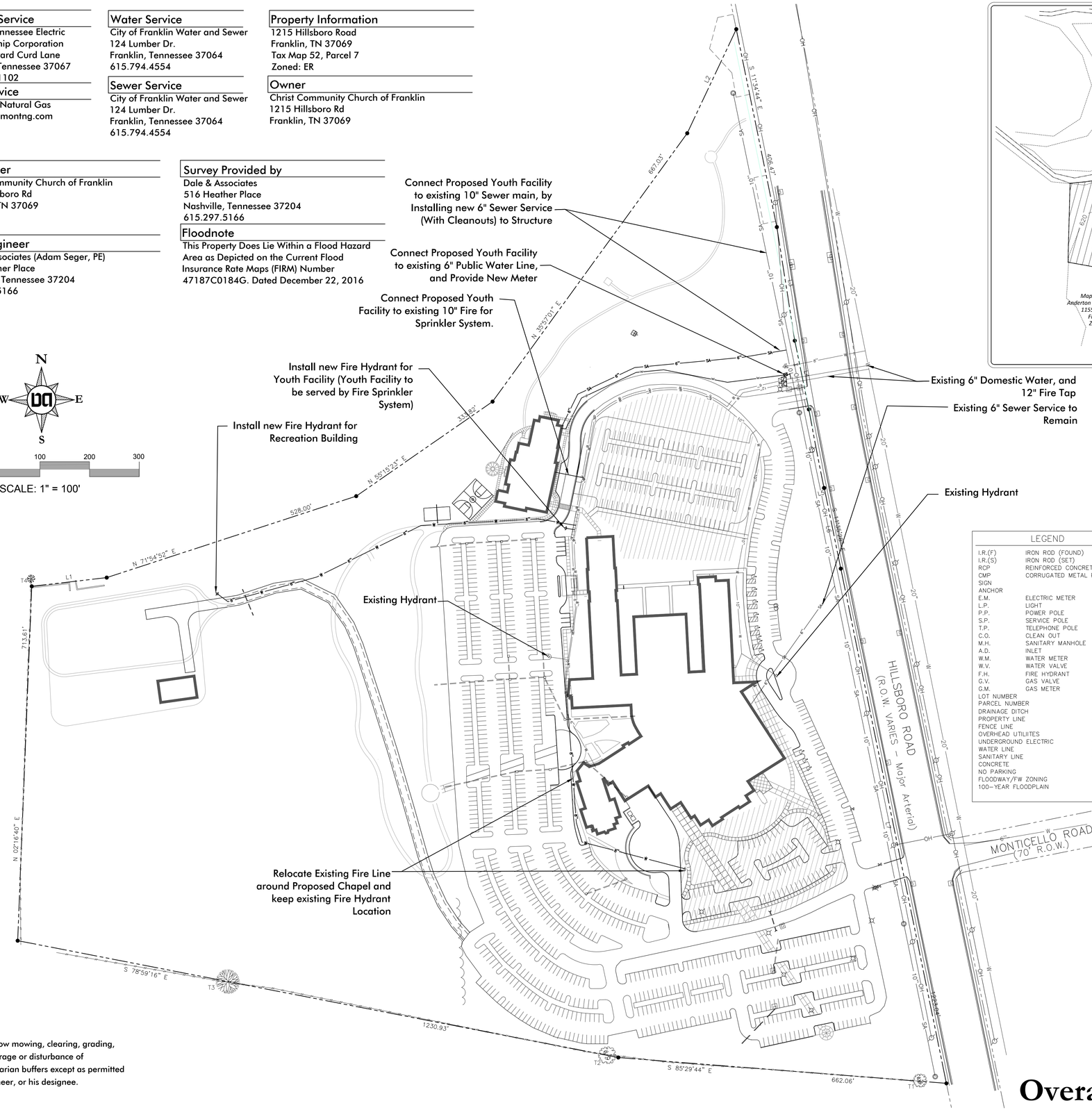
Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

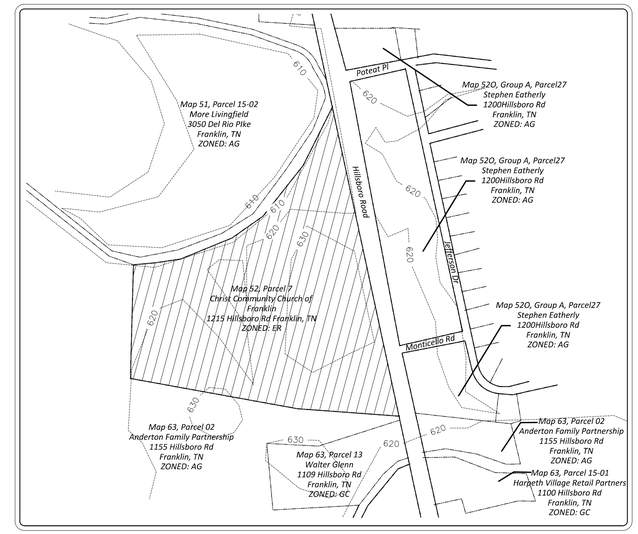
Survey Provided by
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Floodnote
This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0184G. Dated December 22, 2016

N
W E
S

100 0 100 200 300
SCALE: 1" = 100'





VICINITY MAP
SCALE: 1" = 500'

LEGEND	
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	(xx)
PARCEL NUMBER	(x)
DRAINAGE DITCH	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILIITES	OH
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
SANITARY LINE	SA
CONCRETE	
NO PARKING	
FLOODWAY/FW ZONING	
100-YEAR FLOODPLAIN	

Utility Narrative

The Overall function of the site will not change; as it was originally constructed with these future improvements in mind. However, below are the anticipated impacts of the proposed Development:

- Water and Sewer will both be provided by the City of Franklin Water and Sewer Department.
- There is an existing 6" Sewer service that will remain for the main structure. A new sewer service will be provided for the youth facility, and tap into the existing 10" main.
- The existing 6" private water line will serve the main facility, and a new tap / meter will be installed for the youth facility. The increase in domestic flows for new structure is approximately 4000 GPD.
- A fire line loops the site and provides flow to the existing hydrants around the site, as well as provide water for the fire sprinkler system in the main building.
- Two additional Fire Hydrants will be run from the existing Fire Line located on site. This line is private, and has a meter - therefore no additional meters or taps into the public water main are proposed.

Buffer Note:
There shall be now mowing, clearing, grading, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

Overall Utility Plan

Drawing Date:
June 8, 2018

Revisions:

Christ Community Church PUD Subdivision
Being Parcel 7 on Tax Map 52
1215 Hillsboro Road
Franklin, Williamson County, Tennessee

ADAM JOSEPH SEGER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112341
STATE OF TENNESSEE
7/6/18

PERMITS:

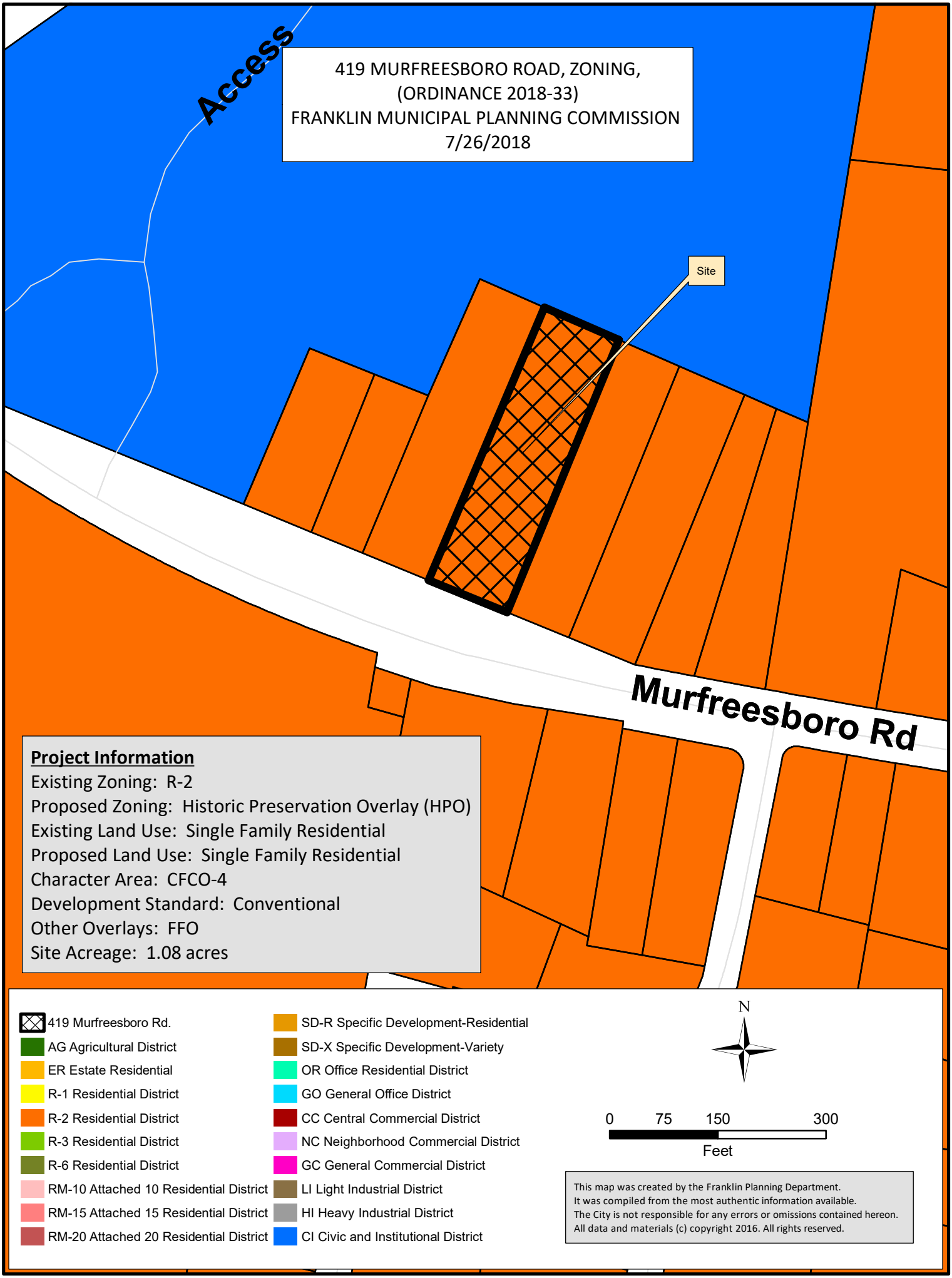
TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG!

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

D&A Project #17084
Christ Community Church

C4.0

Sheet 5 of 5


419 MURFREESBORO ROAD, ZONING,
(ORDINANCE 2018-33)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Access
Site
Murfreesboro Rd
Project Information
Existing Zoning: R-2
Proposed Zoning: Historic Preservation Overlay (HPO)
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Character Area: CFCO-4
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 1.08 acres
419 Murfreesboro Rd.
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 75 150 300
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 2018-33

TO BE ENTITLED, "AN ORDINANCE TO ZONE 419 MURFREESBORO ROAD INTO THE HISTORIC PRESERVATION OVERLAY (HPO), CONSISTING OF 1.08 ACRES AND LOCATED AT 419 MURFREESBORO 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
078E-05.00	1.08
Total	1.08

SECTION II. That the attached Location Map and Survey 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

Law Dept. approved 07.17.18

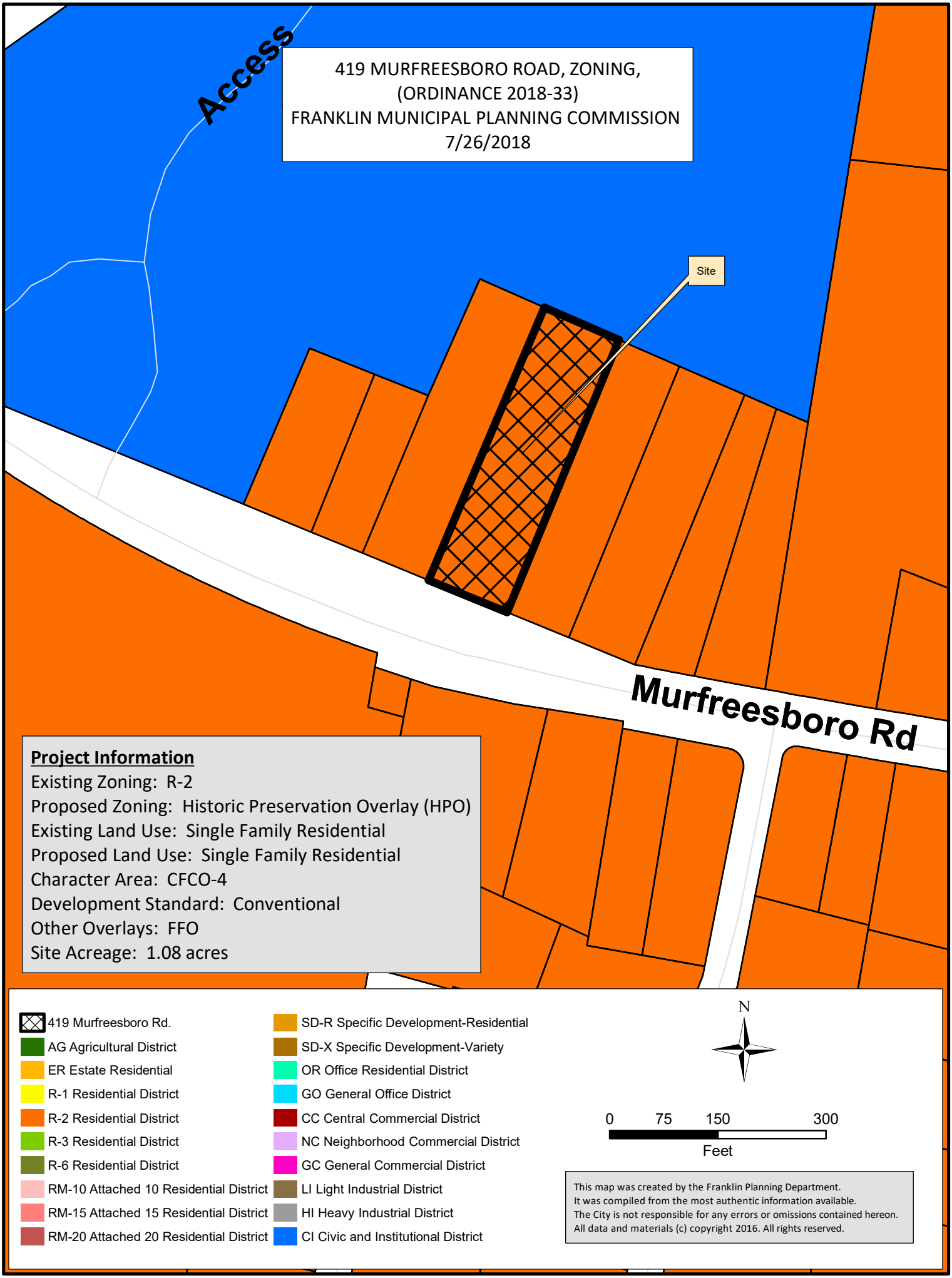
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

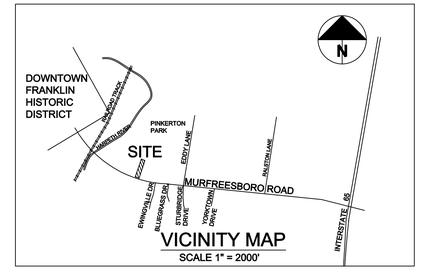
PASSED SECOND READING: _____

PASSED THIRD READING: _____


419 MURFREESBORO ROAD, ZONING,
(ORDINANCE 2018-33)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Access
Site
Murfreesboro Rd
Project Information
Existing Zoning: R-2
Proposed Zoning: Historic Preservation Overlay (HPO)
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Character Area: CFCO-4
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 1.08 acres
419 Murfreesboro Rd.
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 75 150 300
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.

Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
pleb@bellsouth.net



VICINITY MAP
SCALE 1" = 2000'

PROJECT APPLICANT:

PAUL LEBOVITZ, LA
102 WINSLOW ROAD
FRANKLIN, TN 37064
615-415-6855
pleb@bellsouth.net

PROJECT OWNER:

WILLIAM (BILL) POWELL
PO BOX 7
FRANKLIN, TN 37065
615-390-4162
billpowell2@msn.com

PROJECT PURPOSE:

REZONE LOT 5, 419 MURFREESBORO ROAD
TO BE INCLUDED IN THE HISTORIC
PRESERVATION OVERLAY

SITE DATA CHART

PROJECT NAME:	419 MURFRESSBORO RD APPLICATION FOR REZONING TO HISTORIC OVERLAY
PROJECT #:	6739
SUBDIVISION:	NA
MAP, PARCEL:	78E-A-5
LOT NUMBER:	5
ADDRESS:	419 MURFREESBORO RD
CITY, COUNTY, STATE:	FRANKLIN, WILLIAMSON CTY, TENN.
CIVIL DISTRICT:	9
EXISTING ZONING:	R2
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CFC0 4
OTHER OVERLAYS:	FFO FLOODWAY FRINGE FWO FLOODWAY HISTORIC PRESERVATION REQUESTED
SITE ACREAGE:	1.08
MIN. REQUIRED SETBACKS:	
FRONT	60'
SIDE	8' - MIN. 20' BETWEEN DWELLINGS
REAR	40'
BUILDING FOOTPRINT SF:	2,240
BUILDING HT:	2 STORY
LANDSCAPE SURFACE RATIO:	.14
MIN. LSR:	.40

STATEMENT OF IMPACTS:

1. WATER: CITY OF FRANKLIN WATER WILL CONTINUE
2. SEWER: CITY OF FRANKLIN SEWER WILL CONTINUE
3. REPURIFIED WATER: NOT AVAILABLE
4. STREET NETWORK: LOT DENSITY TO REMAIN AS SINGLE FAMILY, NO NEW OR ADDITIONAL TRAFFIC IMPACT
5. DRAINAGE FACILITIES: LOT CURRENTLY DRAINS TO FRONT & REAR WHICH WILL CONTINUE AFTER BUILDING RENOVATION
6. SCHOOL DISTRICT: WILL NOT BE AFFECTED; UNIT TO REMAIN 1 SINGLE FAMILY
7. SANITATION: TYPICAL CAN PICK-UP WILL CONTINUE
8. RESTRICTIONS IMPOSED: PROPERTY OWNER REQUESTING ACCEPTANCE INTO HISTORIC OVERLAY WHICH WILL REQUIRE HZC APPROVAL FOR ACCEPTANCE & ANY BUILDING MODIFICATION
9. HISTORIC PROPERTIES WITHIN 500' OF SITE: THERE ARE SEVERAL PROPERTIES NEARBY (SUCH AS 424 MURFREESBORO ROAD) WHICH HAVE BUILDINGS OVER 50 YEARS OLD BUT THEY ARE NOT ON THE HISTORIC REGISTER OR IN HISTORIC OVERLAY; THE ANDREW VAUGHN HOUSE #501 MURF RD. IS NATIONAL REGISTER LISTED
10. MINERAL RIGHTS: RETAINED BY PROPERTY OWNER.

N

0 20' 40' 80'
DRAWING SCALE: 1 INCH = 40 FEET

COF PROJECT NO. 6739

REVISIONS
1 7.5.18 NOTE CHANGES
2 .
3 .
4 .
5 .

REZONING REQUEST
for the
WILLIAM POWELL PROPERTY
419 MURFREESBORO ROAD
FRANKLIN, TENNESSEE

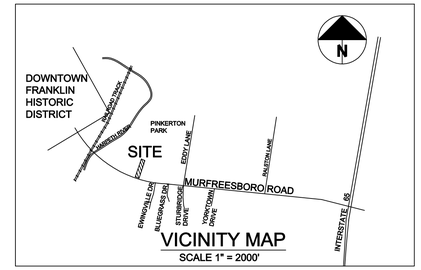
PAUL A. LEBOVITZ
REGISTERED
LANDSCAPE ARCHITECT
COMMERCE
TENNESSEE NO. 28
6/11/2018

Designed By:	pal
Drawn By:	pal
Issue Date:	6/11/2018
Job No.	18012
Sheet No.	

1.0
REZONING PLAN

Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
pleb@bellsouth.net



VICINITY MAP
SCALE 1" = 2000'

PROJECT APPLICANT:

PAUL LEBOVITZ, LA
102 WINSLOW ROAD
FRANKLIN, TN 37064
615-415-6855
pleb@bellsouth.net

PROJECT OWNER:

WILLIAM (BILL) POWELL
PO BOX 7
FRANKLIN, TN 37065
615-390-4162
billpowell2@msn.com

PROJECT PURPOSE:

REZONE LOT 5, 419 MURFREESBORO ROAD
TO BE INCLUDED IN THE HISTORIC
PRESERVATION OVERLAY

SITE DATA CHART

PROJECT NAME:	419 MURFRESSBORO RD APPLICATION FOR REZONING TO HISTORIC OVERLAY
PROJECT #:	6739
SUBDIVISION:	NA
MAP, PARCEL:	78E-A-5
LOT NUMBER:	5
ADDRESS:	419 MURFREESBORO RD
CITY, COUNTY, STATE:	FRANKLIN, WILLIAMSON CTY, TENN.
CIVIL DISTRICT:	9
EXISTING ZONING:	R2
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CFC0 4
OTHER OVERLAYS:	FFO FLOODWAY FRINGE FWO FLOODWAY HISTORIC PRESERVATION REQUESTED
SITE ACREAGE:	1.08
MIN. REQUIRED SETBACKS:	
FRONT	60'
SIDE	8' - MIN. 20' BETWEEN DWELLINGS
REAR	40'
BUILDING FOOTPRINT SF:	2,240
BUILDING HT:	2 STORY
LANDSCAPE SURFACE RATIO:	.14
MIN. LSR:	.40

STATEMENT OF IMPACTS:

1. WATER: CITY OF FRANKLIN WATER WILL CONTINUE
2. SEWER: CITY OF FRANKLIN SEWER WILL CONTINUE
3. REPURIFIED WATER: NOT AVAILABLE
4. STREET NETWORK: LOT DENSITY TO REMAIN AS SINGLE FAMILY, NO NEW OR ADDITIONAL TRAFFIC IMPACT
5. DRAINAGE FACILITIES: LOT CURRENTLY DRAINS TO FRONT & REAR WHICH WILL CONTINUE AFTER BUILDING RENOVATION
6. SCHOOL DISTRICT: WILL NOT BE AFFECTED; UNIT TO REMAIN 1 SINGLE FAMILY
7. SANITATION: TYPICAL CAN PICK-UP WILL CONTINUE
8. RESTRICTIONS IMPOSED: PROPERTY OWNER REQUESTING ACCEPTANCE INTO HISTORIC OVERLAY WHICH WILL REQUIRE HZC APPROVAL FOR ACCEPTANCE & ANY BUILDING MODIFICATION
9. HISTORIC PROPERTIES WITHIN 500' OF SITE: THERE ARE SEVERAL PROPERTIES NEARBY (SUCH AS 424 MURFREESBORO ROAD) WHICH HAVE BUILDINGS OVER 50 YEARS OLD BUT THEY ARE NOT ON THE HISTORIC REGISTER OR IN HISTORIC OVERLAY; THE ANDREW VAUGHN HOUSE #501 MURF RD. IS NATIONAL REGISTER LISTED
10. MINERAL RIGHTS: RETAINED BY PROPERTY OWNER.

N

0 20' 40' 80'
DRAWING SCALE: 1 INCH = 40 FEET

COF PROJECT NO. 6739

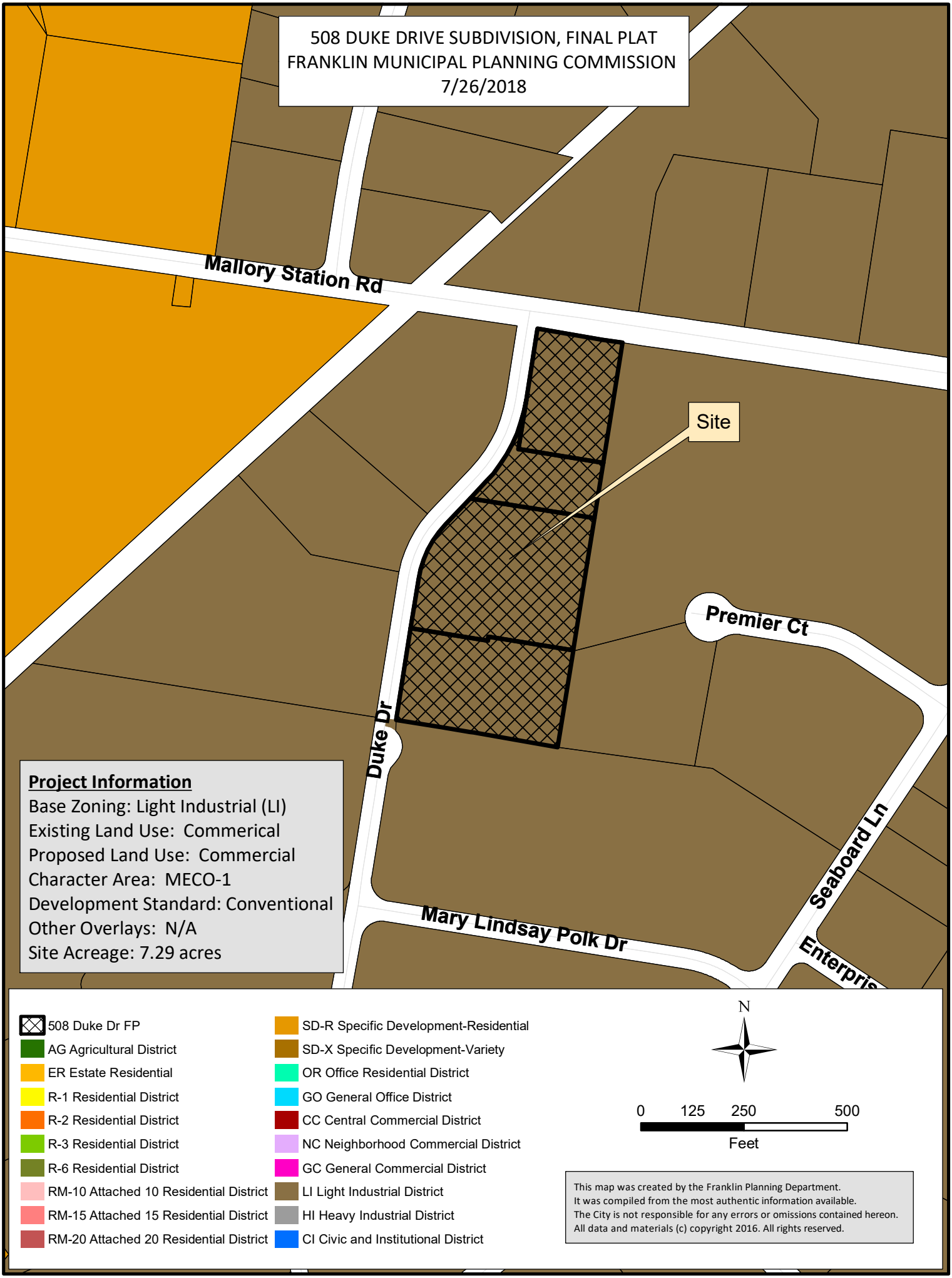
REVISIONS
1 7.5.18 NOTE CHANGES
2 .
3 .
4 .
5 .

REZONING REQUEST
for the
WILLIAM POWELL PROPERTY
419 MURFREESBORO ROAD
FRANKLIN, TENNESSEE

PAUL A. LEBOVITZ
REGISTERED
LANDSCAPE ARCHITECT
COMMERCE
TENNESSEE NO. 28
6/11/2018

Designed By:	pal
Drawn By:	pal
Issue Date:	6/11/2018
Job No.	18012
Sheet No.	

1.0
REZONING PLAN


508 DUKE DRIVE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Mallory Station Rd
Site
Premier Ct
Duke Dr
Seaboard Ln
Mary Lindsay Polk Dr
Project Information
Base Zoning: Light Industrial (LI)
Existing Land Use: Commerical
Proposed Land Use: Commercial
Character Area: MECO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 7.29 acres
508 Duke Dr FP
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 2016. All rights reserved.

COF no: 6740

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan COF# 6298 **(508 Duke Drive Subdivision, site plan, section 1 (Lot 3))** shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

Planning

508 DUKE DRIVE SUBDIVISION - submittal 001.pdf

5. Sealed and signed plans

joseph.bryan@franklintn.gov Comment not addressed. Page 2 must be sealed by licensed surveyor.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT OF LAND, AS DESCRIBED AND RECORDED IN DEED BOOK 1838, PAGE 133 AND DEED BOOK 4175, PAGE 256, R.O.W.C., TN, INTO FOUR (4) LOTS.

THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOTS 1 AND 2 OF THE HAYES FINAL PLAT – REVISION 1 AS OF RECORD IN PLAT BOOK P51, PAGE 2 – R.O.W.C., TN AND THE RECORDING OF LOT 1 OF THE FINAL PLAT FOR MALLORY VALLEY DISTRICT AS OF RECORD IN PLAT BOOK P46, PAGE 72 – R.O.W.C., TN.

GENERAL NOTES

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 53 AS PARCELS 107.00 & 107.01. TOTAL ACRES = 7.30±.
3. SITE ADDRESS
   508 DUKE DRIVE & 255 MALLORY STATION ROAD
   FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37067
   8TH CIVIL DISTRICT
   CHARACTER AREA: MECO–1
4. SUBJECT PROPERTY IS CURRENTLY ZONED: "LI" LIGHT INDUSTRIAL DISTRICT.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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. TENNESSEE ONE CALL 1–800–351–1111 OR 1–615–366–1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

EXTERIOR	INTERIOR
FRONT – 75'	FRONT – 75'
SIDES – 25'	SIDES – 5'
REAR – 25'	REAR – 25'

8. PROPERTY OWNERS: MAP 53, PARCELS 107.00 & 107.01.
   CONTACT: MICHAEL EDWARD HAYES
   JENNIFER HAYES
   ADDRESS : 257 MALLORY STATION ROAD
   FRANKLIN, TN 37067
   PHONE: (615) 861–0532
   EMAIL: MIKE@MIKEHAYESLANDSCAPING.COM
9. SURVEYOR: H & H LAND SURVEYING, INC.
   CONTACT: STEPHEN P. MCCLANNAHAN, PLS
   ADDRESS : 612A FITZHUGH BOULEVARD
   SMYRNA, TN 37167
   PHONE: (615) 831–0756
   E–MAIL: handhland@bellsouth.net
10. THE WITHIN DESCRIBED TRACT OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON FEMA MAP NUMBER 47187C0204 F ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. **(MAP DATED: REVISED SEPTEMBER 29, 2006)**
11. MINERAL RIGHTS ARE HELD BY THE OWNER OF RECORD.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
13. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
14. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE HAYES FINAL PLAT AS OF RECORD IN PLAT BOOK P51, PAGE 2–(R.O.W.C.,TN) AND THAT PORTION OF THE FINAL PLAT FOR MALLORY VALLEY UTILITY DISTRICT AS OF RECORD IN PLAT BOOK P46, PAGE 72–(R.O.W.C.,TN) THAT PERTAINS TO LOT 1.
15. ALL LOT CORNERS TO BE MARKED BY IRON RODS, UNLESS NOTED OTHERWISE.
16. STREET ADDRESSES SHOWN THUS 460
17. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
18. 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.
19. THE 2.5' WIDE ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALKS. ANY SIDEWALKS WHICH WHOLLY OR IN PART LIE OUTSIDE THE RIGHT–OF–WAY SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
20. ALL PROPERTY CORNERS THAT FALL WITHIN THE PROPOSED CONCRETE SIDEWALKS WILL NOT BE SET IN CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
21. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT–OF–WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
22. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
23. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
24. THERE SHALL BE NO DIRECT ACCESS FROM LOT 4 TO MALLORY STATION ROAD.
25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT AND THE MALLORY VALLEY UTILITY DISTRICT 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 OR WITHIN A MALLORY VALLEY UTILITY DISTRICT EASEMENT, THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHUR 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 OR THE MALLORY VALLEY UTILITY DISTRICT IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN NOR THE MALLORY VALLEY UTILITY DISTRICT. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN AND/OR THE MALLORY VALLEY UTILITY DISTRICT WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26. EASEMENTS AND P.U.D.E.'S SHOWN AS THUS * ARE PER PLAT BOOK P51, PAGE 2, (R.O.W.C., TN) AND ARE TO BE MODIFIED/REMOVED UPON THE RECORDING OF THIS PLAT.
27. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0820–3–.05 THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000

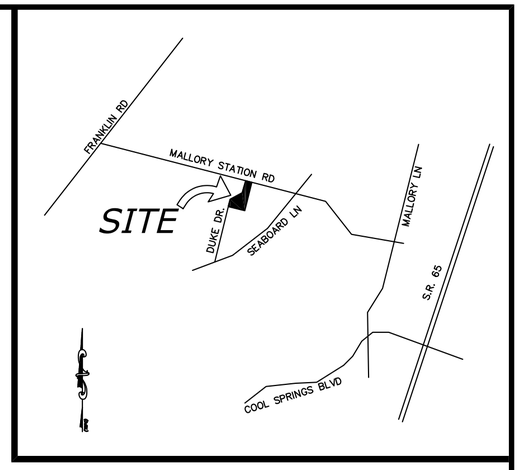
SANITARY SEWER EASEMENTS

* SANITARY SEWER EASEMENTS SHOWN HEREON ARE EXCLUSIVE EASEMENTS.

WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:

1. 0'–12' DEPTH REQUIRES 20' EASEMENT.
2. 13'–20' DEPTH REQUIRES 30' EASEMENT.
3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.

A MINIMUM 10–FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.



VICINITY MAP
NOT TO SCALE

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831–0756 (FAX) 355–6928
H & H Project No. 2016–0167

NOTE:
LOTS SHOWN HEREON ARE PART OF A UNIFIED DEVELOPMENT PLAN.

City of Franklin Project No. 6740

FINAL PLAT

508 DUKE DRIVE SUBDIVISION

8TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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 1838, Page 133 and Book 4175, Page 256, 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, re–subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(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.

Owner Signature *Date*
Michael Edward Hayes

Owner Signature *Date*
Jennifer Hayes

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in The Final Plat of 508 Duke Drive Subdivision, have been installed in accordance with City specifications, or

2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Title *Date*
City of Franklin

STEPHEN P. MCCLANNAHAN
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 772

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary *Date*
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:
(1) the water systems designated in The Final Plat of 508 Duke Drive Subdivision, have 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 MVUD, to assure completion of such systems.

Title *Date*
Mallory Valley Water District

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets and drainage designated in The Final Plat of 508 Duke Drive Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department *Date*
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Management Agency *Date*

City of Franklin, TN *Date*

CERTIFICATE OF SURVEY

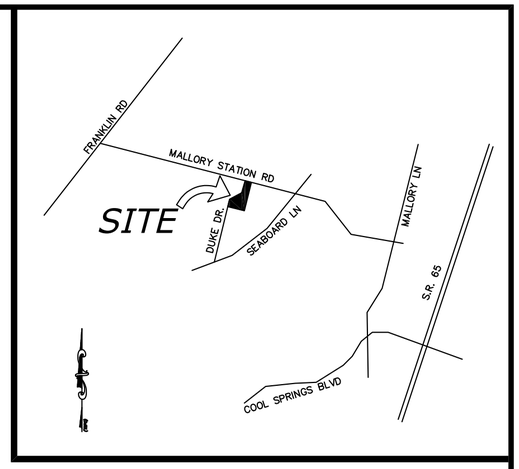
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 3rd day of May, 2016.

Stephen P. McClannahan
Registered Land Surveyor
Stephen P. McClannahan

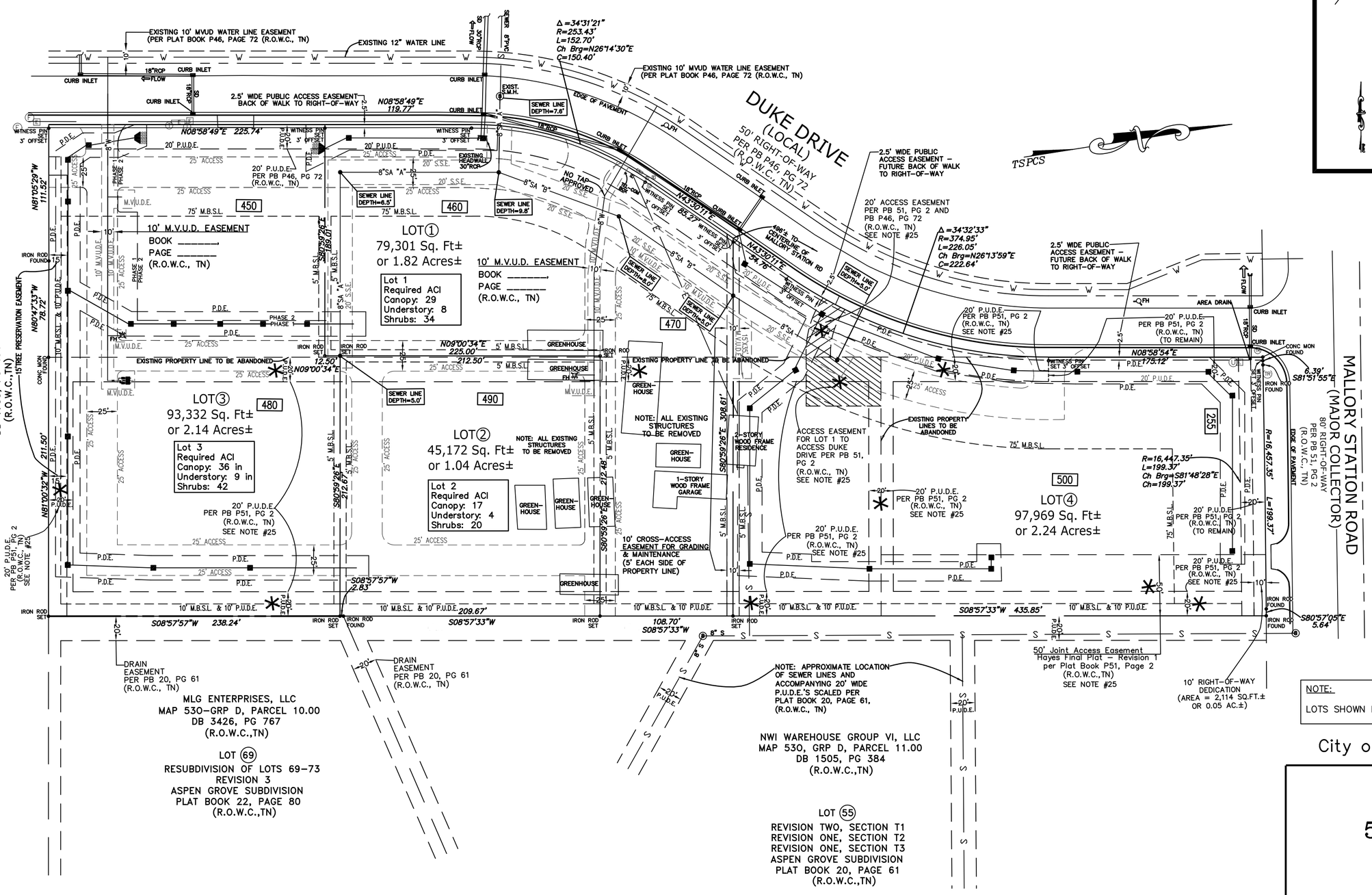
772 6/27/18
Tenn. License No. *Date*

TOTAL ACRES: 7.29 Ac.±
TOTAL LOTS: 4
ACRES NEW STREETS: 0
FEET NEW STREETS: 0
MILES NEW STREETS: 0
DATE: NOVEMBER 7, 2016
SCALE: 1"= 60'
REVISED: DECEMBER 1, 2016
CLOSURE ERROR: 1:10,000
REVISED: JANUARY 4, 2017
REVISED: JANUARY 17, 2017
REVISED: FEBRUARY 8, 2017
REVISED: OCTOBER 18, 2017
REVISED: NOVEMBER 14, 2017
REVISED: NOVEMBER 21, 2017
REVISED: APRIL 5, 2018
REVISED: JUNE 27, 2018

Lot ① Area = 79,301 sq.ft. or 1.82 Ac.±
Lot ② Area = 45,172 sq.ft. or 1.04 Ac.±
Lot ③ Area = 93,332 sq.ft. or 2.14 Ac.±
Lot ④ Area = 97,969 sq.ft. or 2.24 Ac.±
Mallory Station Rd R-O-W Dedication = 2,114 sq.ft. or 0.048 Ac.±
Total Area This Plat = 317,888 sq.ft. or 7.29 Ac.±



VICINITY MAP
NOT TO SCALE



NOTE:
LOTS SHOWN HEREON ARE PART OF A UNIFIED DEVELOPMENT PLAN.

City of Franklin Project No. 6740

FINAL PLAT

508 DUKE DRIVE SUBDIVISION

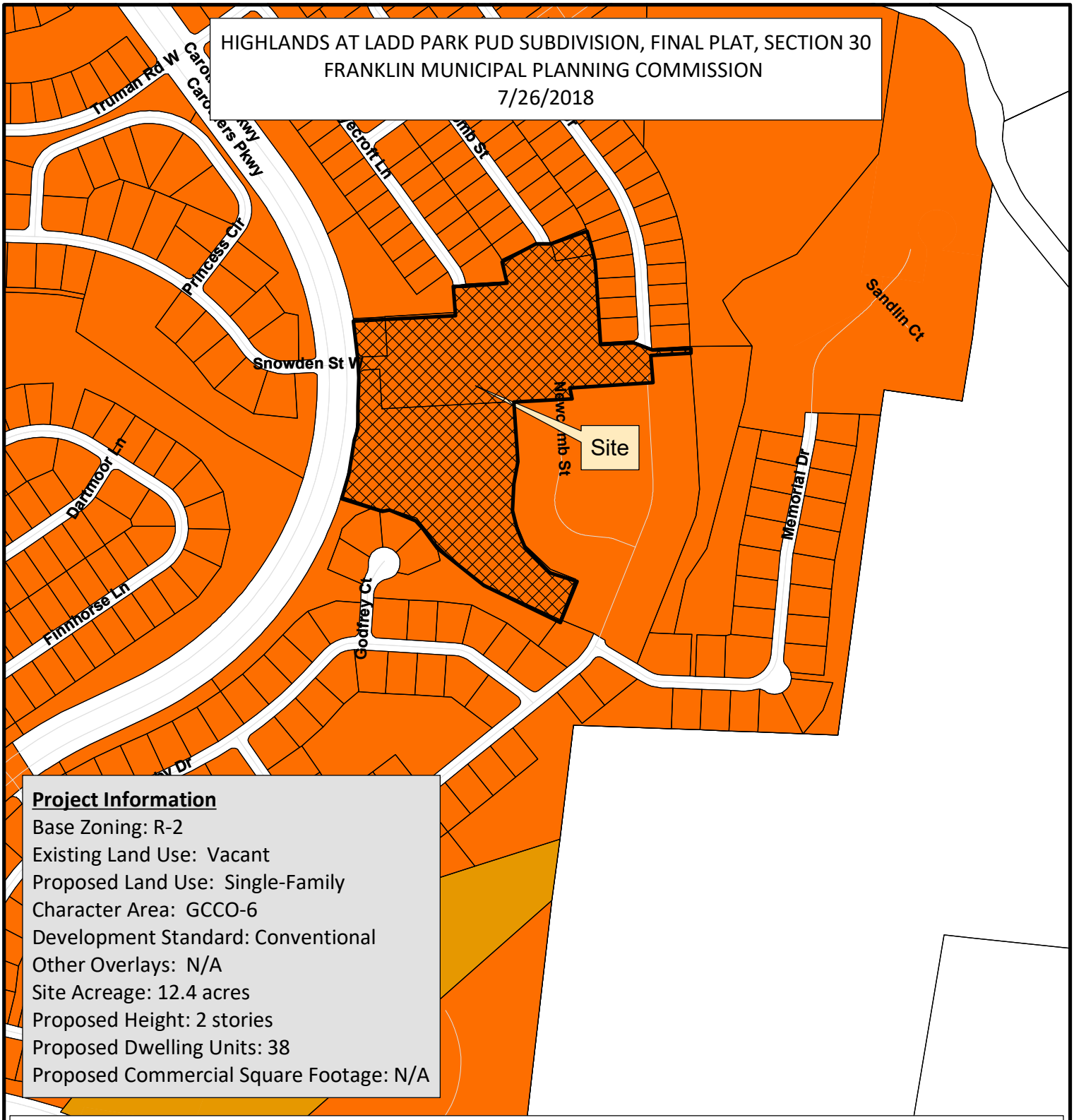
8TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2016-0167

0' 30' 60' 120' 180'
GRAPHIC SCALE
1" = 60'

TOTAL ACRES: 7.29 Ac.±
TOTAL LOTS: 4
ACRES NEW STREETS: 0
FEET NEW STREETS: 0
MILES NEW STREETS: 0
DATE: NOVEMBER 7, 2016
SCALE: 1"= 60'
REVISED: DECEMBER 1, 2016
CLOSURE ERROR: 1:10,000
REVISED: JANUARY 4, 2017
REVISED: JANUARY 17, 2017
REVISED: FEBRUARY 8, 2017
REVISED: OCTOBER 18, 2017
REVISED: NOVEMBER 14, 2017
REVISED: NOVEMBER 21, 2017
REVISED: APRIL 5, 2018
REVISED: JUNE 27, 2018

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 30
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018



Project Information

Base Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 12.4 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 38
Proposed Commercial Square Footage: N/A

- 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

0 125 250 500 750 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 2018. All rights reserved.

COF no: 6743

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF 6562 (Highlands at Ladd Park PUD Subdivision, Site Plan, Section 30)** shall be transferred to this final plat as a condition of approval.

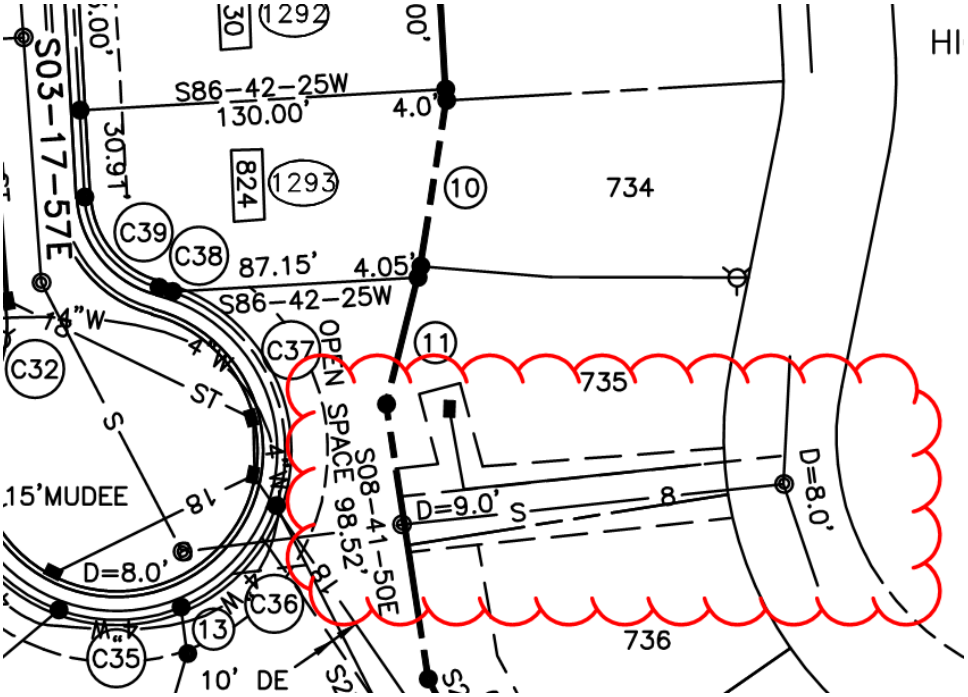
*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

Water/Sewer

General Issues

3. Utility easement

scott.andrews@franklintn.gov Applicant failed to fully address issue. Applicant did label depths of sanitary sewer called out in previous comment but applicant shall label sanitary sewer easement with the width of said easement as well as labeling it an "exclusive sanitary sewer easement."

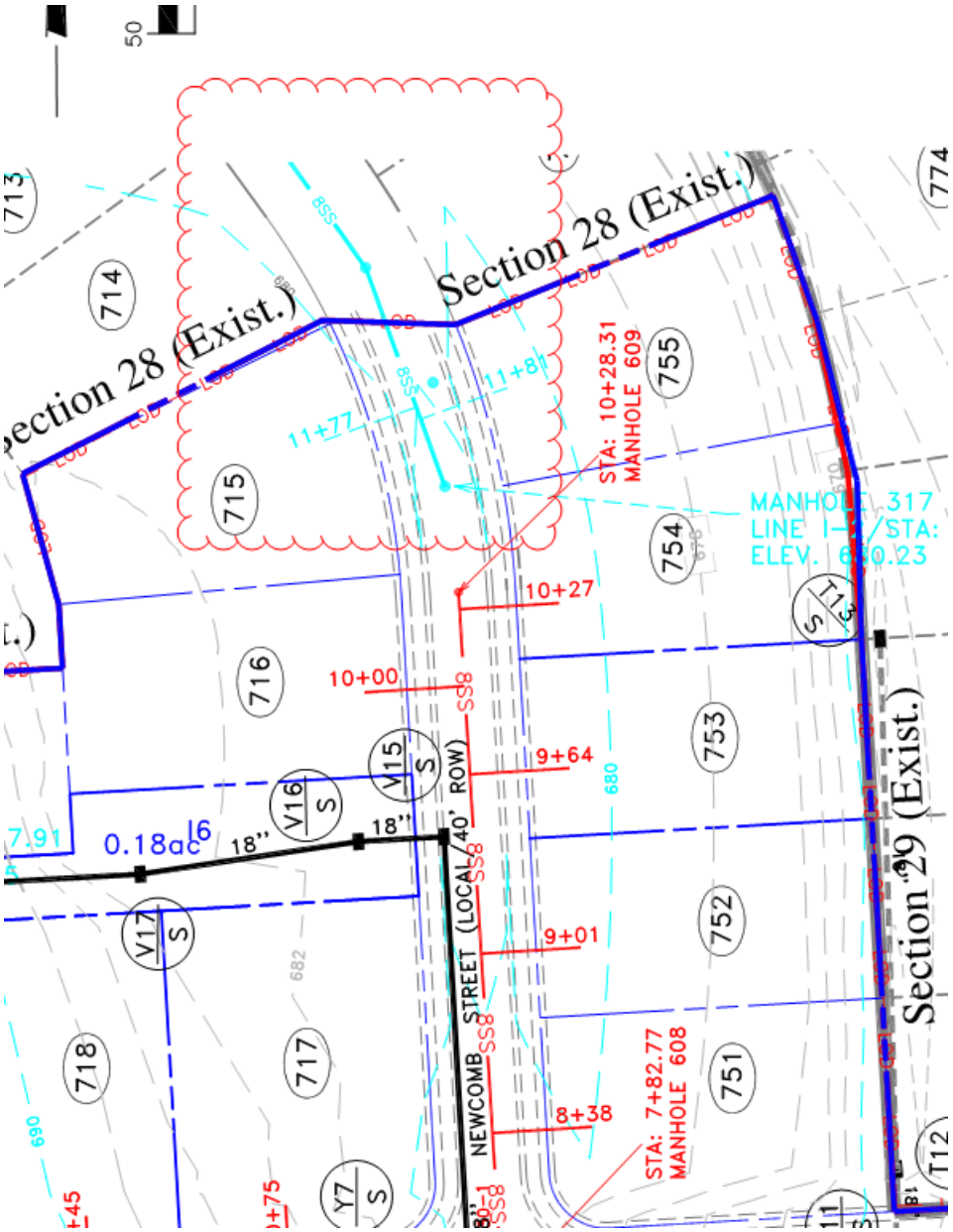


[Edited By Scott Andrews]

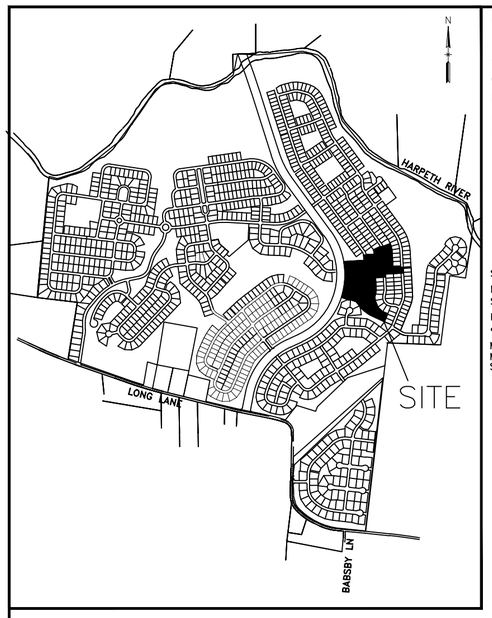
4. Sanitary sewer

scott.andrews@franklintn.gov Applicant failed to address the issue. The image below is from the approved plans for the infrastructure for Sections 30, 31 and 41. There is a sanitary sewer line extending from the manhole in front of Lot 756 that extends into Section 28. That sanitary sewer infrastructure shall be shown on this plat, extending up Newcomb Street.

Applicant shall revise.



[Edited By Scott Andrews]



LEGEND

PROPOSED FIRE HYDRANT		STREET ADDRESS	607
PROPOSED LIGHT POLE		DRAINAGE EASEMENT TYPICAL	DE
CURB INLET		MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
EXISTING MANHOLE		UTILITY POLE	
5/8" IRON PIN SET THIS PLAT		ADJOINING LOT NUMBER	773
UTILITY STUB OUT	ST		
PROPERTY/R.O.W. LINE			
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE		
PROPOSED 8" WATER LINE	10 W		
EXISTING 8" SEWER LINE	S 8		
EXISTING 12" SEWER LINE	12 S		
PROPOSED 18" STORM LINE	ST 18		
SANITARY SEWER EASEMENT	20' SSE		
MIILCROFTON EASEMENT SEE NOTES 12 & 17	15'MUDEE		
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE		
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTES 12 & 17	15' MTE		

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established untill otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed 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 leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____

JULIE ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC OWNER OF MAP 106, PARCEL 181.33, BOOK 6296, PG. 961, PARCEL 181.44, BOOK 6938, PG. 8 AND PORTION OF PARCEL 181.38 BOOK 6938, PG. 1

By: _____ Date:

PAUL ARNOLD, OWNER TEDEAN, LP OWNER OF MAP 106 PARCEL 181.31, BOOK 6296, PG. 979

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 30, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department — Date
City of Franklin, Tennessee
(Where applicable)

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

General Manger Milcrofton Utility District — Date

CERTIFICATE OF SURVEY

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

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

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
NO. 1906
6-11-18

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 30 have been installed in accordance with City specifications, or
amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission — Date

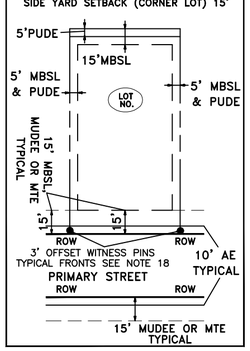
MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

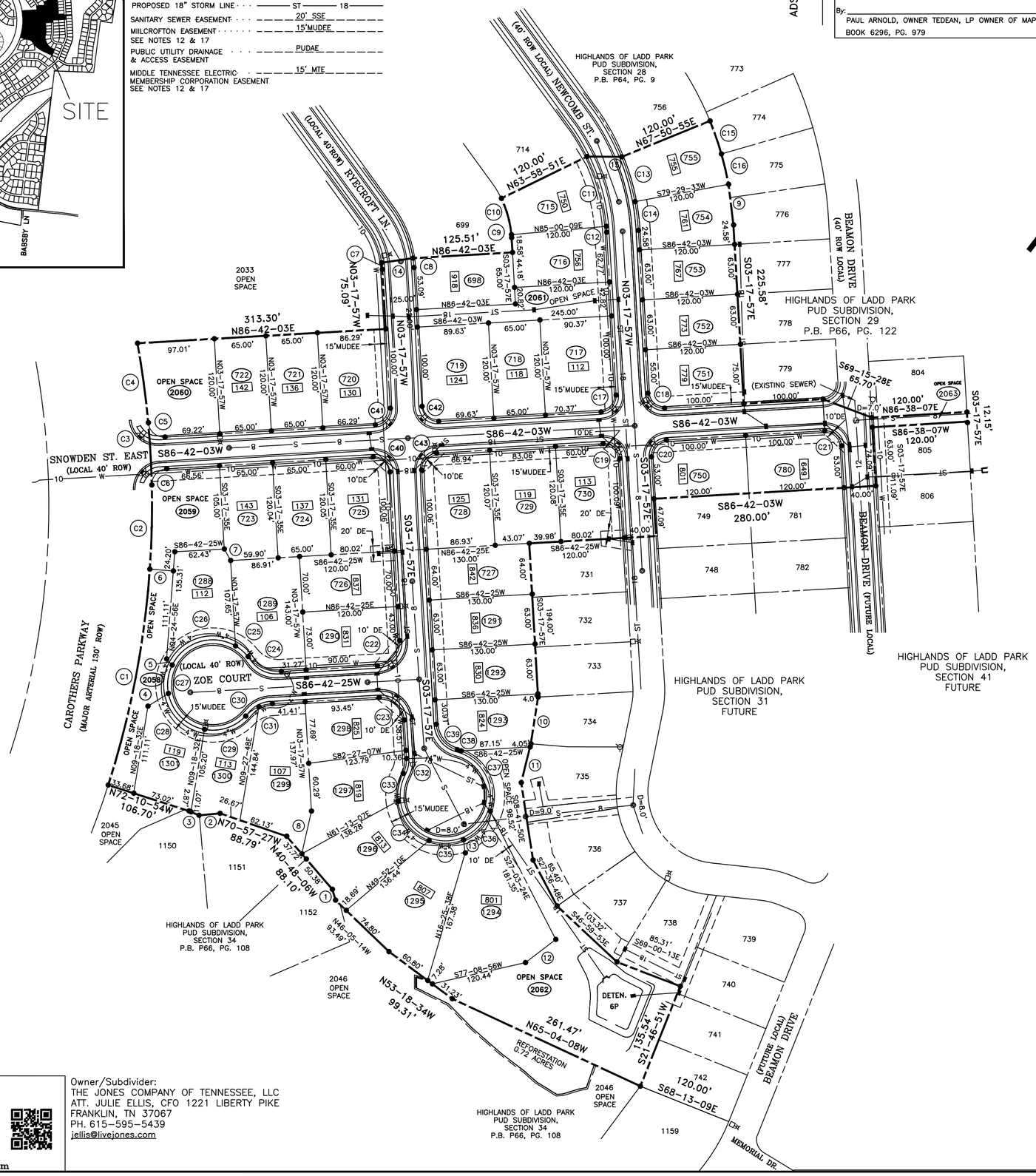
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval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

Middle Tennessee Electric Membership Corporation — Date

TYPICAL LOT DETAIL

LADD PARK – SECTION I
MINIMUM SETBACKS & LOT CRITERIA
N.T.S.
SIDE YARD SETBACK (CORNER LOT) 15'





PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE ELLIS, CFO 1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
jellis@livejones.com

COF PROJECT # (6743)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT

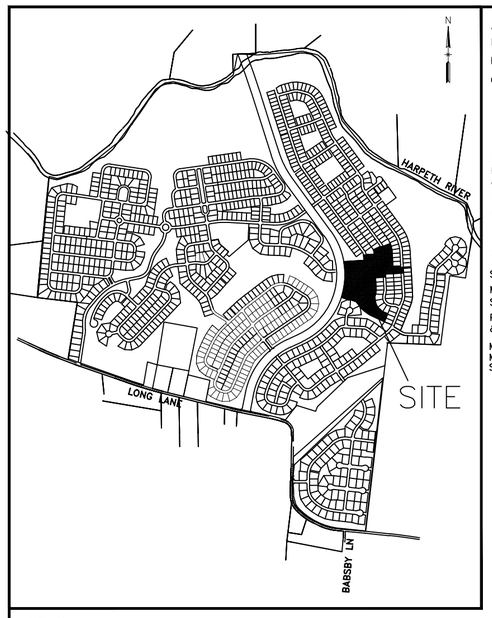
SECTION 30

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	12.395	TOTAL LOTS:	44
ACRES NEW STREETS:	2.529	FEET NEW STREETS:	2409±
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	1:10,000+
SCALE: 1"=100'	SHEET 1 OF 2	DATE:	06-11-18

HFR PROJECT NO. 2018066

G:\2018066\Survey\plat\2018066-LADD SEC 30 PLAT.dwg, 7/5/2018 11:41:17 AM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100



LEGEND

PROPOSED FIRE HYDRANT		STREET ADDRESS	607
PROPOSED LIGHT POLE		DRAINAGE EASEMENT TYPICAL	DE
CURB INLET		MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
EXISTING MANHOLE		UTILITY POLE	
5/8" IRON PIN SET THIS PLAT		ADJOINING LOT NUMBER	773
UTILITY STUB OUT	ST		
PROPERTY/R.O.W. LINE			
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE		
PROPOSED 8" WATER LINE	10 W		
EXISTING 8" SEWER LINE	S 8		
EXISTING 12" SEWER LINE	12 S		
PROPOSED 18" STORM LINE	ST 18		
SANITARY SEWER EASEMENT	20' SSE		
MIILCROFTON EASEMENT SEE NOTES 12 & 17	15'MUDEE		
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE		
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTES 12 & 17	15' MTE		

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established untill otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed 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 leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date:

JULIE ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC OWNER OF MAP 106, PARCEL 181.33, BOOK 6296, PG. 961, PARCEL 181.44, BOOK 6938, PG. 8 AND PORTION OF PARCEL 181.38 BOOK 6938, PG. 1

By: _____ Date:

PAUL ARNOLD, OWNER TEDEAN, LP OWNER OF MAP 106 PARCEL 181.31, BOOK 6296, PG. 979

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 30, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department — Date
City of Franklin, Tennessee
(Where applicable)

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

General Manger Milcrofton Utility District — Date

CERTIFICATE OF SURVEY

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

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

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
AGRICULTURE
6-11-18
TENNESSEE NO. 1906

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 30 have been installed in accordance with City specifications, or
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 FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission — Date

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation — Date

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

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

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 38 NEW RESIDENTIAL LOTS, 6 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 30.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F, DATED: 9-29-06.

5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.

6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.

7) 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.

8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.

10) IS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING ALL OF PARCELS 181.31, 181.33, 181.44 A PORTION OF PARCEL 181.38.

11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.

12) ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.

13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.

14) ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.

15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.

16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.

17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).

18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.

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) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.

21) 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 NE 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 REPARING 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 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.

22) 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.

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT		LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT		LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
698	8,127.01	0.187	2	753	7,560.00	0.174	2	OPEN SPACE 2060	10,937.47	0.251	
715	8,365.25	0.192	2	754	8,206.08	0.188	2	OPEN SPACE 2061	7,887.98	0.181	
716	8,207.90	0.188	2	755	8,535.48	0.196	2	OPEN SPACE 2062	37,768.87	0.867	
717	10,758.80	0.247	3	780	8,674.16	0.199	2	OPEN SPACE 2063	1,457.63	0.033	
718	7,800.00	0.179	2	1288	9,335.94	0.214	2	TOTAL OPEN SPACE	76,693.28	1.760	
719	10,669.52	0.245	3	1289	11,739.27	0.269	3	ROW	110,144.13	2.529	
720	10,268.78	0.236	3	1290	8,566.81	0.197	2	TOTAL	539,944.87	12.395	
721	7,800.00	0.179	2	1291	8,190.00	0.188	2				
722	7,800.00	0.179	2	1292	8,190.00	0.188	4				
723	7,990.58	0.183	2	1293	7,901.23	0.181	4				
724	8,042.96	0.185	2	1294	18,297.64	0.420	3				
725	9,519.37	0.219	2	1295	13,674.27	0.314	2				
726	8,400.00	0.193	2	1296	10,062.39	0.231	2				
727	8,320.00	0.191	2	1297	9,992.69	0.229	2				
728	10,352.11	0.238	3	1298	8,830.35	0.203	2				
729	9,972.92	0.229	2	1299	12,279.85	0.282	3				
730	9,521.88	0.219	2	1300	7,390.04	0.170	2				
750	8,674.16	0.199	2	1301	8,615.82	0.198	2				
751	8,914.16	0.205	2	OPEN SPACE 2058	8,757.24	0.201					
752	7,560.00	0.174	2	OPEN SPACE 2059	9,884.09	0.227					

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	13-49-52	1150.00'	139.48'	277.61'	276.94'	N10-54-05E
C2	05-17-11	1150.00'	53.09'	106.11'	106.07'	N01-20-33E
C3	03-55-06	1150.00'	39.34'	78.65'	78.63'	N03-15-35W
C4	05-01-56	1150.00'	50.53'	101.00'	100.97'	N07-44-07W
C5	88-04-49	20.00'	19.34'	30.75'	27.81'	N49-15-33W
C6	88-00-05	20.00'	19.31'	30.72'	27.79'	N42-42-00E
C7	04-52-43	100.00'	4.26'	8.51'	8.51'	N05-44-19W
C8	04-52-43	140.00'	5.96'	11.92'	11.92'	N05-44-19W
C9	01-41-54	130.00'	1.93'	3.85'	3.85'	N04-08-54W
C10	21-01-18	130.00'	24.12'	47.70'	47.43'	N15-30-30W
C11	21-01-18	250.00'	46.38'	91.72'	91.21'	S15-30-30E
C12	01-41-54	250.00'	3.71'	7.41'	7.41'	S04-08-54E
C13	11-38-38	290.00'	29.57'	58.94'	58.83'	N16-19-46W
C14	07-12-29	290.00'	18.27'	36.48'	36.46'	N06-54-12W
C15	06-08-51	410.00'	22.02'	43.99'	43.97'	S19-04-40E
C16	05-29-43	410.00'	19.68'	39.33'	39.32'	S13-15-21E
C17	90-00-00	20.00'	20.00'	31.42'	28.28'	S41-42-03W
C18	90-00-00	20.00'	20.00'	31.42'	28.28'	N48-17-57W
C19	90-00-00	20.00'	20.00'	31.42'	28.28'	S48-17-57E
C20	90-00-00	20.00'	20.00'	31.42'	28.28'	N41-42-03E
C21	90-00-00	20.00'	20.00'	31.42'	28.28'	S48-17-57E
C22	90-00-22	30.00'	30.00'	47.13'	42.43'	S41-42-14W
C23	89-59-38	30.00'	30.00'	47.12'	42.42'	S48-17-46E
C24	54-26-54	50.00'	25.72'	47.52'	45.75'	N66-04-08W
C25	21-00-19	57.00'	10.57'	20.90	20.78'	N49-20-51W
C26	94-01-21	57.00'	61.15'	93.54'	83.39'	S73-08-19W
C27	36-51-59	57.00'	19.00'	36.68'	36.05'	S07-41-40W
C28	68-40-16	57.00'	38.93'	68.32'	64.30'	S45-04-28E
C29	57-14-59	57.00'	31.11'	56.95'	54.61'	N71-57-55E
C30	23-28-24	50.00'	10.39'	20.48'	20.34'	N55-04-37E
C31	19-53-35	50.00'	8.77'	17.36'	17.27'	N76-45-37E
C32	31-25-52	35.00'	9.85'	19.20'	18.96'	S12-24-59W
C33	34-19-33	60.00'	18.53'	35.95'	35.41'	S10-58-08W
C34	63-49-24	60.00'	37.36'	66.84'	63.43'	S38-06-20E
C35	40-14-07	60.00'	21.98'	42.13'	41.27'	N89-51-54E
C36	50-47-29	60.00'	28.48'	53.19'	51.46'	N44-21-06E
C37	89-39-29	60.00'	59.64'	93.89'	84.60'	N25-52-23W
C38	04-51-42	60.00'	2.55'	5.09'	5.09'	N73-07-58W
C39	72-15-51	35.00'	25.55'	44.14'	41.28'	N39-25-53W
C40	90-00-00	20.00'	20.00'	31.42'	28.28'	S48-17-57E
C41	90-00-00	20.00'	20.00'	31.42'	28.28'	S41-42-03W
C42	90-00-00	20.00'	20.00'	31.42'	28.28'	N48-17-57W
C43	90-00-00	20.00'	20.00'	31.42'	28.28'	N41-42-03E

LINE TABLE

NO.	BEARING	DIST.
1	N16-21-30W	14.23'
2	S84-20-17W	26.59'
3	N66-25-14W	13.94'
4	N57-55-48E	30.29'
5	N42-32-29W	10.49'
6	N85-35-04W	29.71'
7	N28-38-11W	16.60'
8	S12-45-28W	55.11'
9	S06-54-12E	51.55'
10	S08-52-15W	59.47'
11	S13-53-06W	50.56'
12	S52-40-12W	47.99'
13	N07-53-54W	16.66'
14	N81-49-20E	40.00'
15	S89-34-49E	43.93'

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE ELLIS, CFO 1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
jellis@livejones.com

COF PROJECT # (6743)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT

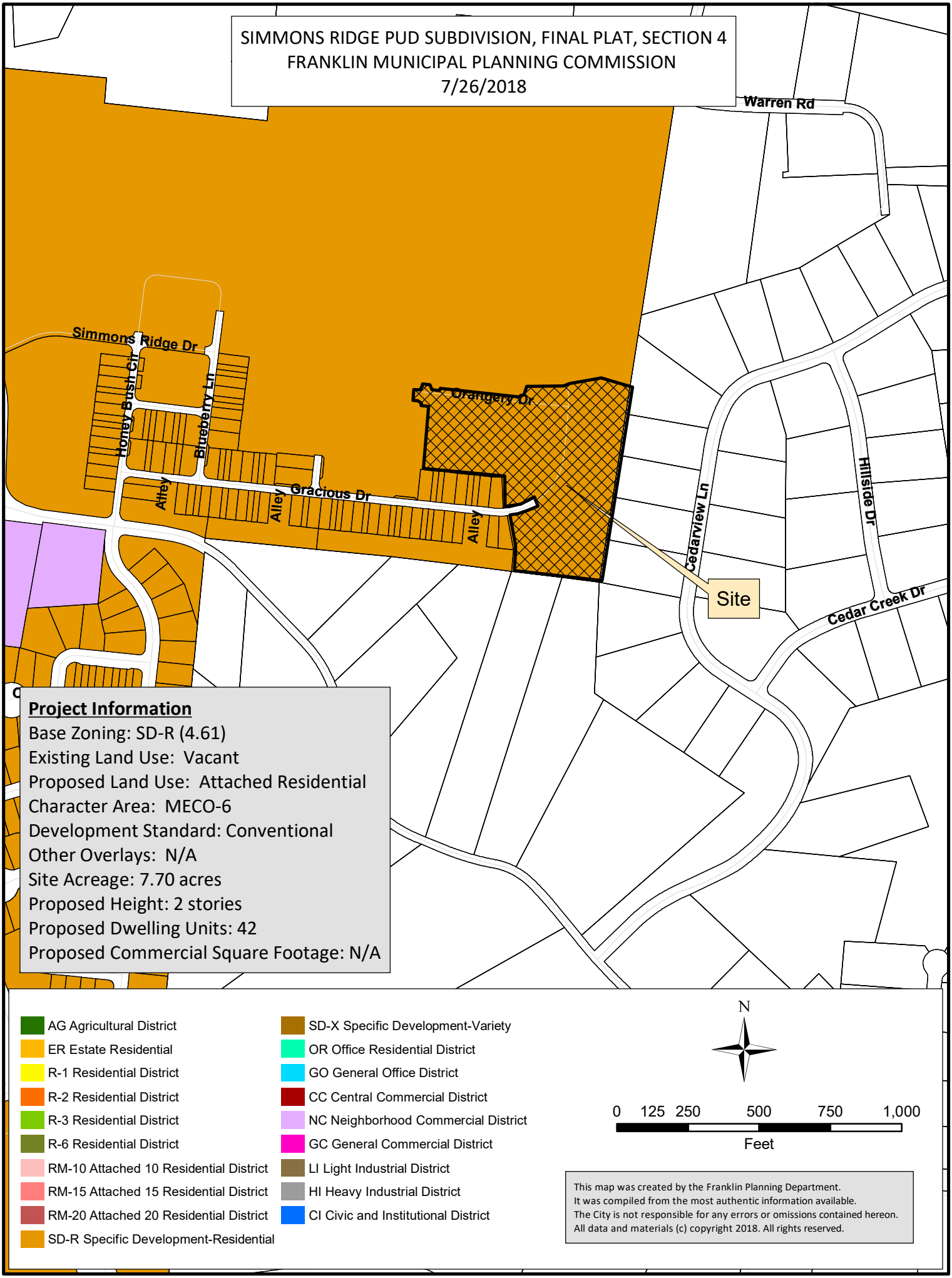
SECTION 30

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 12.395 TOTAL LOTS: 44
ACRES NEW STREETS: 2.529 FEET NEW STREETS: 2409±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' SHEET 2 OF 2 DATE: 06-11-18

HFR PROJECT NO. 2018066

G:\2018066\Survey\plat\2018066-LADD SEC 30 PLAT sh-2.dwg, 7/5/2018 11:42:00 AM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100


SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Warren Rd
Simmons Ridge Dr
Honey Bush Cir
Blueberry Ln
Orangery Dr
Alley
Alley
Gracious Dr
Alley
Cedarview Ln
Hillside Dr
Site
Cedar Creek Dr
Project Information
Base Zoning: SD-R (4.61)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 7.70 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 42
Proposed Commercial Square Footage: N/A
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
0 125 250 500 750 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 2018. All rights reserved.

COF no: 6744

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

14. 0. General Information

joe.marlo@franklintn.gov	With the One Stop submittal of the plat, applicant shall provide a 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 may not be approved without the required CAD file.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

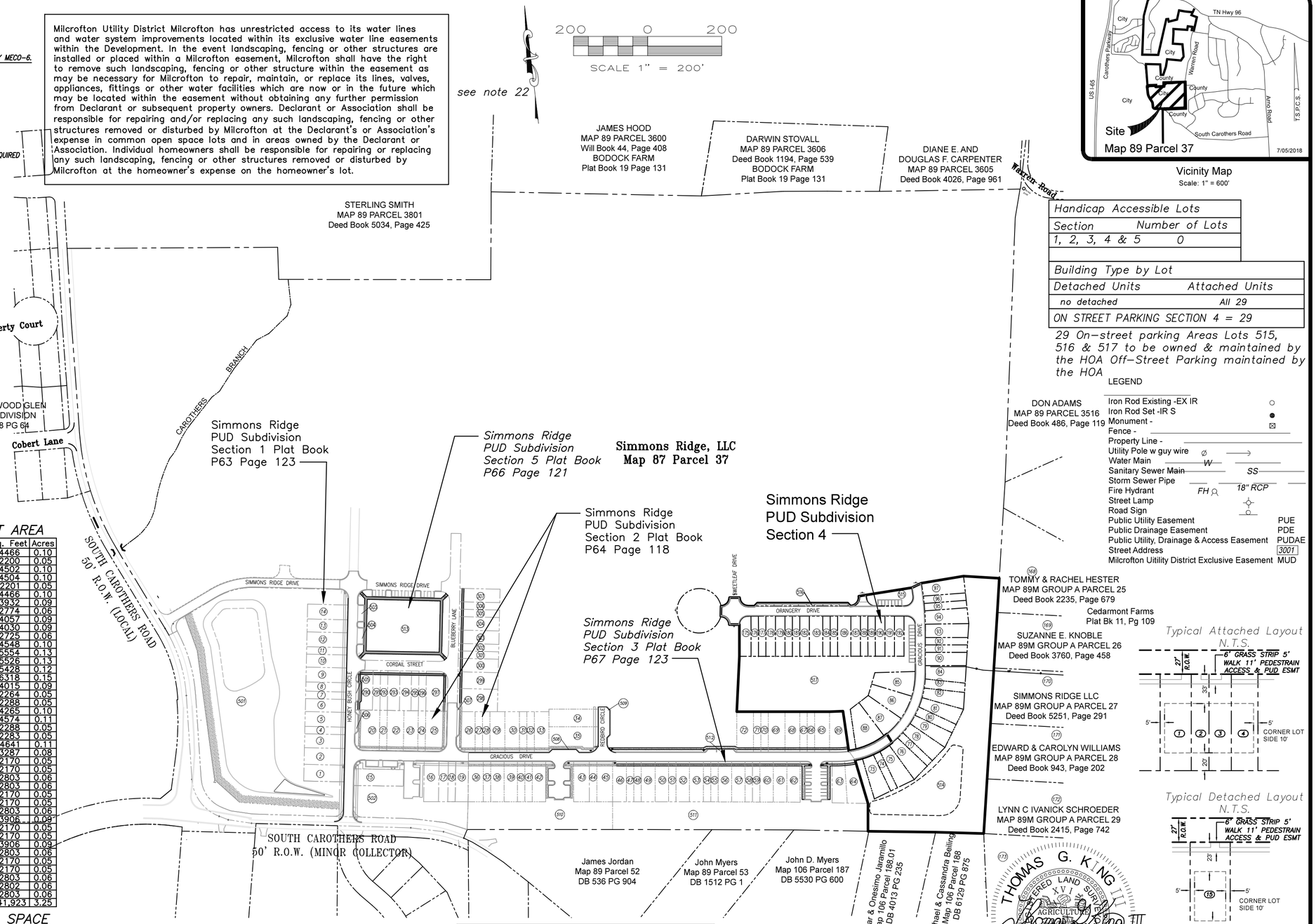
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 6442** (**Simmons Ridge PUD Subdivision, Site Plan, Section 4**) shall be transferred to this final plat as a condition of approval. *(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

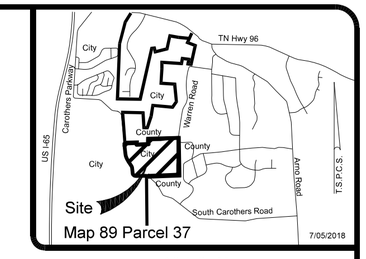
GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 42 BUILDABLE LOTS, 4 OPEN SPACE LOTS
2) EXISTING ZONING SPECIFIC DEVELOPMENT – RESIDENTIAL DISTRICT SD–R (4.61) CHARACTOR OVERLAY MECO–6.
3. MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING ANY STREET: 33 FEET (ATTACHED) 23 FEET (DETACHED)
   SIDE YARD: 5 FEET CORNER LOT 10 FEET
   REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
   ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
   FRANKLIN, TENNESSEE 37064
   CONTACT: JOHN FRANKS
   TELEPHONE: (615) 790–2447
   EMAIL: johnfranks@live.com
8. SURVEYOR: ENTERPRISE CONSTRUCTION, INC. Thomas G. King III
   ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
   FRANKLIN, TENNESSEE 37064
   CONTACT: TOM KING
   TELEPHONE: (615) 238–4958
   EMAIL: tomgking3@gmail.com
9. UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1–800–351–1111.
10. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
11. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
12. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
13. 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.
14. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
15. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
16. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE–RECORDING OF THE FINAL PLAT.
17. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
18. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
19. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
20. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
21. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
22. NO BUILDINGS EXIST ON THE PROPERTY.
23. TYPICAL, OFF–STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. NO OBSTRUCIONS 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 REPLACEMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTANENCE ACTIVITY WITHIN EASEMENTS.
25. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
26. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
27. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBILE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
28. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
29. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 4 CITY OF FRANKLIN NUMBER 6442

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.

Milcrofton Utility District Milcrofton has unrestricted access to its water lines and water system improvements located within its exclusive water line easements within the Development. In the event landscaping, fencing or other structures are installed or placed within a Milcrofton easement, Milcrofton shall have the right to remove such landscaping, fencing or other structure within the easement as may be necessary for Milcrofton to repair, maintain, or replace its lines, valves, appliances, fittings or other water facilities which are now or in the future which may be located within the easement without obtaining any further permission from Declarant or subsequent property owners. Declarant or Association shall be responsible for repairing and/or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the Declarant's or Association's expense in common open space lots and in areas owned by the Declarant or Association. Individual homeowners shall be responsible for repairing or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the homeowner's expense on the homeowner's lot.





Vicinity Map
Scale: 1" = 600'

Handicap Accessible Lots	
Section	Number of Lots
1, 2, 3, 4 & 5	0

Building Type by Lot	
Detached Units	Attached Units
no detached	All 29
ON STREET PARKING SECTION 4 = 29	

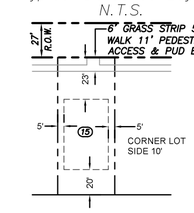
29 On–street parking Areas Lots 515, 516 & 517 to be owned & maintained by the HOA Off–Street Parking maintained by the HOA

LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	⊠
Fence -	
Property Line -	
Utility Pole w guy wire	Ø
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	18" RCP
Fire Hydrant	FH
Street Lamp	
Road Sign	
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3001
Milcrofton Utility District Exclusive Easement	MUD

Typical Attached Layout
N.T.S.

Typical Detached Layout
N.T.S.



LOT AREA

Area	Sq. Feet	Acres
73	4466	0.10
74	2200	0.05
75	4502	0.10
76	4504	0.10
77	2201	0.05
78	4466	0.10
79	3932	0.09
80	2774	0.06
81	4057	0.09
82	4030	0.09
83	2725	0.06
84	4548	0.10
85	5554	0.13
86	5526	0.13
87	5428	0.12
88	6318	0.15
90	4015	0.09
91	2264	0.05
92	2288	0.05
93	4265	0.10
94	4574	0.11
95	2288	0.05
96	2283	0.05
97	4641	0.11
175	3287	0.08
176	2170	0.05
177	2170	0.05
178	2803	0.06
179	2803	0.06
180	2170	0.05
181	2170	0.05
182	2803	0.06
183	3906	0.09
184	2170	0.05
185	2170	0.05
186	3906	0.09
187	2803	0.06
188	2170	0.05
189	2170	0.05
190	2803	0.06
191	2802	0.06
192	2803	0.06
Total	141,923	3.25

OPEN SPACE AREA

Area	Sq. Feet	Acres
514	95362	2.19
515	4781	0.11
516	2010	0.05
517	62530	1.44
Total	164683	3.79

RIGHTS OF WAY AREA

Area	Sq. Feet	Acres
RIGHTS OF WAY	28,702	0.66

LOT AREA = 141,923 s.f. = 3.25 Ac.
R.O.W. Area = 28,702 s.f. = 0.66 Ac.
LINEAR FEET OF ROAD THIS SECTION = 1,175'
OPEN SPACE (INFORMAL) = 164,683 = 3.79 Ac.
TOTAL AREA SECTION 7.70 s.f. = 335,308 Ac.+/–

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 4" have been installed in accordance with utility specifications, or

(2) A performance bond in the amount of $_____ for the for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date

Date : 07-05-18 per COF comments dated 6-26-18

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6789, Page 125–196, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III — Date
Land Surveyor
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 4" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Dept. City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the ____ day of _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 4 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

SIMMONS RIDGE PUD SUBDIVISION

SECTION 4
4408 SOUTH CAROTHERS ROAD

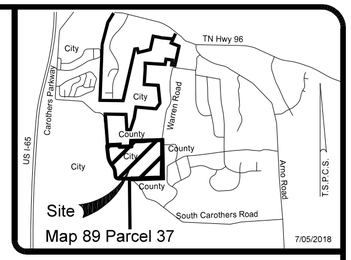
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 7.70	Total Lots = 46
Acres New Streets = 0.66 ac.	Feet New Streets = 1,175
Civil District : 4th	Closure Error :1/10,000+
Scale : 1"=200' / Date : 5/25/18	City Project No. 6744

SHEET 1 OF 2

Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 Datum.

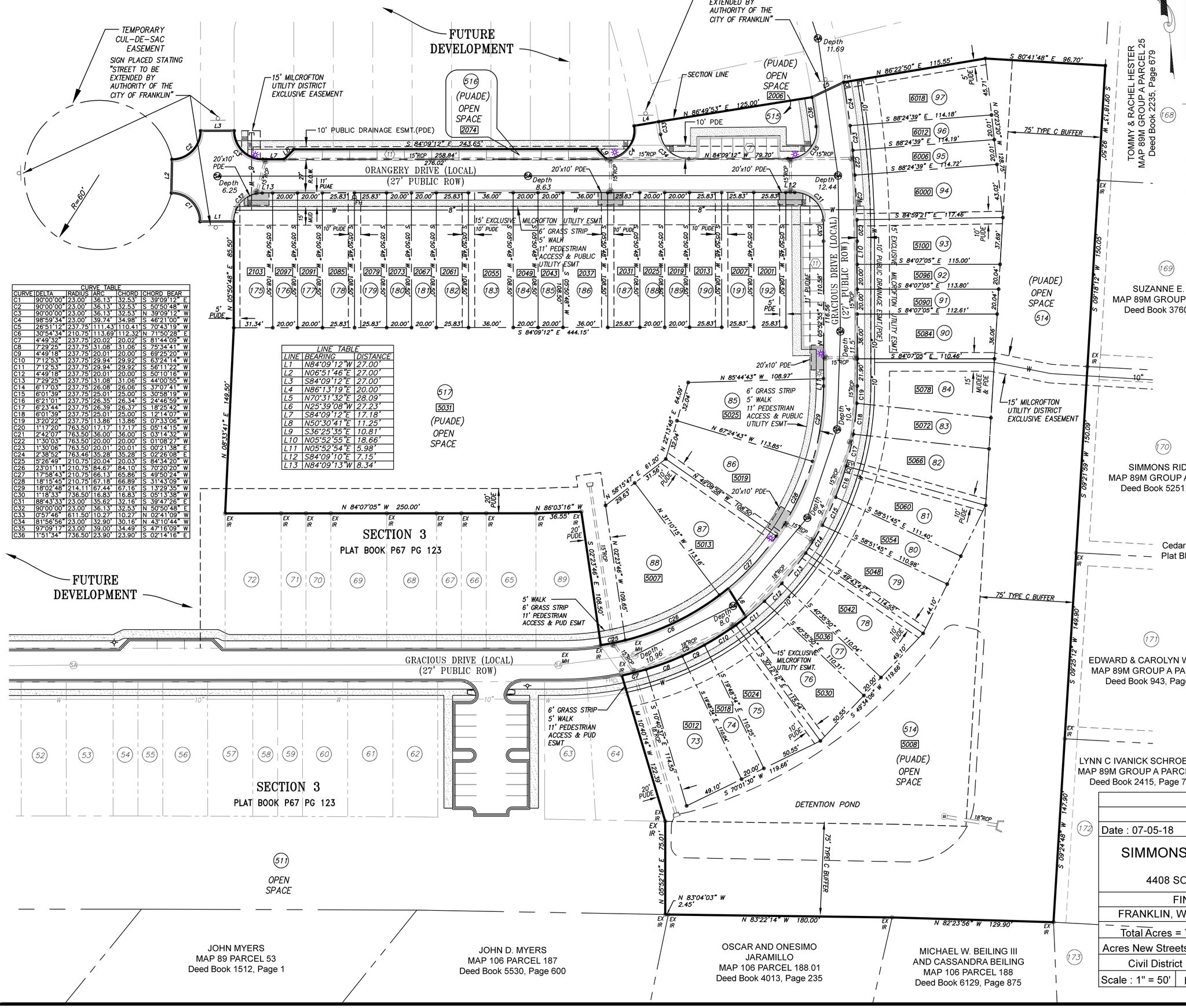
0 50 100 150



Vicinity Map
Scale: 1" = 600'

LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	⊠
Fence -	
Property Line -	
Utility Pole w guy wire	⌀
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	
Fire Hydrant	FH 18" RCP
Street Lamp	
Road Sign	
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3001
Milcrofton Utility District Exclusive Easement	MUD



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEAR
C1	90°00'00"	23.00'	36.13'	32.53'	S 39°09'12" E
C2	90°00'00"	23.00'	36.13'	32.53'	S 50°50'48" W
C3	90°00'00"	23.00'	36.13'	32.53'	N 39°09'12" W
C4	98°59'34"	23.00'	39.74'	34.98'	S 46°21'00" W
C5	26°51'12"	237.75'	111.43'	110.41'	S 70°43'19" W
C6	30°54'34"	210.75'	113.69'	112.32'	N 71°50'28" E
C7	4°49'32"	237.75'	20.02'	20.02'	S 81°44'09" W
C8	7°29'25"	237.75'	31.08'	31.06'	S 75°34'41" W
C9	4°49'18"	237.75'	20.01'	20.00'	S 69°25'20" W
C10	7°12'53"	237.75'	29.94'	29.92'	S 63°24'14" W
C11	7°12'53"	237.75'	29.94'	29.92'	S 56°11'22" W
C12	4°49'18"	237.75'	20.01'	20.00'	S 50°10'16" W
C13	7°29'25"	237.75'	31.08'	31.06'	S 44°00'55" W
C14	6°17'03"	237.75'	26.08'	26.06'	S 37°07'41" W
C15	6°01'39"	237.75'	25.01'	25.00'	S 30°58'19" W
C16	6°21'01"	237.75'	26.35'	26.34'	S 24°46'59" W
C17	6°23'44"	237.75'	26.39'	26.37'	S 18°25'42" W
C18	6°01'39"	237.75'	25.01'	25.00'	S 12°14'07" W
C19	3°20'22"	237.75'	13.86'	13.86'	S 07°33'06" W
C20	1°17'20"	763.50'	17.17'	17.17'	S 05°14'15" W
C21	2°42'07"	763.50'	36.00'	36.00'	S 03°14'32" W
C22	1°30'03"	763.50'	20.00'	20.00'	S 01°08'27" W
C23	1°30'06"	763.50'	20.01'	20.01'	S 00°21'38" E
C24	2°38'52"	763.46'	35.28'	35.28'	S 02°26'08" E
C25	5°26'49"	210.75'	20.04'	20.03'	S 84°34'20" W
C26	23°01'11"	210.75'	84.67'	84.10'	S 70°20'20" W
C27	17°58'43"	210.75'	66.13'	65.86'	S 49°50'24" W
C28	18°15'45"	210.75'	67.18'	66.89'	S 31°43'09" W
C29	18°02'48"	214.11'	67.44'	67.16'	S 13°29'35" W
C30	1°18'33"	736.50'	16.83'	16.83'	S 05°13'38" W
C31	88°43'33"	23.00'	35.62'	32.16'	S 39°47'26" E
C32	90°00'00"	23.00'	36.13'	32.53'	N 50°50'48" E
C33	0°57'46"	611.50'	10.27'	10.27'	N 02°41'09" W
C34	81°56'56"	23.00'	32.90'	30.16'	N 43°10'44" W
C35	97°09'17"	23.00'	39.00'	34.49'	S 47°16'09" W
C36	1°51'34"	736.50'	23.90'	23.90'	S 02°14'16" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°09'12"W	27.00'
L2	N06°51'46"E	27.00'
L3	S84°09'12"E	27.00'
L4	N86°13'19"E	20.00'
L5	N70°31'32"E	28.09'
L6	N25°39'08"W	27.23'
L7	S84°09'12"E	17.18'
L8	N50°30'41"E	11.25'
L9	S36°25'35"E	10.81'
L10	N05°52'55"E	18.66'
L11	N05°52'54"E	5.98'
L12	S84°09'10"E	7.15'
L13	N84°09'13"W	8.34'

TOMMY & RACHEL HESTER
MAP 89M GROUP A PARCEL 25
Deed Book 2235, Page 679

SUZANNE E. KNOBLE
MAP 89M GROUP A PARCEL 26
Deed Book 3760, Page 458

29 On-street parking Areas Lots 515, 516 & 517 to be owned & maintained by the HOA Off-Street Parking maintained by the HOA

SIMMONS RIDGE LLC
MAP 89M GROUP A PARCEL 27
Deed Book 5251, Page 291

Cedarmont Farms
Plat Bk 11, Pg 109

EDWARD & CAROLYN WILLIAMS
MAP 89M GROUP A PARCEL 28
Deed Book 943, Page 202

LYNN C IVANICK SCHROEDER
MAP 89M GROUP A PARCEL 29
Deed Book 2415, Page 742

JOHN MYERS
MAP 89 PARCEL 53
Deed Book 1512, Page 1

JOHN D. MYERS
MAP 106 PARCEL 187
Deed Book 5530, Page 600

OSCAR AND ONESIMO JARAMILLO
MAP 106 PARCEL 188.01
Deed Book 4013, Page 235

MICHAEL W. BEILING III AND CASSANDRA BEILING
MAP 106 PARCEL 188
Deed Book 6129, Page 875

THOMAS G. KING III
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
OWNER
TENNESSEE NO.
07-05-18

Date : 07-05-18	per COF comments dated 6-26-18	

SIMMONS RIDGE PUD SUBDIVISION

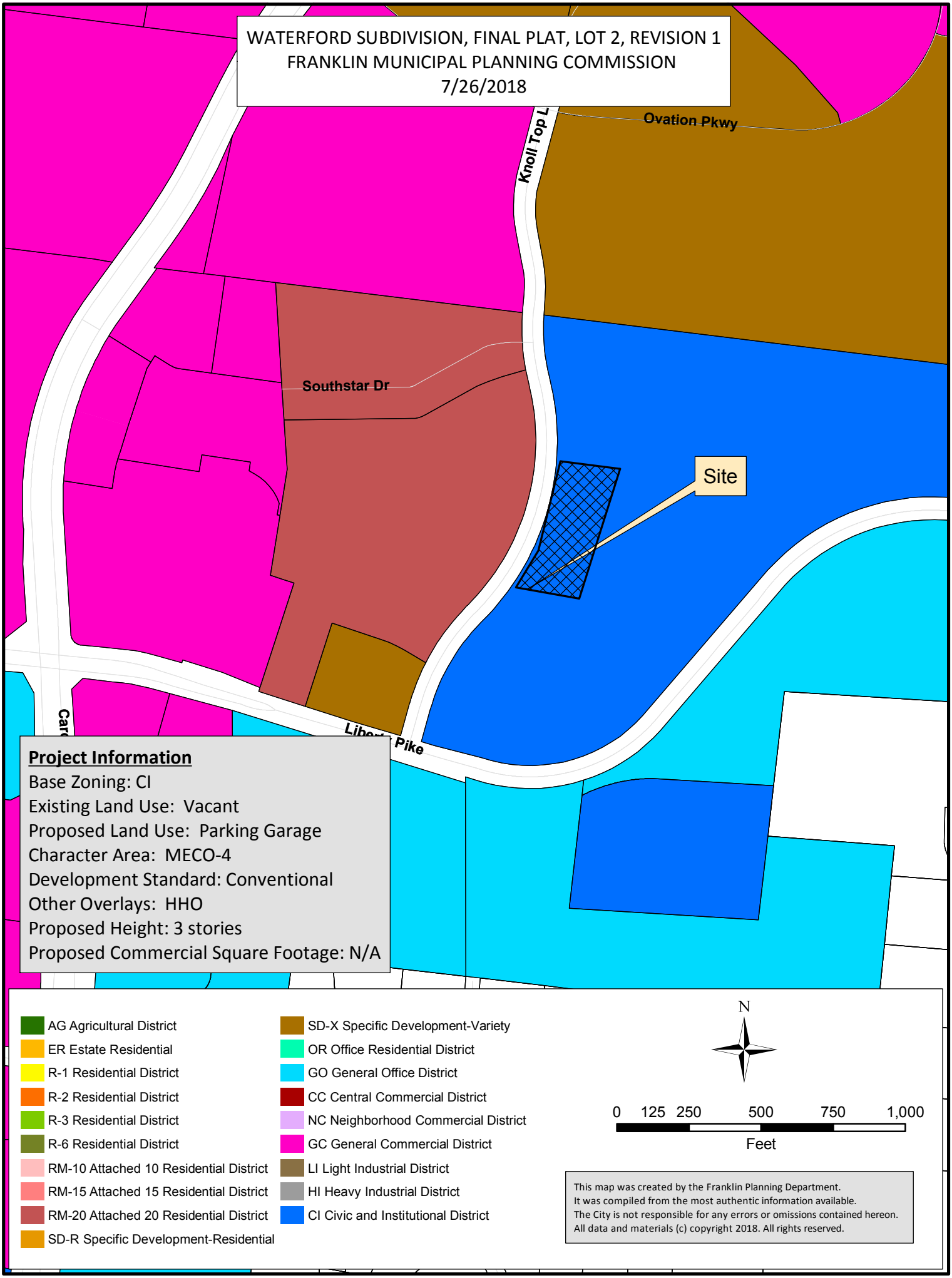
SECTION 4
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 7.70 ac		Total Lots = 46
Acres New Streets = 0.66 ac.		Feet New Streets = 1,175'
Civil District : 14th		Closure Error :1/10,000+
Scale : 1" = 50'	Date : 5/25/18	City Project No. 6744

SHEET 2 OF 2


WATERFORD SUBDIVISION, FINAL PLAT, LOT 2, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Ovation Pkwy
Knoll Top L
Southstar Dr
Site
Pike
Project Information
Base Zoning: CI
Existing Land Use: Vacant
Proposed Land Use: Parking Garage
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HHO
Proposed Height: 3 stories
Proposed Commercial Square Footage: N/A
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
0 125 250 500 750 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 2018. All rights reserved.

COF no: 6755

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

14. D. Site Plan

joe.marlo@franklintn.gov *The comment is a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Easements shown on the Site Plan, including those for Green Infrastructure, are to be recorded by a revised final plat or by instrument prior to issuance of a Building Permit.

29. I. Grading Plan

lance.fittro@franklintn.gov The previous comment, "Applicant shall show existing storm infrastructure in Knoll Top Lane including storm pipe and structure information. The existing curb inlet located in the area of the proposed driveway access shall be relocated out of the travel lane to the radius return." has not been addressed as requested.

Prior to final approval of the Site Plan at One Stop, applicant shall show accurate surveyed locations and elevations of existing storm infrastructure in Knoll Top Lane. The existing curb inlet that is shown located in the area of the proposed driveway access shall be relocated out of the travel lane to the radius return.

General Issue

COF #6755-CSCC Garage-Resubmittal.pdf

30. MVUD Applicaiton

bnutt@mvud.org Developer must provide MVUD with application and application fee for water improvements and design.

MVUD does not approve water utility design shown on the current plans.

Performance Agreement and Surety

General Issues

21. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	$ -
II. City Sewer	$ -
III. Public Sidewalk	**$ 15,000**
IV: City Streets	$ -
V. Private Streets (includes shared access drives)	**$ 26,000**
VI. Street Access	**$ 20,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 10,000**
XI: Green Infrastructure	**$ 25,000**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan 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. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***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****. A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

[Edited By Kevin Long]

31. Landscape

jason.arnold@franklintn.gov Landscape surety $54,000

Stormwater

General Issues

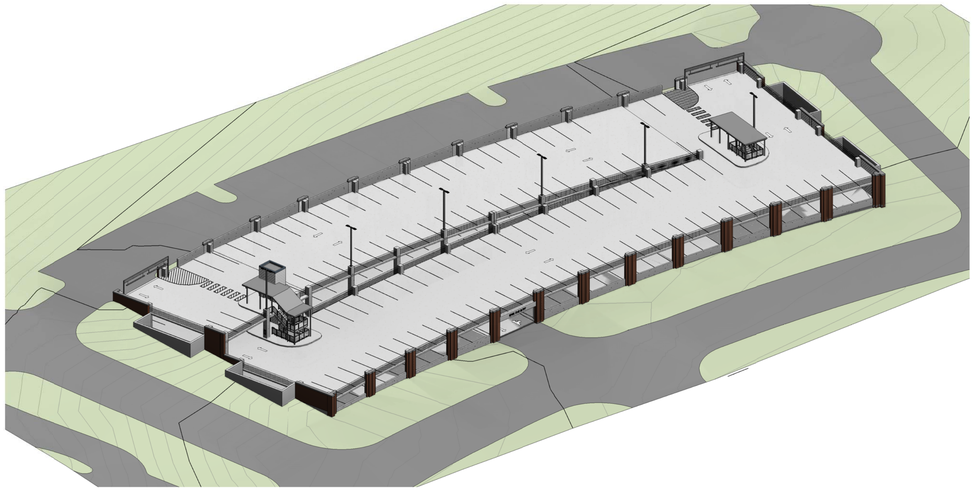
1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Applicant shall provide a copy of the NOC once it is issued from TDEC.

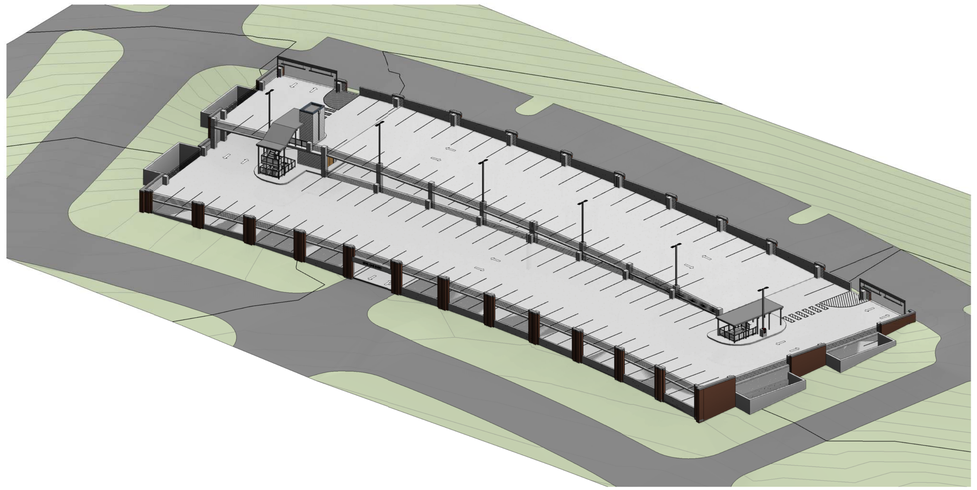
26. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov

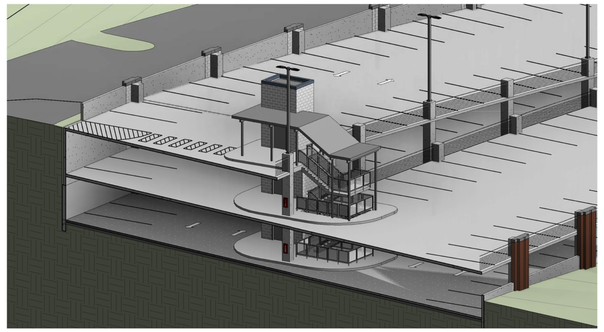
- Include impervious sqft on second page below stormwater system boxes
- Identity storm sewer network on exhibit B and include storm sewer inspection form
- Include any applicable landscape sheets for the bioretention area



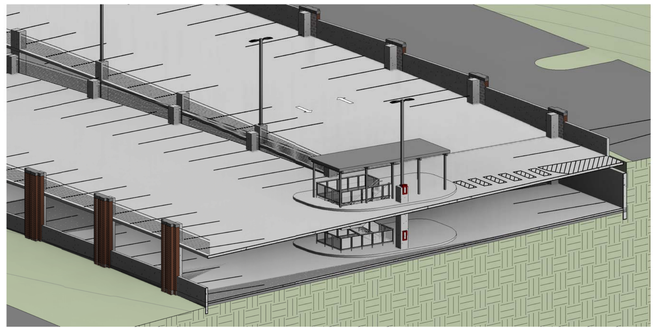
- 01 3D VIEW
NORTHWEST CORNER



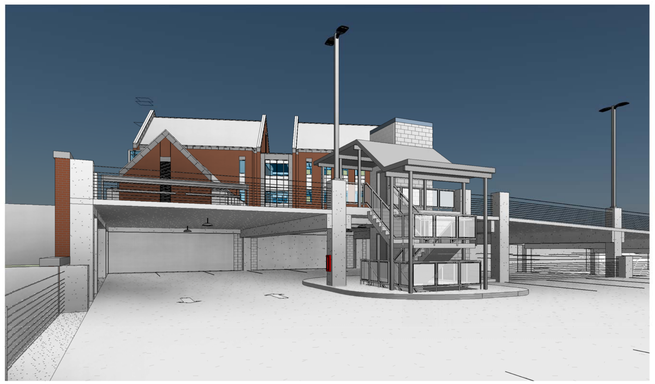
- 02 3D VIEW
SOUTHWEST CORNER



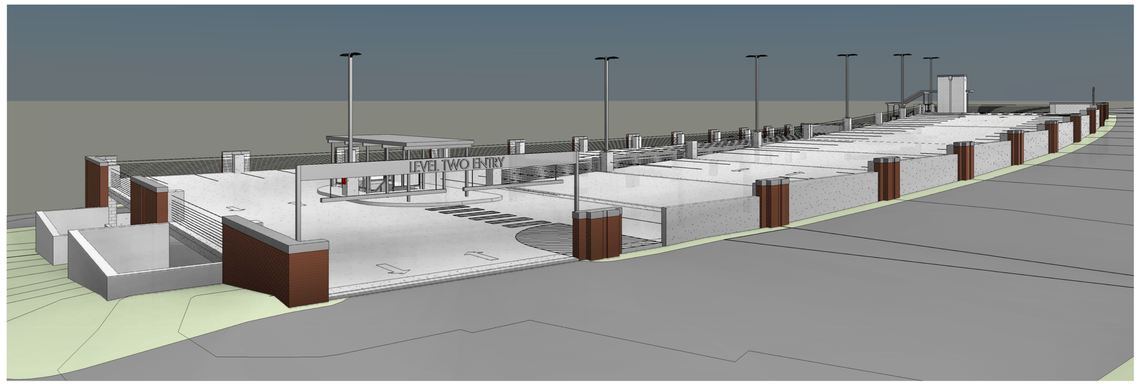
- 03 3D VIEW
NORTH STAIR & ELEVATOR



- 04 3D VIEW
SOUTH STAIR



- 05 3D VIEW
NORTH STAIR FROM SECOND LEVEL



- 06 SITE PLAN
VIEW FROM SE SECOND LEVEL ENTRY

- 07 3D VIEW
VIEW FROM KNOLLTOP LANE

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee

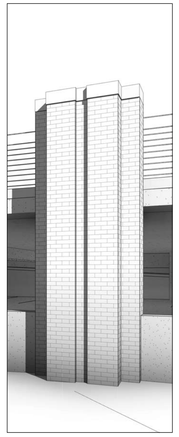
37212

A. GARRY ASKEW
REGISTERED ARCHITECT
ARCHITECTURE
JUN 18
STATE OF TENNESSEE

PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012G
COF PROJ# 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

EXTERIOR VIEWS -
REFERENCE ONLY

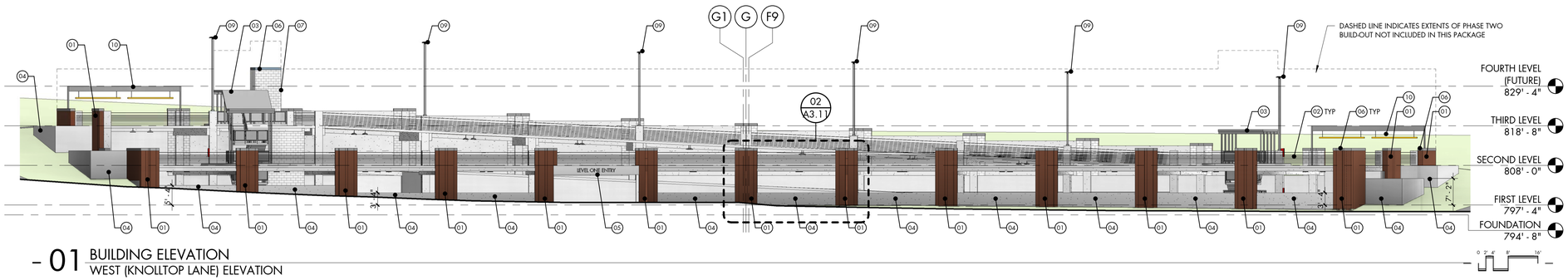
Sheet Number

A3.01

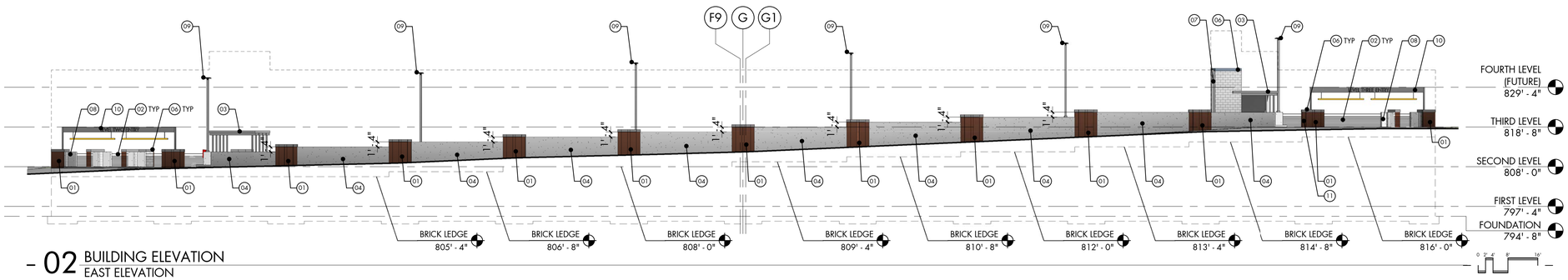
05 JULY 18
COF SITE PLAN SUBMITTAL

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

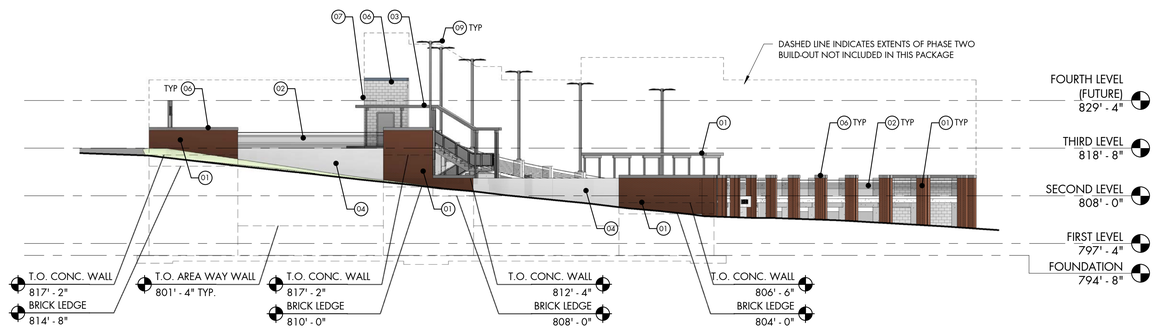
7/5/2018 4:30:43 PM



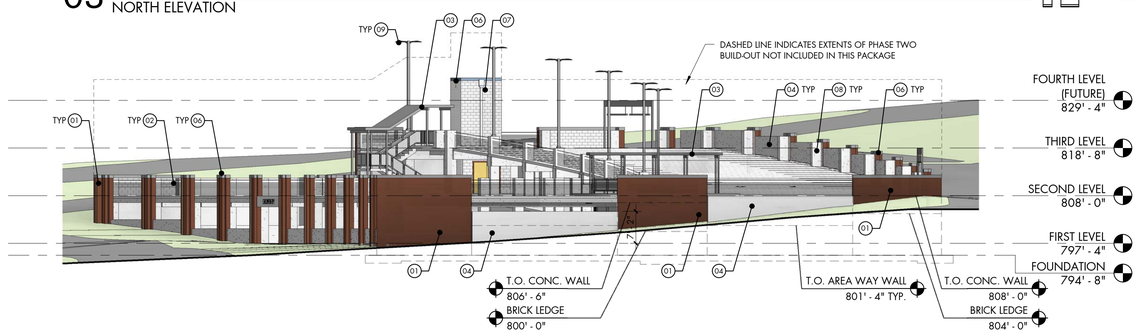
- 01 BUILDING ELEVATION
WEST (KNOLLTOP LANE) ELEVATION



- 02 BUILDING ELEVATION
EAST ELEVATION



- 03 BUILDING ELEVATION
NORTH ELEVATION



- 04 BUILDING ELEVATION
SOUTH ELEVATION

CODED NOTES EXTERIOR ELEVATIONS

01 STANDARD MODULAR BRICK; RUNNING BOND

02 EXTERNAL BARRIER CABLE RAILING SYSTEM

03 PREFINISHED METAL CANOPY SYSTEM

04 CAST-IN-PLACE ARCHITECTURAL CONCRETE: FORMED CONCRETE THAT IS EXPOSED TO VIEW TO HAVE SPECIFIED ARCHITECTURAL FINISH AND APPEARANCE. REFER TO SPECIFICATIONS.

05 STONE CORNICE WITH 12" STAND-OFF SIGNAGE LETTERS. COORDINATE JOINT LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.

06 PREFINISHED METAL COPING; SEE DETAILS FOR DIMENSIONS

07 2-HOUR RATED CMU ELEVATOR CORE - REFER TO UL ASSEMBLIES

08 CAST-IN-PLACE STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS

09 POLE MOUNTED LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS. FIXTURE TO BE REMOVED AND REUSED AT PHASE II BUILD-OUT.

10 PAINTED STEEL FRAME WITH SAFETY YELLOW OVERHEAD CLEARANCE BARS AND 12" STAND-OFF SIGNAGE LETTERS. REFER TO DETAILS FOR MOUNTING HEIGHTS.

11 FDC CONNECTION - REFER TO FIRE PROTECTION DRAWINGS

COF ELEVATION NOTE

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.

WEST (KNOLLTOP LANE) ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4,687	
NET OF WALL	2,091	
NET BRICK	1,078	52%
NET ARCH. CONCRETE	1,013	48%

EAST ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,927	
NET OF WALL	1,638	
NET BRICK	441	27%
NET ARCH. CONCRETE	1,197	73%

NORTH ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	944	
NET OF WALL	770	
NET BRICK	456	59%
NET ARCH. CONCRETE	314	41%

SOUTH ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,397	
NET OF WALL	1,027	
NET BRICK	674	66%
NET ARCH. CONCRETE	353	34%

BAUER ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

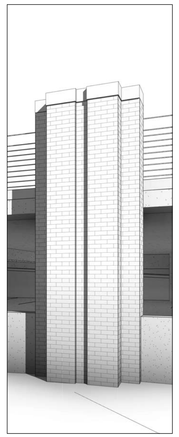
nashville
tennessee

37212

PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012G
COF PROJ# 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

EXTERIOR ELEVATIONS

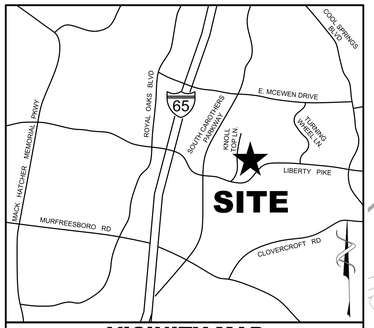
Sheet Number

A3.02

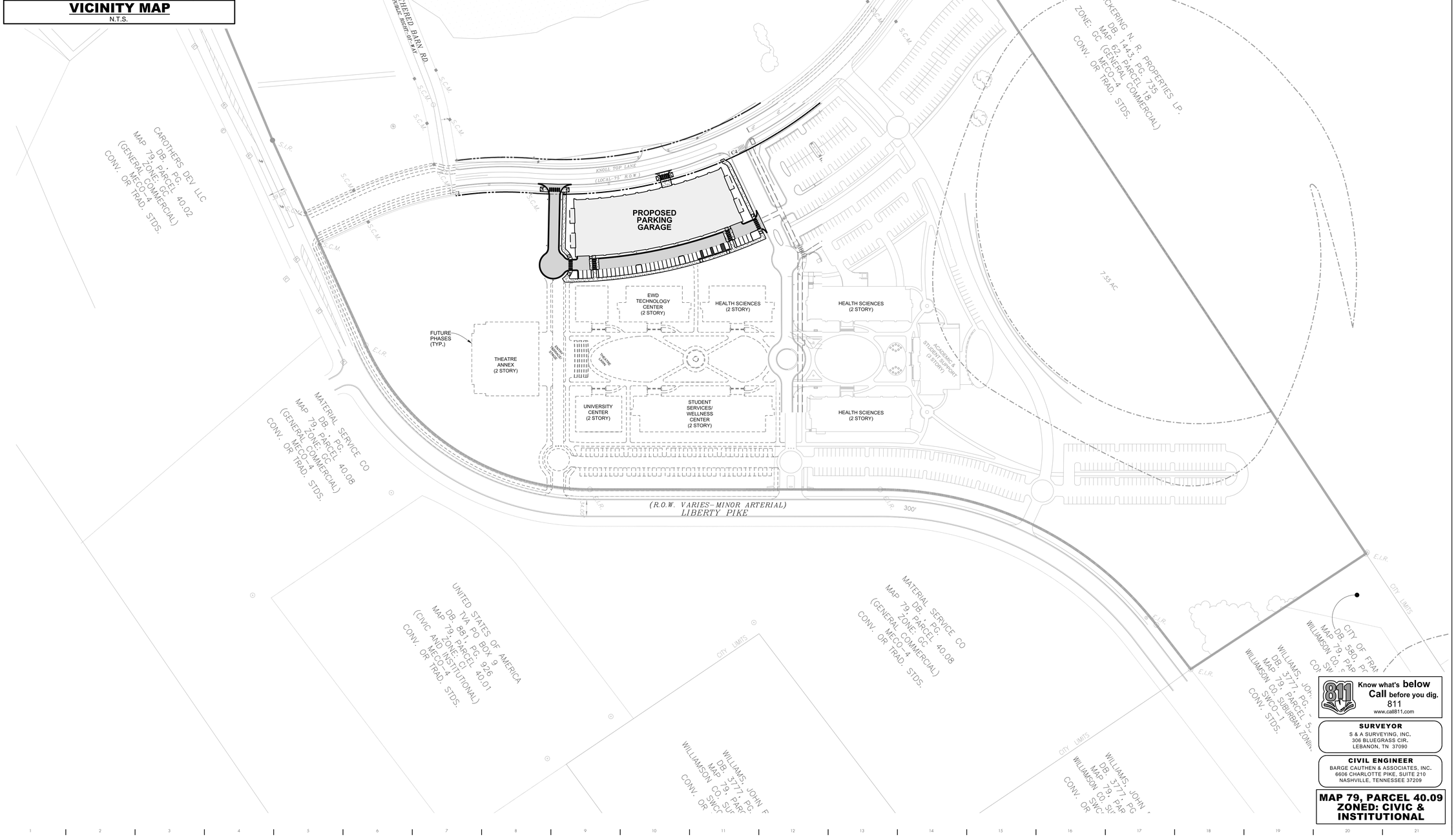
05 JULY 18
COF SITE PLAN SUBMITTAL

7/5/2018 4:50:02 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



VICINITY MAP
N.T.S.



Know what's below
Call before you dig.
811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee

37212

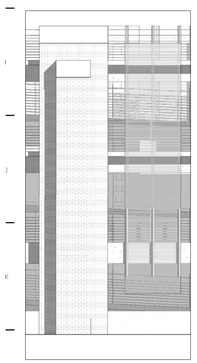
Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCA #2260-T3

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A

COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

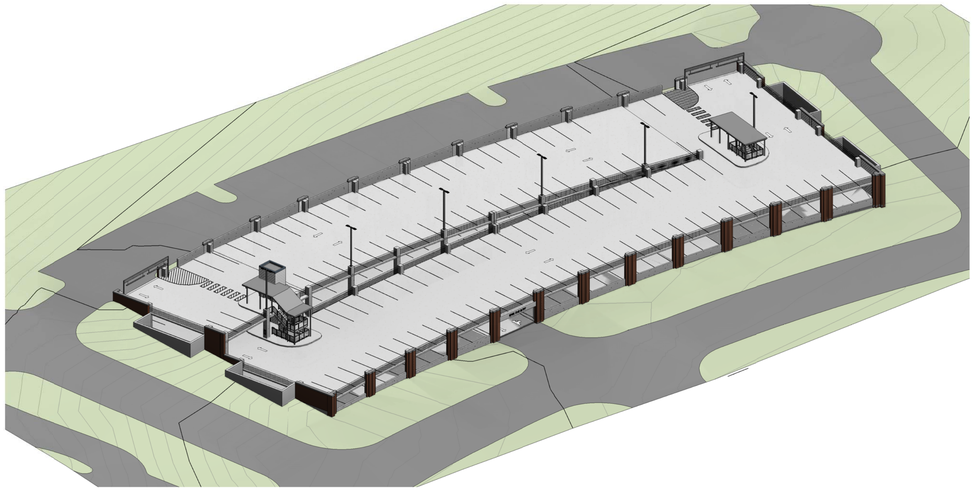
MASTER PLAN

C1.00

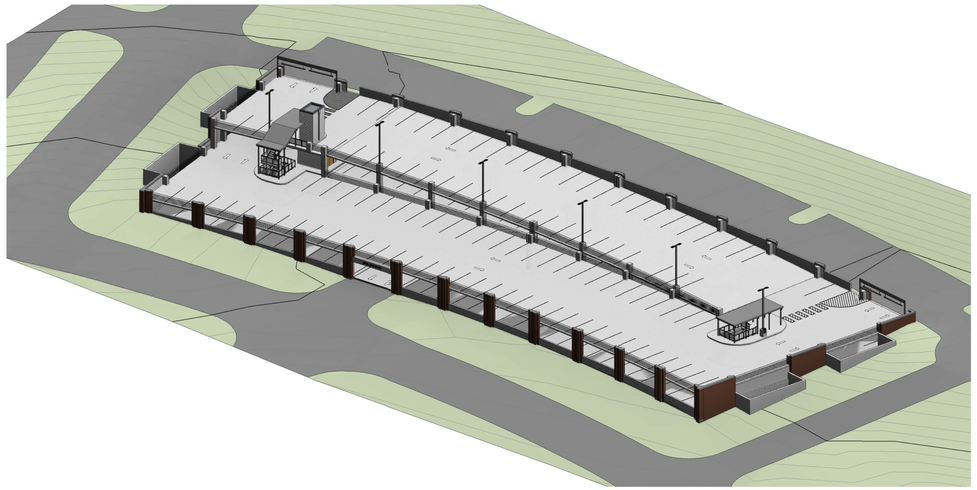
05 JULY 2018

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

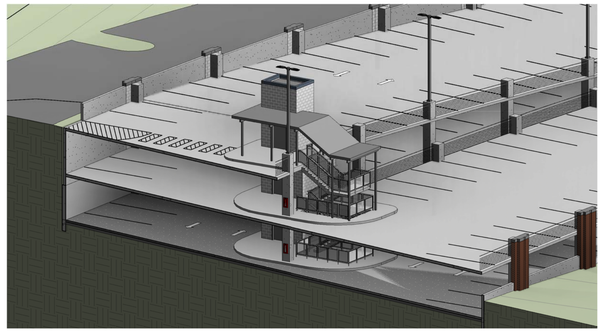
7/10/2017 12:50:18 PM



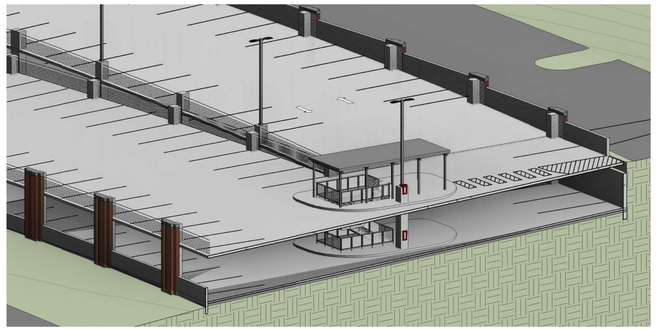
- 01 3D VIEW
NORTHWEST CORNER



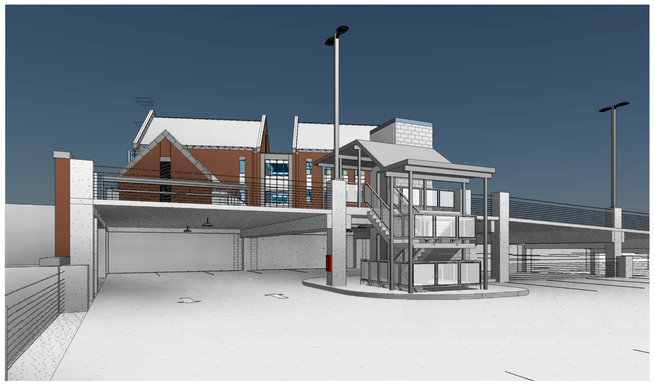
- 02 3D VIEW
SOUTHWEST CORNER



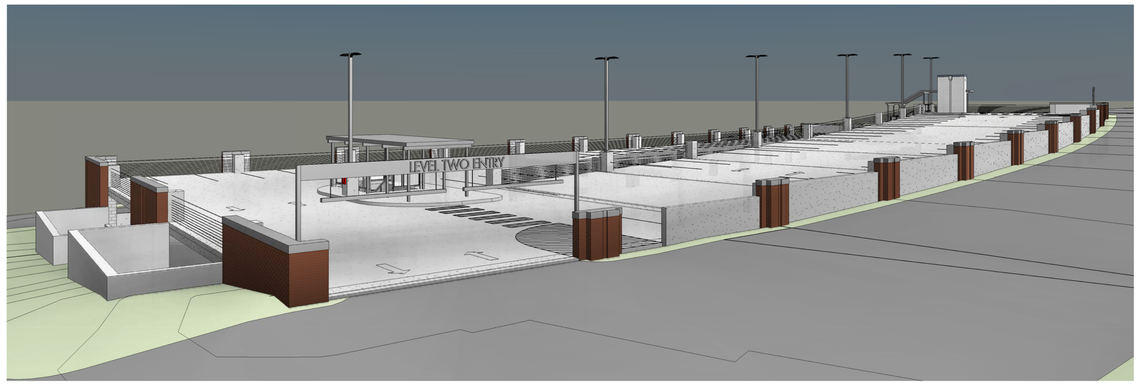
- 03 3D VIEW
NORTH STAIR & ELEVATOR



- 04 3D VIEW
SOUTH STAIR



- 05 3D VIEW
NORTH STAIR FROM SECOND LEVEL



- 06 SITE PLAN
VIEW FROM SE SECOND LEVEL ENTRY

- 07 3D VIEW
VIEW FROM KNOLLTOP LANE

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee

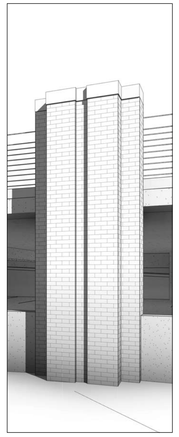
37212

A. GARRY ASKEW
REGISTERED ARCHITECT
ARCHITECTURE
JUN 18
STATE OF TENNESSEE

PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012G
COF PROJ# 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

EXTERIOR VIEWS -
REFERENCE ONLY

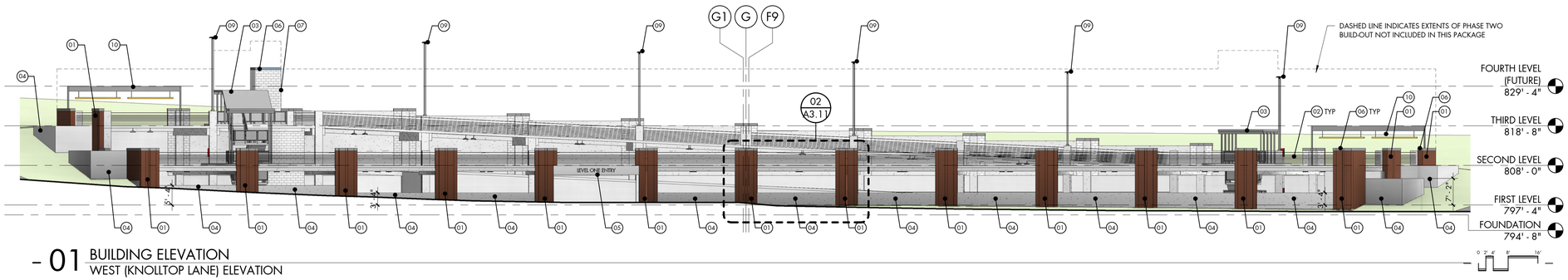
Sheet Number

A3.01

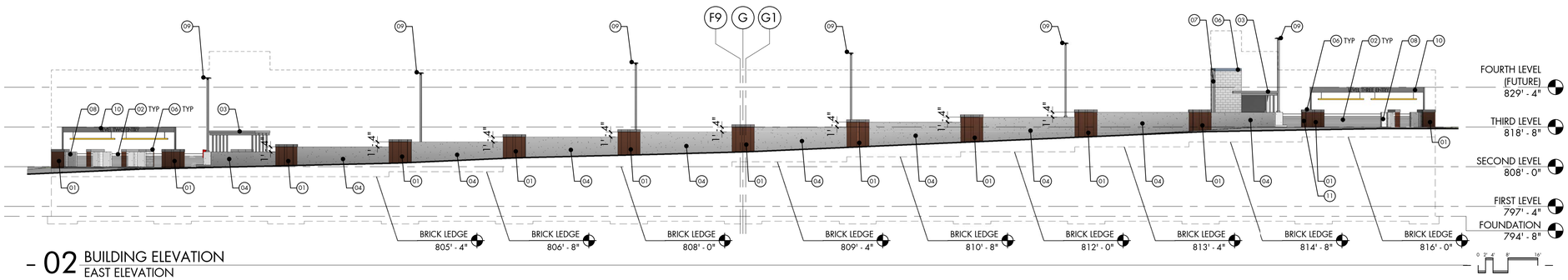
05 JULY 18
COF SITE PLAN SUBMITTAL

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

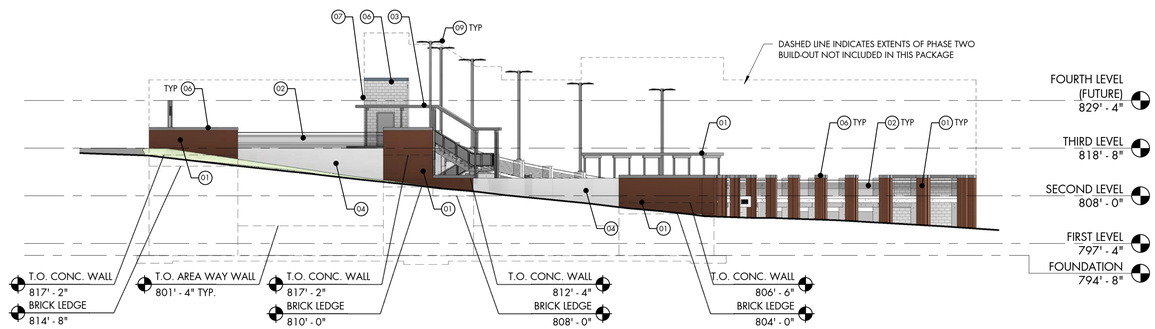
7/5/2018 4:30:43 PM



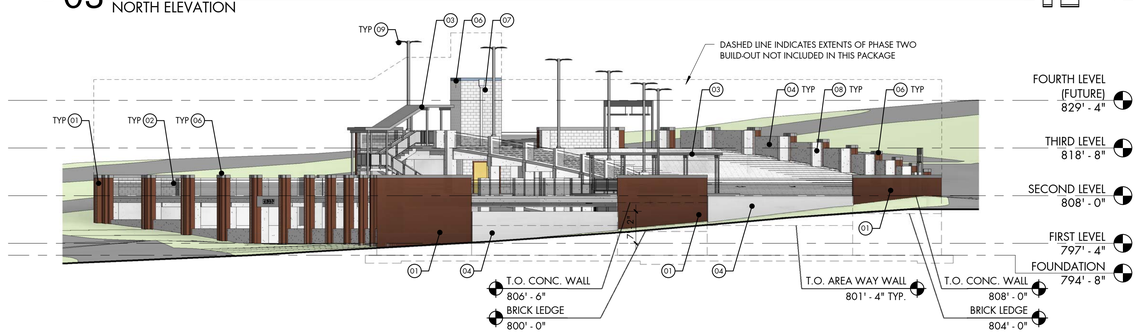
- 01 BUILDING ELEVATION
WEST (KNOLLTOP LANE) ELEVATION



- 02 BUILDING ELEVATION
EAST ELEVATION



- 03 BUILDING ELEVATION
NORTH ELEVATION



- 04 BUILDING ELEVATION
SOUTH ELEVATION

CODED NOTES EXTERIOR ELEVATIONS

01 STANDARD MODULAR BRICK; RUNNING BOND

02 EXTERNAL BARRIER CABLE RAILING SYSTEM

03 PREFINISHED METAL CANOPY SYSTEM

04 CAST-IN-PLACE ARCHITECTURAL CONCRETE: FORMED CONCRETE THAT IS EXPOSED TO VIEW TO HAVE SPECIFIED ARCHITECTURAL FINISH AND APPEARANCE. REFER TO SPECIFICATIONS.

05 STONE CORNICE WITH 12" STAND-OFF SIGNAGE LETTERS. COORDINATE JOINT LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.

06 PREFINISHED METAL COPING; SEE DETAILS FOR DIMENSIONS

07 2-HOUR RATED CMU ELEVATOR CORE - REFER TO UL ASSEMBLIES

08 CAST-IN-PLACE STRUCTURAL COLUMN. REFER TO STRUCTURAL DRAWINGS

09 POLE MOUNTED LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS. FIXTURE TO BE REMOVED AND REUSED AT PHASE II BUILD-OUT.

10 PAINTED STEEL FRAME WITH SAFETY YELLOW OVERHEAD CLEARANCE BARS AND 12" STAND-OFF SIGNAGE LETTERS. REFER TO DETAILS FOR MOUNTING HEIGHTS.

11 FDC CONNECTION - REFER TO FIRE PROTECTION DRAWINGS

COF ELEVATION NOTE

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.

WEST (KNOLLTOP LANE) ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	4,687	
NET OF WALL	2,091	
NET BRICK	1,078	52%
NET ARCH. CONCRETE	1,013	48%

EAST ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,927	
NET OF WALL	1,638	
NET BRICK	441	27%
NET ARCH. CONCRETE	1,197	73%

NORTH ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	944	
NET OF WALL	770	
NET BRICK	456	59%
NET ARCH. CONCRETE	314	41%

SOUTH ELEVATION MATERIAL NOTES

	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,397	
NET OF WALL	1,027	
NET BRICK	674	66%
NET ARCH. CONCRETE	353	34%

BAUER ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

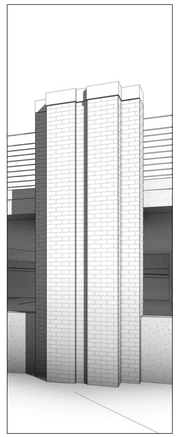
nashville
tennessee

37212

PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012G
COF PROJ# 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

EXTERIOR ELEVATIONS

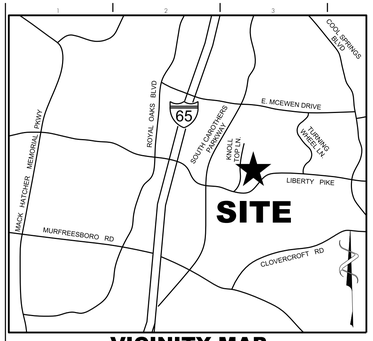
Sheet Number

A3.02

05 JULY 18
COF SITE PLAN SUBMITTAL

7/5/2018 4:50:02 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



VICINITY MAP
N.T.S.

GRADING & 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.

GENERAL UTILITY NOTES (WATER):

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 UTILITIES.
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. SEE MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS.
7. ALL WATER UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE MALLORY VALLEY UTILITY DISTRICT (MVUD).
8. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING MVUD THE COST OF INSPECTION.
9. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED, AND APPROVED.
10. ALL WATER METERS SHALL BE NO DEEPER THAN 24" FROM THE TOP OF THE METER TO PROPOSED GRADE.
11. A MINIMUM COVER OF 36" SHALL BE MAINTAINED OVER ALL WATER LINES.
12. UNDERGROUND WATER MAINS AND HYDRANTS MUST BE INSTALLED AND IN SERVICE PRIOR TO ALL OTHER CONSTRUCTION WORK.

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 CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL 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. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO 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. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. 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.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
15. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
16. 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.
17. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

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 WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING CONSTRUCTION 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.

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
MVUD	WATER	BOBBY NUTT	(615)628-0237	465 DUKE DRIVE FRANKLIN, TN 37067
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

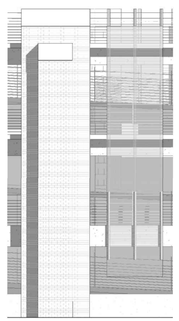
BAUER | ASKEW
architecture, pllc
615 T726 0047 F726 4891 615
1615 sixteenth avenue south
nashville tennessee 37212

Barge Cauthen &ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCA #2260-13

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE – COMMUNITY COLLEGE FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

NOTES

C0.01

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)

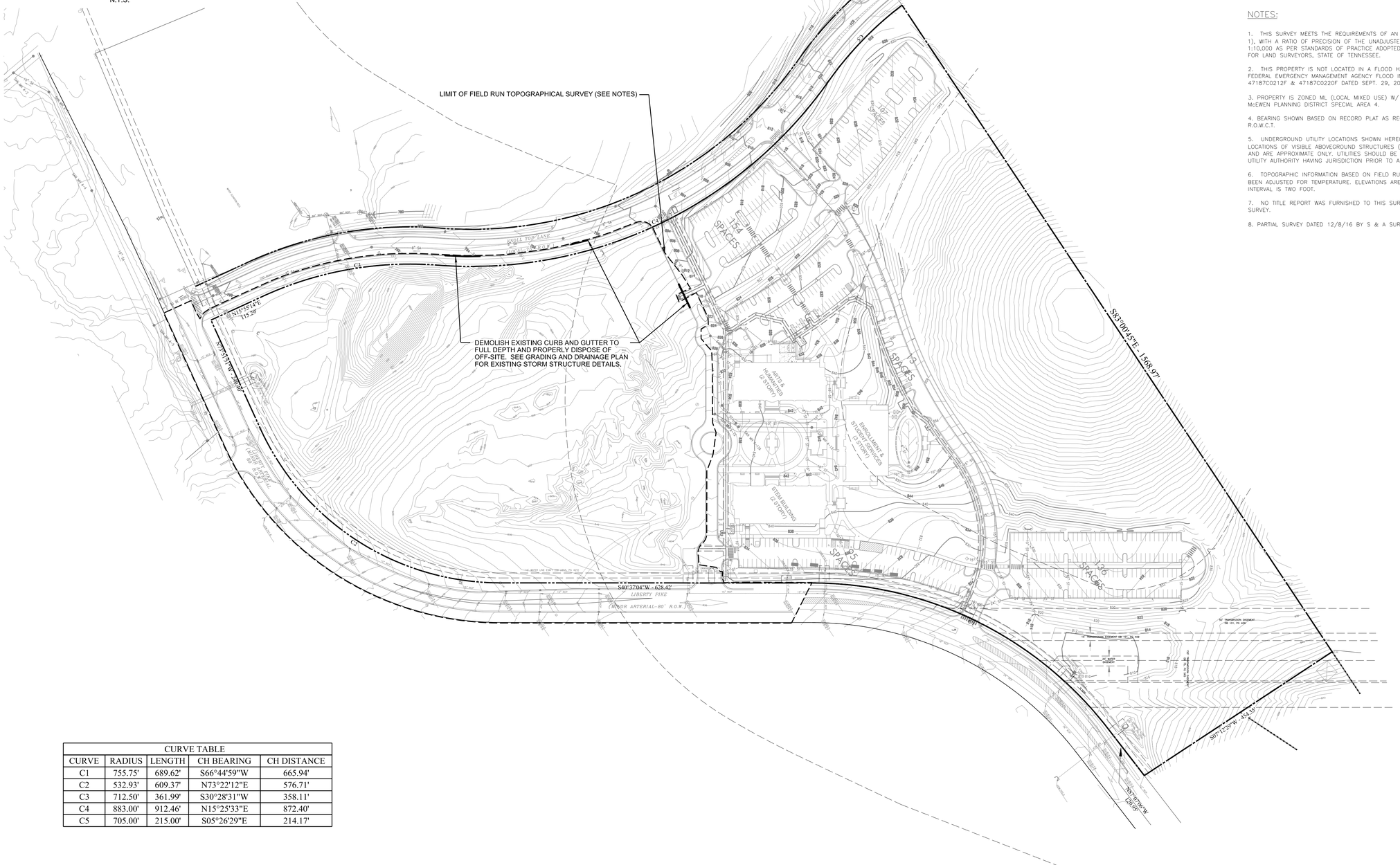
www.baueraskewarchitecture.com

7/19/2017 12:00:18 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

VICINITY MAP

N.T.S.



GRAPHIC SCALE

100 0 100 200

1 " = 100'

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0212F & 47187C0220F DATED SEPT. 29, 2006.

3. PROPERTY IS ZONED ML (LOCAL MIXED USE) W/ HHO & HHO BUFFER WITHIN McEWEN PLANNING DISTRICT SPECIAL AREA 4.

4. BEARING SHOWN BASED ON RECORD PLAT AS RECORDED IN PB 55, PG 28, R.O.W.C.T.

5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88. CONTOUR INTERVAL IS TWO FOOT.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

8. PARTIAL SURVEY DATED 12/8/16 BY S & A SURVEYING, INC.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH DISTANCE
C1	755.75'	689.62'	S66°44'59"W	665.94'
C2	532.93'	609.37'	N73°22'12"E	576.71'
C3	712.50'	361.99'	S30°28'31"W	358.11'
C4	883.00'	912.46'	N15°25'33"E	872.40'
C5	705.00'	215.00'	S05°26'29"E	214.17'

Know what's **below**
Call before you dig.
811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee

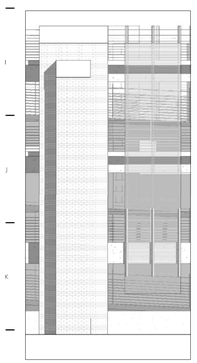
37212

Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9[illegible] PHONE
BCA #2260-T[illegible]

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

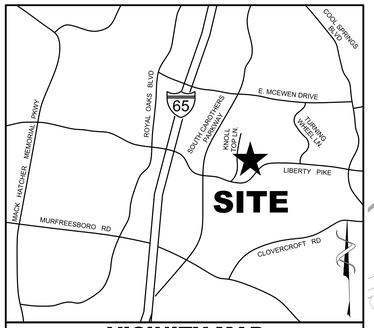
EXISTING CONDITIONS
AND DEMOLITION
PLAN

C0.02

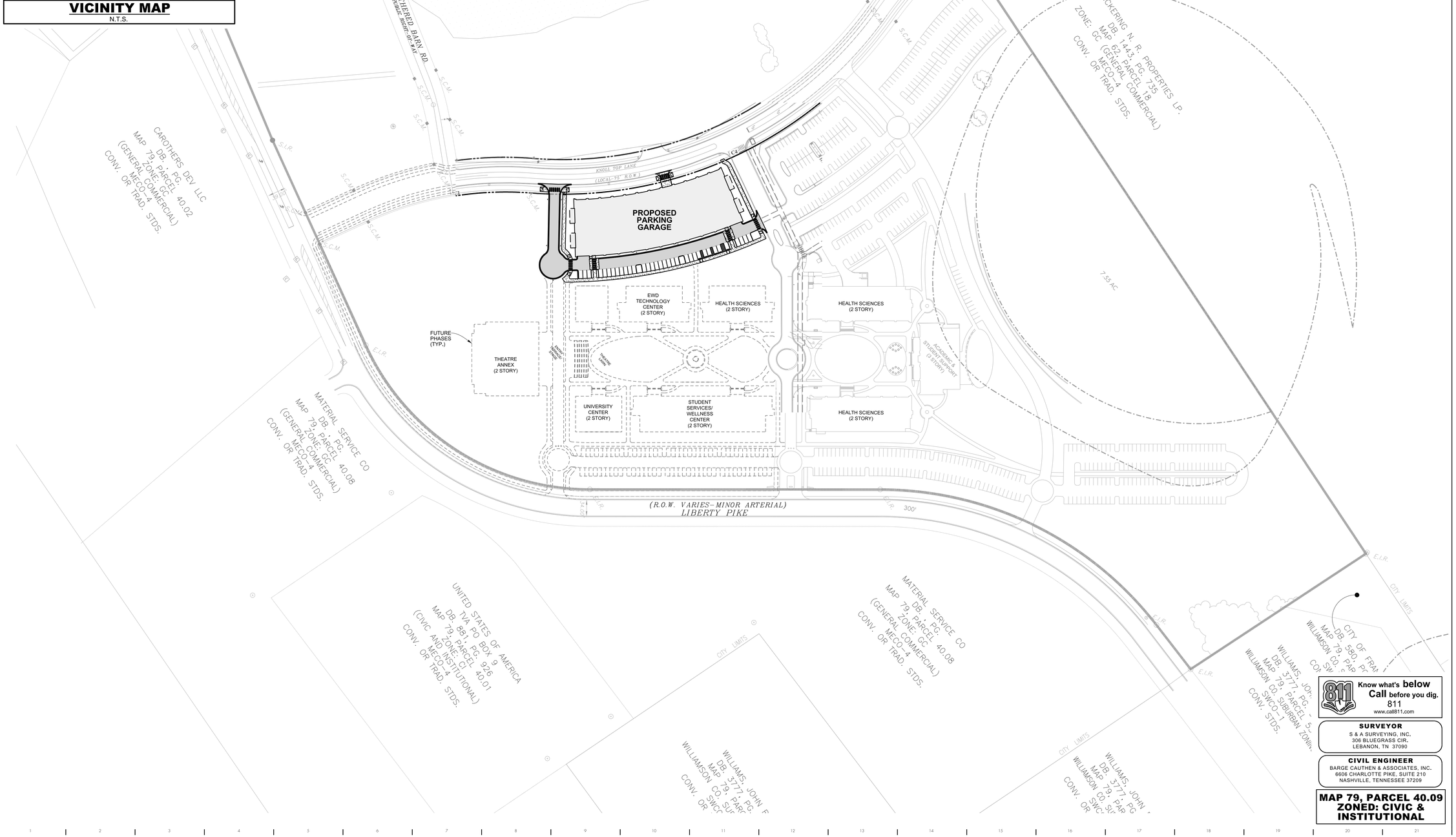
05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/19/2017 12:00:18 PM



VICINITY MAP
N.T.S.



Know what's below
Call before you dig.
811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee

37212

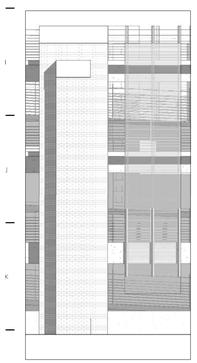
Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCA #2260-T3

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A

COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

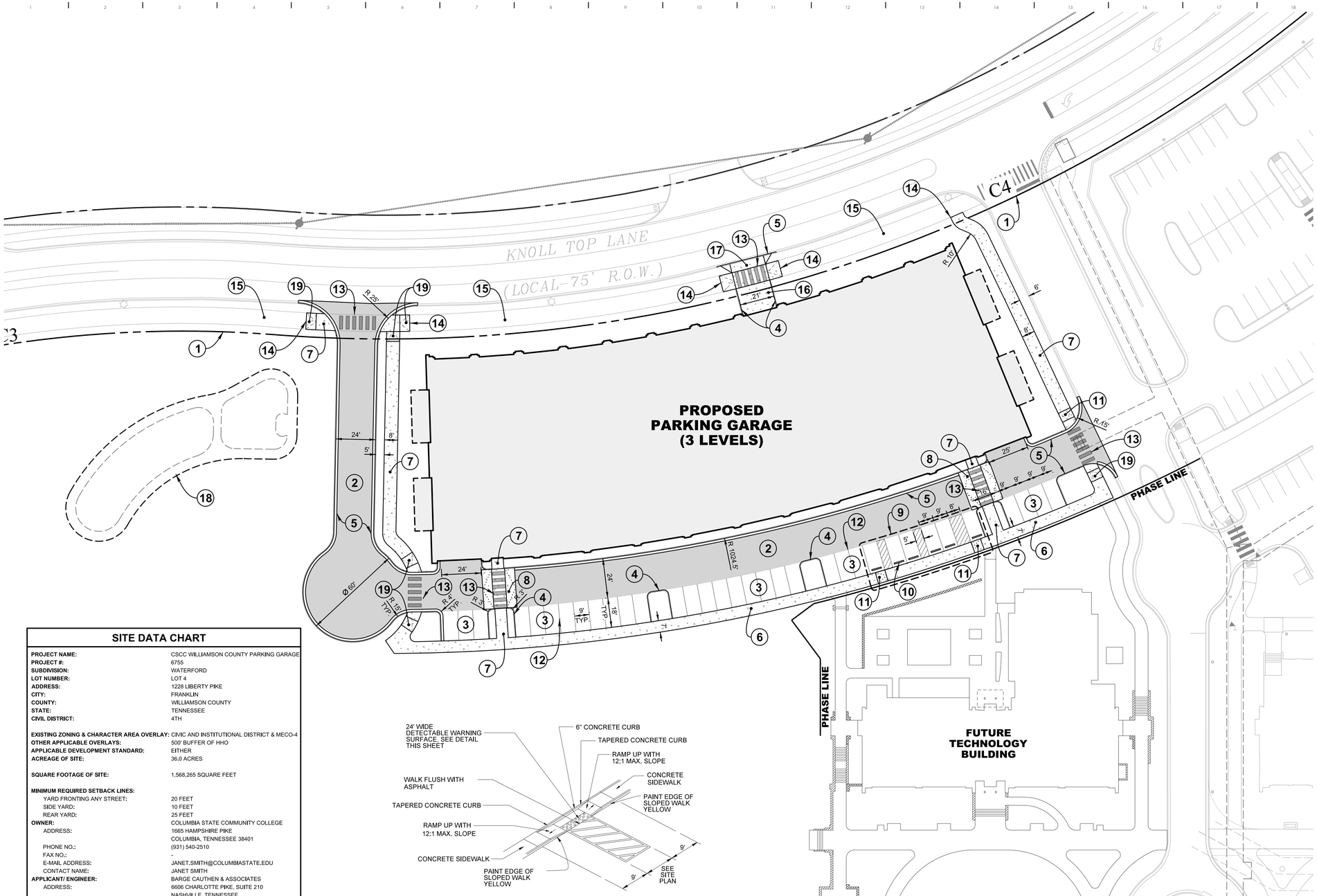
MASTER PLAN

C1.00

05 JULY 2018

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/10/2017 12:50:18 PM



GRAPHIC SCALE

30 0 30 60

1 " = 30'

KEYNOTES

1. EXISTING PROPERTY BOUNDARY
2. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C4.01
3. LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C4.01
4. CONCRETE POST CURB, SEE DETAIL SHEET C4.01
5. CONCRETE CURB AND GUTTER, SEE DETAIL SHEET C4.01
6. INTEGRAL CONCRETE CURB & WALK, SEE DETAIL SHEET C4.01
7. CONCRETE SIDEWALK, SEE DETAIL SHEET C4.01. COF DWG. NO. RP-8 TO BE USED IN PUBLIC R.O.W.
8. RAISED CONCRETE SIDEWALK, SEE DETAIL SHEET C4.01
9. TO BE CONVERTED TO HANDICAP ACCESSIBLE SPACES IN FUTURE PHASE
10. CONCRETE WHEEL STOP (TYP.), SEE DETAIL SHEET C4.01
11. CONCRETE ADA RAMP, SEE DETAIL THIS SHEET
12. 4" PAINTED WHITE STRIPING (TYP.)
13. 8' CROSSWALK, 24" PAINTED WHITE BARS WITH 24" SPACES
14. TIE PROPOSED SIDEWALK FLUSH TO EXISTING SIDEWALK AND MATCH EXISTING WIDTH. SEE COF DWG. NO. RP-9 FOR MULTI-USE TRAIL DETAIL.
15. EXISTING MULTI-USE TRAIL TO REMAIN
16. CONCRETE PAVEMENT, SEE DETAIL SHEET C4.01
17. LOWERED CONCRETE DRIVEWAY (COF DWG. NO. RP-6), SEE DETAIL SHEET C4.01
18. PROPOSED GREEN INFRASTRUCTURE EASEMENT (GIE)
19. PERPENDICULAR CURB RAMP (COF DWG. NO. RP-11 & RP-16), SEE DETAILs SHEET C4.01.

SITE DATA CHART

PROJECT NAME:	CSCC WILLIAMSON COUNTY PARKING GARAGE
PROJECT #:	6755
SUBDIVISION:	WATERFORD
LOT NUMBER:	LOT 4
ADDRESS:	1228 LIBERTY PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	4TH
EXISTING ZONING & CHARACTER AREA OVERLAY:	CIVIC AND INSTITUTIONAL DISTRICT & MECO-4
OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HHO
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	36.0 ACRES
SQUARE FOOTAGE OF SITE:	1,568,265 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	20 FEET
SIDE YARD:	10 FEET
REAR YARD:	25 FEET
OWNER:	COLUMBIA STATE COMMUNITY COLLEGE
ADDRESS:	1665 HAMPSHIRE PIKE COLUMBIA, TENNESSEE 38401
PHONE NO.:	(931) 540-2510
FAX NO.:	-
E-MAIL ADDRESS:	JANET.SMITH@COLUMBIASTATE.EDU
CONTACT NAME:	JANET SMITH
APPLICANT/ ENGINEER:	BARGE CAUTHEN & ASSOCIATES
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE
PHONE NO.:	(615) 356-9911
FAX NO.:	(615) 352-6737
E-MAIL ADDRESS:	JEFF@BARGECAUTHEN.COM
CONTACT NAME:	JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE:	93,642 SQUARE FEET
BUILDING HEIGHT:	VARIES
LANDSCAPE SURFACE RATIO:	-
MINIMUM LANDSAPE SURFACE RATIO:	-
MINIMUM PARKING REQUIREMENT:	-
MAXIMUM PARKING LIMIT:	-
EXISTING PARKING (IF APPLICABLE):	505 SPACES
PARKING PROVIDED:	251 SPACES (GARAGE) / 34 SPACES (SURFACE)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	-
PARKLAND (IF APPLICABLE):	N/A
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	-

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER

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

NOTES:

1. THIS DETAIL IS TO ILLUSTRATE THE MAJOR COMPONENTS REQUIRED FOR ADA PARKING. REFER TO THE SITE PLAN, FOR THE ACTUAL LAYOUT AND NUMBER OF SPACES TO BE PROVIDED
2. ALL PAINTED LINES AND STRIPING SHALL BE 4" WIDE; STRIPING SHALL BE SPACED AT 18" ON CENTER; COLOR SHALL BE BLUE.
3. FOR LOCATIONS, ELEVATION AND RAMP LENGTH, SEE SITE PLAN.
4. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

CONCRETE ADA RAMP

N.T.S.

Know what's **below**
Call before you dig.
811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T7260047
F7264891
615

1615
sixteenth
avenue south

nashville
tennessee

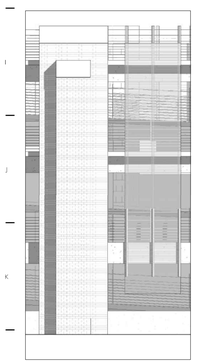
37212

Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
BCS #2260-13

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

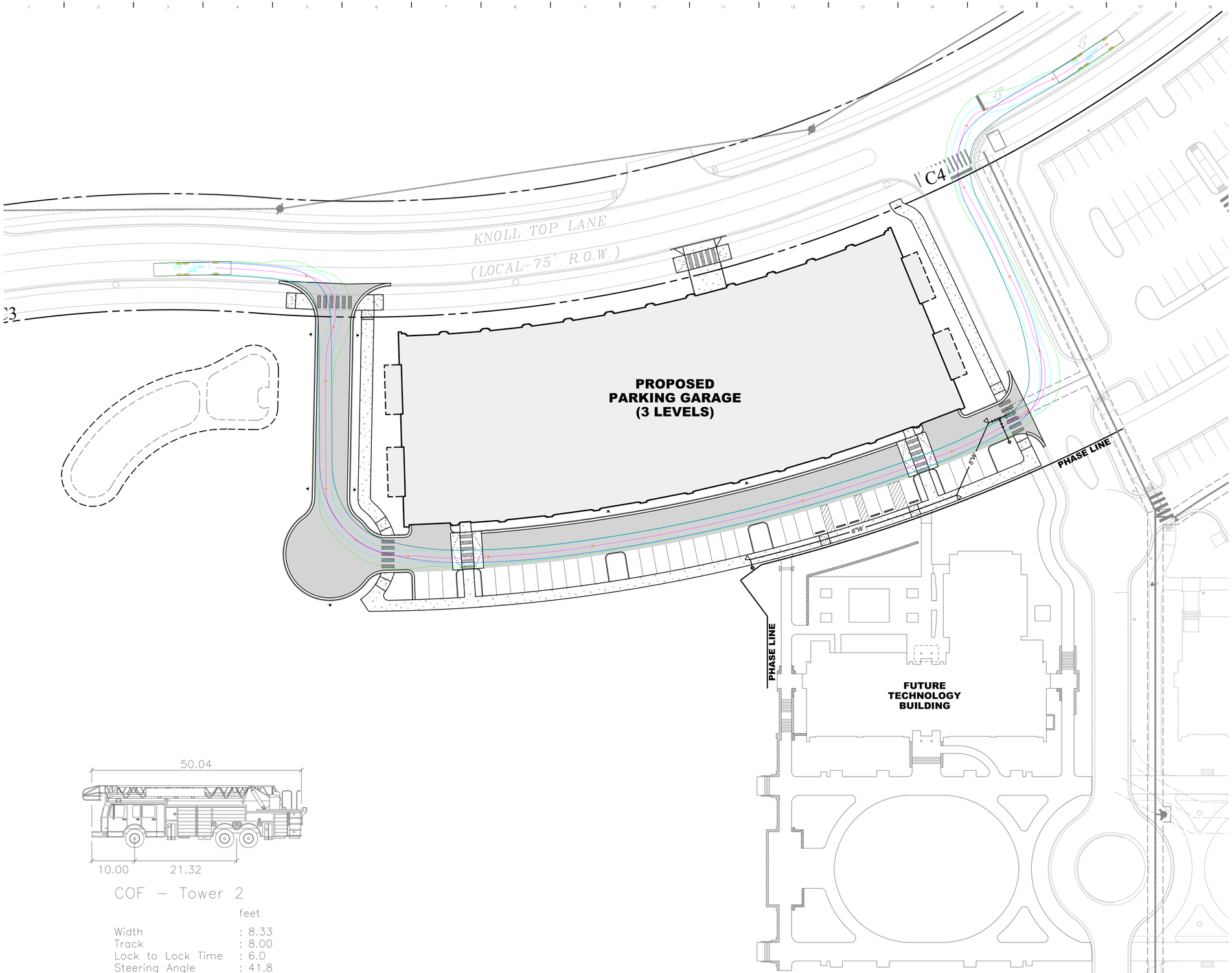
SITE LAYOUT
PLAN

C1.01

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/19/2017 12:09:18 PM



GRAPHIC SCALE

30 0 30 60

1 " = 30'

COF – Tower 2

	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 41.8

Know what's **below**
Call before you dig.
811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee

37212

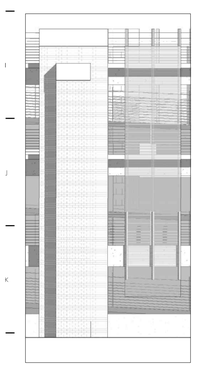
Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCS #2260-13

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A

COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

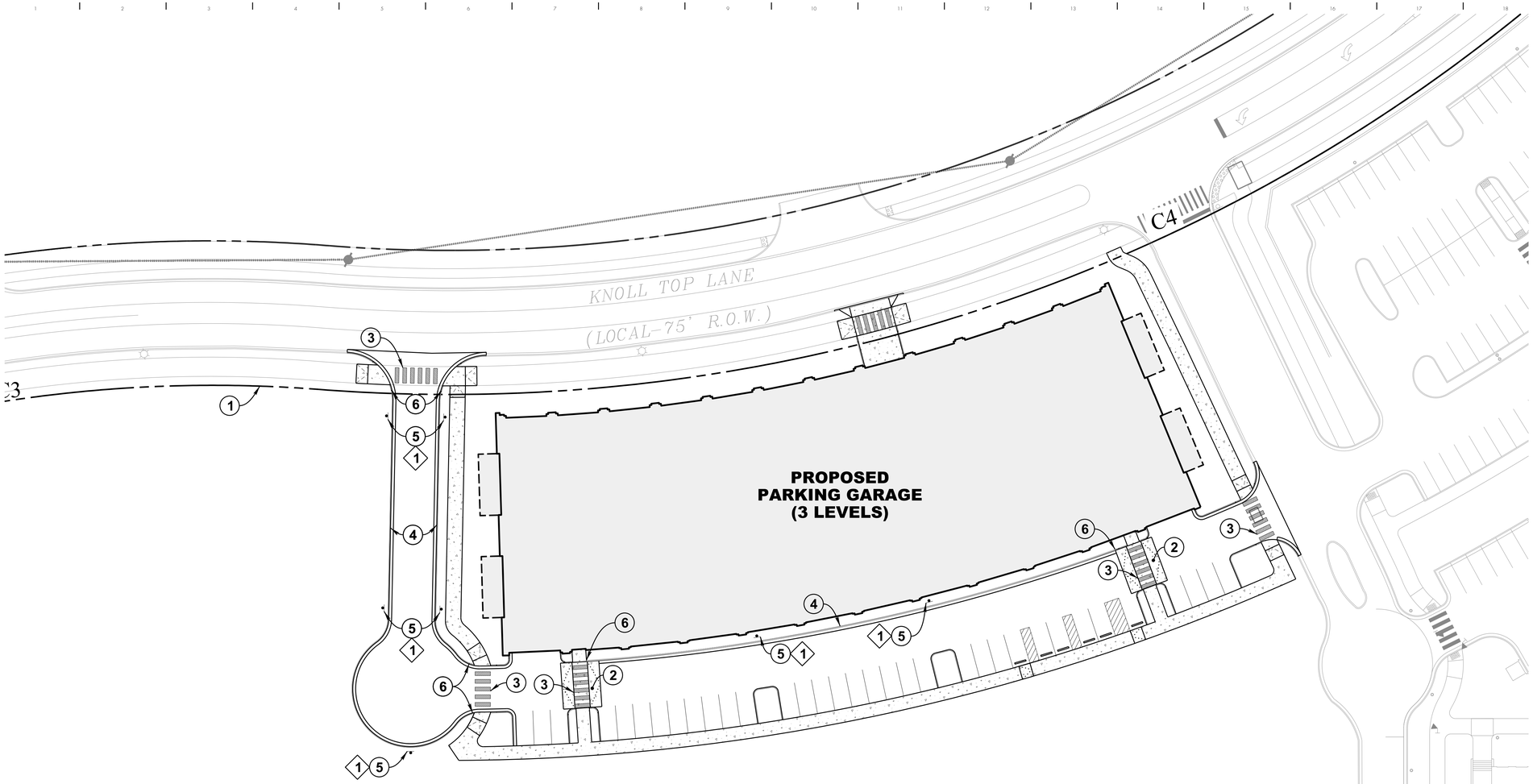
AUTOTURN EXHIBIT

C1.02

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.bauerasskewarchitecture.com

7/10/2017 12:09:18 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



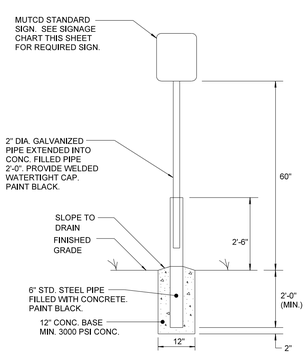
GRAPHIC SCALE

30 0 30 60

1 " = 30'

KEYNOTES

1. EXISTING PROPERTY BOUNDARY
2. RAISED CONCRETE SIDEWALK, SEE SHEET C1.01 AND DETAIL SHEET C4.01
3. 8' CROSSWALK, SEE SHEET C1.01
4. PAINTED YELLOW CURB TO DESIGNATE FIRE LANE
5. "NO PARKING – FIRE LANE" SIGN, SEE SIGNAGE CHART AND DETAIL THIS SHEET.
6. BEGIN/END PAINTED YELLOW CURB FOR FIRE LANE



NOTES:
1. ALL SIGNAGE MUST COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL SIGNS MUST MEET MUTCD SIZES FOR CONVENTIONAL ROADS.

SIGN INSTALLATION

N.T.S.

SIGNAGE CHART

KEYNOTE	SIGN	MUTCD NO.	NO. REQ'D.
1	NO PARKING FIRE LANE	R7-7 (MODIFIED FOR FIRE LANE)	7

NOTE: ALL SIGNAGE MUST COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

NOTE: ALL SIGN SIZES MUST MEET MUTCD SIZES FOR CONVENTIONAL ROADS.

Know what's below Call before you dig. 811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee

37212

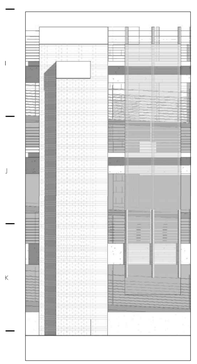
Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.3980 PHONE
BCS #2260-TN

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A

COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

FIRE LANE SIGNING
AND STRIPING
PLAN

C1.03

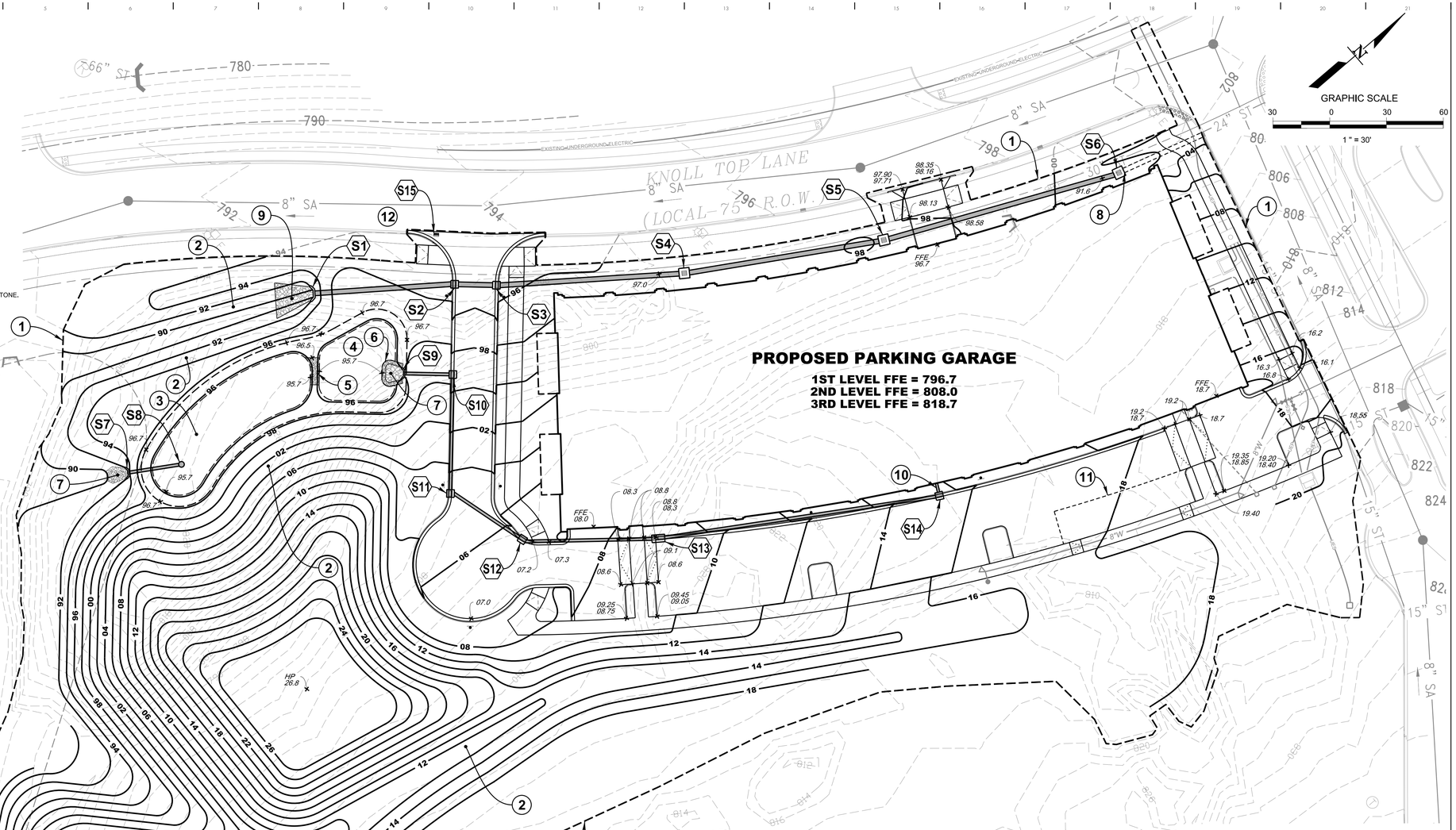
05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/19/2017 12:09:18 PM

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 OFFICIAL 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.
6. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BMP, AN ADDITIONAL TWO (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.



THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0220F DATED SEPTEMBER 29, 2006, ZONE X.

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%.

STRUCTURE SCHEDULE

STRUCTURE	TYPE	CASTING	T.C.	I.E. (IN)	I.E. (OUT)
S1	CONCRETE HEADWALL	---------	---------	---------	789.90
S2	SINGLE CURB INLET	JBS 3300V	795.40	790.70	790.60
S3	SINGLE CURB INLET	JBS 3300V	795.40	791.00	790.90
S4	AREA DRAIN	JBS 4330	796.20	792.00	791.90
S5	AREA DRAIN	JBS 4330	797.30	793.10	793.00
S6	AREA DRAIN	JBS 4330	801.20	796.6±	794.30
S7	CONCRETE HEADWALL	---------	---------	---------	790.10
S8	SINGLE INLET	JBS 4470	796.20	---------	790.45
S9	CONCRETE HEADWALL	---------	---------	---------	795.80
S10	SINGLE CURB INLET	JBS 3300V	798.85	796.20	796.10
S11	SINGLE CURB INLET	JBS 3300V	805.15	796.90	796.80
S12	SINGLE CURB INLET	JBS 3300V	807.10	797.45	797.35
S13	DOUBLE CURB INLET	JBS 3300V	808.30	798.25	798.15
S14	SINGLE CURB INLET	JBS 3300V	815.15	799.85	799.75
S15	SINGLE INLET	NEENAH R3067-C	MATCH EXIST.	---------	---------

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.

PIPE SCHEDULE

PIPE PATH	PIPE SIZE	SLOPE	LENGTH
S1-S2	30" RCP	1.0%	72 L.F.
S2-S3	30" RCP	1.1%	18 L.F.
S3-S4	30" RCP	1.0%	95 L.F.
S4-S5	30" RCP	1.0%	102 L.F.
S5-S6	30" RCP	1.0%	124 L.F.
S7-S8	18" RCP	1.1%	28 L.F.
S9-S10	18" RCP	1.3%	24 L.F.
S10-S11	18" RCP	1.0%	59 L.F.
S11-S12	18" RCP	1.1%	42 L.F.
S12-S13	18" RCP	1.0%	67 L.F.
S13-S14	18" RCP	1.0%	145 L.F.

(S1) INDICATES STRUCTURE NUMER
SEE SHEET C4.01 FOR STRUCTURE DETAILS
JBS- JOHN BOUCHARD & SONS CO.

KEYNOTES:

1. LIMIT OF SITE DISTURBANCE (APPROX. 5.8 AC.)
2. EROSION CONTROL MATTING (TCP-10) ON ALL SLOPES 3:1 OR GREATER AND ALL CHANNELS (TYP.), SEE DETAIL SHEET C4.01
3. LEVEL 2 BIORETENTION (GIP-01), SEE DETAIL SHEET C4.01 & L1.01 PROVIDED SURFACE AREA = 2700 SF
4. PRETREATMENT CELL, 9" DEEP, PROVIDED VOLUME = 1080 CF
5. STONE BERM, SEE DETAIL SHEET C4.01
6. GRAVEL FLOW SPREADER, SEE DETAIL SHEET C4.01
7. RIP RAP OUTLET PROTECTION, SEE DETAIL SHEET C4.01
8. CUT EXISTING 30" PIPE AND TIE TO PROPOSED AREA DRAIN
9. EXISTING DRY DETENTION POND, (CONSTRUCTED IN PHASE I)
10. 15" RWL FROM GARAGE, SEE PLUMBING PLANS FOR DETAILS
11. FUTURE HANDICAP ACESSIBLE PARKING, FINISHED GRADES NOT TO EXCEED 2% IN ANY DIRECTION
12. REMOVE AND RESET CASTING

Know what's below. Call before you dig. 811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

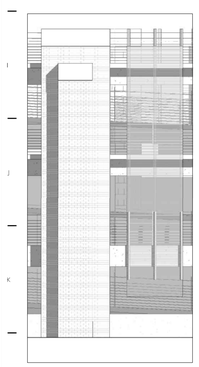
BAUER ASKEW
architecture, pllc
615 T7260047 F7264891 615
1615 sixteenth avenue south
nashville tennessee 37212

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCA #2260-13

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE – COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

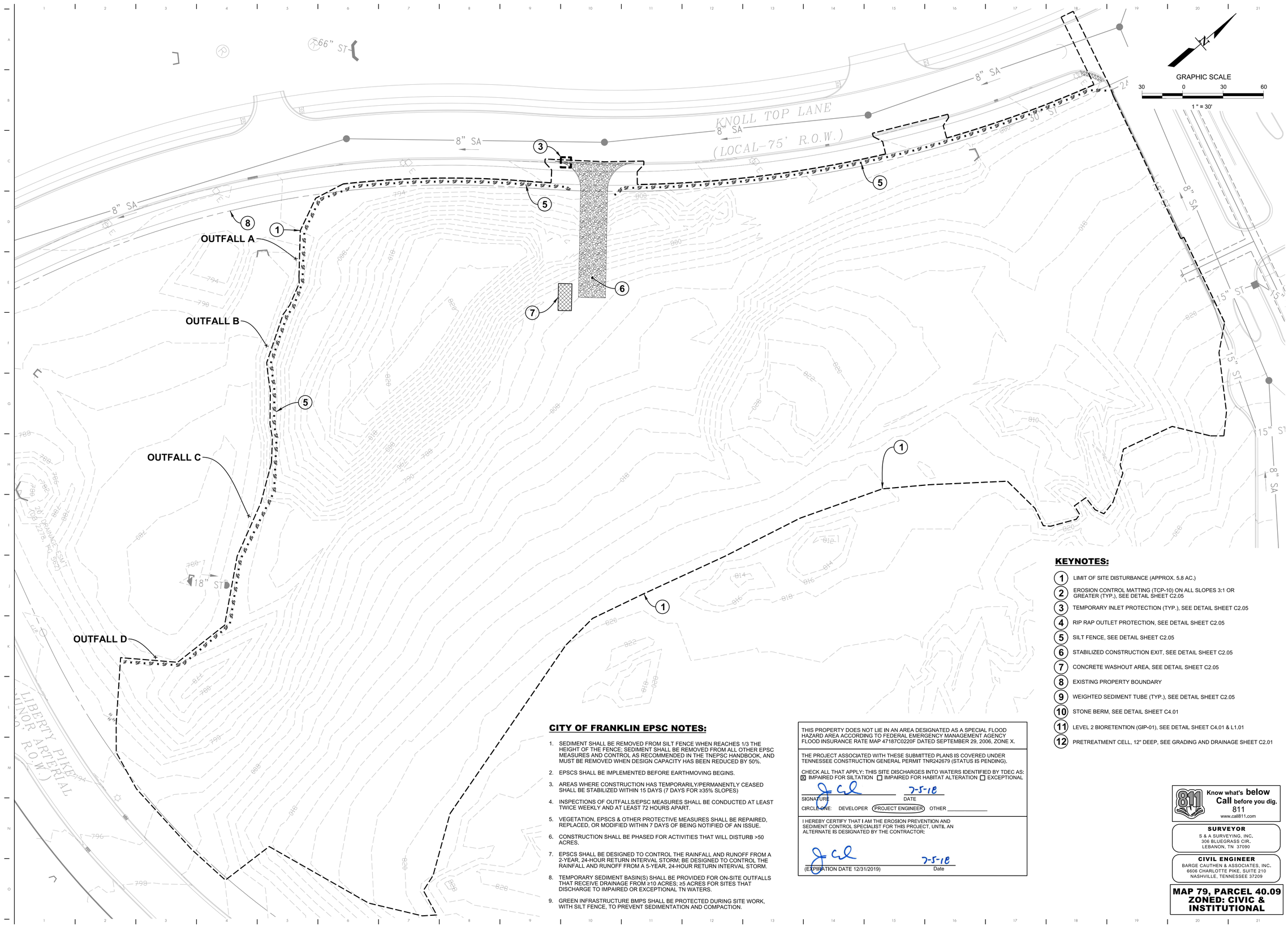
GRADING AND DRAINAGE PLAN

C2.01

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/19/2017 12:06:18 PM



KEYNOTES:

1. LIMIT OF SITE DISTURBANCE (APPROX. 5.8 AC.)
2. EROSION CONTROL MATTING (TCP-10) ON ALL SLOPES 3:1 OR GREATER (TYP.), SEE DETAIL SHEET C2.05
3. TEMPORARY INLET PROTECTION (TYP.), SEE DETAIL SHEET C2.05
4. RIP RAP OUTLET PROTECTION, SEE DETAIL SHEET C2.05
5. SILT FENCE, SEE DETAIL SHEET C2.05
6. STABILIZED CONSTRUCTION EXIT, SEE DETAIL SHEET C2.05
7. CONCRETE WASHOUT AREA, SEE DETAIL SHEET C2.05
8. EXISTING PROPERTY BOUNDARY
9. WEIGHTED SEDIMENT TUBE (TYP.), SEE DETAIL SHEET C2.05
10. STONE BERM, SEE DETAIL SHEET C4.01
11. LEVEL 2 BIORETENTION (GIP-01), SEE DETAIL SHEET C4.01 & L1.01
12. PRETREATMENT CELL, 12" DEEP, SEE GRADING AND DRAINAGE SHEET C2.01

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 EARTHMOVING 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.

THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0220F DATED SEPTEMBER 29, 2006, ZONE X.

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR242679 (STATUS IS PENDING).

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE 7-5-18 DATE

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

7-5-18
(EXPIRATION DATE 12/31/2019) Date

Know what's below Call before you dig. 811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

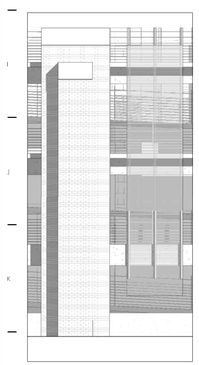
BAUER | ASKEW
architecture, pllc
615 T72600047 F72614891 615
1615 sixteenth avenue south
nashville tennessee 37212

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCA #2260-13

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE – COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

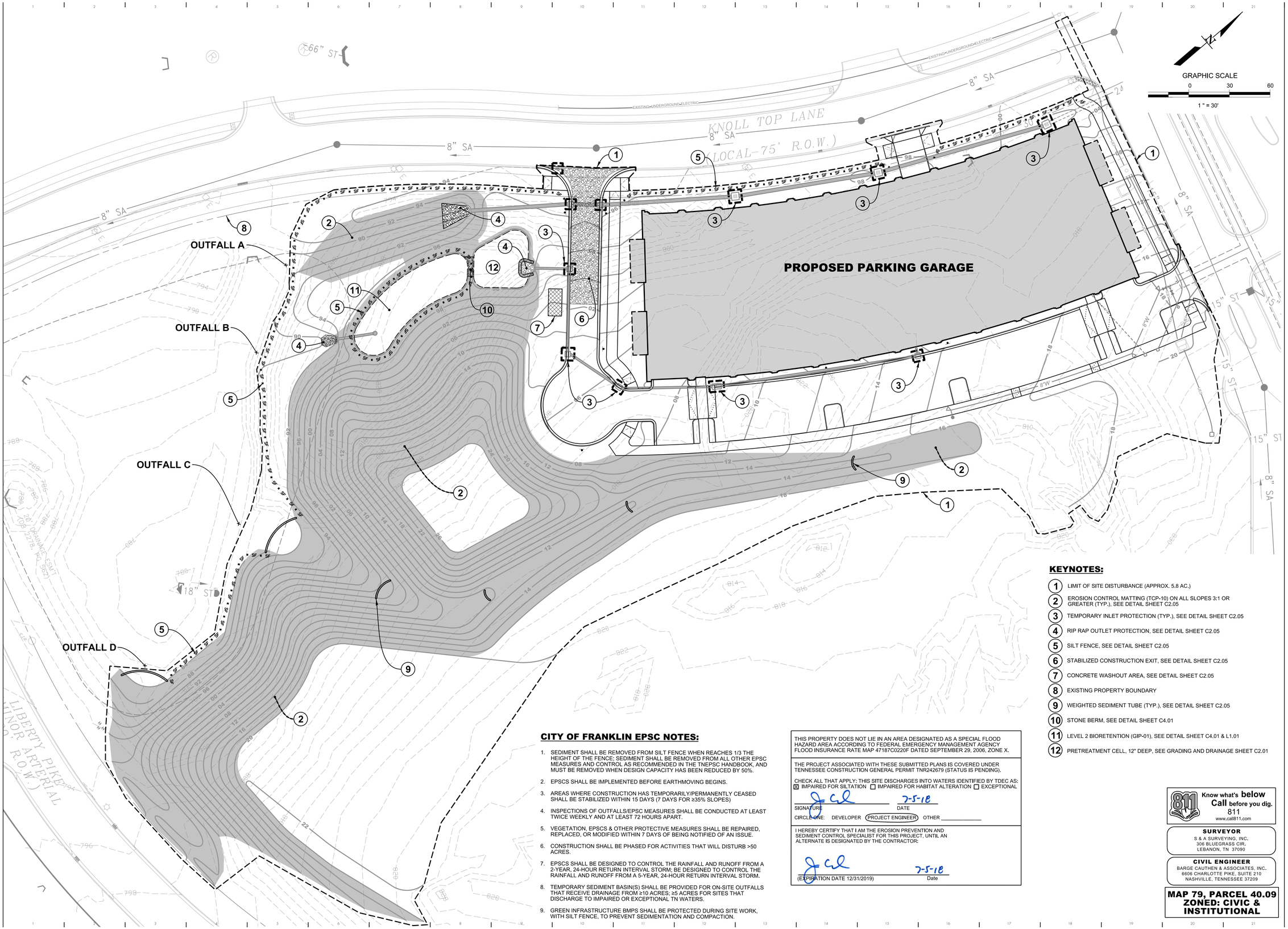
INITIAL EPSC PLAN

C2.02

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.bauerasskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/10/2017 12:09:18 PM



KEYNOTES:

1. LIMIT OF SITE DISTURBANCE (APPROX. 5.8 AC.)
2. EROSION CONTROL MATTING (TCP-10) ON ALL SLOPES 3:1 OR GREATER (TYP.), SEE DETAIL SHEET C2.05
3. TEMPORARY INLET PROTECTION (TYP.), SEE DETAIL SHEET C2.05
4. RIP RAP OUTLET PROTECTION, SEE DETAIL SHEET C2.05
5. SILT FENCE, SEE DETAIL SHEET C2.05
6. STABILIZED CONSTRUCTION EXIT, SEE DETAIL SHEET C2.05
7. CONCRETE WASHOUT AREA, SEE DETAIL SHEET C2.05
8. EXISTING PROPERTY BOUNDARY
9. WEIGHTED SEDIMENT TUBE (TYP.), SEE DETAIL SHEET C2.05
10. STONE BERM, SEE DETAIL SHEET C4.01
11. LEVEL 2 BIORETENTION (GIP-01), SEE DETAIL SHEET C4.01 & L1.01
12. PRETREATMENT CELL, 12" DEEP, SEE GRADING AND DRAINAGE SHEET C2.01

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 EARTHMOVING 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.

THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0220F DATED SEPTEMBER 29, 2006, ZONE X.

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR242679 (STATUS IS PENDING).

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE 7-5-18 DATE

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(EXPIRATION DATE 12/31/2019) 7-5-18 Date

Know what's below Call before you dig. 811 www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

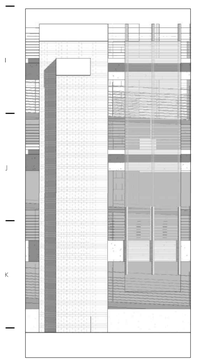
BAUER | ASKEW
architecture, pllc
615 T 72600 47
F 72648 91
615
1615 sixteenth avenue south
nashville tennessee
37212

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCS #2260-13

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE – COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

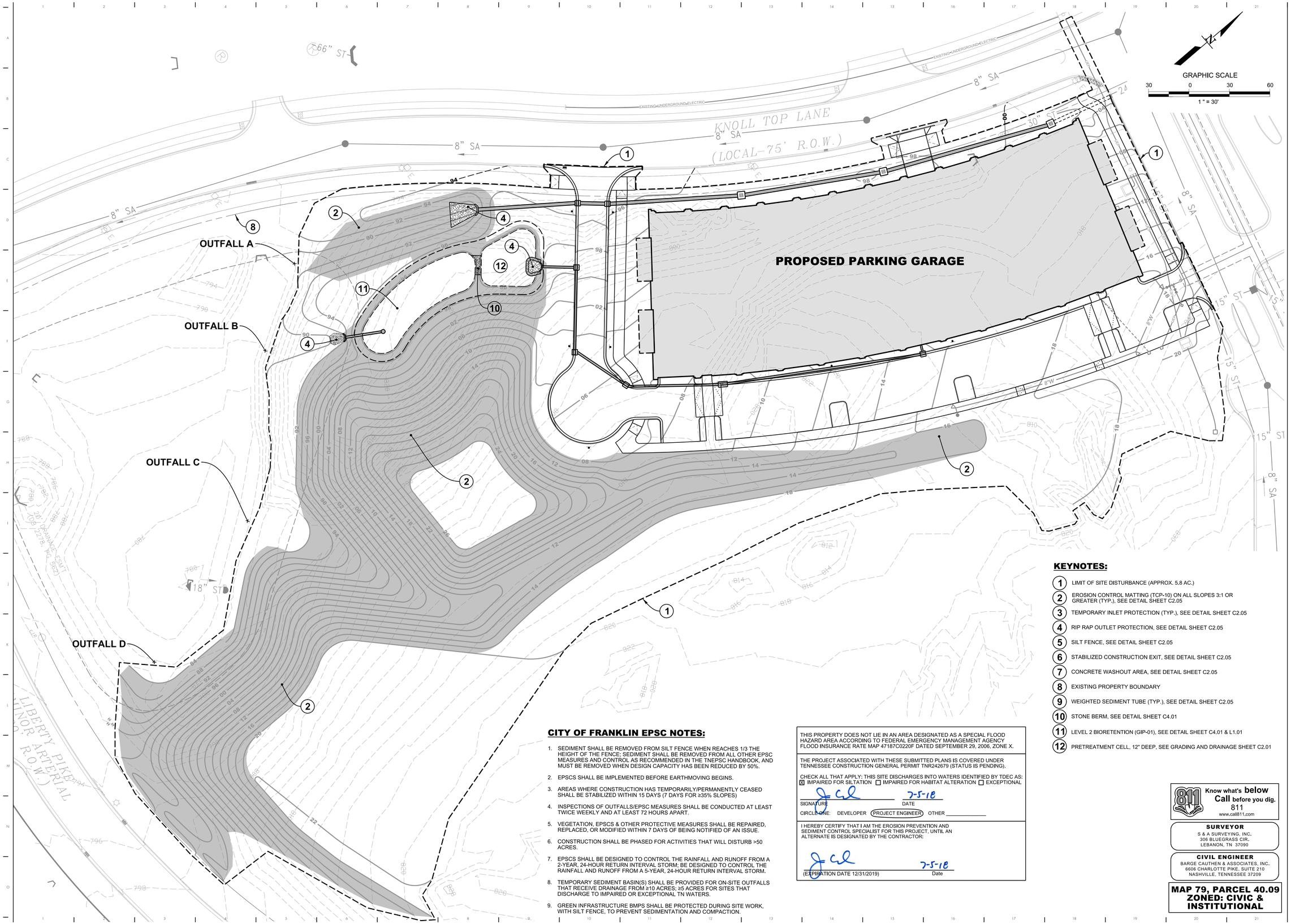
INTERMEDIATE EPSC PLAN

C2.03

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/19/2017 12:09:18 PM



KEYNOTES:

1. LIMIT OF SITE DISTURBANCE (APPROX. 5.8 AC.)
2. EROSION CONTROL MATTING (TCP-10) ON ALL SLOPES 3:1 OR GREATER (TYP.), SEE DETAIL SHEET C2.05
3. TEMPORARY INLET PROTECTION (TYP.), SEE DETAIL SHEET C2.05
4. RIP RAP OUTLET PROTECTION, SEE DETAIL SHEET C2.05
5. SILT FENCE, SEE DETAIL SHEET C2.05
6. STABILIZED CONSTRUCTION EXIT, SEE DETAIL SHEET C2.05
7. CONCRETE WASHOUT AREA, SEE DETAIL SHEET C2.05
8. EXISTING PROPERTY BOUNDARY
9. WEIGHTED SEDIMENT TUBE (TYP.), SEE DETAIL SHEET C2.05
10. STONE BERM, SEE DETAIL SHEET C4.01
11. LEVEL 2 BIORETENTION (GIP-01), SEE DETAIL SHEET C4.01 & L1.01
12. PRETREATMENT CELL, 12" DEEP, SEE GRADING AND DRAINAGE SHEET C2.01

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 EARTHMOVING 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.

THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0220F DATED SEPTEMBER 29, 2006, ZONE X.

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR242679 (STATUS IS PENDING).

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE 7-5-18 DATE

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

(EXPIRATION DATE 12/31/2019) 7-5-18 Date

Know what's below Call before you dig. 811 www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

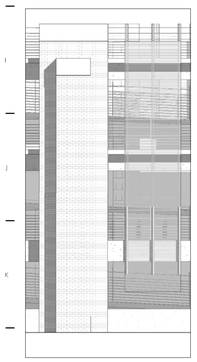
BAUER | ASKEW
architecture, pllc
615 T72600047 F72614891 615
1615 sixteenth avenue south
nashville tennessee 37212

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.3235 PHONE
BCS #2260-TN

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

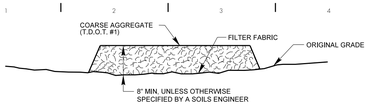
FINAL EPSC PLAN

C2.04

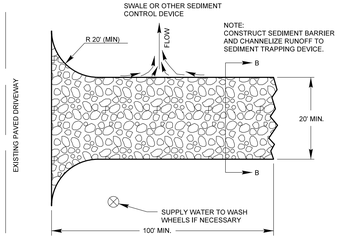
05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/16/2017 12:06:18 PM



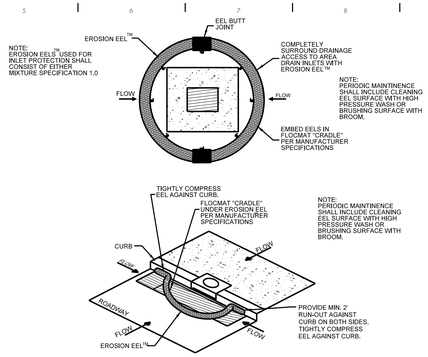
SECTION B-B



PLAN VIEW

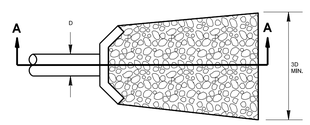
STABILIZED CONSTRUCTION EXIT

N.T.S.

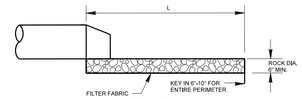


TEMPORARY INLET PROTECTION

N.T.S.



PLAN VIEW

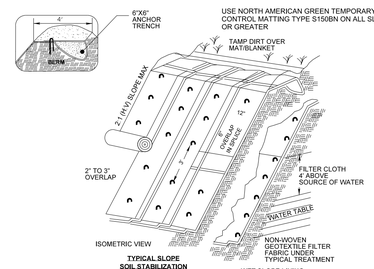


SECTION A-A

PIPE DIAMETER (IN)	MAXIMUM DISCHARGE (CFS)	MINIMUM APRON LENGTH, L (FT)	RIP-RAP D_{50} DIAMETER MIN (IN)
15	6.5	8	3
18	10	9	3.5
24-30	15	11	4
36	20	13	5

RIP RAP OUTLET PROTECTION

N.T.S.



TYPICAL SLOPE SOIL STABILIZATION
NTS

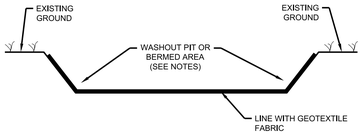
WET SLOPE LINING
NTS

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. CONTRACTOR TO REMOVE ANY EXCESS MATTING SO THAT BLANKETS ARE NOT A MOWING HAZARD.

EROSION CONTROL MATTING

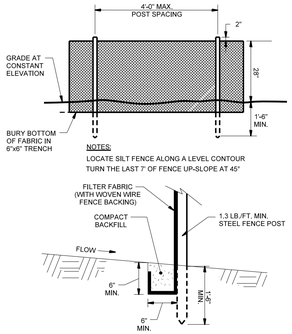
N.T.S.

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.



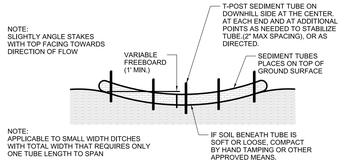
CONCRETE WASHOUT AREA

N.T.S.



SILT FENCE (TYPE "C")

N.T.S.



WEIGHTED SEDIMENT TUBE

N.T.S.

BAUER | ASKEW
architecture, pllc

615
T 7 2 6 0 0 4 7
F 7 2 6 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee

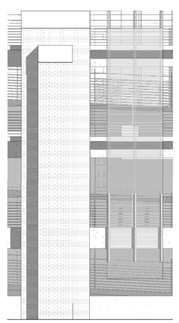
37212

Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCH #2260-13

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

EPSC DETAILS

C2.05

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

7/19/2017 12:00:18 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

General Information

This Storm Water Pollution Prevention Plan (SWPPP) is developed in accordance Tennessee General NPDES Permit for Discharges of Stormwater with the Associated with Construction Activity (TNCGP, General Permit No. TNR100000) and is prepared using sound engineering practices. Barge Cauthen & Associates, Inc. personnel involved with the development of this plan have completed both the Fundamentals of Erosion Prevention & Sediment Control for Construction Sites and the Design Principles of Erosion Prevention & Sediment Controls for Construction Sites courses available from the State of Tennessee.

As instructed in Section 2.7 of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Field Office (EFO), along with the complete, correctly signed Notice of Intent (NOI).

Site Wide/Primary Permittee (Owner):	Secondary Permittee (Contractor):
Columbia State Community College Company	Hoar Construction Company
Janet F. Smith Printed Name	Jason Bennett Printed Name
President Title	Division Vice President Title

The above-named contractor is responsible for the installation, maintenance, and inspections of erosion prevention and sediment control (EPSC) measures and all inspection documentation required by TDEC.

Primary Permittee (Owner) Responsibilities:

- Owner will be responsible for general oversight of the project, including review of the SWPPP and any amendments, inspection reports, and corrective action for conformance with the permit requirements.
- Owner will participate during self-inspections conducted by the Primary Contractor and its Subcontractors.
- Owner will participate in bi-weekly meetings to discuss CGP compliance issues.

Secondary Permittee (Contractor) Responsibilities:

- Primary Contractor and its Subcontractors will maintain the SWPPP documentation and will conduct and document self-inspections required by the Tennessee CGP for areas of the project site covered by this SWPPP.
- Primary Contractor will provide copies of inspection reports to owner within 24 hours following each inspection. Incidents of non-compliance will be immediately brought to the attention of the owner.
- Primary Contractory and its Subcontractors will be responsible for maintaining compliance with the applicable sections of the SWPPP, including installation of erosion and sediment controls, and the requirements in the TN CGP. Any BMP changes that would trigger the need for a SWPPP modification will be promptly communicated to the owner.
- Primary Contractor and its Subcontractors will maintain erosion and sediment controll BMPs in all areas of the site under its day-to-day control.
- Primary Contractor and its Subcontractors will provide adequately designated concrete washout areas and will be responsible for proper disposal of the concrete, mortar, or grout collected there.
- Primary Contractor and its Subcontractors will be responsible for inspection and replacement of any BMPs as necessary.
- Primary Contractor and its Subcontractors will not store erodible or hazardous materials on the property.

Current versions of this SWPPP, the NOI, and the Notice of Coverage (NOC) will be kept on site for the duration of the project. These items will be available for use by all operators and site personnel involved with EPSC, and will be available to TDEC personnel visiting the site. A notice will be posted near the construction entrance during construction containing a copy of the NOC with the NPDES tracking number assigned by the EFO, the name and telephone number of a contact person for the development, and a brief description of the project.

Any new contractor on the project that is responsible for installing, inspecting, or maintaining EPSC measures will sign the contractor's certification on a copy of the NOI and will submit it to the local EFO. Any correspondence with TDEC or any EFO will reference the NPDES tracking number assigned by TDEC to the project. The contractor will submit a Notice of Termination (NOT) after construction is complete and final stabilization (Section 10, TNCGP) of all disturbed areas has been achieved.

It is the intention and goal of the TNCGP and this SWPPP that construction activity shall be carried out in such a manner that will prevent violations of water quality criteria as stated in Chapter 1200-04-03.03 of the TDEC Rules. The contractor as named above is responsible for the installation, maintenance, and inspections of erosion prevention and sediment control (EPSC) measures and all inspection documentation required by TDEC.

This includes, but is not limited to, the following:

- Prevention of any discharge that causes a condition in which visible solids, bottom deposits, or turbidity impairs the usefulness of waters of the state for any of the uses designated for that water body per TDEC Rules, Chapter 1200-4-4.
- There shall be no distinctly visible floating scum, oil or other matter contained in the stormwater discharge.
- The stormwater discharge must not cause an objectionable color contrast in the receiving stream.
- The stormwater discharge must result in no materials in concentrations sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plant life, or fish and aquatic life in the receiving stream. These provisions include species covered under Section 1.3, Subpart H, of the TNCGP.

This plan may be amended in accordance with criteria stated in Section 3.4.1 of the TNCGP, or for other reasons. When the plans are revised, the contractor will implement the changes to EPSC measures within 48 hours after the need for modification is identified.

In accordance with Section 3.1.2 of the TN GCP, a site assessment IS NOT required as part of this project since the outfall involves less than 10 acres. It does not drain to an impaired or exceptional quality waters.

SWPPP Requirements

1. Has the SWPPP been prepared by an individual that has the following certifications YES ☑ NO ☐ (Check all that apply below)
   - 1.1 ☐ Certified Professional in Erosion and Sediment Control (CPESC); or
   - 1.2 ☐ TDEC Level II
   - 1.3 ☑ Licensed Professional Engineer
2. Does the EPSC plan involve structural design, hydraulic, hydrologic, or other engineering calculations for EPSC structural measures (sediment basins, etc.?) YES ☐ NO ☑

   If YES, have these plans been prepared, stamped and certified by a licensed professional engineer or landscape architect?

   YES ☑ NO ☐ N/A ☐
3. Do the project stormwater outfalls discharge into the following?

   YES ☑ NO ☐ (Check all that apply below)
   - 3.1 ☑ Impaired Waters (303d for siltation or habitat alteration)
   - 3.2 ☐ Tennessee known Exceptional Waters

   If YES, have these plans been prepared by an individual who has completed TDEC Level II? YES ☐ NO ☐ N/A ☑

Site Description

1. PROJECT LIMITS: Refer to Erosion Control Sheets C2.02 to C2.04
   PROJECT DESCRIPTION:
   This project consists of the construction of a parking garage, suface lot, and associated access drives on the Williamson County campus of Columbia State Community College.
   TITLE: Columbia State Community College Williamson County Center Relocation - Parking Garage
   COUNTY: Williamson
   LOCATION: 1228 Liberty Pike, Franklin, TN 37067
2. SITE MAPS: See USGS Topographic Map on this sheet
3. DESCRIPTION OF EXISTING SITE TOPOGRAPHY:
   The subject site is located on the Williamson County campus of Columbia State Community College. The proposed parking garage will be constructed east of the newly constructed Knoll Top Road and north and east of Liberty Pike. The site slopes from the northeast to southwest, with elevations ranging from 844 to 780 and slopes from 3 to 25 percent.
4. MAJOR SOIL DISTURBING ACTIVITIES:
   - 5.1 Clearing and grubbing
   - 5.2 Excavation
   - 5.3 Cutting and filling
   - 5.4 Final grading and shaping
   - 5.5 Utilities
   - 5.6 Other (Describe):
5. TOTAL PROJECT AREA: 35.9 Acres

   TOTAL AREA TO BE DISTURBED: 5.8 Acres
6. ARE THERE SEASONAL LIMITATIONS ON WORK? YES ☐ NO ☑
7. SOIL PROPERTIES:
   The site contains a variety of existing soils. Approximately 40.7% of the site has Maury Silt Loam (MaB) and Stiversville Silt Loam (StB2, StC2 & StD2), which are classified as hydrologic soil group A, according to the NRCS Web Soil Survey. Another 12.1% of the site is comprised of Armour Silt Loam (ArC & ArC2) and Huntington Silt Loam (Hu), which are classified as hydrologic soil group B. Of the remaining soils, 19% fall into the hydrologic soil group C containg Braxton Cherty Silt Loam (BrD2), Braxton Cherty Silty Clay Loam (BsD3), and Hampshire Silt Loam (HbC2). The remaining 28.2% of soils are categorized as Mine Pits and Dumps, Reclaimed Mine Land, and Rockland. These poorly compacted soils resulting from past phosphate strip mining were assigned a hydrologic soil group B. Also, multiple sinkholes have been identified on site. Any sinkholes impacted as a result of this project will require an injection well permit from TDEC.
8. PROJECT RUNOFF COEFFICIENTS AND AREAS

RUNOFF COEFFICIENTS FOR EXISTING CONDITIONS

AREA TYPE	AREA (AC)	IMPERVIOUS AREA	PERVIOUS AREA
DISTURBED AREA	5.8	0.0	5.8

RUNOFF COEFFICIENTS FOR POST-CONSTRUCTION CONDITIONS

AREA TYPE	AREA (AC)	IMPERVIOUS AREA	PERVIOUS AREA
DISTURBED AREA	5.8	1.8	4.0

9. STORMWATER MANAGEMENT:

   The proposed parking garage is on a portion of the property that slopes from east to west towards an existing dry detention pond, with elevations ranging from 838 to 780. Roof runoff for the parking garage will be collected underground and conveyed to the southeastern side of the structure, opposite Knoll Top Lane. The underground collection system will tie into the storm drainage system for the parking lot/access road runoff, and is then directed through a bioretention area. A small portion of the overland surface flow is directed through a grassy bypass swale. The grassy areas on the north and west perimeter of the parking garage drain to a stormwater system that discharges northwest of the bioretention outfall. The combined outfall is then conveyed to the existing dry detention pond. Flow from the detention pond overflow structure crosses under and discharges on the opposite (south) side of Liberty Pike and ulitmately feeds into Power Line Branch, which is a tributary of Curd Branch.

303 (d) Special Requirements

Stormwater runoff from the site ultimately discharges into Power Line Branch, which is not listed on the EPA Final 2014 303(d) of Impaired Waters in Tennessee. However, Curd Branch, which is impaired for siltation, is the receiving water for Power Line Branch.

Safe Dams Act Information

The onsite stormwater storage basins do not meet the criteria to be regulated by the Safe Dams Act.

Erosion and Sediment Controls

Stabilization Practices

The proposed EPSC measures on the attached engineered plans have been designed to control runoff by a 2-year, 24 hour storm event.

Temporary Stabilization

Denuded areas, soil stockpiles, dikes, dams, channels, etc. are to be seeded and mulched. Areas and time of exposure of unprotected soils shall be kept to a maximum of 14 days, with slopes (3:1 and greater) limited to a maximum of 7 days. Such areas are to immediately receive seed and mulch stabilization following this time period. On steep slopes and channels, sod shall be fastened to the ground with wire staples or wood pegs. Where surface water cannot be diverted from flowing over the face of slopes, install a strip of heavy jute or plastic netting and fasten tight along the crown or top of the slope for extra protection against lifting and undercutting of sod. Suitable barricades and guards shall be erected to prevent equipment or material from being placed on any planted area. Plastic lining shall be used on all ditches and exposed surfaces when time does not permit the contractor to use seed and mulch for stabilization.

Permanent Stabilization

Slopes and ditches that are constructed to final sub-grade or a portion of any slope or ditch that is constructed to sub-grade shall immediately receive topsoil and final stabilization. All slopes are to receive stabilization as indicated on the construction plans. The contractor shall be responsible for watering seeded areas to prevent the soil from drying out until approved or accepted. The contractor shall be responsible for reseeding bare spots for a period of one year after installation or acceptance of the project.

Structural Practices

Erosion control barriers, inlet protection devices, and other BMP practices will be used as front-line erosion control devices during construction. The following provides a list of structural devices to be installed for this project:

- Silt Fence
- Rip rap pipe inlet / outlet protection
- Storm drain inlet protection
- Erosion Control Blanket
- Construction entrance / exit
- Weighted Sediment Tube

Additional Items

The need for dewatering is not anticipated with this project.

All EPSC measures and runoff controls are to be installed in accordance with manufacturer's standards and specifications.

If sediment escapes the permitted area, all sediment accumulations beyond the project boundary must be cleaned up and removed from the area as soon as possible to minimize off-site impacts. Should sediment reach a stream or some other body of water, the permittee should not initiate remediation without first notifying and consulting with TDEC. This permit does not authorize access to private property and thus the permittee must settle the remediation with the adjoining landowner(s) affected by the offsite sedimentation. Offsite material storage is allowed solely by the permitted project

On-site Waste Disposal

There is no on-site waste disposal as part of this development.

Off-site Stormwater

A small amount of off site stormwater will be coveyed through a grassy bypass swale.

Federally Protected Wildlife

The proposed construction activities are not anticipated to disturb nor harm any legally protected state or federal listed threatened or endangered aquatic life and/or habitat. The permittee must notify TDEC immediately if any endangered species are encountered during construction. TDEC prohibit the taking of any of these species.

Inspections

Inspection Personnel

Inspection personnel should be employees of the permit applicant, the primary contractor, or its Subcontractors. Inspectors performing the required twice weekly inspections are to have an active certification by completing the "Fundamentals of Erosion Prevention and Sediment Control Level I" course. A copy of the certification or training record should be kept on site.

The inspector should perform and document the required inspections per the attached Inspection Report. The inspector may also have the following responsibilities:

1. Oversee the requirements of other construction-related permits, such as Aquatic Resources Alteration Permit or other such construction activity related permits.
2. Update field SWPPPs.
3. Conduct pre-construction inspection to verify that undisturbed areas have been property marked and initial measures have been installed.
4. Inform the permit holder of activities that may be necessary to gain or remain in compliance with the CGP and other environmental permits.

Inspection Schedule and Procedures

Inspections are to be performed at least twice every calendar week and will be performed at least 72 hours apart. A copy of the inspection form is attached in the Appendix.

Where sites or portions of the construction site have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme draught, such inspection only has to be conducted once per month until thawing or precipitation results in runoff or construction activity resumes.

Inspection requirements do not apply to definable areas that have been finally stabilized, as described in the CGP.

Based on the results of the inspection, any inadequate control measures in disrepair will be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need is identified.

Based on the results of the inspection, the site description and pollution prevention measures identified in the SWPPP will be revised as appropriate, but in no case later than 7 days following the inspection. Such modifications will provide for timely implementation of any changes to the SWPPP, but in no case later than 14 days following the inspection.

Inspection documentation will be maintained on site and made available to the division upon request. Inspection reports must be submitted to TDEC within 10 days of the request. If the division requests the Construction Stormwater Inspection Certification form to be submitted, the form must contain the printed name and signature of the trained certified inspector and the person who meets the signatory requirements of the TN CGP.

For discharges into impaired or exceptional Tennessee Waters

The permittee will perform inspections described above at least twice every calendar week. Inspections will be performed at least 72 hours apart.

The permittee must certify on the inspection form provided whether or not all planned and designed erosion prevention and sediment controls are installed and in working order. The form must contain the printed name and signature of the inspector and the certification must be executed by a person who meets the signatory requirements of the TN CGP. The record of inspections must be kept at the construction site with a copy of the SWPPP.

Spills and Non-Storm Water Contingencies

All on-site fueling of equipment and vehicles will be conducted near the construction entrance/staging area. Any spillage will be removed immediately. Contaminated soils will be placed on heavy plastic and covered or placed into approved containers to prevent contact with storm water. All fuel tanks will be in the containment area. Oils, other vehicle fluids, paints, and solvents will be stored in the construction trailer. Any spill will be reported to a representative of the general contractor for the project.

If a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302 occurs during a 24-hour period, the contractor will immediately notify the permittee who shall then do the following: notify the National Response Center (NRC) (800-424-8802) and the Tennessee Emergency Management Agency (TEMA) (emergencies: 800-262-3300; non-emergencies: 800-262-3400); as well as the local EFO. Also, the owner will prepare a revision of this document to identify measures which will prevent the reoccurrence of such releases.

Each contractor is responsible to provide litter control for trash generated by his crew. A proper waste disposal area, such as a dumpster located near the construction trailer, shall be provided and will be limited to garbage and paper trash only. Paint cans, oil cans, used oil, and filters will be contained and disposed of by the contractor by taking them to the county's Hazardous Waste Disposal Center.

The permittee must design, install, implement, and maintain effective pollution measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained to the criteria set forth in Section 4.1.5 of the TNCGP.

The following includes, but is not limited to, discharges that are prohibited and not covered by this SWPPP or the TNCGP:

1. Wastewater from washout of concrete, unless managed by an appropriate control.
2. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction material.
3. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
4. Soaps or solvents used in vehicle and equipment washing.

Discharges from dewatering activities, including discharges from dewatering of trenches and 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 control units providing the level of treatment necessary to comply with permit requirements (Section 4.1.4, TNCGP)

Project Sequencing

1. EPSC measures are to be installed per the Erosion Control Plan and this SWPPP. All EPSC measures identified on the Erosion Control Plan and in this SWPPP are to be installed and maintained in accordance with the latest edition of the Tennessee Erosion and Sediment Control Handbook. After these measures have been installed, a site assessment shall be completed within a month of construction commencing. Assessment inspections shall be completed in accordance with the criteria set forth in Section 3.1.2 of the TNCGP.
2. Mark limits of disturbance.
3. Prior to beginning any work, all applicable erosion and sediment control measures such as silt fence should be installed and any existing storm sewer infrastructure to remain should be protected as indicated on the EPSC plans.
4. Perform clearing and grubbing not more than 15 days prior to grading or earth-moving. Refer to the stabilization practices described on this sheet. Clearing and grubbing should be kept to the minimum necessary for grading and equipment operation.
5. Excavation can commence once area has been cleared and grubbed. Excavated material shall not be placed adjacent to waterways or areas where stormwater runoff will be directed so as to prevent erosion and siltation. Excess borrow material removed from the construction site shall be stabilized and the base of any stockpile shall be protected by silt fence.
6. Excavation for utilities shall be executed in a timely manner and backfilled. Inlet and outlet protection for storm sewer shall be installed to prevent sediment from entering the system. All outlets for stormwater discharge must be stabilized before they become operational. (6 months)
7. Disturbed areas on the site should be stabilized as soon as possible.
8. Inspections shall be performed prior to anticipated storm events (or series of storm events such as intermittent showers over one or more days), within 24 hours after the end of a storm event of 0.25 inches or greater, and at least twice per week at least 72 hours apart. Inspection reports (see Appendix C) will be filled out and kept at the construction site with a copy of the SWPPP. These reports must be certified by the permittee that the required inspections were performed and whether or not all planned and designed devices are installed and in working order. Inspection reports should include observed conditions, rain events and any action taken as a result of inspection.
9. Sediment will be removed from sediment traps, silt fences, and other sediment control measures before the design capacity of the structure has been reduced by 50%. Litter, construction debris and construction chemicals exposed to storm water will be picked up prior to anticipated storm events (e.g. forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g. screening outfalls, daily pick-up, etc.). After use, silt fences will be removed or otherwise prevented from becoming a pollutant source for storm water discharges. Temporary measures may be removed at the beginning of the workday, but will be replaced at the end of the workday.
10. Site stabilization will be accomplished as soon as practicable after attainment of final grade and no later than seven days after attaining final grade. Should earth-disturbing activity temporarily cease, temporary stabilization will be applied within seven days if the activity will not resume within 14 days. When stabilization measures include seeding and mulching, seeding mixtures will be as specified in the attached Stabilization Plan (see Appendix D). The dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated will be recorded and maintained on the site. Note that any areas disturbed by construction will be re-stabilized at this time as well.
11. After all areas have been stabilized; the contractor will remove the temporary EPSC measures and submit a Notice of Termination (NOT) to TDEC.

Stream, Outfall, Wetland Information

1. Will construction and/or erosion prevention and sediment controls impact any streams? YES ☐ NO ☑
   - 1.1 STREAM INFORMATION: N/A
   - 1.2 ARE BUFFER ZONES REQUIRED? YES ☐ NO ☑

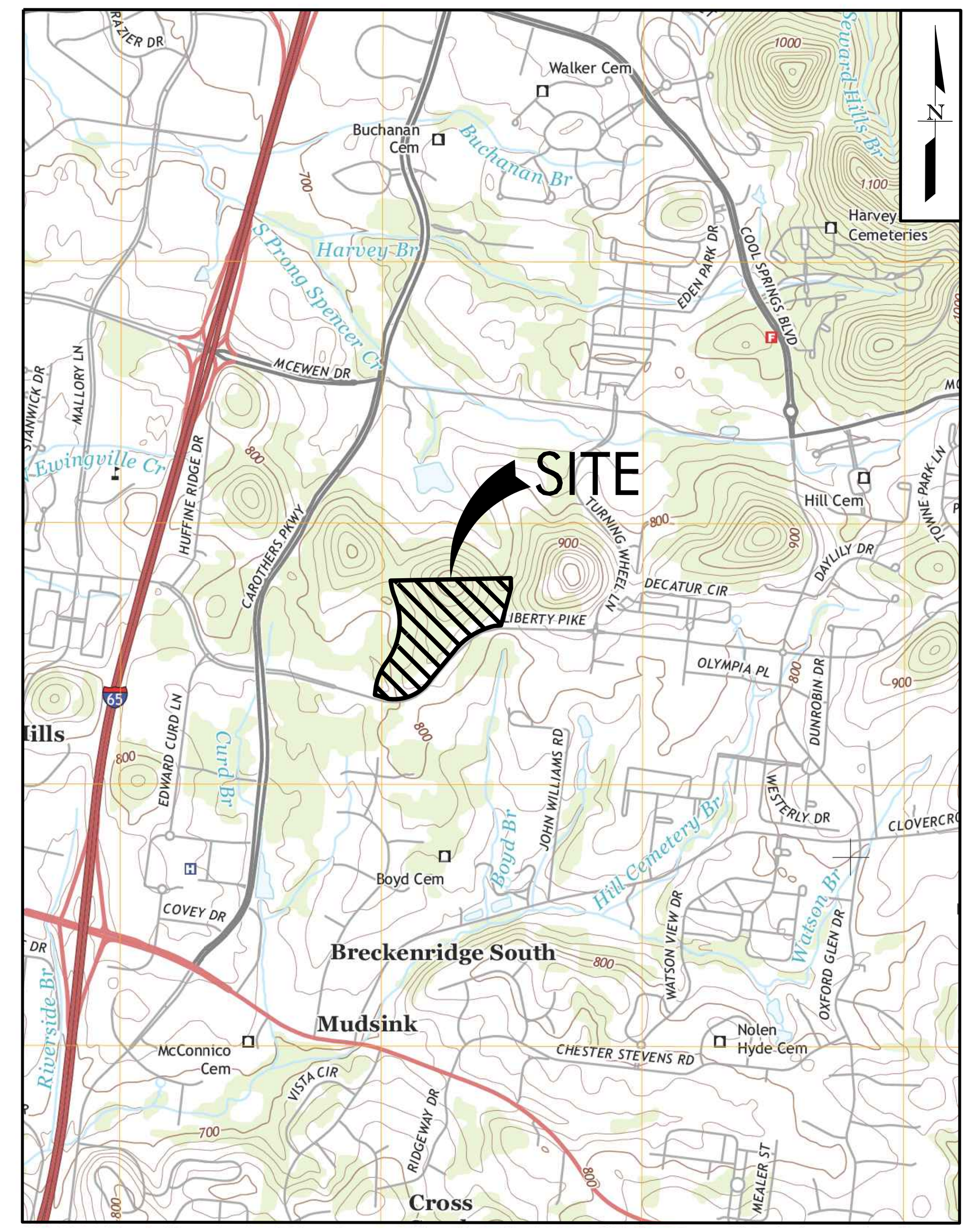
   If YES, they have been included on plan sheet(s)
   If YES, check the appropriate box below for size and buffer
   - ☐ 60-FT for impaired and exceptional waters (average width per side with a minimum of 30-FT
   - ☐ 30-FT for all other streams (average width per side with a minimum of 15-FT)
   - ☐ 75-FT from the FEMA floodway line per Metro Nashville requirements
   - 1.3 ARE THERE BUFFER EXEMPTIONS? YES ☐ NO ☐ N/A ☑
2. OUTFALL INFORMATION:
   A sediment basin or equivalent measure(s) will be provided for any outfall in a drainage area:
   - 2.1 Of ten acres or more for an outfall(s) that does not discharge to an impaired stream or known exceptional quality water
   - 2.2 Of five acres or more for an outfall(s) that discharges to an impaired stream or known exceptional quality water
   - 2.3 OUTFALL TABLE

OUTFALL	DRAINAGE AREA (AC)	SEDIMENT BASIN (Y,N,N/A)	RECEIVING RESOURCE
A	PR = 0.56 AC	NO	Power Line Branch
B	PR = 2.34 AC	NO	Power Line Branch
C	PR = 4.71 AC	NO	Power Line Branch
D	PR = 1.05 AC	NO	Power Line Branch

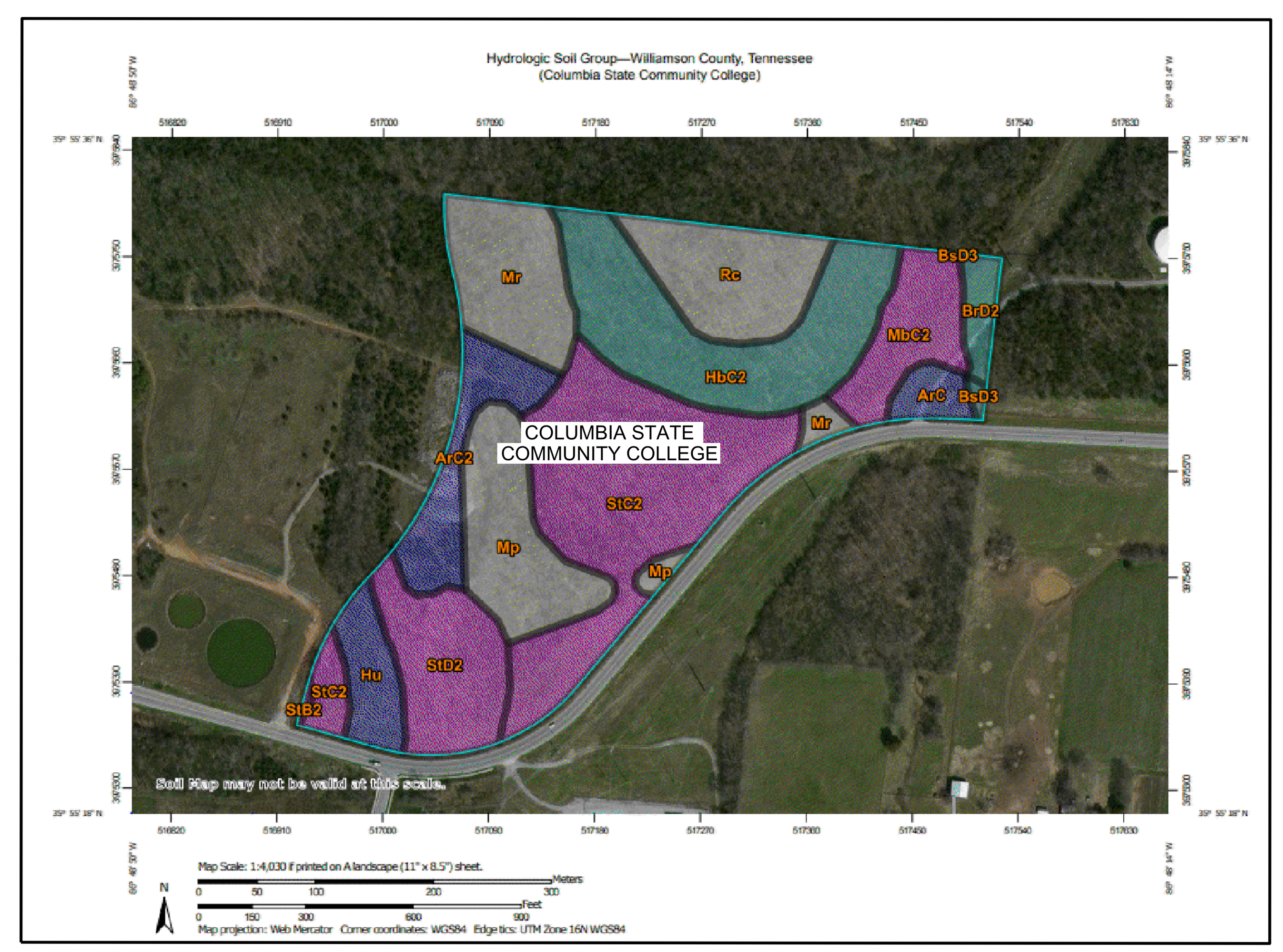
3. WETLAND INFORMATION:
   Will construction and/or erosion prevention and sediment controls impact any streams? YES ☐ NO ☑
4. TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION
   - 4.1 Is this project located in a watershed that maintains an EPA approved TMDL for siltation? YES ☐ NO ☑
   - 4.2 If YES, is this project located within a subwatershed with a waste load allovation (WLA)? YES ☐ NO ☐ N/A ☑

List of Attachments

- Notice of Intent (N.O.I.)
- Notice of Termination (N.O.T.)
- Inspection Report
- Grading & Erosion Control Plans, Details (See sheets C2.01 to C2.05, and C4.01)



USGS TOPOGRAPHIC MAP (NOT TO SCALE)



NRCS WEB SOIL SURVEY (Not to Scale)

Stabilization Plan

Permanent Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 14	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

Temporary Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan – Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

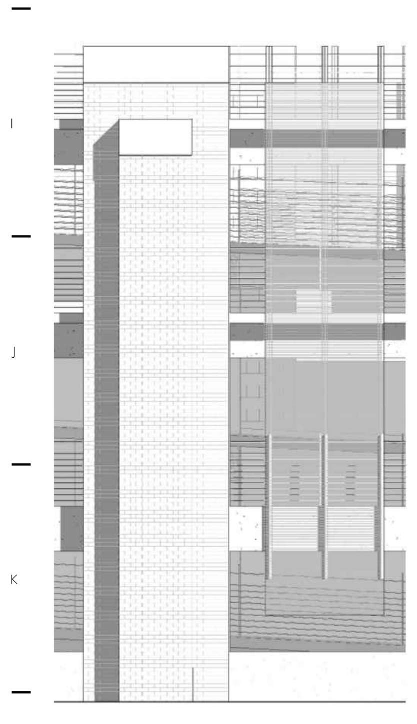
BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
BOA #2260-18

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

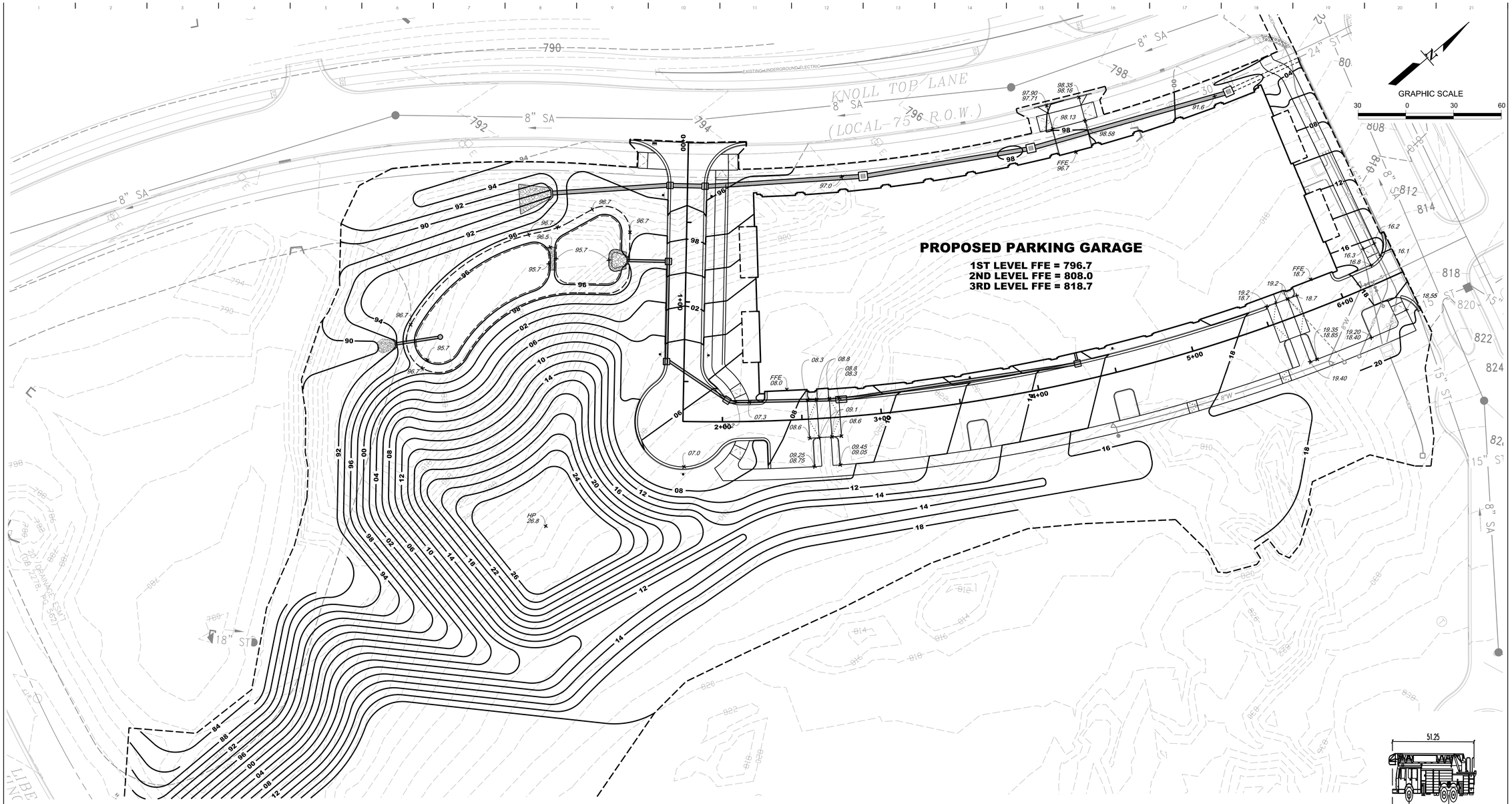
SWPPP

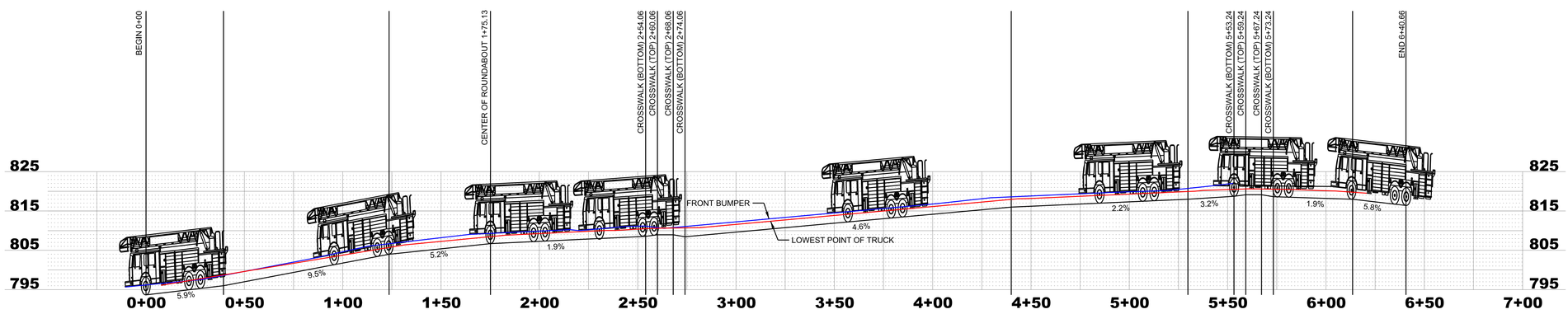
C2.06

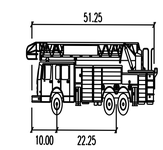
05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.bauerasKewarchitecture.com

7/19/2017 12:09:18 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.







T-2 SUTPHEN (SP100)-Franklin

feet

Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

Know what's **below**
Call before you dig.
811
www.call811.com

SURVEYOR
S & A SURVEYING, INC.
306 BLUEGRASS CIR.
LEBANON, TN 37090

CIVIL ENGINEER
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

MAP 79, PARCEL 40.09
ZONED: CIVIC & INSTITUTIONAL

BAUER | ASKEW
architecture, pllc

615
T7260047
F7264891
615

1615
sixteenth
avenue south

nashville
tennessee

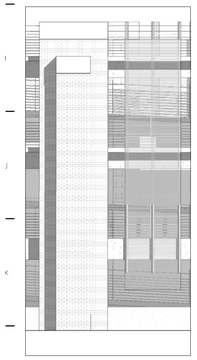
37212

Barge Cauthen
&ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9312 PHONE
BCS #2260-13

CSCC WILLIAMSON CO.
PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
– COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

PRIVATE DRIVE PROFILE
FOR FIRE APPARATUS

C2.07

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.baueraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

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.

WATER AND SEWER DATA:

FACILITY TYPE: PARKING GARAGE
UNIT FLOW IN GPD: N/A
NUMBER OF UNITS: N/A
TOTAL FLOW IN GPD: N/A

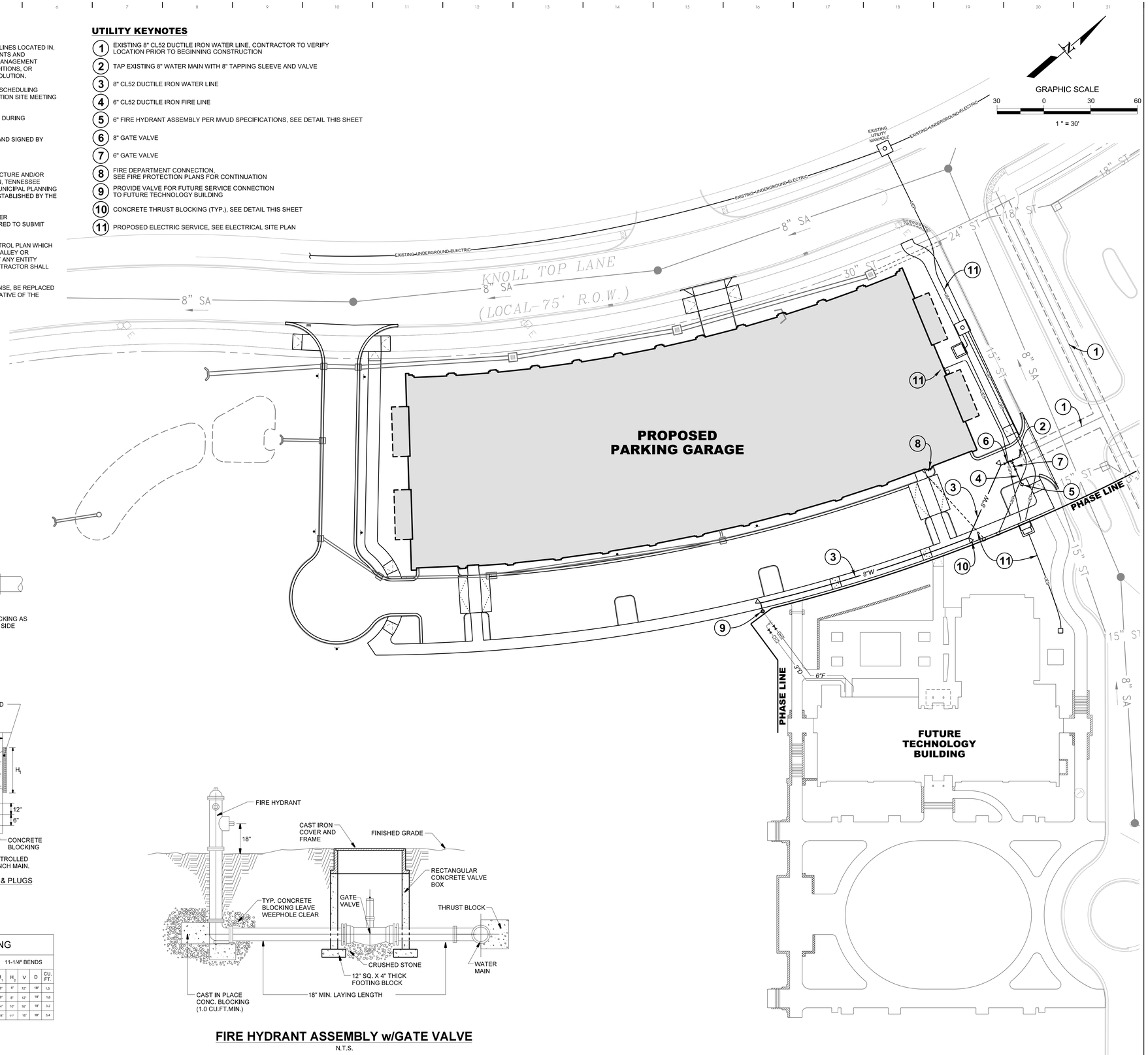
UTILITIES NOTE:

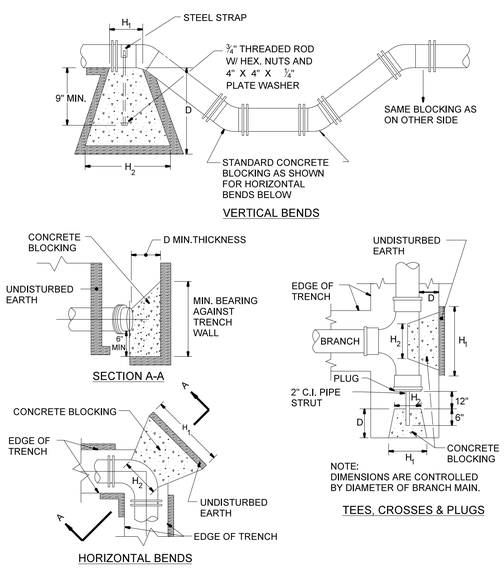
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

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.

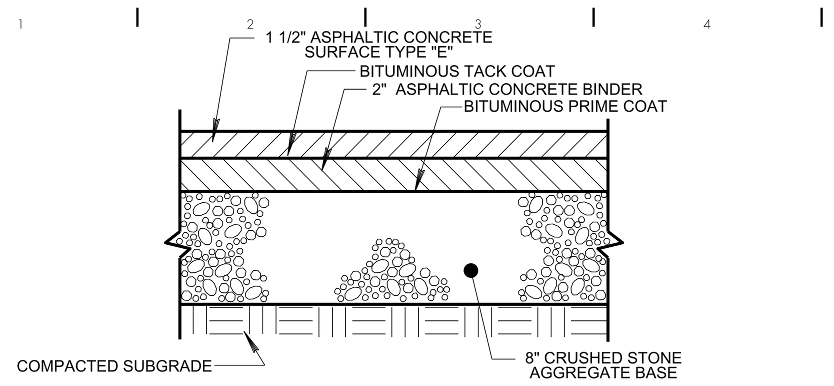
UTILITY KEYNOTES

1. EXISTING 8" CL52 DUCTILE IRON WATER LINE, CONTRACTOR TO VERIFY LOCATION PRIOR TO BEGINNING CONSTRUCTION
2. TAP EXISTING 8" WATER MAIN WITH 8" TAPPING SLEEVE AND VALVE
3. 8" CL52 DUCTILE IRON WATER LINE
4. 6" CL52 DUCTILE IRON FIRE LINE
5. 6" FIRE HYDRANT ASSEMBLY PER MVUD SPECIFICATIONS, SEE DETAIL THIS SHEET
6. 8" GATE VALVE
7. 6" GATE VALVE
8. FIRE DEPARTMENT CONNECTION, SEE FIRE PROTECTION PLANS FOR CONTINUATION
9. PROVIDE VALVE FOR FUTURE SERVICE CONNECTION TO FUTURE TECHNOLOGY BUILDING
10. CONCRETE THRUST BLOCKING (TYP.), SEE DETAIL THIS SHEET
11. PROPOSED ELECTRIC SERVICE, SEE ELECTRICAL SITE PLAN

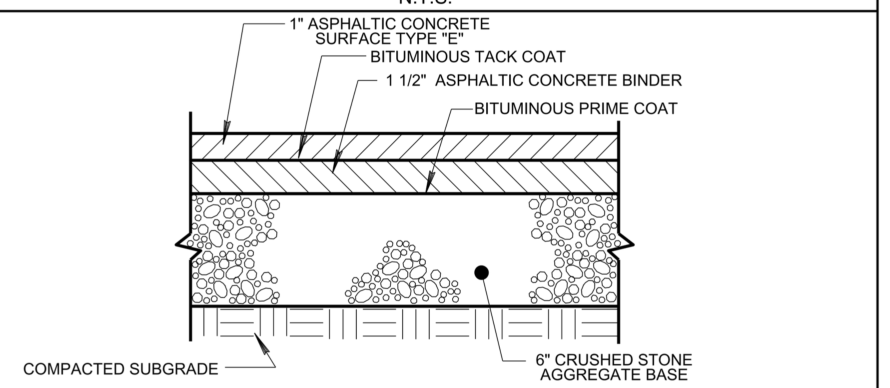




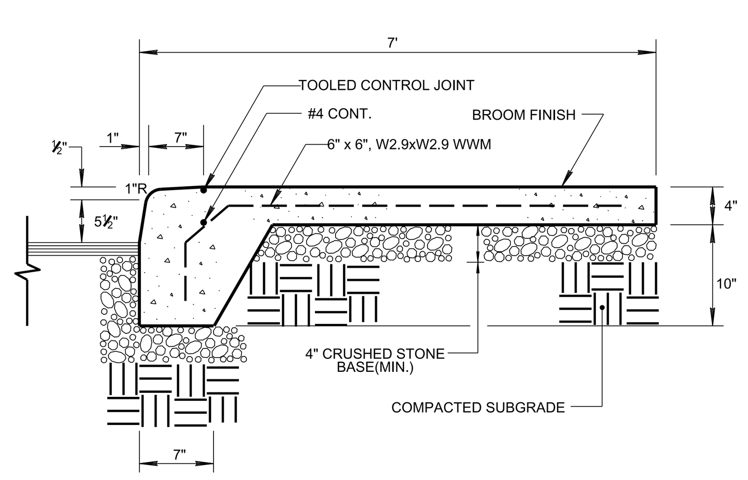
| TABLE OF DIMENSIONS FOR CONCRETE BLOCKING | | |



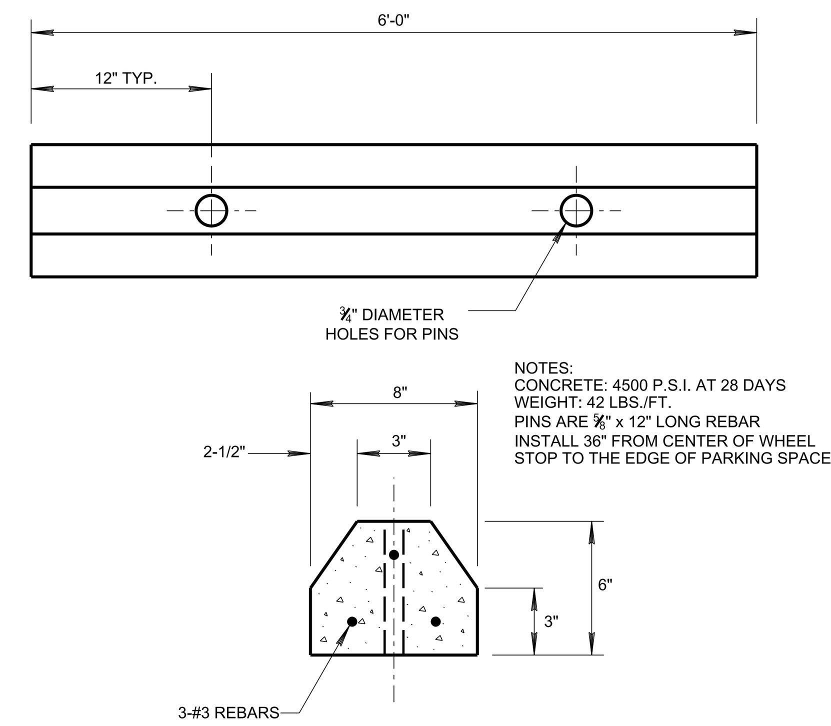
HEAVY DUTY ASPHALT PAVEMENT
N.T.S.



LIGHT DUTY ASPHALT PAVEMENT
N.T.S.

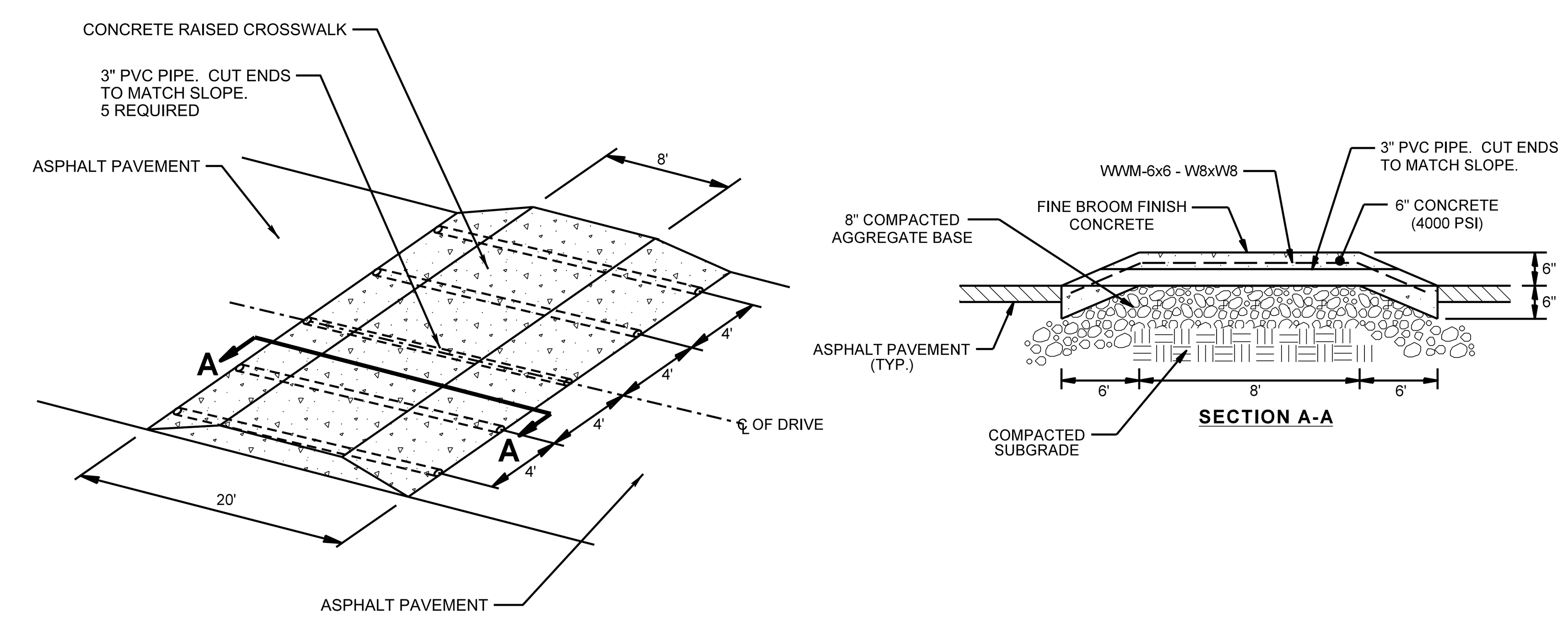


INTEGRAL CONCRETE CURB & WALK
N.T.S.

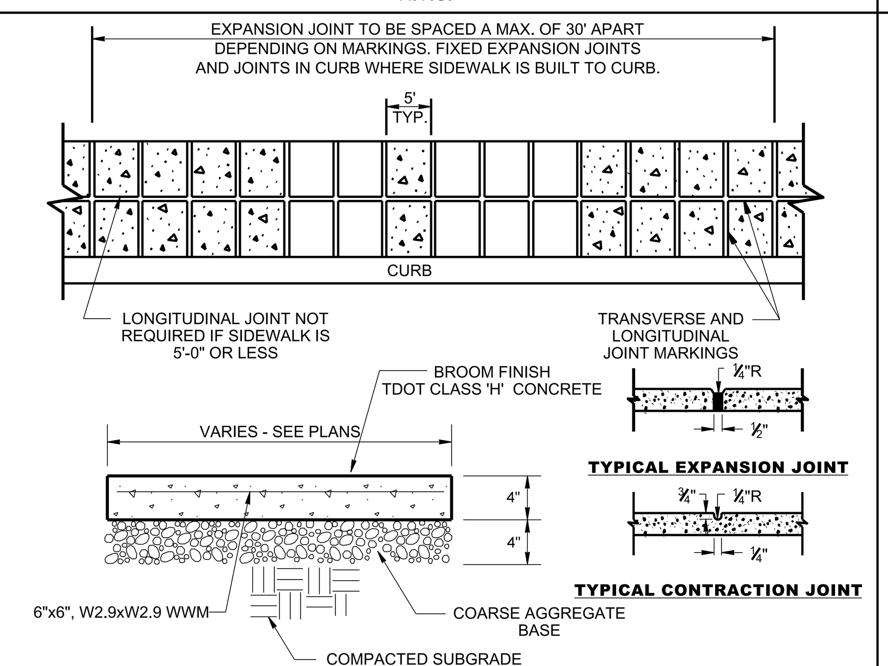


NOTES:
CONCRETE: 4500 P.S.I. AT 28 DAYS
WEIGHT: 42 LBS./FT.
PINS ARE ⅝" x 12" LONG REBAR
INSTALL 36" FROM CENTER OF WHEEL STOP TO THE EDGE OF PARKING SPACE.

CONCRETE WHEEL STOP
N.T.S.

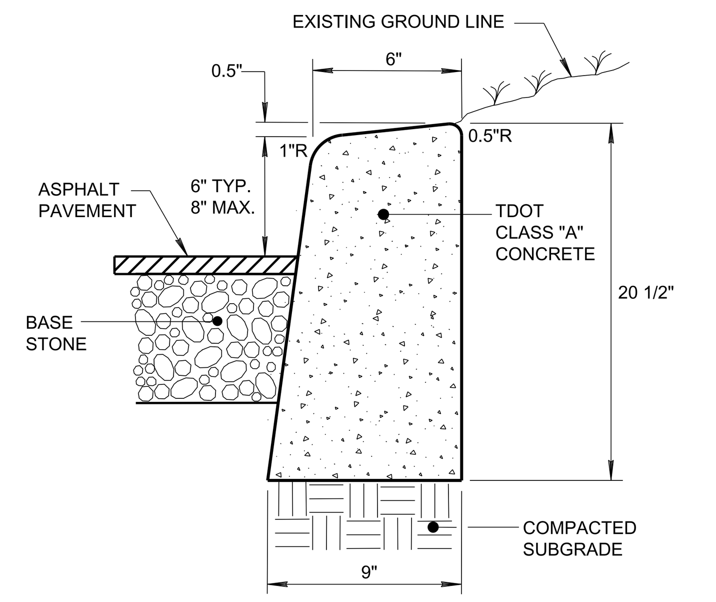


CONCRETE RAISED CROSSWALK
N.T.S.



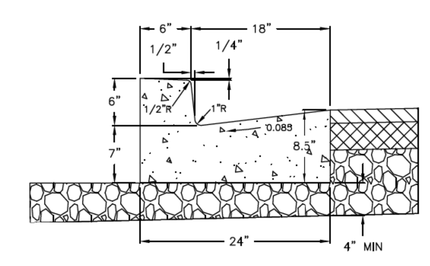
NOTE:
PREFORMED ½" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS, WITH ¼" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.

CONCRETE SIDEWALK
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".

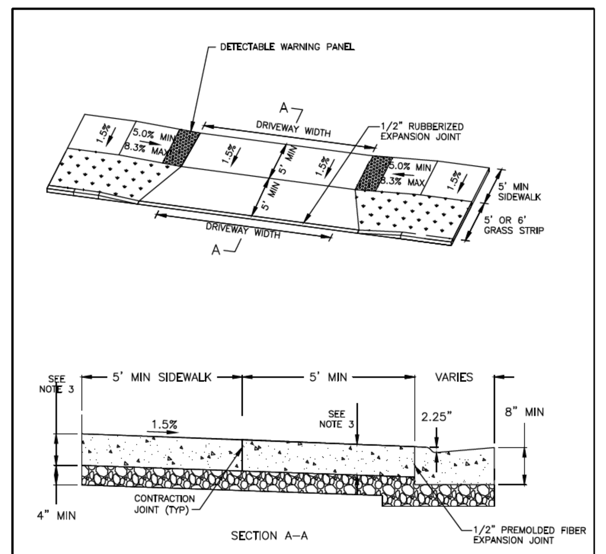
CONCRETE POST CURB
N.T.S.



GENERAL NOTES
1. USE OF 24" CURB AND GUTTER SECTION SHALL BE USED WITH NENA R-3067 OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

N.T.S

CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
LOCAL STREET CURB AND GUTTER (NON-RESIDENTIAL ONLY)	
DWG. NO. RP-2B — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

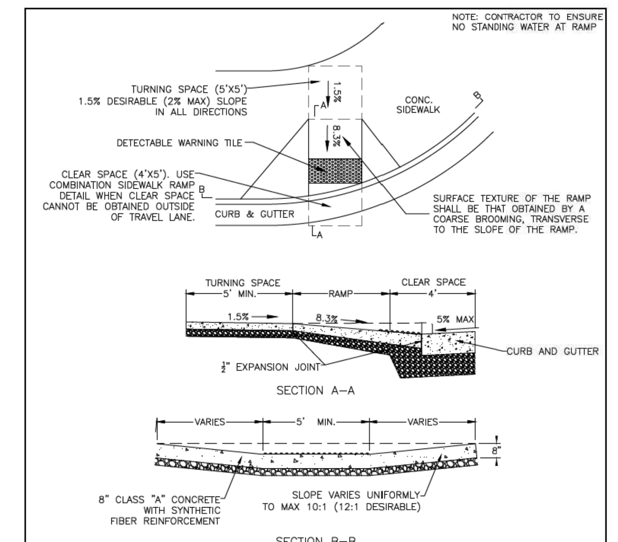


GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D") REQUIRED UNDER ALL DRIVEWAYS
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCMENT. 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
5. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
6. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

N.T.S

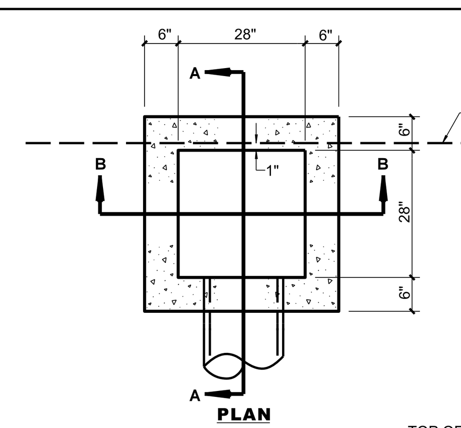
CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
LOWERED CONCRETE DRIVEWAY (WITH GRASS STRIP)	
DWG. NO. RP-6 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

NOTE: CONTRACTOR TO ENSURE NO STANDING WATER AT RAMP



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

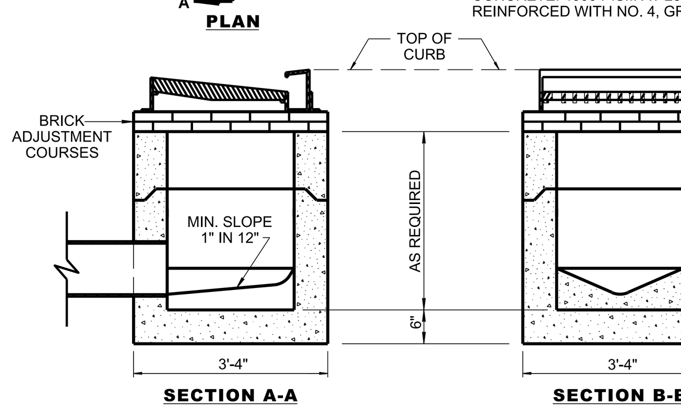
CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
PERPENDICULAR CURB RAMP	
DWG. NO. RP-11 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



CASTING FOR CURB & GUTTER SHALL BE JBS 3101-V OR EQUIVALENT UNLESS OTHERWISE NOTED

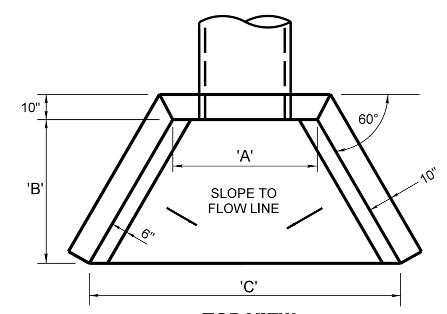
CASTING FOR AREA DRAIN SHALL BE JBS 4220 GRATE WITH JBS 4330 FRAME OR EQUIVALENT UNLESS OTHERWISE NOTED

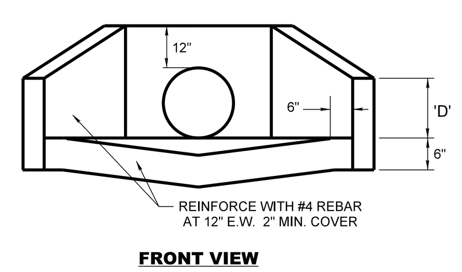
CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS

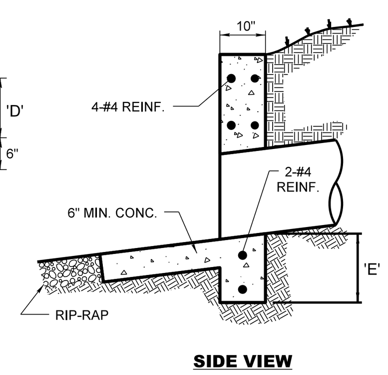


SINGLE INLET
N.T.S.

DIA.	'A'	'B'	'C'	'D'	'E'
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"







CONCRETE HEADWALL
N.T.S.

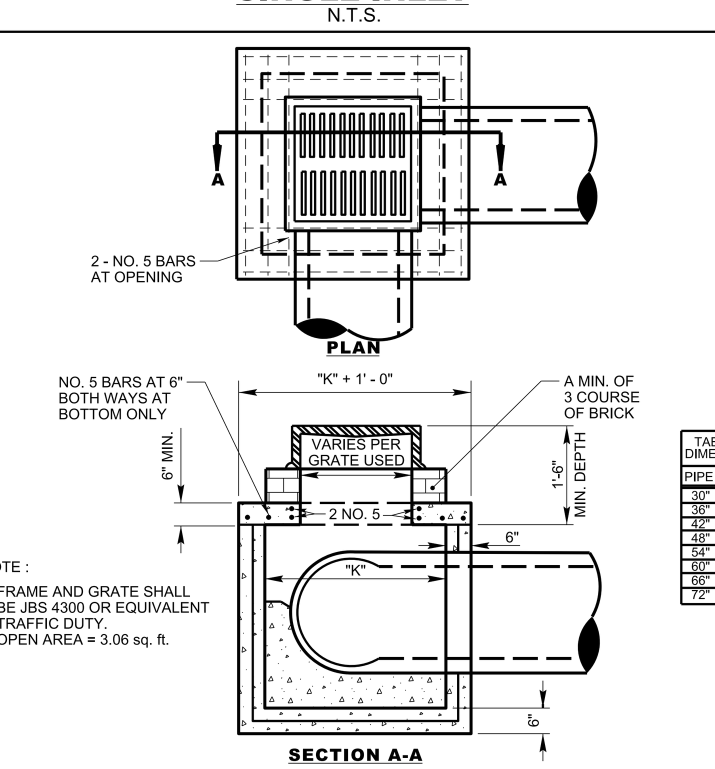
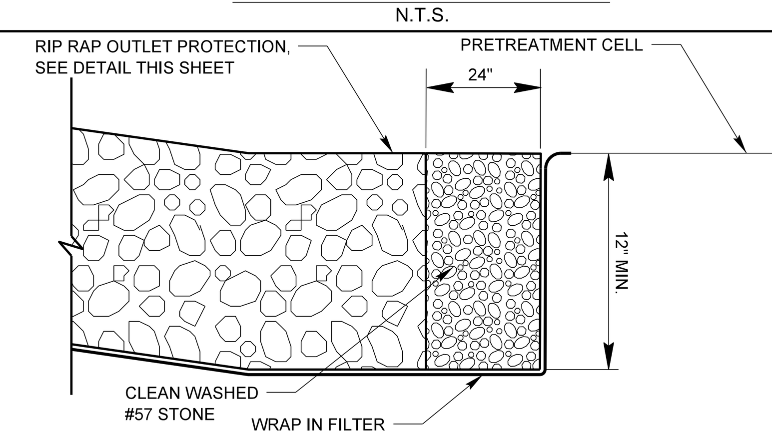


TABLE OF DIMENSIONS	
PIPE	"K"
30"	4'
36"	5'
42"	6'
48"	6'
54"	7'
60"	7'
66"	8'
72"	9'

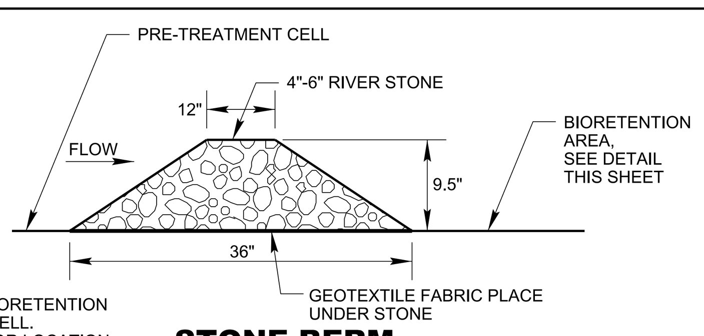
NOTE :
1. FRAME AND GRATE SHALL BE JBS 4300 OR EQUIVALENT TRAFFIC DUTY. OPEN AREA = 3.06 sq. ft.

CONCRETE: 4000 P.S.I. AT 28 DAYS MIN., REINFORCMENT: 0.14 SQ. IN./SQ. FT. GRADE 60 STEEL

AREA DRAIN
N.T.S.

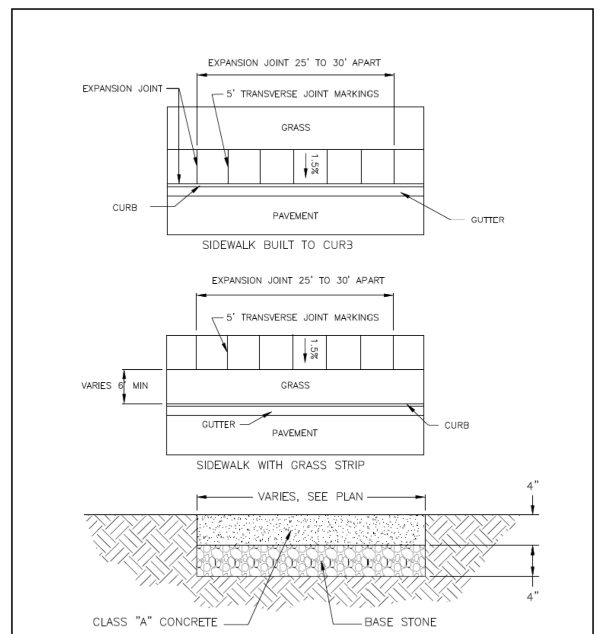


GRAVEL FLOW SPREADER
N.T.S.



NOTES:
1. TO BE USED FOR BIORETENTION PRE-TREATMENT CELL.
2. SEE SHEET C2.01 FOR LOCATION.

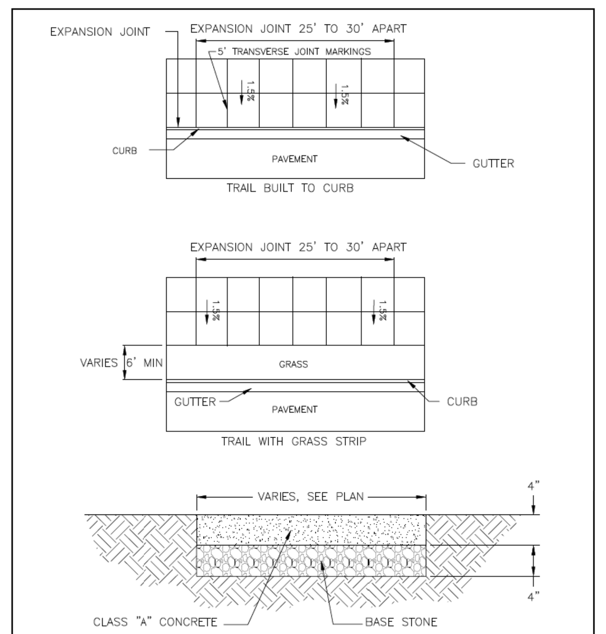
STONE BERM
N.T.S.



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

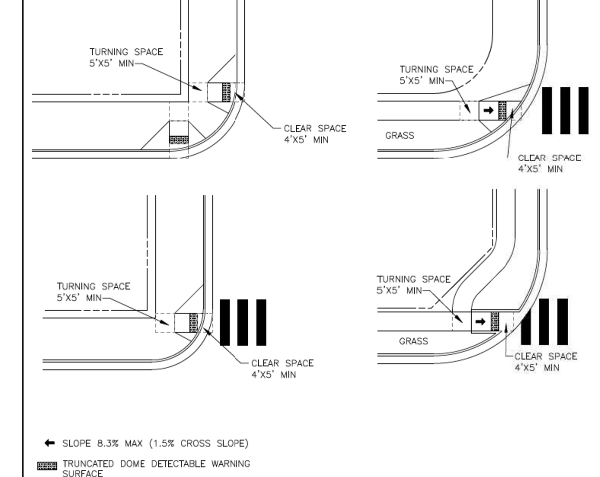
CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
TYPICAL 5' CONCRETE SIDEWALK	
DWG. NO. RP-8 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

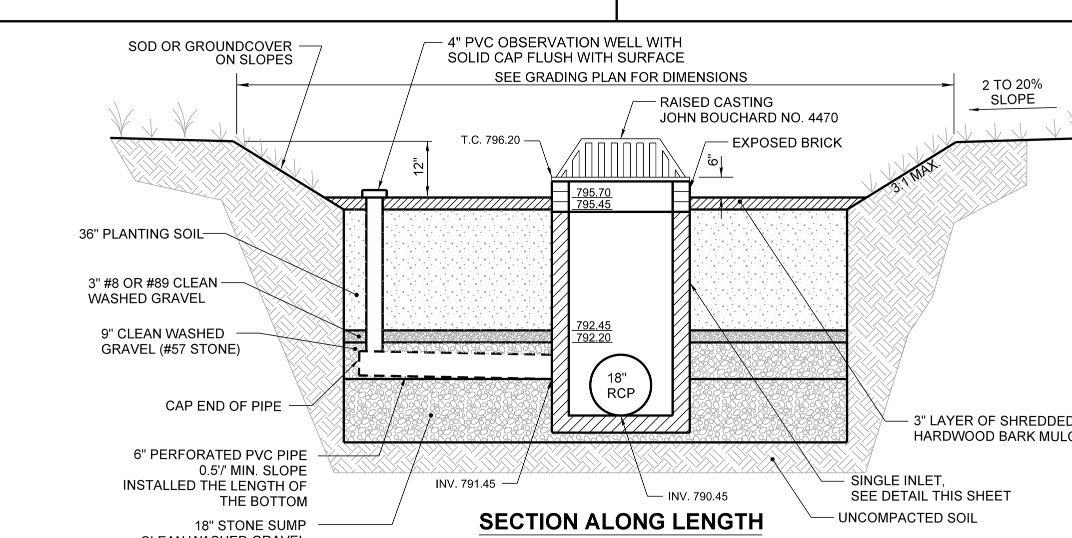
CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
TYPICAL CONCRETE 10'-12' MULTI-USE TRAIL	
DWG. NO. RP-9 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

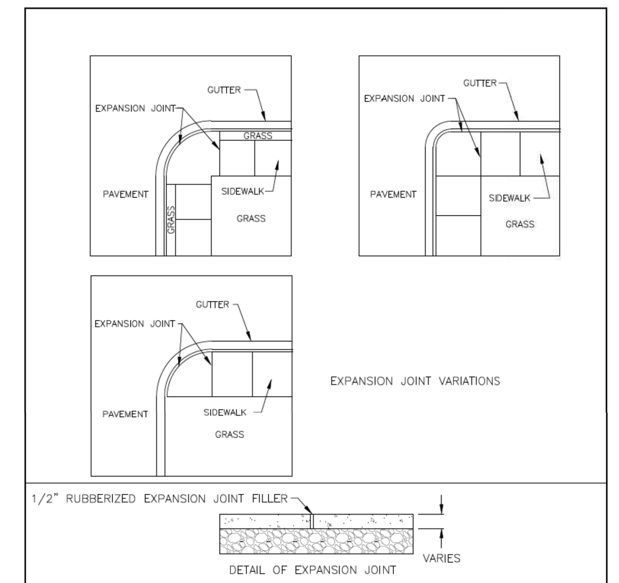
CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
PERPENDICULAR RAMP LAYOUT	
DWG. NO. RP-16 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE



SECTION ALONG LENGTH

NOTES:
1. PLANTING SOIL SHALL BE LOAMY SAND OR SANDY LOAM AND HAVE THE FOLLOWING CHARACTERISTICS:
   CLAY CONTENT: 15 TO 25%
   SAND CONTENT: 70 TO 85%
   CLAY/SILT CONTENT: 10 TO 20% (MAX. 10% CLAY)
   ORGANIC CONTENT: 5 TO 10%
   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 FINE SHREDDED HARDWOOD MULCH OR SHREDDED HARDWOOD CHIPS.
3. PERFORATED PVC PIPE SHALL HAVE 3#8-INCH PERFORATIONS, SPACED AT 6-INCH 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.
8. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION AREA, AN ADDITIONAL 2 FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE BMP SHOWN ON THE PLANS AND THE ADDITIONAL EXCAVATION BACKFILLED WITH CLEAN #57 STONE.

LEVEL 2 BIORETENTION (GIP-01)
N.T.S.



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 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'.

N.T.S

CITY OF FRANKLIN	CITY ENGINEER 7/1/2017 DATE
TYPICAL SIDEWALK/TRAIL EXPANSION JOINT	
DWG. NO. RP-10 — EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

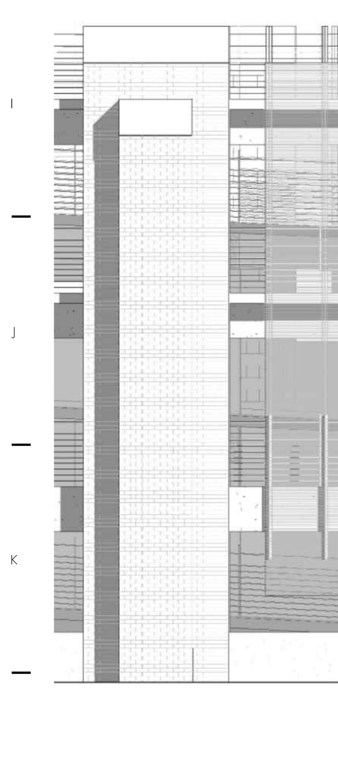
BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
BCA #2260-18

CSCC WILLIAMSON CO. PARKING GARAGE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
COMMUNITY COLLEGE
FRANKLIN, TN

REVISION	DATE
GRADING	06MAR18

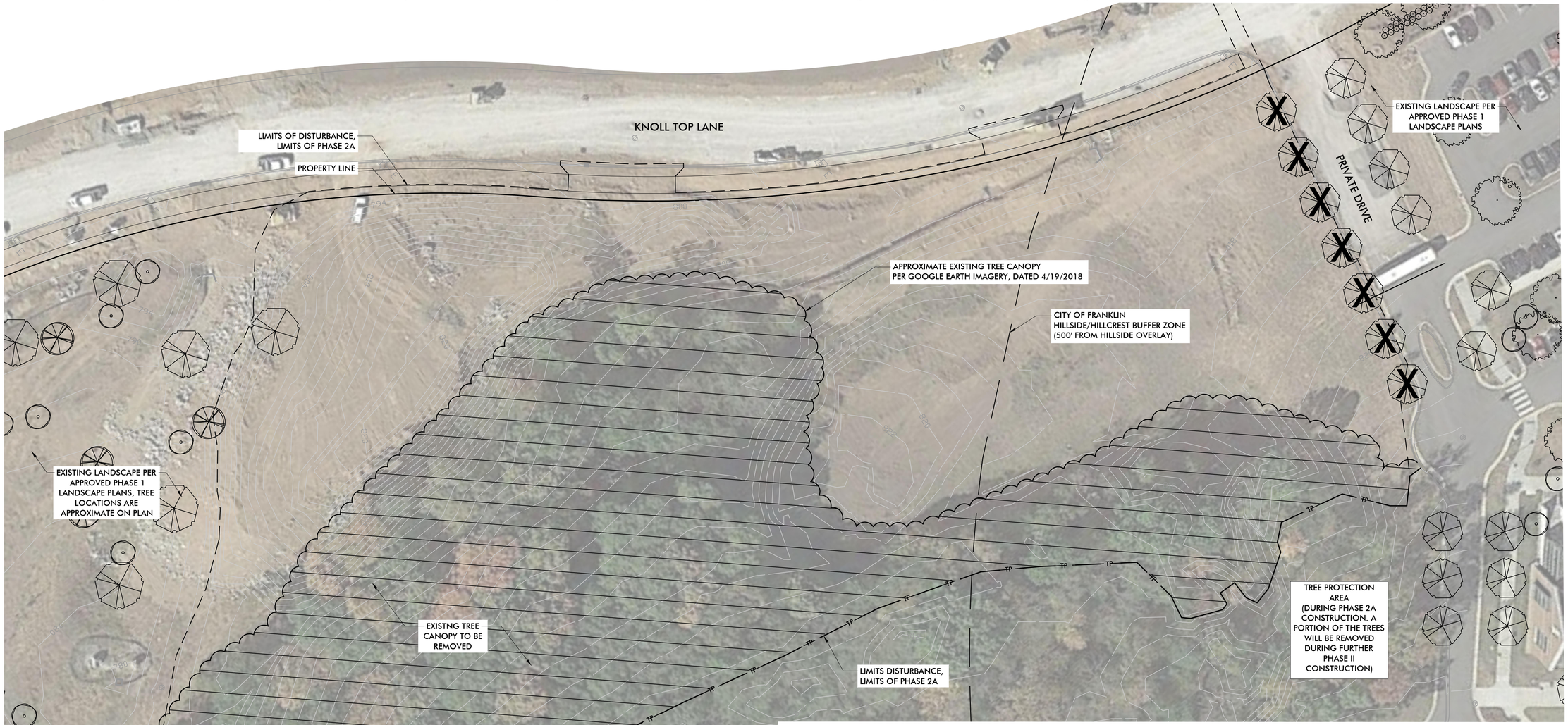
SITE DETAILS

C4.01

05 JULY 2018
COF SITE PLAN SUBMITTAL
(NOT FOR CONSTR.)
www.bauraskewarchitecture.com

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

7/19/2017 12:09:18 PM



TREE PRESERVATION KEY

X — TREE SHALL BE TRANSPLATED - REFER TO NOTE #1 FOR DETAILS

—— TP —— TREE PROTECTION FENCING

— — — — PROPOSED LIMITS OF DISTURBANCE, LIMITS OF PHASE 2A

EXTENTS OF EXISTING TREE CANOPY

TREE CANOPY TO BE REMOVED

TREE CANOPY PROTECTION DATA PER PLAN (PHASE 2A)

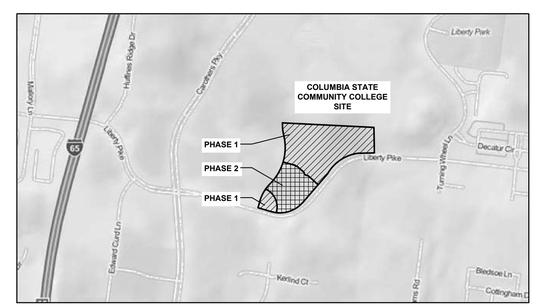
ITEM	QTY	PERCENTAGE OF SITE
SITE AREA (ACRES)	5.78	100%
SITE AREA (SF)	251,776.80	100%
EXISTING TREE CANOPY COVER (ACRES)	3.24	56%
EXISTING TREE CANOPY COVER (SF)	141,045.00	56%
REQUIRED TREE PROTECTION ZONE (ACRES)	0.49	8.40%
REQUIRED TREE PROTECTION ZONE (SF)	21,149.25	8.40%
PROVIDED TREE PROTECTION AREA (ACRES)	0	0.00%
PROVIDED TREE PROTECTION AREA (SF)	0	0.00%

(0.56 [EXISTING TREE COVERAGE PERCENTAGE] X 0.15 [REQUIRED RETENTION PERCENTAGE] = .084 [OR 8.40%])
0.084 [REQUIRED RETENTION PERCENTAGE] X 251776.80 [OVERALL SITE AREA] = 21149.25 [TREE PROTECTION AREA IN SQUARE FEET)

NOTES:

1.) Seven (7) Phase 1 Street Trees shall be transplanted to another area of the site per the landscape architect's approval. Relocation to be coorindated with Landscape Architect. After completion of construction these trees shall be replaced with five (5) Qty. 2" Caliper Allee Elms (Refer to L4 series for more information).

2.) Knoll Top Lane Street Trees shall be installed by the City of Franklin. Refer to the Knoll Top Lane Improvements plan dated 06-23-2015 for more information.



VICINITY MAP
Mapquest: www.mapquest.com

NOT TO SCALE

NORTH

0 30 60 120 feet
SCALE: 1" = 30'

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee

37212

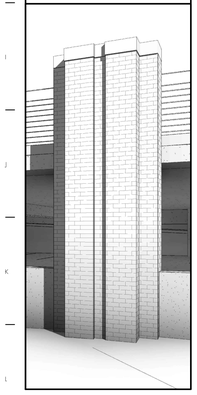
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.719.1943

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
07-05-2018

LANDSCAPE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ #6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

TREE PRESERVATION PLAN

Sheet Number

L0.1

11 JUNE 2018
COF SITE SUBMITTAL

www.baueraskewarchitecture.com

6/7/2018 1:17:31 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

MINIMUM BUFFER/ SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the :
- ☐ Rooftop
- ☐ Ground
- ☒ Not Applicable

This development is required to have the following landscape improvements.

Buffer/Screen Type:	Reason:
☐ Not Applicable	Buffering/Screening not required
☒ Foundation Planting	Along primary facade
☒ Perimeter Planting Strip	Screen VUAs and to create "modules"
☒ Interior VUA Planting	Create VUA "modules"
☒ Utility Box	Screen from view
☐ HVAC Screen	Screen HVAC from view
☐ Dumpster Screen	Screen dumpster from view
☐ Loading/Service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☒ Street Trees	Spatial Definition/Environmental Mitigation

LANDSCAPE DATA

Site Acreage:	5.78 AC Phase 2A (Entire Site = 36 AC)
Site Zoning Classification and applicable Overlays:	ML (Mixed Local), Hillside/Hillcrest Overlay
Development Standards: (Traditional / Conventional)	Conventional
Minimum Required Landscape Surface Area (Ratio and Acreage):	.20 / 1.16 AC
Provided Landscape Surface Area (Ratio and Acreage):	.69 / 4.00 AC
Percent and Acreage of Original Canopy Cover: (Indicate if Site Tree Removal grandfathered)	85% / 30.6 AC (Entire Site)
Percent and Acreage Tree Canopy Required:	12.75% / 4.59 AC (Entire Site)
Percent and Acreage of Preserved Canopy Cover Provided:	19.5% / 7.03 AC (Entire Site)

NOTE: Refer to the City of Franklin approved landscape plans for Columbia State Community College Phase 1, last dated 06-10-2016

Owner: Columbia State Community College
Landscape Architect: Christopher Wood, (615) 719-1943
Franklin Planning Department: (615) 791-3212

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: Columbia State Community College

GENERAL NOTE:

LANDSCAPING SHALL NOT OBSTRUCT VISIBILITY OF NOR ACCESS TO FIRE PROTECTION EQUIPMENTS INCLUDING FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC) AND SIMILAR LOCATIONS.

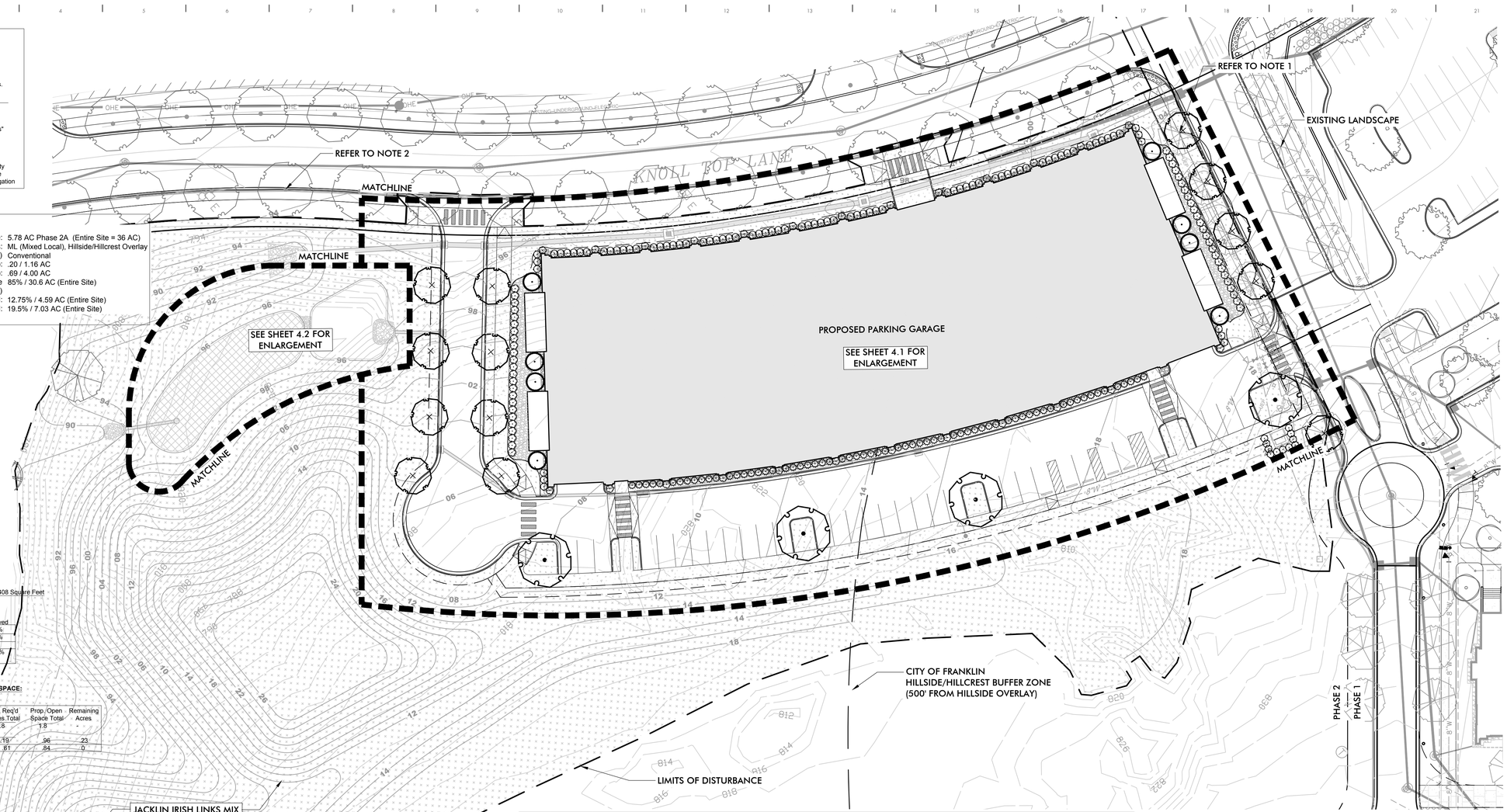
LANDSCAPE SURFACE RATIO CALCULATIONS
Total Site Acreage: 36.00 AC (Entire Site)
5.78 AC (Phase 2)
Landscape Surface Ratio Required: 20% (1.16 AC)
Landscape Surface Provided: 69% (4.00 AC)

OPEN SPACE REQUIREMENT (Phase 1 & Phase 2)
Minimum Open Space Requirement: 5% Required
Site Acreage: 36 Acres Open Space Acreage Required: 1.8 Acres
Formal Open Space Required (3% or 5% of gross development area): 78,408 Square Feet
Informal Open Space (10% of residential gross development area): N/A
Open Space Provided:

Key	Classification	Type	Area	Paved	%Paved
Area 1	Formal	Plaza	0.96 AC	0.39AC	40.6%
Area 2	Formal	Plaza	0.84 AC	0.23AC	27.4%
Total	-	-	1.8 AC	0.62 AC	34.4%

COLUMBIA STATE COMMUNITY COLLEGE MINIMUM COMMON OPEN SPACE:
15% OF TOTAL SITE AREA (10% INFORMAL, 5% FORMAL)

Development	Min Req'd AC Informal	Proposed AC Informal	Min. Req'd AC Formal	Prop. AC Formal	Min. Req'd Acres Total	Prop. Open Space Total	Remaining Acres
Concept/Reg. Plan	0	0	1.8	1.8	1.8	1.8	-
Phase 1	0	0	1.19	.96	1.19	.96	.23
Phase 2	0	0	.61	.84	.61	.84	0



COLUMBIA STATE COMMUNITY COLLEGE - PARKING GARAGE

CSCC OVERALL PLANT SCHEDULE

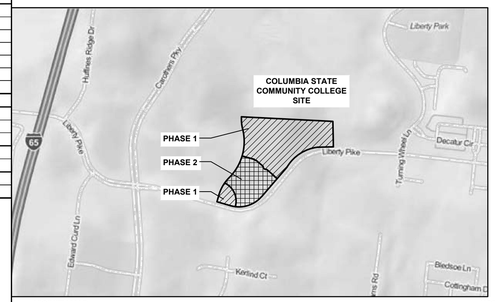
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
INS	8	Ilex x `Nellie R Stevens`	Nellie Stevens Holly	6' Ht. Min	FTG
MAV	4	Magnolia virginiana	Sweetbay Magnolia	2" Cal./12' Ht./4' -5' Spr	FTG, MT
NSW	7	Nyssa sylvatica `Wildfire`	Black Gum	2" Cal./12' Ht./5' -6' Spr	Specimen, Required by COF, Min.branch Ht. 7' Min.
QUP	4	Quercus phellos	Willow Oak	2" Cal./12' Ht./5' -6' Spr	Specimen, Required by COF, Min.branch Ht. 7' Min.
UAL	13	Ulmus parvifolia `Allee`	Allee Lacebark Elm	2" Cal./12' Ht./5' -6' Spr	Specimen, Required by COF, Min.branch Ht. 7' Min.
SHRUBS					
CAB	67	*Callicarpa americana*	American Beautyberry	24" Ht. x 24" Spr	Full, 5' O.C.
HSQ	51	*Hydrangea quercifolia `Snow Queen`*	Snow Queen Oakleaf Hydrangea	24" Ht. x 24" Spr	Full, 4' O.C.
ICB	66	*Ilex cornuta `Nana`*	Dwarf Burford Holly	30" Ht. x 30" Spr	Full, 48" O.C.
IGS	79	*Ilex glabra `Shamrock`*	Shamrock Inkberry	24" Ht. x 24" Spr	Full, 3' O.C.
PLS	23	*Prunus laurocerasus `Schipkaensis`*	Schipka Laurel	30" Ht. x 30" Spr	Full, 48" O.C.
TMD	66	*Taxus x media `Densiformis`*	Dense Yew	30" Ht. x 30" Spr	Full, 48" O.C.
TOE	74	*Thuja occidentalis `Emerald`*	Emerald Arborvitae	6' Ht. Min.	Full, FTG
PERENNIALS/ ORNAMENTAL GRASSES					
ASI	68	*Asclepias incarnata*	Milkweed	1 Gal.	Full, 2nd Yr Growth, 24" O.C.
PVH	45	*Panicum virgatum `Hot Rod`*	Hot Rod Switch Grass	3 Gal.	Full, 2nd Yr Growth, 48" O.C.
PVN	49	*Panicum virgatum `North Wind`*	Northwind Switch Grass	3 Gal.	Full, 2nd Yr Growth, 48" O.C.
SEED					
JACKLIN IRISH LINKS MIXTURE: +/- 152,020 SF (Refer to sheet L6.2, Detail 11)					
SOD					
FESCUE SOD: +/- 10,555 SF					

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foilage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmetrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape
Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

NOTES:

1.) (7) Phase 1 Street Trees shall be transplanted to another area of the site per the landscape architect's approval. After completion of construction these trees shall be replaced with 5 Qty. 2" Caliper Allee Elm (ULPA).

2.) Knoll Top Lane Street Trees shall be installed by the City of Franklin. Refer to the Knoll Top Lane Improvements plan dated 06-23-2015 for more information.



VICINITY MAP
Mapquest: www.mapquest.com
NOT TO SCALE

NORTH
0 30 60 120 feet
SCALE: 1" = 30'

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

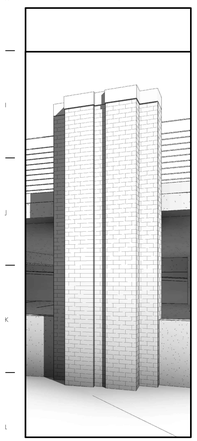
KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.719.1943

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
07-05-2018

LANDSCAPE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION	DATE

OVERALL
LANDSCAPE PLAN

Sheet Number

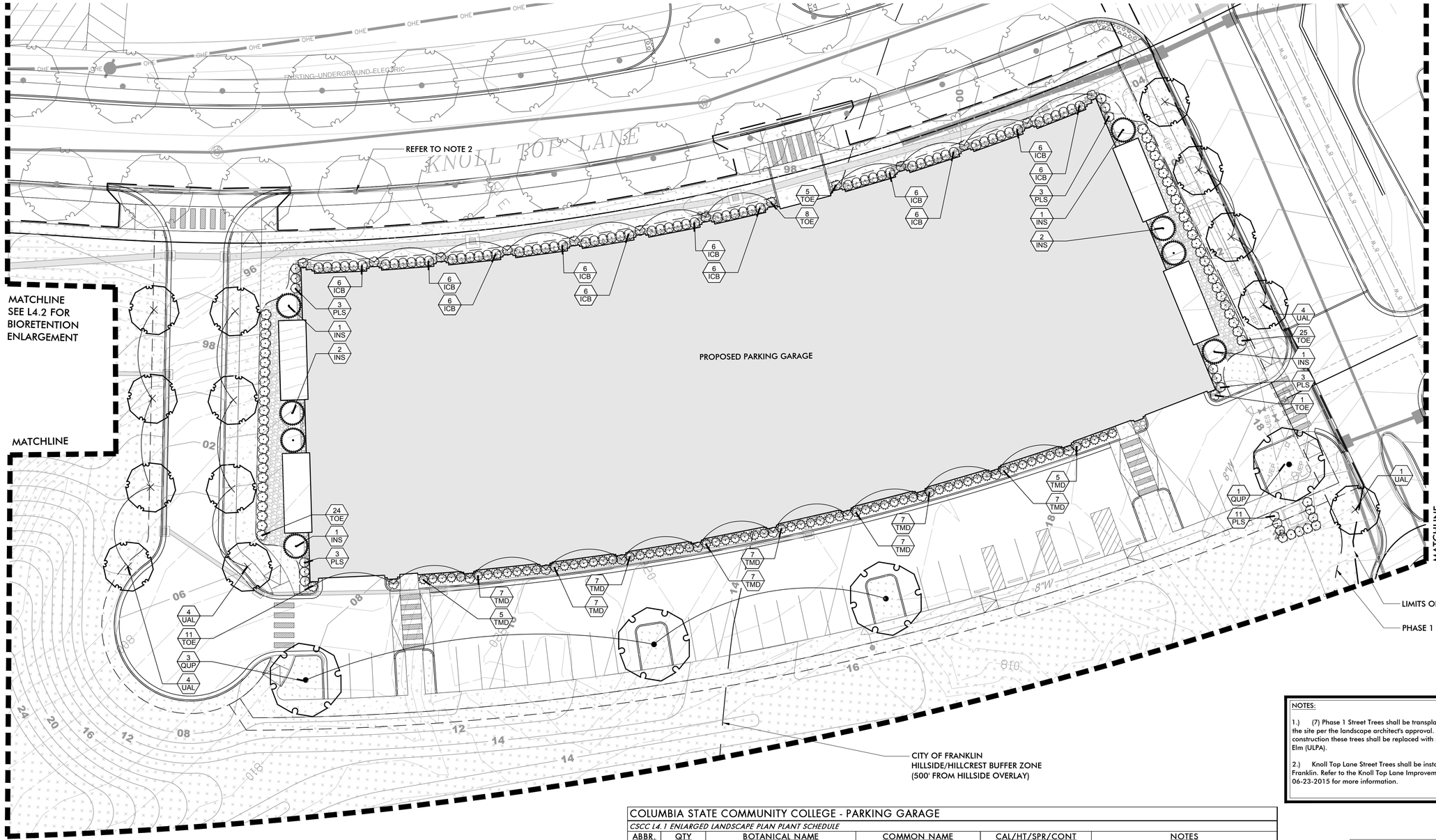
L4.0

11 JUNE 2018
COF SITE SUBMITTAL

www.baueraskewarchitecture.com

6/7/2018 1:17:31 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



NOTES:

1.) (7) Phase 1 Street Trees shall be transplanted to another area of the site per the landscape architect's approval. After completion of construction these trees shall be replaced with 5 Qty. 2" Caliper Allee Elm (ULPA).

2.) Knoll Top Lane Street Trees shall be installed by the City of Franklin. Refer to the Knoll Top Lane Improvements plan dated 06-23-2015 for more information.

COLUMBIA STATE COMMUNITY COLLEGE - PARKING GARAGE

CSCC L4.1 ENLARGED LANDSCAPE PLAN PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
INS	8	Ilex x `Nellie R Stevens`	Nellie Stevens Holly	6' Ht. Min	FTG
QUP	4	Quercus phellos	Willow Oak	2" Cal./12' Ht./5' -6' Spr	Specimen, Required by COF, Min.branch Ht. 7' Min.
UAL	13	Ulmus parvifolia `Allee`	Allee Lacebark Elm	2" Cal./12' Ht./5' -6' Spr	Specimen, Required by COF, Min.branch Ht. 7' Min.
SHRUBS					
ICB	66	*Ilex cornuta 'Nana`*	Dwarf Burford Holly	30" Ht. x 30" Spr	Full, 48" O.C.
PLS	23	*Prunus laurocerasus `Schipkaensis`*	Schipka Laurel	30" Ht. x 30" Spr	Full, 48" O.C.
TMD	66	*Taxus x media `Densiformis`*	Dense Yew	30" Ht. x 30" Spr	Full, 48' O.C.
TOE	74	*Thuja occidentalis `Emerald`*	Emerald Arborvitae	6' Ht. Min.	Full, FTG
SEED: SEE SHEET L4.0 FOR OVERALL JACKLIN LINKS SEED MIX QUANTITY					
SOD: SEE SHEET 4.0 FOR OVERALL FESCUE SOD QUANTITY					

Key Legend:

Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size

Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)

2nd Yr. Growth: A plant that has been growing for 2 years before install

FTG (Full to Ground): Plant has foilage from top to bottom

Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape

Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

LEGEND

- JACKLIN IRISH LINKS SEED MIXTURE
- FESCUE SOD
- BIO RETENTION AREAS
- NON-COMBUSTIBLE MULCH

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee

37212

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.719.1943

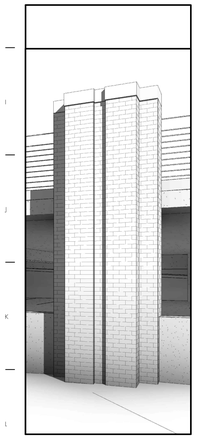
CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT

07-05-2018

LANDSCAPE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

ENLARGED
LANDSCAPE PLAN

Sheet Number

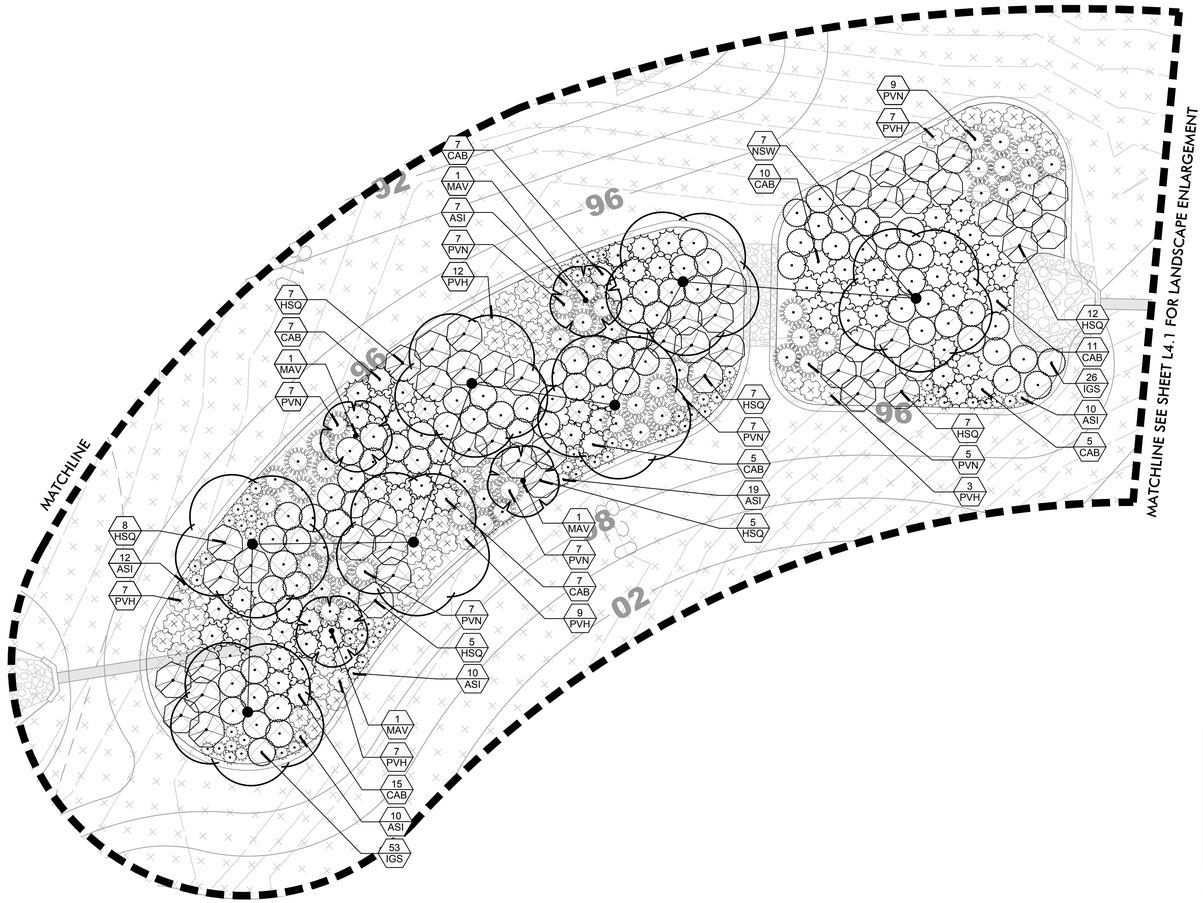
L4.1

11 JUNE 2018
COF SITE SUBMITTAL

www.bauerasskewarchitecture.com

6/7/2018 11:7:31 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



BIORETENTION AREA 1 - 4088 SF
LEVEL: II
PLANTING TEMPLATE: ORNAMENTAL
TREES: 1 TREE PER 400 SF OF GIP AREA
TREES REQUIRED: 11
TREES PROVIDED: 11
SHRUBS/PERENNIALS: 75% OF GIP AREA TO BE PLANTED
PLANTED AREA REQUIRED: 3066 SF
PLANTED AREA PROVIDED: +/- 4088 SF

SEE CIVIL SHEETS FOR BIO-RETENTION GRAVEL AREAS AND DETAILS

COLUMBIA STATE COMMUNITY COLLEGE - PARKING GARAGE					
CSCC L4.2 BIORETENTION ENLARGEMENT PLAN PLANT SCHEDULE					
ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
TREES					
MAV	4	Magnolia virginiana	Sweetbay Magnolia	2" Cal./12' Ht./4' -5' Spr	FTG, MT
NSW	7	Nyssa sylvatica `Wildfire`	Black Gum	2" Cal./12' Ht./5' -6' Spr	Specimen, Required by COF, Min.branch Ht. 7' Min.
SHRUBS					
CAB	67	*Callicarpa americana*	American Beautyberry	24" Min Ht. x 24" Spr	Full, 5' O.C.
HSQ	51	*Hydrangea quercifolia `Snow Queen`*	Snow Queen Oakleaf Hydrangea	24" Ht. x 24" Spr	Full, 4' O.C.
IGS	79	*Ilex glabra `Shamrock`*	Shamrock Inkberry	24" Ht. x 24" Spr	Full, 3" O.C.
PERENNIALS/ ORNAMENTAL GRASSES					
ASI	68	*Asclepias incarnata*	Milkweed	1 Gal.	Full, 2nd Yr Growth, 24" O.C.
PVH	45	*Panicum virgatum `Hot Rod`*	Hot Rod Switch Grass	3 Gal.	Full, 2nd Yr Growth, 48" O.C.
PVN	49	*Panicum virgatum `North Wind`*	Northwind Switch Grass	3 Gal.	Full, 2nd Yr Growth, 48" O.C.
SEED: SEE SHEET L4.0 FOR OVERALL JACKLIN LINKS SEED MIX QUANTITY					
SOD: SEE SHEET 4.0 FOR OVERALL FESCUE SOD QUANTITY					

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height of foliage; Spr= Spread (diameter of plant foliage; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; ST: Single Trunk; MT: Multi-Trunk (3 Stems)
2nd Yr. Growth: A plant that has been growing for 2 years before install
FTG (Full to Ground): Plant has foilage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape
Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

Plant material size and grade to conform to "American Standards for Nursery Stock" American Association of Nurserymen, Inc. latest approved revision, ANSI Z-60-1.

NORTH
0 10 20 30 feet
SCALE: 1" = 10'

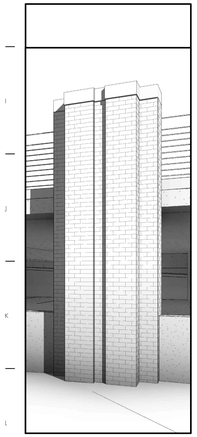
BAUER | ASKEW
architecture, pllc
615 T726.0047 F726.4891 615
1615 sixteenth avenue south
nashville tennessee
37212
KVD KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.719.1943

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
07-05-2018

LANDSCAPE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

ENLARGED
BIORETENTION
PLAN

Sheet Number

L4.2

11 JUNE 2018
COF SITE SUBMITTAL

www.baueraskewarchitecture.com

6/7/2018 1:17:31 PM

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

YEW PLANTING SPECIFICATIONS

1. REMOVE ALL CLAY SUBSOIL FROM PLANTING BED. PLANTING BEDS MUST HAVE A MINIMUM TOP SOIL DEPTH OF 12".

2. A PERCOLATION TEST SHALL BE PERFORMED IN EACH PLANTING AREA. DIG A HOLE 12 INCHES DEEP AND FILL COMPLETELY WITH WATER. NOTE THE TIME OF DAY THAT THE HOLE WAS FILLED. WAIT 24 HOURS AND THEN CHECK THE WATER LEVEL IN THE HOLE. IF WATER IS STILL PRESENT IN THE HOLE, CONTACT LANDSCAPE ARCHITECT AS DRAINAGE FOR THIS AREA MAY NEED TO BE PROVIDED.

3. A SOIL TEST IS TO BE PERFORMED IN ORDER TO DETERMINE WHAT CHEMICALS/FERTILIZERS MAY NEED TO BE ADDED TO ENSURE SUCCESSFUL PLANT GROWTH.

4. IF THERE IS ANY QUESTION AS TO THE CHEMICAL SUITABILITY OF WATER TO BE USED FOR IRRIGATION PURPOSES, IT IS RECOMMENDED THAT A WATER QUALITY CHEMICAL ANALYSIS BE PERFORMED.

5. ALL TOPSOIL SHALL BE AMEND WITH PRO-MIX HP BIOSTIMULANT + MYCORRHIZAE GROWING MEDIUM PRIOR TO PLANTING.
   5.1. PRO-MIX PRODUCTS; 1.855.867.5407

6. ROTOTILL EXISTING SOIL TO A DEPTH OF 12" PRIOR TO ANY TOPSOIL PLACEMENT. PLACE PLANTING SOIL MIX IN ALL PLANT AND GROUNDCOVER BED AREAS. ROTOTILL SOIL MIX INTO THE EXISTING SOIL. REMOVE ROCKS OVER 1" DIAMETER. *PLANTING BED AREAS WITH EXISTING PLANT MATERIAL TO REMAIN SHALL NOT BE ROTOTILLED WITHIN THE TREE PROTECTION ZONE.

7. ENTIRE PLANT BED SHALL BE TILLED TO MINIMUM DEPTH OF 12"

8. ENSURE THAT PLANTING HOLES DO NOT HOLD WATER, (INADEQUATE PLANT BED DRAINAGE WILL LEAD TO PLANT DECLINE)

9. ALL PLANTS SHALL BE PLANTED A MINIMUM OF 2" ABOVE GRADE.

10. BACKFILL ALL PLANTING HOLES WITH A MIX OF SPECIFIED GROWING MEDIUM AND TILLED TOPSOIL

11. WATER ALL PLANTS WITH FERTILIZER MIX OF:
- SUPERTHRIVE ROOTING STIMULANT - AS PER MANUFACTURERS RECOMMENDATIONS
- VITAMIN INSTITURE; 1.800.441.8482
- MONTYS PLANT FOOD: ALL PURPOSE GROWTH - AS PER MANUFACTURERS RECOMMENDATIONS
- MONTYS PLANT & SOIL PRODUCTS; 1.800.978.6342

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
   c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED".
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS:

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

ORDERS FOR PLANT MATERIAL:
SUBMIT CONFIRMED ORDERS FOR ALL PLANT MATERIAL, SPECIFYING NURSERY, FOR APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 35 DAYS FROM DATE CONTRACT IS AWARDED TO GENERAL CONTRACTOR OR LANDSCAPE CONTRACTOR, WHICHEVER FIRST OCCURS.

SUBSTITUTIONS:
ANY SUBSTITUTIONS TO THE SPECIFIED PLANT LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT 7 DAYS OR MORE PRIOR TO THE BID.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

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

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

   2.1. 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;

   2.2. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET;
      1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
      2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
      3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;

   2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;

   2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;

   2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND

   2.6. 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.

3. LAGERSTROEMIA X 'NATCHEZ' ON THIS PLAN IS CONSIDERED AS UNDERSTORY TREES AND SHALL NOT BE TOPPED, RACKED OR THE CROWN REMOVED IN ANY FASHION. IF THIS OCCURS THE EFFECTED PLANT SHALL BE REPLACED.

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 STANDARD. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND 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 OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

PLANTING NOTES:

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

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

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

4. ALL PLANTING BEDS TO RECEIVE PINE STRAW MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.

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

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

7. ALL DISTURBED AREAS OF THE SITE ARE TO BE SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.

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

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

10. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 CURRENT EDITION FOR SIZE AND QUALITY. SEE ADDITIONAL NOTES ON SHEET L1.0.

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

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

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

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

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

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

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

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

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

20. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OF SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT., IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, SEE SPECIFIC PLANTING NOTES

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

NOTES:
THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, SHALL HAVE NO LIABILITY TO THE OWNER, FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.

ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

BAUER | ASKEW
architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee

37212

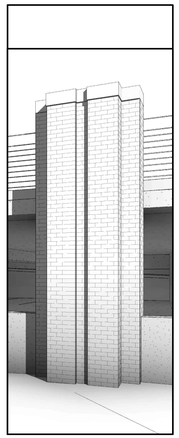
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.719.1943

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE COMMERCE & CONSERVATION
TENNESSEE
LANDSCAPE ARCHITECT
Unofficial Work
07-05-2018

LANDSCAPE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION	DATE

LANDSCAPE NOTES

Sheet Number

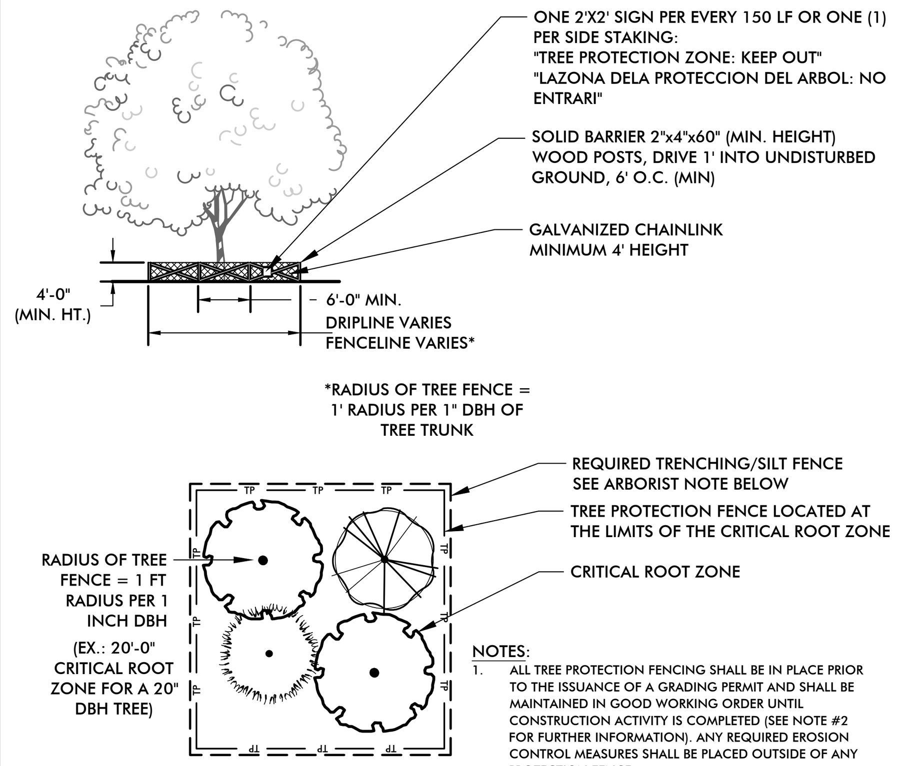
L6.1

11 JUNE 2018
COF SITE SUBMITTAL

www.baueraskewarchitecture.com

6/7/2018 1:7:31 PM

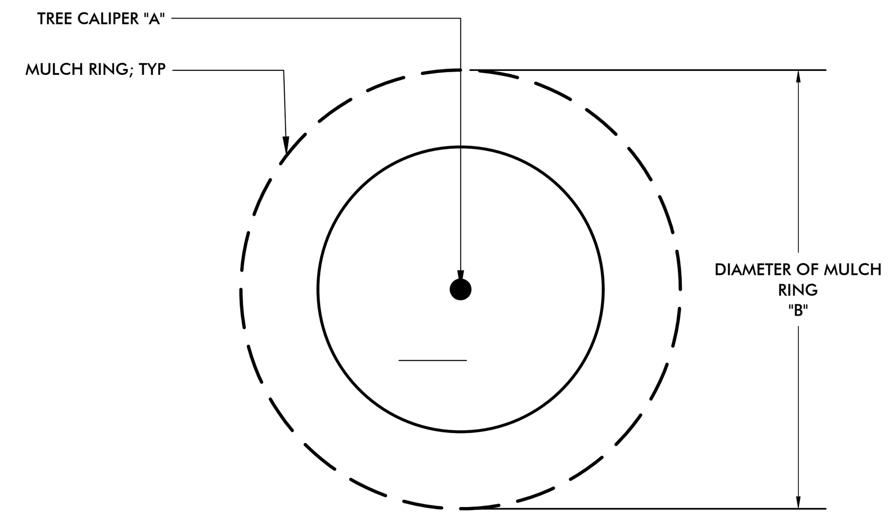
COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.



NOTES:
1. 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 CONSTRUCTION ACTIVITY IS COMPLETED (SEE NOTE #2 FOR FURTHER INFORMATION). ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.
2. NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST THE PROTECTION BARRIER.

1 TREE PROTECTION

NTS

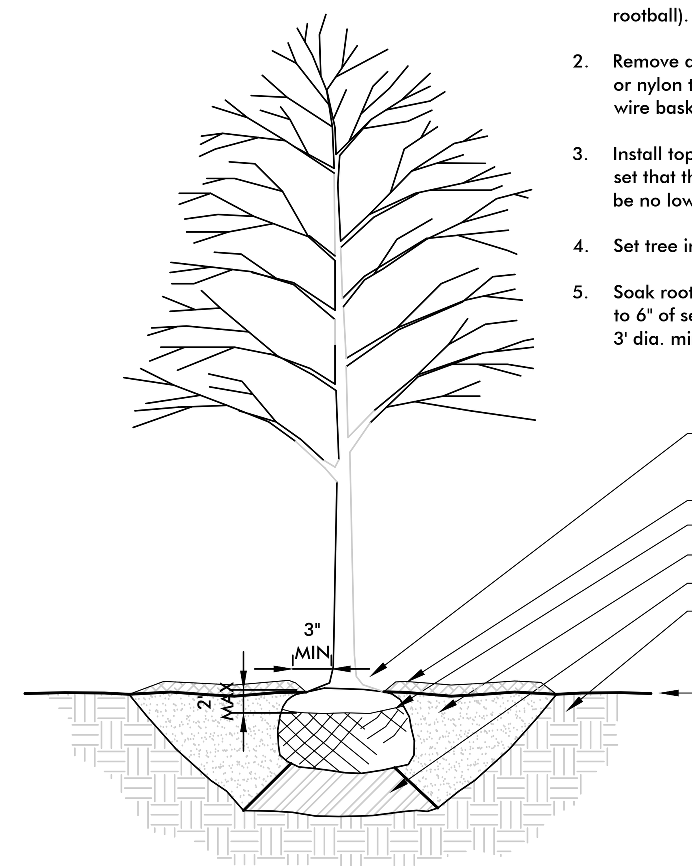


TREE CALIPER DIMENSION "A"	MULCH RING DIAMETER DIMENSION "B"
1"	36"DIAMETER MIN.
1.5"	42" DIAMETER MIN.
2"	48" DIAMETER MIN.
2.5"	54" DIAMETER MIN.
3"	60" DIAMETER MIN.
3.5"	66" DIAMETER MIN.
4"	72" DIAMETER MIN.
5"	80" DIAMETER MIN.
6"	86" DIAMETER MIN.

2 MULCH RING SIZING CHART

NTS KVD-PL-TRE-02

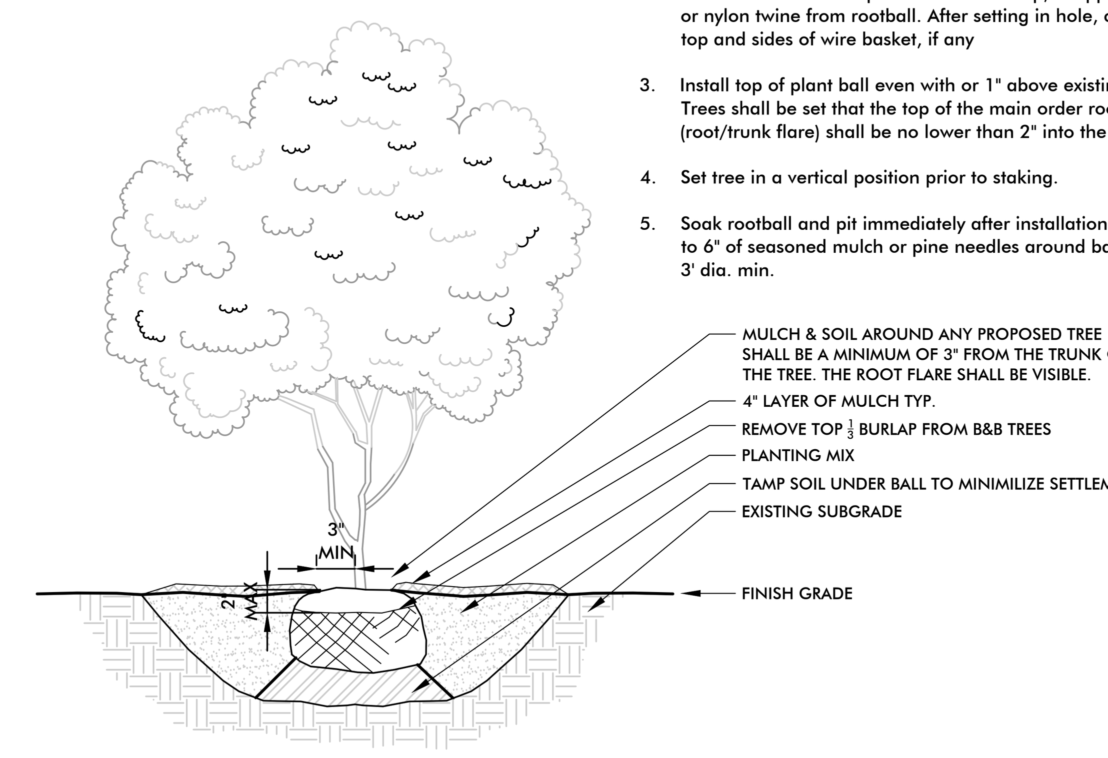
GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away wire basket, if any
3. Install top of root ball 2" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



3 SINGLE TRUNK TREE PLANTING

3/4" = 1'-0" M-CO-04

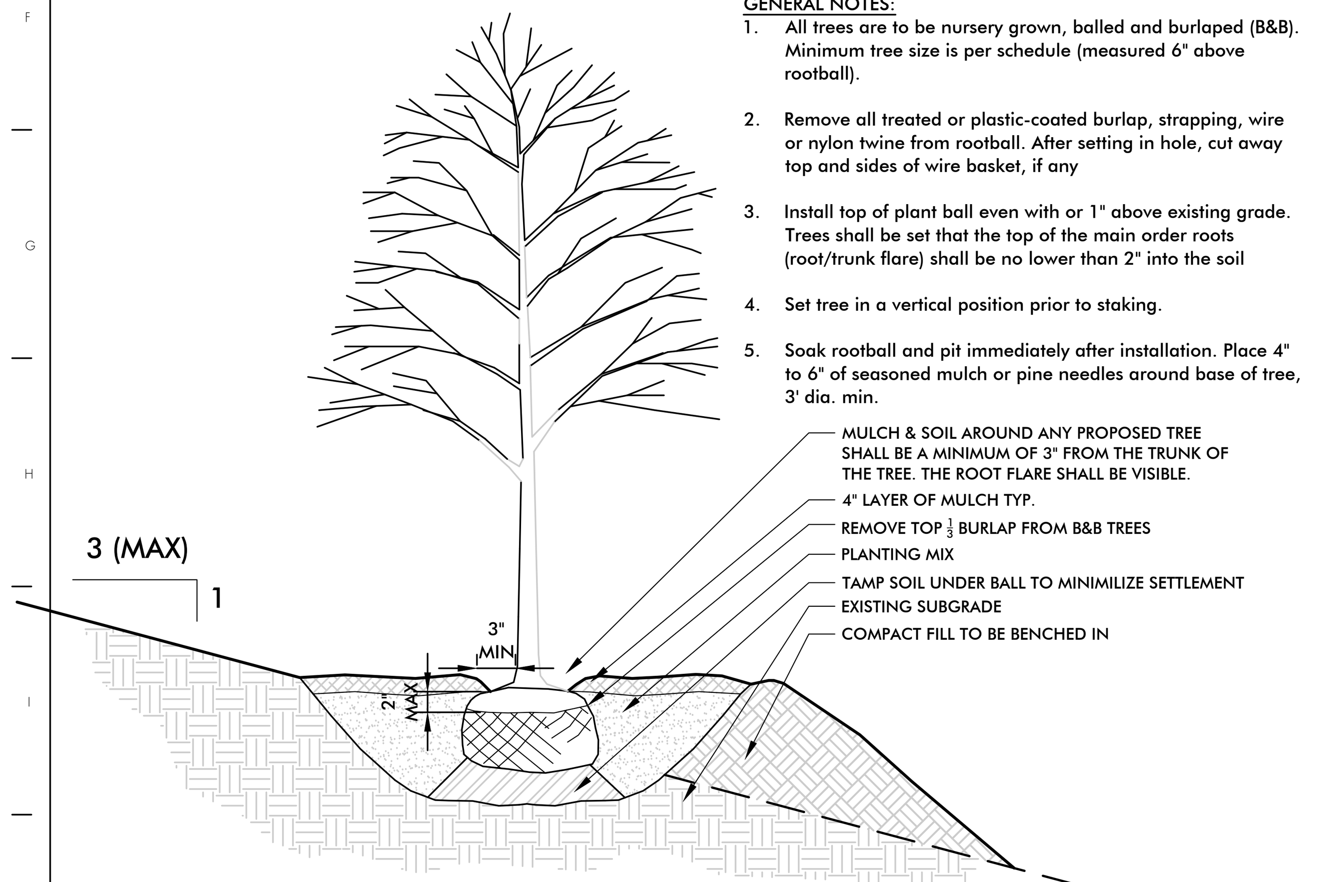
GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



4 MULTI-TRUNK TREE PLANTING

3/4" = 1'-0" M-CO-03

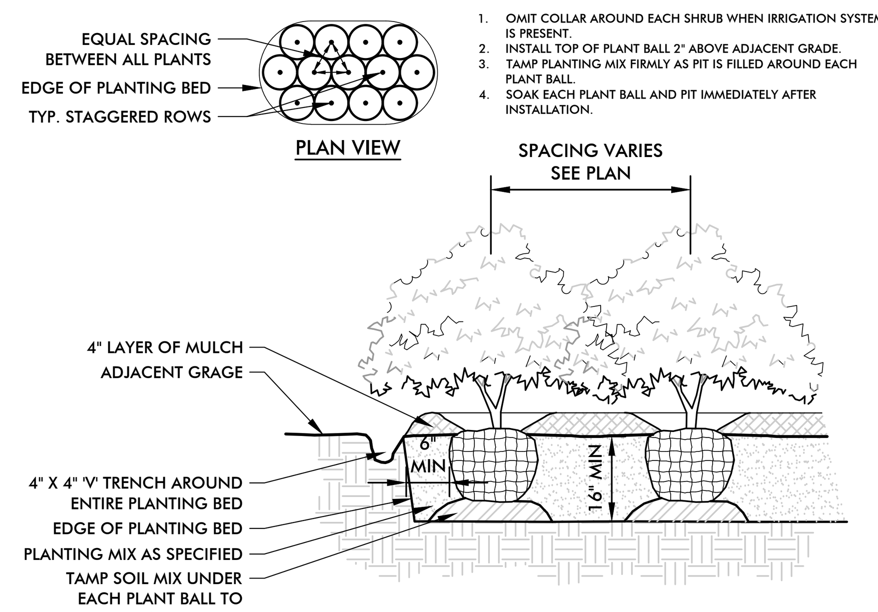
GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



5 SINGLE TRUNK TREE PLANTING ON SLOPE

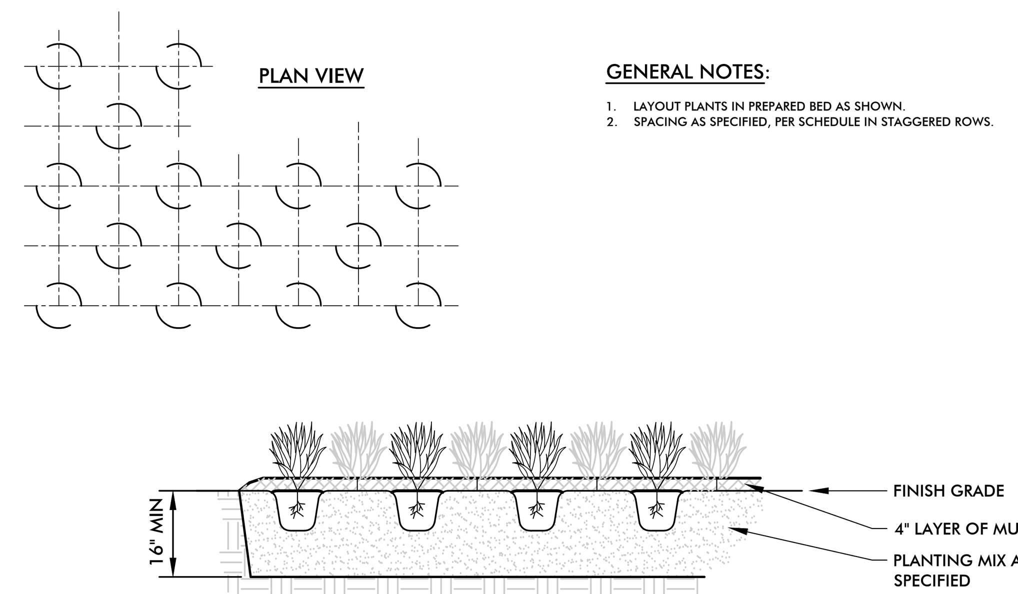
NTS M-CO-05

GENERAL NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



6 SHRUB PLANTING

3/4" = 1'-0" M-CO-06

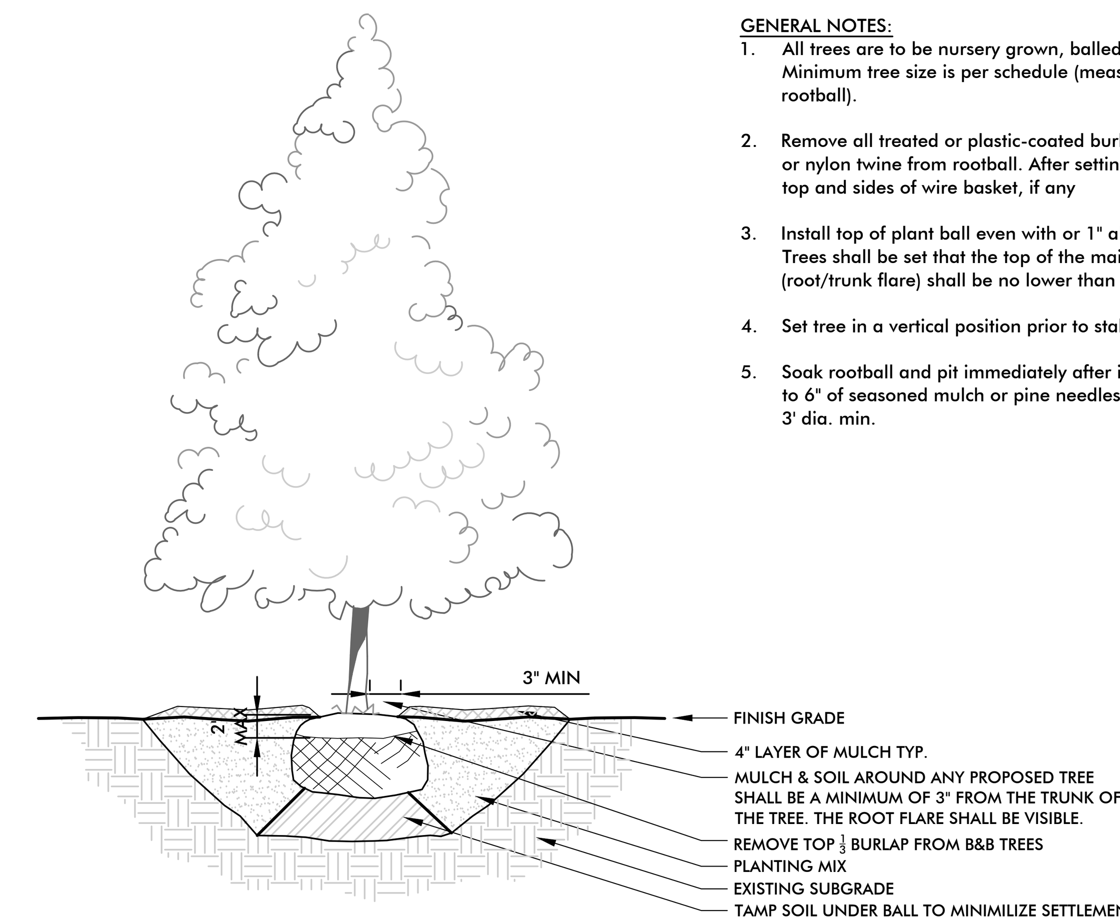


GENERAL NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.

7 GRASS / GROUNDCOVER PLANTING

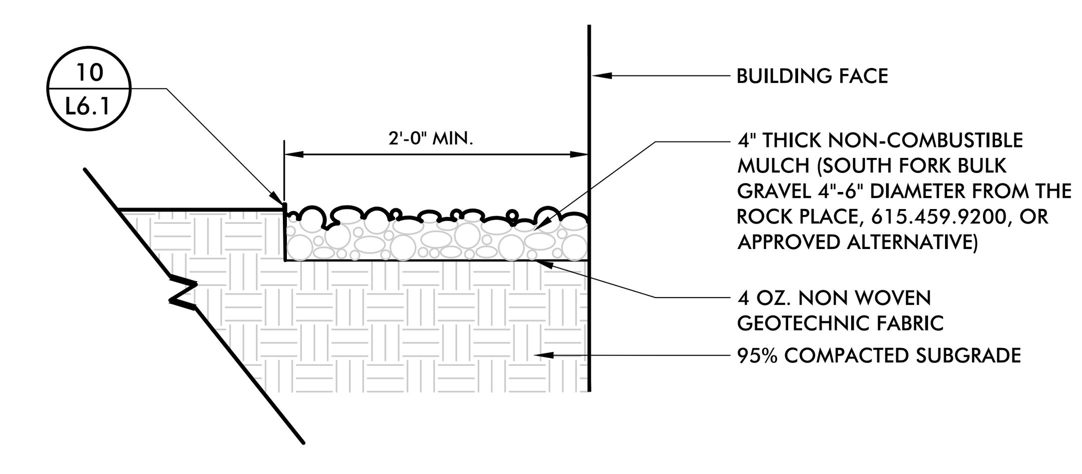
3/4" = 1'-0" M-CO-07

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.



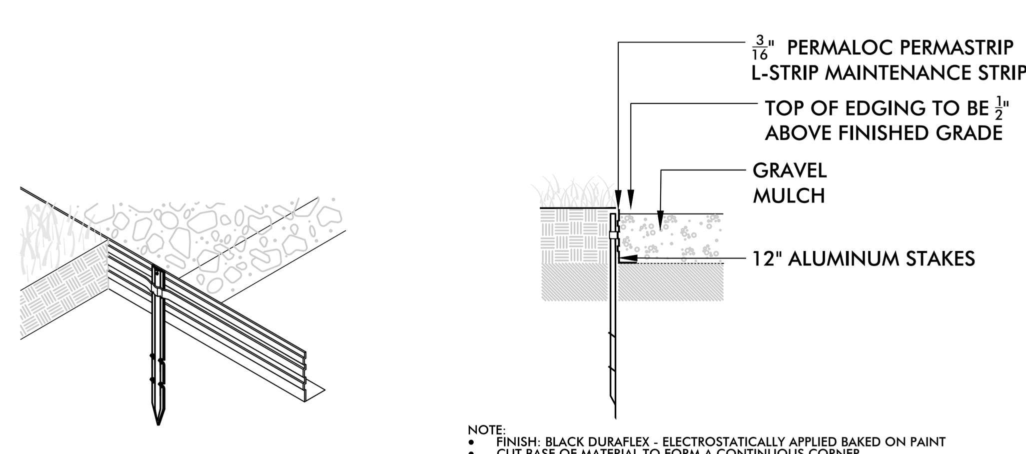
8 EVERGREEN TREE PLANTING

3/4" = 1'-0" M-CO-08



9 NON-COMBUSTIBLE MULCH

NTS BF-LA-14



NOTE:
- FINISH: BLACK DURAFLEX - ELECTROSTATICALLY APPLIED BAKED ON PAINT
- CUT BASE OF MATERIAL TO FORM A CONTINUOUS CORNER
- PERMALOC PERMASTRIP BY PERMALOCK CORPORATION, 800.356.9660

10 METAL EDGING

NTS BF-LA-04

GRASS MIXTURE

- 35% Hard Fescue
- 30% Sheep Fescue
- 20% Little Bluestem
- 10% Side Oats Gramma
- 5% GolfStar Idaho Bentgrass

NATIVE GRASSES: Selected from grasses that are native to Euroasia and the Americas, the **Jacklin Irish Links Mixture** tolerates a wide variety of soil and maintenance regimes. The combined strength and durability of these fine textured, bunchy grasses bring a unique appeal to this mixture.

NON-MOWN LOW MAINTENANCE AREAS: Well adapted to sandy, infertile and droughty soils **Jacklin Irish Links Mixture** is an excellent choice on areas where regular maintenance is not possible, such as embankments, deep roughs, and roadsides.

SHADE ADAPTATION: **Jacklin Irish Links Mixture** teams together components such as fine fescues that will work in lightly shaded areas.

RECOMMENDED SEEDING RATE: 75 lbs. per acre

BEAUTIFUL NATURAL LOOK: Under non-mown conditions, **Jacklin Irish Links** provides contrast with color and texture to the contours of your landscape and giving the area a "Links Look" straight from an early Irish golf course.

11 JACKLIN IRISH LINKS MIXTURE

P-CAH-LAN-01

COPYRIGHT 2017 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT TO ALTER AN ITEM IN ANY WAY.

6/7/2018 1:17:31 PM

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

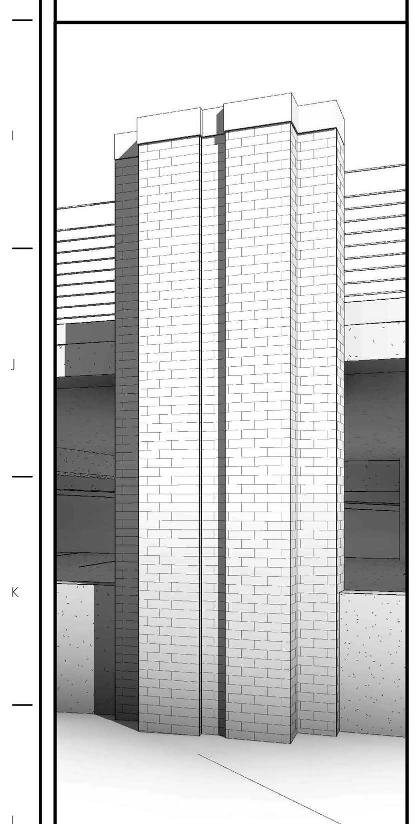
KV+D KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.719.1943

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE COMMERCE
TENNESSEE NO. 570
LANDSCAPE ARCHITECT
07-05-2018

LANDSCAPE

16010

WILLIAMSON COUNTY
CENTER RELOCATION
SBC# 166/015-01-2012A
COF PROJ 6755



COLUMBIA STATE
COMMUNITY COLLEGE
1228 LIBERTY PIKE
FRANKLIN, TN 37067

REVISION DATE

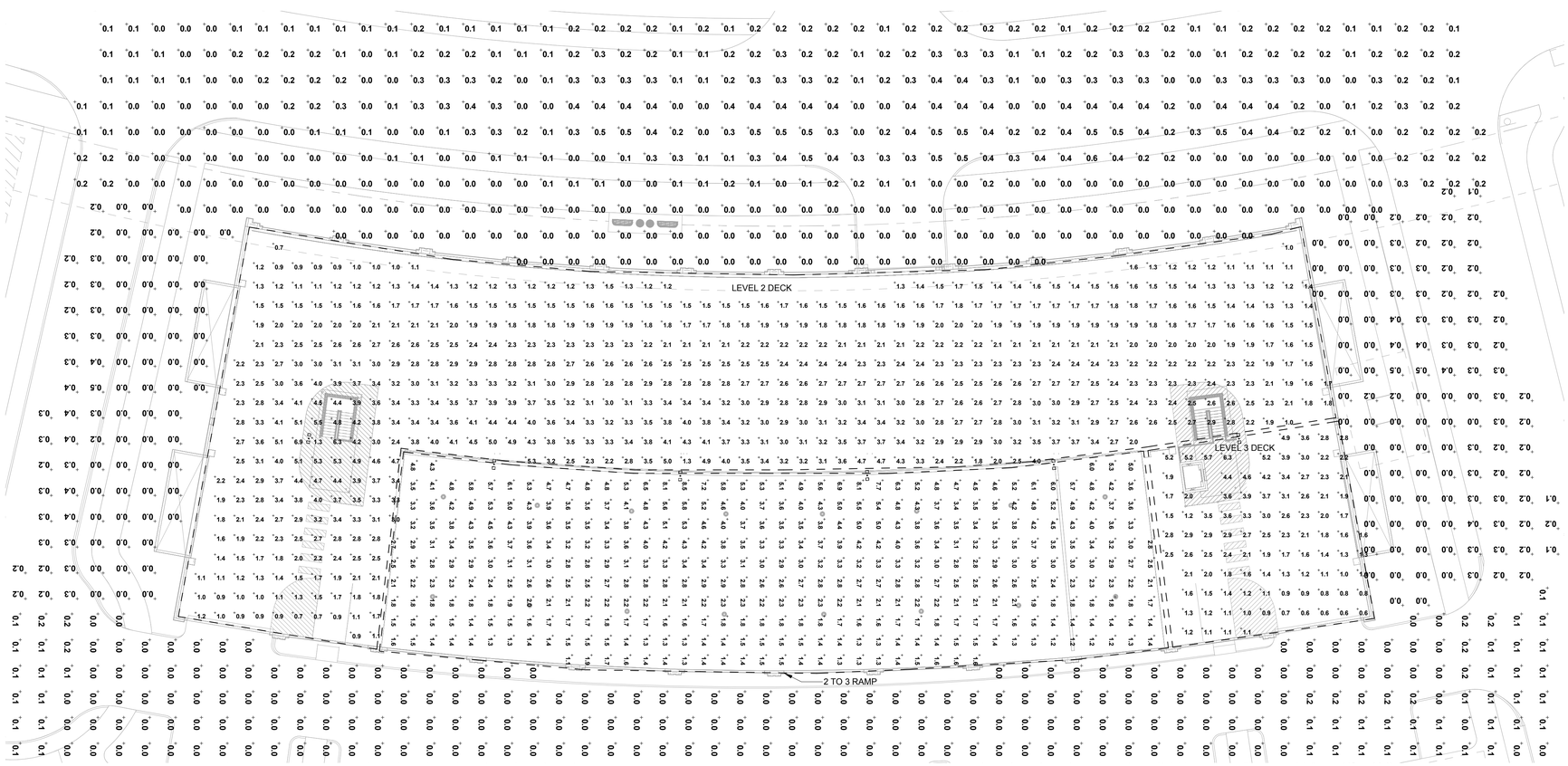
LANDSCAPE DETAILS

Sheet Number

L6.2

11 JUNE 2018
COF SITE SUBMITTAL

www.baueraskewarchitecture.com



1 FLOOR PLAN
ELECTRICAL - SITE PLAN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2 to 3 Ramp	+	3.0 fc	8.5 fc	1.1 fc	7.7:1	2.7:1
Level 2 Deck	+	2.5 fc	6.9 fc	0.7 fc	9.9:1	3.6:1
Level 3 Deck	+	2.2 fc	6.3 fc	0.6 fc	10.5:1	3.7:1
Overall Grade	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A

Photometric Fixture Schedule

Type	Manufacturer	Model	Lamp	Description
'A1'	LITHONIA	DSX1-LED-P4-40K-T4M-MVOLT-RPA-DBLXD	102W/HEAD LED	TWIN HEAD AT 180° POLE AREA LIGHT MOUNTED TO A 16' ROUND BLACK POLE. POLE MOUNTED ON 4' PEDESTAL.

SITE LIGHTING DATA

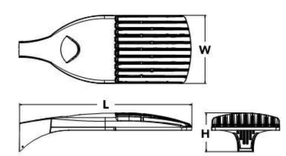
DEVELOPMENT STANDARD: CONVENTIONAL
LAND USE: NON-RESIDENTIAL ZONING
DISTRICT: GENERAL COMMERCIAL
HEIGHT OF PROPOSED BUILDING: 35' FROM BASEMENT SLAB
POLE HEIGHT: 16' POLE ON TOP OF 4' STRUCTURAL PEDESTAL
POLE COLOR: BLACK
COLOR OF LIGHT: 4000K

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

D-Series Size 1
LED Area Luminaire

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability[1]
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[1]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[1,2] LCCO Left corner cutoff[1,2] RCCO Right corner cutoff[1,2]	MVOLT[4,5] 120[5] 208[5,6] 240[5,6] 277[5] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

COPYRIGHT 2014 BAUER | ASKEW Architecture, pllc. | NO PART OF THIS WORK COVERED BY THE COPYRIGHT MAY BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS GRAPHIC, ELECTRONIC, OR MECHANICAL, INCLUDING PHOTOCOPYING- WITHOUT WRITTEN PERMISSION FROM BAUER ASKEW ARCHITECTURE, PLLC. IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE

6/11/2018 8:52:21 AM

BAUER ASKEW

615
T726.0047
F726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

ICT
I.C. Thomasson Associates, Inc.
CONSULTING ENGINEERS
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN. 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.ictthomasson.com
ICT Project No. 170093

KIRK T. JENNINGS
REGISTERED ENGINEER
AGRICULTURE
CIVIL
No. 113014
6/11/18
STATE OF TENNESSEE

16010.03

COSCC PARKING GARAGE

ADDRESS

REVISION DATE

PARKING DECK PHOTOMETRICS

PHG0.01

11 JUNE 2018
SITE PHOTOMETRICS
www.baueraskewarchitecture.

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 51
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018
Championship Blvd
Alley
Hathaway St
Westhaven
Eliot Rd
Alley
Cheever St
Alley
Alley
Alley
Calico St
Nelson Dr
Erwin St
Alley
Beckwith St
Alley
Nelson Dr
Site
Project Information
Base Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Single-Family, Multi-Family
Character Area: WHCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 7.79 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 36 Single Family, 8 Multi-Family
Proposed Commercial Square Footage: N/A
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
0 125 250 500 750 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 2018. All rights reserved.

COF no: 6746

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

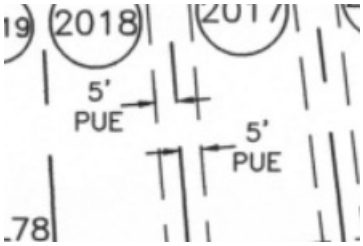
Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

lance.fittro@franklintn.gov Where the 5' drainage easements are called out on the plat, add a 'D' to the easement call-out (should be either PDE, or PUDE if there are other utilities present in the easement) to indicate the easement is for drainage.

Also, add '(TYP)' after each call-out where the lot line drainage easements are labeled, or label every lot line easement.



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 6533** (**Westhaven PUD Subdivision, Site Plan, Section 51**) shall be transferred to this final plat as a condition of approval.

*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval**.)*

Plat Notes:

1. The purpose of this plat is to create 36 single-family lots (Lots 1986-1006, 2001-2007, 2022-2029), and 8 multi-family lots (1997-2000 and 2018-2021), for a total of 44 lots.
2. Subject property is shown as Section 51 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 1.16 on Property Map 77.
4. Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)

According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 Transect Zones - Minimum setback requirements (Section 51 lots) - sideyard house, cottage, or house.

Minimum setback requirements (Section 51 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)

5. All lots in Section 51 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, revised 05/08/07.
6. Section 51 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, 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

7. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
8. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
9. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
10. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
11. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
12. Stormwater quality shall be addressed with each site plan.
13. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
14. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
15. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
16. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
17. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
18. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
19. Street address numbers are assigned to the following street names: Lots 1986-1992 Eliot Road, Lots 1993-2029 Beckwith Street.
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. Required Exterior Parking:
    A. Single Family Detached Residence
    2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

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 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 25th day of May, 2018.

[signature] 6-7-18

Keith Ryan Brotherton Tennessee RLS No. 2850
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 XVI AGRICULTURE COMMERCE TENNESSEE NO. 2850

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

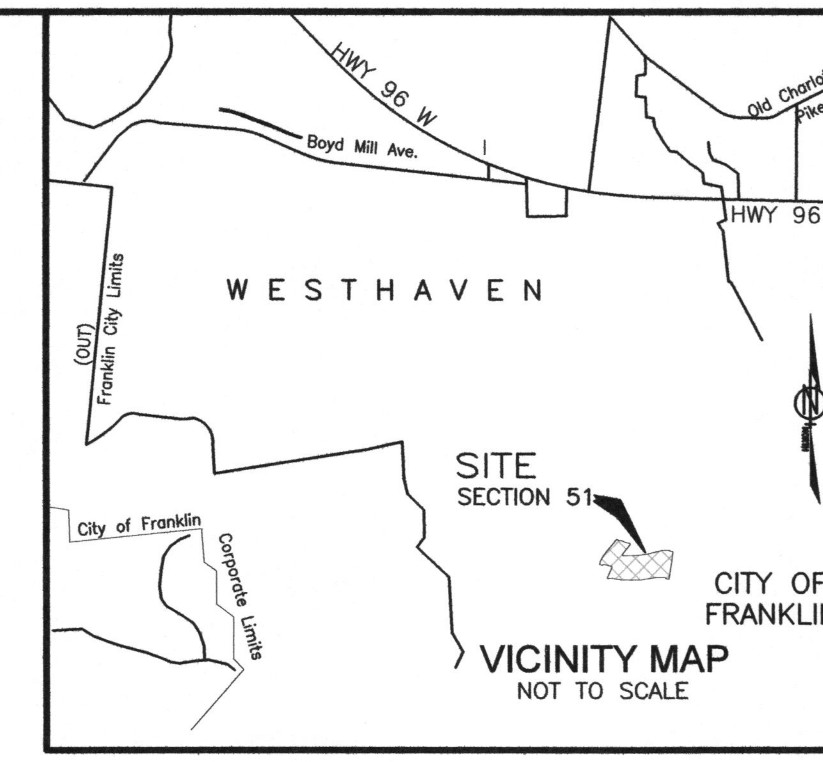
Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership 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

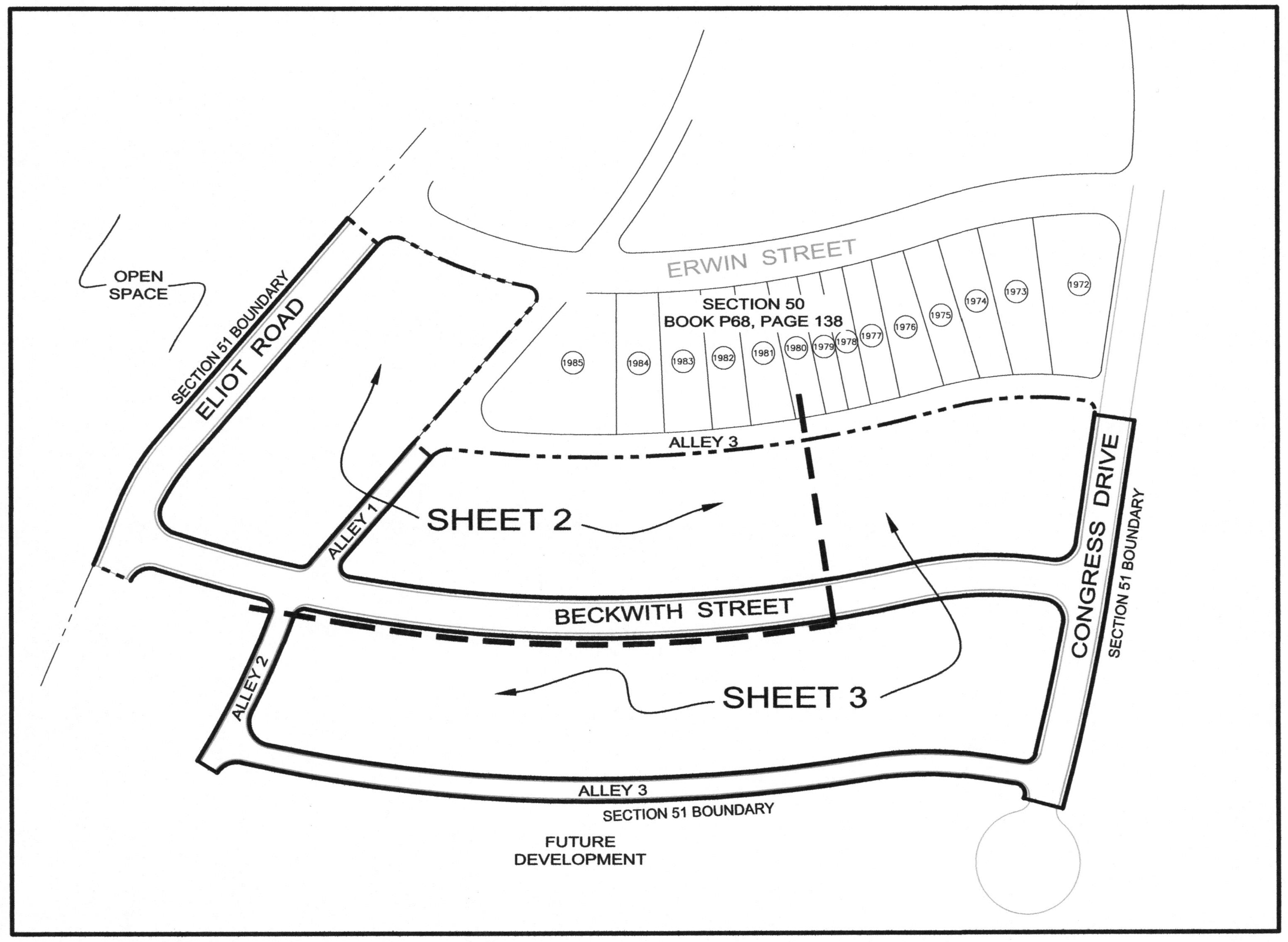
25. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. in the event landscaping, fencing, concrete or other structures are installed or 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 (SF)	Area (Ac.)
1986	11332.62	0.26
1987	6150.00	0.14
1988	6150.00	0.14
1989	6150.00	0.14
1990	6150.00	0.14
1991	6150.00	0.14
1992	10828.96	0.25
1993	11428.45	0.26
1994	5762.76	0.13
1995	5762.48	0.13
1996	4638.18	0.11
1997	4201.13	0.10
1998	2970.18	0.07
1999	2970.05	0.07
2000	4202.24	0.10

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2001	4643.15	0.11
2002	4645.05	0.11
2003	4646.75	0.11
2004	4648.31	0.11
2005	4649.87	0.11
2006	4936.22	0.11
2007	6626.59	0.15
2008	7086.39	0.16
2009	9261.52	0.21
2010	8725.41	0.20
2011	7181.04	0.16
2012	5192.54	0.12
2013	4635.91	0.11
2014	4640.58	0.11
2015	4635.42	0.11

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2016	4634.05	0.11
2017	4724.63	0.11
2018	4095.29	0.09
2019	2970.11	0.07
2020	2970.28	0.07
2021	4093.50	0.09
2022	4719.03	0.11
2023	4628.37	0.11
2024	4628.37	0.11
2025	5750.47	0.13
2026	5750.47	0.13
2027	5750.47	0.13
2028	5755.81	0.13
2029	8175.83	0.19





DETACHED RESIDENTIAL LOT TREE CHART							
Parcel #	Lot Size	ACI	No, Trees	Parcel #	Area (SF)	ACI	No. Trees
1986	11332.62	12	4	2008	7086.39	6	2
1987	6150.00	6	2	2009	9261.52	6	2
1988	6150.00	6	2	2010	8725.41	6	2
1989	6150.00	6	2	2011	7181.04	6	2
1990	6150.00	6	2	2012	5192.54	6	2
1991	6150.00	6	2	2013	4635.91	6	2
1992	10828.96	12	4	2014	4640.58	6	2
1993	11428.45	12	4	2015	4635.42	6	2
1994	5762.76	6	2	2016	4634.05	6	2
1995	5762.48	6	2	2017	4724.63	6	2
1996	4638.18	6	2	2018	4095.29	6	2
1997	4201.13	12	4	2019	2970.11	6	2
1998	2970.18	6	2	2020	2970.28	6	2
1999	2970.05	6	2	2121	4093.50	6	2
2000	4202.24	6	2	2022	4719.03	6	2
2001	4643.15	6	2	2023	4628.37	6	2
2002	4645.05	6	2	2024	4628.37	6	2
2003	4646.75	6	2	2025	5750.47	6	2
2004	4648.31	6	2	2026	5750.47	6	2
2005	4649.87	6	2	2027	5750.47	6	2
2006	4936.22	6	2	2028	5755.81	6	2
2007	6626.59	6	2	2029	8175.83	6	2

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 50 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

SITE DATA	
TOTAL AREA =	± 7.79 Ac. (339,320.50 sf)
TOTAL ROW =	± 2.06 Ac. (89,672.04 sf)
TOTAL LOT AREA =	± 5.73 Ac. (249,648.46 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 51

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 50 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $________ for streets, $_______for drainage, and $________for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department ____ Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 50 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 ____ Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary ____ Date
Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 7.79	TOTAL # OF LOTS 44
ACRES NEW RD/ST 2.06 (ROW)	L.F. OF NEW RD/ST 2916.25
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = NO SCALE	DATE = 06/06/2018

COF PROJECT # xxxx *SHEET 1 OF 3*

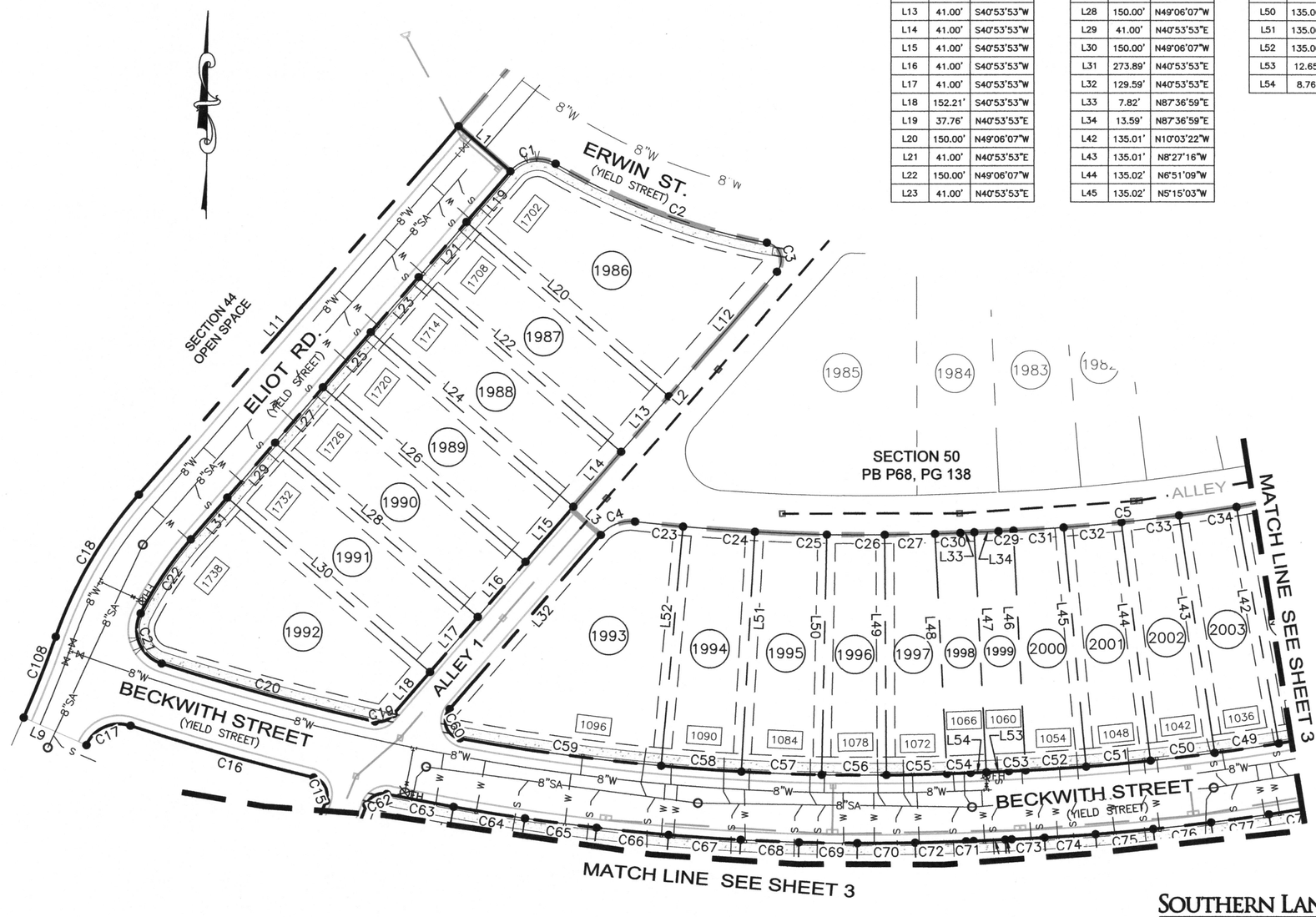
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.77'	20.00'	79°33'01"	N80°40'23"E	25.59'
C2	127.09'	369.25'	19°43'16"	S69°24'42"E	126.47'
C3	20.97'	10.00'	120°10'13"	S19°11'14"E	17.34'
C4	21.40'	22.00'	55°43'24"	N68°45'35"E	20.56'
C5	468.88'	1232.65'	21°47'39"	N85°32'02"E	466.06'
C15	17.00'	10.00'	97°25'30"	N27°40'15"W	15.03'
C16	106.55'	1335.00'	4°34'23"	N74°05'49"W	106.53'
C17	29.43'	20.00'	84°18'52"	S66°01'57"W	26.85'
C18	93.01'	250.00'	21°18'58"	N30°14'24"E	92.47'
C19	10.91'	10.00'	62°29'18"	S71°13'15"W	10.37'
C20	123.85'	1296.50'	5°28'23"	S74°47'55"E	123.80'
C21	34.66'	20.00'	99°18'18"	N22°24'34"W	30.49'
C22	50.41'	211.50'	13°39'18"	N34°04'14"E	50.29'
C23	27.13'	1161.50'	1°20'18"	S84°02'52"E	27.13'
C24	40.34'	1161.50'	1°59'24"	S85°42'43"E	40.34'
C25	40.34'	1161.50'	1°59'24"	S87°42'07"E	40.34'
C26	32.47'	1161.50'	1°36'06"	S89°29'52"E	32.47'
C27	28.19'	1161.50'	1°23'26"	N89°00'22"E	28.19'
C29	8.41'	1117.50'	0°25'52"	N87°24'03"E	8.41'
C30	14.18'	1161.50'	0°41'58"	N87°57'39"E	14.18'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	28.22'	1117.50'	1°26'49"	N86°27'42"E	28.22'
C32	32.51'	1117.50'	1°40'00"	N84°54'18"E	32.51'
C33	32.52'	1117.50'	1°40'03"	N83°14'17"E	32.52'
C34	32.53'	1117.50'	1°40'05"	N81°34'13"E	32.53'
C49	36.31'	1252.50'	1°39'39"	S81°28'52"W	36.31'
C50	36.29'	1252.50'	1°39'37"	S83°08'31"W	36.29'
C51	36.28'	1252.50'	1°39'35"	S84°48'07"W	36.28'
C52	34.03'	1252.50'	1°33'25"	S86°24'36"W	34.03'
C53	9.35'	1252.50'	0°25'40"	S87°24'09"W	9.35'
C54	13.24'	1296.50'	0°35'06"	S87°54'15"W	13.24'
C55	34.05'	1296.50'	1°30'17"	S88°56'56"W	34.05'
C56	36.24'	1296.50'	1°36'06"	N89°29'52"W	36.24'
C57	45.03'	1296.50'	1°59'24"	N87°42'07"W	45.03'
C58	45.03'	1296.50'	1°59'24"	N85°42'43"W	45.03'
C59	113.88'	1296.50'	5°01'58"	N82°12'02"W	113.85'
C60	21.05'	10.00'	120°34'55"	N19°23'35"W	17.37'
C108	48.76'	650.75'	4°17'36"	N21°43'43"E	48.75'

LINE TABLE		
Line #	Length	Direction
L1	38.50'	S49°06'07"E
L2	176.60'	S40°53'53"W
L3	22.00'	S49°06'07"E
L12	92.68'	S40°53'53"W
L13	41.00'	S40°53'53"W
L14	41.00'	S40°53'53"W
L15	41.00'	S40°53'53"W
L16	41.00'	S40°53'53"W
L17	41.00'	S40°53'53"W
L18	152.21'	S40°53'53"W
L19	37.76'	N40°53'53"E
L20	150.00'	N49°06'07"W
L21	41.00'	N40°53'53"E
L22	150.00'	N49°06'07"W
L23	41.00'	N40°53'53"E

LINE TABLE		
Line #	Length	Direction
L24	150.00'	N49°06'07"W
L25	41.00'	N40°53'53"E
L26	150.00'	N49°06'07"W
L27	41.00'	N40°53'53"E
L28	150.00'	N49°06'07"W
L29	41.00'	N40°53'53"E
L30	150.00'	N49°06'07"W
L31	273.89'	N40°53'53"E
L32	129.59'	N40°53'53"E
L33	7.82'	N87°36'59"E
L34	13.59'	N87°36'59"E
L42	135.01'	N10°03'22"W
L43	135.01'	N8°27'16"W
L44	135.02'	N6°51'09"W
L45	135.02'	N5°15'03"W

LINE TABLE		
Line #	Length	Direction
L46	135.00'	N2°47'06"W
L47	135.00'	N2°47'06"W
L48	135.02'	N2°47'06"W
L49	135.00'	N0°17'55"W
L50	135.00'	N1°18'11"E
L51	135.00'	N3°17'35"E
L52	135.00'	N5°16'59"E
L53	12.65'	S87°36'59"W
L54	8.76'	S87°36'59"W



SITE DATA	
TOTAL AREA =	± 7.79 Ac. (339,320.50 sf)
TOTAL ROW =	± 2.06 Ac. (89,672.04 sf)
TOTAL LOT AREA =	± 5.73 Ac. (249,648.46 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 51

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 28th day of February, 2018.

6-7-18

Keith Ryan Brotherton, Tennessee RLS No. 2850
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
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2850

50' 0' 50' 100' 150'
GRAPHIC SCALE

Legend	
Existing Iron Rod	○
Iron Rod Set	●
Existing Concrete Monument	□
Concrete Monument Set	■
Storm Catchbasin	⊠
Sewer Manhole	⊙
Street Address	1234

Legend (cont.)	
Water Valve	⋈
Fire Hydrant	FH
Street Light	
Sidewalk Pattern	
Public Utility & Drainage Esmt.	P.U.D.E.
Public Drainage Esmt.	P.D.E.
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

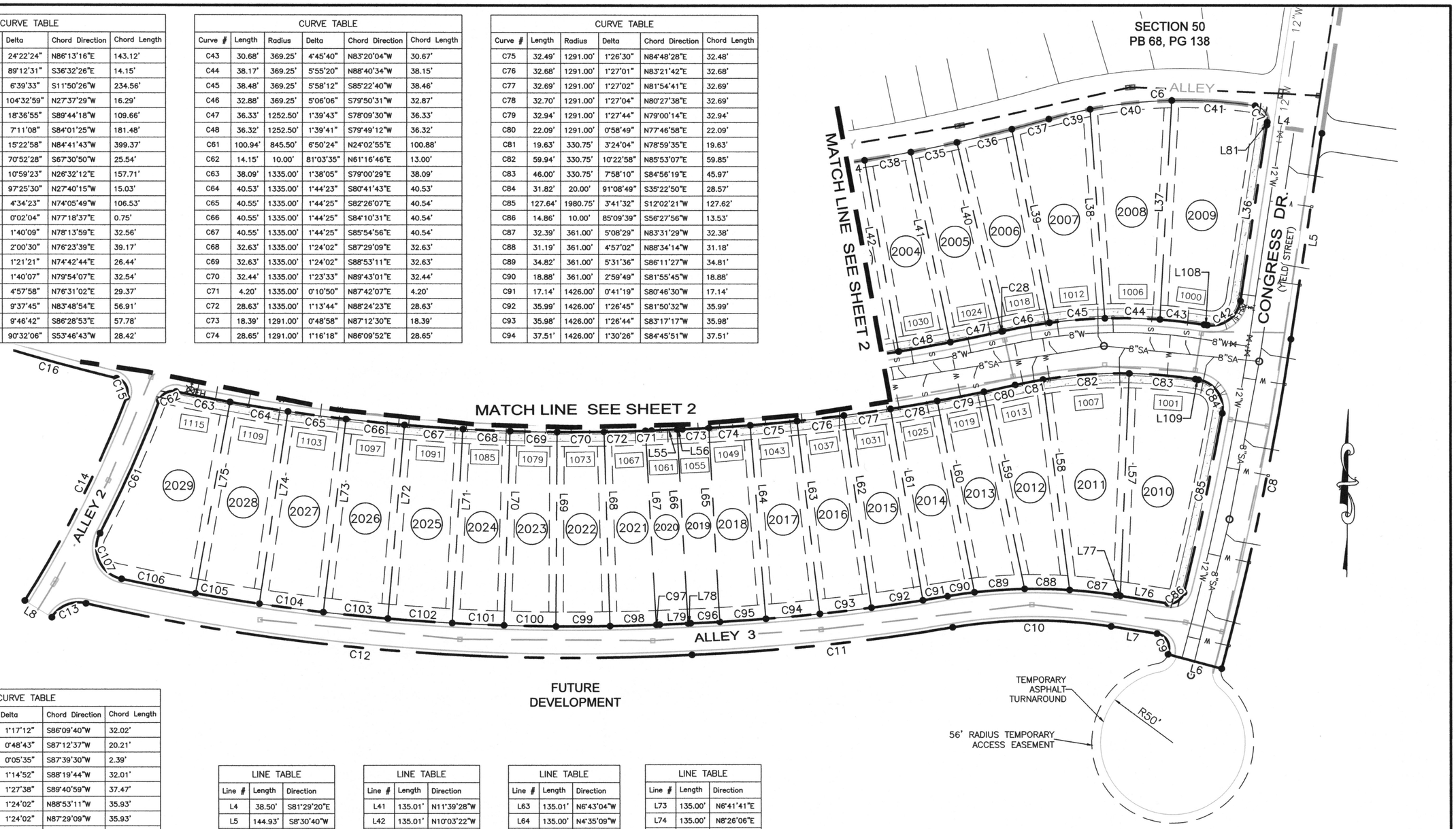
TOTAL ACRES 7.79	TOTAL # OF LOTS 44
ACRES NEW RD/ST 2.06 (ROW)	L.F. OF NEW RD/ST 2916.25
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1" = 50'	DATE = 06/06/2018

COF PROJECT # xxxx

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	144.21'	339.00'	24°22'24"	N86°13'16"E	143.12'
C7	15.69'	10.08'	89°12'31"	S36°32'26"E	14.15'
C8	234.69'	2019.25'	6°39'33"	S11°50'26"W	234.56'
C9	18.79'	10.30'	104°32'59"	N27°37'29"W	16.29'
C10	110.14'	339.00'	18°36'55"	S89°44'18"W	109.66'
C11	181.60'	1448.00'	7°11'08"	S84°01'25"W	181.48'
C12	400.57'	1492.00'	15°22'58"	N84°41'43"W	399.37'
C13	27.24'	22.02'	70°52'28"	S67°30'50"W	25.54'
C14	157.95'	823.50'	10°59'23"	N26°32'12"E	157.71'
C15	17.00'	10.00'	97°25'30"	N27°40'15"W	15.03'
C16	106.55'	1335.00'	4°34'23"	N74°05'49"W	106.53'
C28	0.75'	1252.50'	0°02'04"	N77°18'37"E	0.75'
C35	32.56'	1117.50'	1°40'09"	N78°13'59"E	32.56'
C36	39.17'	1117.50'	2°00'30"	N76°23'39"E	39.17'
C37	26.44'	1117.50'	1°21'21"	N74°42'44"E	26.44'
C38	32.54'	1117.50'	1°40'07"	N79°54'07"E	32.54'
C39	29.38'	339.00'	4°57'58"	N76°31'02"E	29.37'
C40	56.97'	339.00'	9°37'45"	N83°48'54"E	56.91'
C41	57.85'	339.00'	9°46'42"	S86°28'53"E	57.78'
C42	31.60'	20.00'	90°32'06"	S53°46'43"W	28.42'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C43	30.68'	369.25'	4°45'40"	N83°20'04"W	30.67'
C44	38.17'	369.25'	5°55'20"	N88°40'34"W	38.15'
C45	38.48'	369.25'	5°58'12"	S85°22'40"W	38.46'
C46	32.88'	369.25'	5°06'06"	S79°50'31"W	32.87'
C47	36.33'	1252.50'	1°39'43"	S78°09'30"W	36.33'
C48	36.32'	1252.50'	1°39'41"	S79°49'12"W	36.32'
C61	100.94'	845.50'	6°50'24"	N24°02'55"E	100.88'
C62	14.15'	10.00'	81°03'35"	N61°16'46"E	13.00'
C63	38.09'	1335.00'	1°38'05"	S79°00'29"E	38.09'
C64	40.53'	1335.00'	1°44'23"	S80°41'43"E	40.53'
C65	40.55'	1335.00'	1°44'25"	S82°26'07"E	40.54'
C66	40.55'	1335.00'	1°44'25"	S84°10'31"E	40.54'
C67	40.55'	1335.00'	1°44'25"	S85°54'56"E	40.54'
C68	32.63'	1335.00'	1°24'02"	S87°29'09"E	32.63'
C69	32.63'	1335.00'	1°24'02"	S88°53'11"E	32.63'
C70	32.44'	1335.00'	1°23'33"	N89°43'01"E	32.44'
C71	4.20'	1335.00'	0°10'50"	N87°42'07"E	4.20'
C72	28.63'	1335.00'	1°13'44"	N88°24'23"E	28.63'
C73	18.39'	1291.00'	0°48'58"	N87°12'30"E	18.39'
C74	28.65'	1291.00'	1°16'18"	N86°09'52"E	28.65'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C75	32.49'	1291.00'	1°26'30"	N84°48'28"E	32.48'
C76	32.68'	1291.00'	1°27'01"	N83°21'42"E	32.68'
C77	32.69'	1291.00'	1°27'02"	N81°54'41"E	32.69'
C78	32.70'	1291.00'	1°27'04"	N80°27'38"E	32.69'
C79	32.94'	1291.00'	1°27'44"	N79°00'14"E	32.94'
C80	22.09'	1291.00'	0°58'49"	N77°46'58"E	22.09'
C81	19.63'	330.75'	3°24'04"	N78°59'35"E	19.63'
C82	59.94'	330.75'	10°22'58"	N85°53'07"E	59.85'
C83	46.00'	330.75'	7°58'10"	S84°56'19"E	45.97'
C84	31.82'	20.00'	91°08'49"	S35°22'50"E	28.57'
C85	127.64'	1980.75'	3°41'32"	S12°02'21"W	127.62'
C86	14.86'	10.00'	85°09'39"	S56°27'56"W	13.53'
C87	32.39'	361.00'	5°08'29"	N83°31'29"W	32.38'
C88	31.19'	361.00'	4°57'02"	N88°34'14"W	31.18'
C89	34.82'	361.00'	5°31'36"	S86°11'27"W	34.81'
C90	18.88'	361.00'	2°59'49"	S81°55'45"W	18.88'
C91	17.14'	1426.00'	0°41'19"	S80°46'30"W	17.14'
C92	35.99'	1426.00'	1°26'45"	S81°50'32"W	35.99'
C93	35.98'	1426.00'	1°26'44"	S83°17'17"W	35.98'
C94	37.51'	1426.00'	1°30'26"	S84°45'51"W	37.51'



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C95	32.02'	1426.00'	1°17'12"	S86°09'40"W	32.02'
C96	20.21'	1426.00'	0°48'43"	S87°12'37"W	20.21'
C97	2.39'	1470.00'	0°05'35"	S87°39'30"W	2.39'
C98	32.01'	1470.00'	1°14'52"	S88°19'44"W	32.01'
C99	37.47'	1470.00'	1°27'38"	S89°40'59"W	37.47'
C100	35.93'	1470.00'	1°24'02"	N88°53'11"W	35.93'
C101	35.93'	1470.00'	1°24'02"	N87°29'09"W	35.93'
C102	44.65'	1470.00'	1°44'25"	N85°54'56"W	44.64'
C103	44.65'	1470.00'	1°44'25"	N84°10'31"W	44.64'
C104	44.65'	1470.00'	1°44'25"	N82°26'07"W	44.64'
C105	44.74'	1470.00'	1°44'37"	N80°41'36"W	44.73'
C106	52.07'	1470.00'	2°01'46"	N78°48'24"W	52.07'
C107	40.41'	22.00'	105°15'11"	N25°09'55"W	34.97'

LINE TABLE		
Line #	Length	Direction
L4	38.50'	S81°29'20"E
L5	144.93'	S8°30'40"W
L6	38.50'	N74°49'47"W
L7	32.14'	N80°57'14"W
L8	22.00'	N57°58'06"W
L36	125.99'	S8°30'40"W
L37	152.61'	N3°04'31"E
L38	145.74'	N4°01'55"W
L39	137.14'	N10°55'18"W
L40	135.01'	N13°15'34"W

LINE TABLE		
Line #	Length	Direction
L41	135.01'	N11°39'28"W
L42	135.01'	N10°03'22"W
L55	17.80'	N87°36'59"E
L56	3.61'	N87°36'59"E
L57	154.88'	N2°17'39"E
L58	147.49'	N7°09'55"W
L59	139.99'	N11°34'23"W
L60	135.63'	N10°55'11"W
L61	135.01'	N9°31'09"W
L62	135.01'	N8°07'06"W

LINE TABLE		
Line #	Length	Direction
L63	135.01'	N6°43'04"W
L64	135.00'	N4°35'09"W
L65	135.00'	S3°09'21"E
L66	135.01'	S3°09'21"E
L67	135.02'	N3°09'21"W
L68	135.01'	N1°43'13"W
L69	135.00'	N0°24'48"E
L70	135.00'	N1°48'50"E
L71	135.00'	N3°12'52"E
L72	135.00'	N4°57'16"E

LINE TABLE		
Line #	Length	Direction
L73	135.00'	N6°41'41"E
L74	135.00'	N8°26'06"E
L75	135.00'	N10°13'06"E
L76	33.19'	N80°57'14"W
L77	2.96'	N80°57'14"W
L78	1.79'	S87°36'59"W
L79	19.61'	S87°36'59"W
L81	2.00'	S8°30'40"W
L108	2.28'	N80°57'14"W
L109	2.17'	N80°57'14"W

SITE DATA	
TOTAL AREA =	± 7.79 Ac. (339,320.50 sf)
TOTAL ROW =	± 2.06 Ac. (89,672.04 sf)
TOTAL LOT AREA =	± 5.73 Ac. (249,648.46 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 51

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 28th day of February, 2018.

6-7-18

Keith Ryan Brotherton, Tennessee RLS No. 2850
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

50' 0' 50' 100' 150'
GRAPHIC SCALE

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 7.79	TOTAL # OF LOTS 44
ACRES NEW RD/ST 2.06 (ROW)	L.F. OF NEW RD/ST 2916.25
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1" = 50'	DATE = 06/06/2018

COF PROJECT # xxxx

SHEET 3 OF 3