



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 25, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 25, 2019, 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. [19-0737](#) Approval of the June 27, 2019 FMPC minutes.

Attachments: [Draft FMPC Minutes June 2019](#)

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. [19-0730](#) Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
3. [19-0731](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
4. [19-0732](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)
5. [19-0733](#) Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 23, 2020. (CONSENT AGENDA)
6. [19-0734](#) Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)
7. [19-0735](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 23, 2020. (CONSENT AGENDA)

8. [19-0736](#) Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

9. [19-0711](#) Consideration Of Ordinance 2019-23: "An Ordinance to Rezone 0.28 Acres From R-3 to Office Residential (OR) for the Property Located At 1330 Columbia Avenue. (07-25-19 FMPC 6-1)"; Establishing a Public Hearing for September 24, 2019. (08/13/19 WS) FIRST of THREE READINGS

Sponsors: Emily Hunter, Amy Diaz-Barriga and Joseph Bryan

Attachments: [MAP 7022 Battle Ground Land Co Rez](#)
[ORD 2019-23 Battle Ground Park Land Co Rezone with Map and Survey.Law / 1330 Columbia Avenue Final Plat](#)

10. [19-0715](#) Consideration Of Ordinance 2019-20: "An Ordinance To Rezone 20.90 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.34) District For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road, 250 Rosa Helm Way, 2050 And 2051 Wood Duck Court (Wood Duck Court PUD Subdivision). (07-25-19 FMPC 6-0; BOMA 08/13/19 1st Reading 8-0, 9/10/19 2nd Reading 8-0)". THIRD AND FINAL READING.

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[ORD 2019-20 Wood Duck Court PUD with Exhibit.Law Approved 6991 Wood Duck Rezoning package](#)

11. [19-0717](#) PUBLIC HEARING: Consideration Of Resolution 2019-56: "A Resolution Approving A Development Plan For Wood Duck Court PUD Subdivision With 1 Modification Of Development Standards (Parking Requirements) For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court). (07-25-19 FMPC 6-0)" (08/13/19 WS).

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD](#)
[2019-56 RES Wood Duck Court PUD with Exhibits.Law Approved](#)
[6992 Wood Duck PUD DP Conditions of Approval 01](#)
[6992 Wood Duck Development Plan site layout only](#)
[6992 Wood Duck Development Plan elevations](#)
[6992 Wood Duck Development Plan Full package](#)
[Wood Duck Court Updated Parking Analysis Technical Memo](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. [19-0716](#) Riverbluff PUD Subdivision, Final Plat, Section 3, Creating 20 Single-Family Residential Lots And Three Open Space Lots, On 17.28 Acres, Located Near The Intersection Of Lewisburg Pike And River Bluff Drive. (CONSENT AGENDA)

Attachments: [MAP 7013 Riverbluff FP Sec 3](#)
[7013 Riverbluff FP Sec 3 Conditions of Approval 01](#)
[7013 Riverbluff Sec 3 Final Plat](#)

13. [19-0714](#) Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Creating 5 Multifamily Residential Lots, On 5.75 Acres, Located Along Vintage Green Lane and Shadow Green Drive. (CONSENT AGENDA)

Attachments: [MAP 7023 Shadow Green PUD FP Rev 1](#)
[7023 Shadow Green FP Rev 1 Conditions of Approval 01](#)
[7023 Shadow Green Sec 1 Rev 1 Final Plat](#)

14. [19-0718](#) Simmons Ridge PUD Subdivision, Site Plan, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.54 Acres, Located At The Intersection Of Longpoint Way And South Carothers Road.
(CONSENT AGENDA)

Attachments: [MAP 7014 Simmons Ridge SP Sec 10](#)
[7014 Simmons Ridge SP Sec 10 Conditions of Approval 01](#)
[7014 Simmons Ridge Site Plan sheet only](#)
[7014 Simmons Ridge Site Plan elevations](#)
[7014 Simmons Ridge Site Plan Sec 10 full set](#)

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. [19-0725](#) Consideration Of Resolution 2019-67: "A Resolution To Adopt An Amendment To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan)", An Amendment Related To The Connectivity Between Goose Creek Bypass And Lewisburg Pike, Near Mclemore Road.

Sponsors: Ald. Ann Petersen, Emily Hunter and Amy Diaz-Barriga

Attachments: [Res 2019-67 MTP-Amendment 2 with Exhibit.Law Approved 2](#)
[Res 2019-67 - Exhibit A.pdf](#)
[EX vs PR.pdf](#)

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 27, 2019

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the May 23, 2019 FMPC minutes.

Attachments: [DRAFT Meeting Minutes May 2019](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from May 23, 2019, as presented. The motion carried by the following vote:

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

Absent: 1 - Franks

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, thanked the Commissioners for attending the Joint Workshop on June 19, 2019, where the new Zoning Ordinance updates were discussed. She announced that there will be future meetings in August.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Allen, to approve items 2-24, 30, and 31 as presented on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Franks

SITE PLAN SURETIES

2. Andover Park PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Autozone Subdivision, site plan; extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
4. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. 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 to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
6. Berry Farms Town Center PUD Subdivision, site plan, section 8; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.

7. Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping street trees improvements; accept the landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping open space improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
8. Carothers Crossing East PUD Subdivision, site plan, lot 1; extend the performance agreement for sewer, streets, drainage and sidewalks improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
9. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
10. Franklin Park PUD Subdivision, site plan, (Apartments); reduce and extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
11. Gateway Community Church Subdivision, site plan; release the maintenance agreement for streets improvements; extend the performance agreement for green infrastructure and landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
12. Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.

14. Greenway Centre Subdivision, site plan, (Building 2); release the maintenance agreement for landscaping Building 2 and landscaping southern buffer 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
15. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for sidewalks and landscaping street trees improvements. (CONSENT AGENDA)
This Planning Item was approved.
16. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 lot 162 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 buffer and lot 237 improvements to June 25, 2020; extend the maintenance agreement for landscaping section 5 improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
17. Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
18. Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
19. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
20. Village at West Main PUD Subdivision, site plan; reduce and extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.

21. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
22. Westhaven PUD Subdivision, site plan, section 30; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.
23. Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
24. Westhaven PUD Subdivision, site plan, section 38; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
This Planning Item was approved.

PLAN OF SERVICES AND ANNEXATIONS

25. Consideration Of Resolution 2019-42: "A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision) By The City Of Franklin, Tennessee."; Establishing a Public Hearing Date of 8-13-19. (06-27-19 FMPC 9-0)

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbrooke](#)
[RES 2019-42 Southbrooke PUD Subdivision POS with Exhibits.Law Approved 2](#)
[Southbrooke Exhibit updated](#)

Commissioner Jimmy Franks arrived as Item 25 was being presented by Staff.

Ms. Amy Diaz-Barriga, Current Planning Supervisor for Planning and Sustainability, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of approximately 319 acres.

She stated that water is located within the Hillsboro, Burwood, and Thompson Station Utility Districts, and will be required to have availability approved prior to development. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin and an unnamed sewer basin. Development will be required to extend sewer mains approximately 14,500 feet. Additional traffic control devices will be installed in the future, as needs are established with a traffic study corresponding to development. No additional manpower or equipment will be necessary for either Fire or Police Protection. Development will need to comply with the Conservation Subdivision Design Concept as outlined in Envision Franklin.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Larry Levine, Snowbird Road, stated he owns the adjoining property to the proposed development. He stated that it was his understanding that Snowbird Road would eventually connect with this development. This would run through his property. He requested that a condition be added for the developer to connect the development road to the longest extension. This requirement would have the developer pay for the road.

Chair Hathaway asked Staff if Mr. Levine's comments could be considered for Item 28 (Development Plan). Ms. Shauna Billingsley, City Attorney, affirmed this request.

The Applicant was represented by Greg Gamble, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-42 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen asked if sewer would need to be extended 14,000 sq ft., which would be approximately 2 to 3 miles.

Mr. Gamble stated that there are three areas connecting to sewer. The first connection is through Stream Valley for Phase 1 and 2. The second connection for Phase 3 would go north through Berry Farms (future Chadwell property). The third connection for Phase 6 would follow a sewer basin that is on the east side of Lewisburg Pike, an area which currently is not provided sewer.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-42 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

26. *Consideration Of Resolution 2019-41: "A Resolution To Annex Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard, Consisting Of 318.49 Acres In The Southbrooke PUD Subdivision, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)." Establishing a Public Hearing Date of 8/13/19 (06-27-19 FMPC 9-0; WS 07-09-19) FIRST of THREE READINGS

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbrooke](#)
[RES 2019-41 Southbrooke PUD Subdivision Annexation with Exhibits.Law Approved 2](#)
[Southbrooke Exhibit updated](#)

Ms. Diaz-Barriga stated that the property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Conservation Subdivision and Single-Family Residential uses. The properties are on both north and south of the Stream Valley Subdivision, and extend across Lewisburg Pike to the west.

She stated that a development plan and associated zoning accompany this annexation request, per the City of Franklin Zoning Ordinance. Should the development plan and zoning not be approved as requested, an appropriate Zoning District should be applied to these properties, such as Agricultural (AG) or Estate Residential (ER).

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

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-41 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked if the Applicant would like to speak.

The Applicant was represented by Greg Gamble. Gamble Design Mr. Gamble stated that prior to the submittal of the Master Plan to the City of Franklin Planning Commission, they held five neighborhood meetings. They wanted to understand the area and concerns from the neighbors. He stated this was an opportunity to master plan 318 acres. He stated this was an exciting opportunity for them and for the City of Franklin, and the neighborhood as well.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen said she would reserve her comments for Item 28 (Development Plan).

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-41 be recommended to the Board of Mayor and Aldermen for approval. The

motion carried by the following vote:

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

REZONINGS AND DEVELOPMENT PLANS

27. *Consideration Of Ordinance 2019-13: "An Ordinance To Zone 318.49 Acres Specific Development - Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) And McLemore Character Area Overlay District (MLCO-2), Either Conventional Or Traditional Standards, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision)." Establishing a Public Hearing Date of 8/13/19 (06-27-19 FMPC 9-0; WS 07-09-19) FIRST of THREE READINGS

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)

[Southbrooke Exhibit updated](#)

[2019-13 ORD Southbrooke PUD Subdivision Zone with Exhibits.Law
Approved 2](#)

Ms. Diaz-Barriga stated that Envision Franklin places the majority of these properties into the Conservation Subdivision Design Concept.

"Conservation Subdivision supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents."

Envision Franklin places the northeastern most property in the Single-Family Design Concept.

"Single-Family Residential consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. New developments should transition from the existing development patterns in the adjacent neighborhoods."

The request for SD-R zoning is appropriate based on the Envision Franklin concepts described. The Hillside Overlay will help achieve the 50 percent retention of natural features throughout the properties. The combination of the HHO Overlay and the density request of 2.36 supports clustering the lots and creating a diversity in dwelling and lot sizes.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated, as Ms. Diaz-Barriga mentioned, there are two land use policies: Single Family and Conservation Subdivision. Mr. Gamble stated that Conservation Subdivision allows for and encourages a mix of housing types that would allow for attached housing. He stated that SD-R is the only base zone that the City of Franklin has which allows for a mix of single family and attached housing. He stated this is why they requested SD-R.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-13 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen referred to the map where it showed DEDF soil. She stated that this soil was also located near Franklin Road and Moores Lane. She stated this area is where a home was "sliding down the hill" on Country Road. She saw that the same soil (DEDF) is located on the map. She stated some of this soil was located where there are proposed lot sizes. She stated most of the soil was located in the conservation area. She suggested that a condition should be added to the Development Plan, and this issue needed more investigation. She stated this area was steep, and that they could further discuss this at the development stage.

Ms. Hunter stated, for the record, that she wanted to verify the email Alderman Petersen referred to was for Staff.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-13 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

28. Consideration Of Resolution 2019-40, As Amended: "A Resolution Approving A Development Plan For Southbrooke PUD Subdivision, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard."; Establishing a Public Hearing Date of 8-13-19. (06-27-19 FMPC 7-2)

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[RES 2019-40 Southbrooke PUD Subdivision Annex Property with Exhibits.Law Approved 3](#)
[Conditions of Approval as Amended per FMPC](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke layout overall](#)
[Southbrooke layout by section](#)
[Southbrooke architecture](#)
[Southbrooke full submittal package](#)
[Southbrooke email from applicant 062519](#)
[Southbrooke Memo 6 25 2019](#)
[Southbrooke Ground Level \(003\)](#)
[Southbrooke rendering Aerial View \(002\)](#)

Ms. Diaz-Barriga stated, as stated in previous Staff reports, these properties are in Conservation Subdivision and Single Family Residential Design Concepts.

She stated that both Design Concepts have similar recommendations to lot size and layout.

"Lots on the periphery of developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Buildings and their main entrances should be oriented toward the street. Double-frontage, reverse frontage, and flag lots are discouraged. New developments should include a range of lot sizes to provide more diverse housing options. Larger developments are expected to have a wide range of sizes. Single-family lots with dwellings accessed by an alley should have a minimum lot width of 45 feet and a minimum lot size of 4,950 feet."

Conservation Subdivision also has a special consideration for Lewisburg Pike.

"New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area."

The proposed development plan meets many of the goals for the Conservation Subdivision and the Single-Family Residential Design Concepts. It preserves 50% open space of scenic vistas, and incorporates a trail system into much of this reserved area, to be accessible to the public. It promotes lot placement that faces homes onto streets or open spaces, and avoids reverse frontage lots, even along Lewisburg Pike. In terms of Lewisburg Pike, this development does change to character of Lewisburg Pike, as any development of a certain density would. However, the plan has deeper setbacks, similar

to the Stream Valley setbacks, and it has taken steps to make the development seem more organic in building placement than a typical subdivision. It uses wide setbacks (30') between the buildings along Lewisburg, and staggers the front setbacks of the buildings, so there is variety in building placement along the corridor. It clusters the buildings into groups of three or four, providing open spaces in between these clusters. It also proposes an informal tree planting plan along the frontage of these buildings.

In terms of lot dimensions, this plan has over 200 lots that do not meet the minimum lot width policy in Envision Franklin.

A policy for minimum lot dimensions was adopted as part of Envision Franklin for a variety of reasons: to address architectural considerations such as preferences regarding façade width/rhythm and proportion of front-facing garages along street frontage, to ensure adequate room for easements between lots as needed, and to give more specific land use and density guidance to other departments regarding sewer and infrastructure demands. If through this discussion, the Planning Commission or Board would like the minimum lot dimensions to be revisited with an annual update to Envision Franklin, staff will undertake this study. Such a change to Envision Franklin may warrant sewer basin studies and transportation plans to be revisited, as well.

Due to the lot sizes being inconsistent with Envision Franklin, Staff recommended disapproval to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Greg Gamble, Gamble Design. He stated that this had been 11/2 year process of due diligence and understanding the area. They had worked with Staff and talked to neighbors. He stated it had been a wonderful process applying Envision Franklin to a subdivision of this size. He stated there are key elements. The first key element is that this property is 319 acres in a contiguous area with the City of Franklin which is growing. He stated that Berry Farms has 3 million sq ft of office entitlements and 1.8 million sq. ft of retail entitlements. He stated there is a potential for approximately 14,000 to 16,000 jobs in the Berry Farms area. He stated there would be office and hotel opportunities. He stated this community would provide housing in close proximity. He stated that one aspect they spent a lot of time working with Staff on was the Lewisburg Pike Corridor. This is a gateway to Franklin with a rural feel, and they want to maintain the greenway feel along Lewisburg Pike. Envision Franklin encourages a diversity of home types. They had made a goal to achieve a diversity of homes types to create a mix of economic buyers. They had sought to align with the goals of Envision Franklin. The exception to this is lot size. He stated that 27% of the lots are less than the 45 ft. alley loaded lot. Since the presentation of the Master Plan at the Workshop, they had reduced the smaller sized lots by 62. There are several keys to success for integrating the smaller size lots into an overall Master Plan. He stated that these lots need to be located on internal blocks. All of the lots seen from Lewisburg Pike are the same size or larger than the 45 ft. alley loaded lot. Larger lots conforming to Envision Franklin are located on the corners of all blocks and main streets. He stated that there is no reduction in the quality of the materials to achieve a lower price point home. The streetscape will include porches, lush landscape and safe pedestrian zones. Only 8% of the homes are accessed from the front street. The rest will be accessed from an alley in the back. The price points for the homes will be:

- 1. Big Homes (Single Family Attached) - \$280,000-\$400,000*
- 2. 34-44 ft. alley loaded lots - \$400,000 - \$575,000 (without these lots, there will be a*

significant price gap)

3. 45 ft. alley loaded lots - \$575,000 - \$1,000,000

With these price points, this would be a unique neighborhood to have in Franklin. In the past 20 years, he stated that we had seen neighborhoods incorporate lots with less than 45 ft. off of an alley. Examples of this would include Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Berry Farms, and Waters Edge. He stated that we are in a critical time in Franklin, and it is important that the developer have the ability to sell smaller lots. The smaller lots would be mixed in with larger size lots.

Mr. Gamble stated along Lewisburg Pike, they would have predominantly Big Houses (Single Family Attached) that look like mansion homes. These home will be sitting back 25 feet from Lewisburg Pike to create a greenway effect.

Commissioner Lindsey asked how close the homes would be to Lewisburg Pike. Mr. Gamble stated the first home would be the same distance as the homes in Stream Valley (not less than 125 feet to Lewisburg Pike). They also considered Avalon (off McEwen).

Commissioner Orr asked if the homes would face Lewisburg Pike. Mr. Gamble confirmed that the homes would face Lewisburg Pike and would be alley loaded from behind. They would have additional parking to the back.

Mr. Gamble spoke about the traffic study conducted by Gillian Fishbach. This study was given to the City of Franklin, who then gave it to a third party reviewer. The third party reviewer responded with comments. They have been working with Mr. Jimmy Wiseman, Assistant Director of Engineering Department, to address the improvements. Mr. Gamble referred to a handout given to the Commissioners, which will be added to the record. Mr. Gamble gave statistics concerning the impact fees. He stated the total Road Impact Fees for this development will be \$4.7 million. The handout shows what the future of Lewisburg Pike will look like. A portion of Southbrooke will be building the greenway trail. He stated that Southbrooke would be responsible for improving the intersection of Goose Creek By-Pass and Lewisburg Pike. He discussed the improvements that they will make to the intersection. The final pages of the handout show the improvements to the remaining intersections.

Mr. Gamble stated that Alderman Petersen had referenced the map showing the soils. He stated this area had a potential for development, but they had not done a geo-technical analysis of the area. Mr. Gamble stated that they are happy to agree to a Condition of Approval that a geo-technical analysis be completed prior to a site plan for these areas.

Mr. Gamble stated that they requested full connectivity to Goose Creek Estates from the Williamson County Highway Commission. The Williamson County Highway Commission denied the request and stated that the developers provide an emergency exit only. The Highway Commission asked for a condition of approval that the developer meet with the residents of Goose Creek Estates for final their sign off.

Chair Hathaway asked Mr. Gamble to address Mr. Levine's remarks concerning the connection to Snowbird Road (Item 25).

Mr. Gamble stated they had studied this area with Engineering. He stated there are very steep areas. Mr. Gamble said they have a stub road to the east of the property. The

connectivity is problematic due to the Hillside Hilltop Overlay Protection (HHO) and the HHO buffer. The major thoroughfare plan shows a road connecting Lewisburg Pike to the Goose Creek By-Pass. After evaluation of how to get there, they have discovered that a road on the southern end, as a collector road, could connect to McLemore, then on to Goose Creek By Pass. By using this path, they would be under the maximum 10% slope for roadways required by fire.

Mr. Wiseman stated that the stub road on the northern portion of the development could allow for the connection because it was the path of least resistance.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Resolution 2019-40 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated she will not vote in favor of this motion and quoted from Staff's report.

"If through this discussion, the Planning Commission or Board would like the minimum lot dimensions to be revisited with an annual update to Envision Franklin, staff will undertake this study. Such a change to Envision Franklin may warrant sewer basin studies and transportation plans to be revisited, as well."

Commissioner Allen stated that 27% of the lots do not meet Envision Franklin requirements which affects traffic and sewer. She stated that they may need to look at this requirement in Envision Franklin, but several things needed to be considered such as traffic, budget, and sewer. She stated that if this was recommended to the Board of Mayor and Aldermen (BOMA), it sets a precedent for other developers, who may also ask for an exception.

Commissioner McLemore stated that the lot size requirement in Envision Franklin should be revisited. She stated that currently they were leaving out several price points. She stated she is in support of recommending the motion to BOMA.

Commissioner Harrison stated that he would also like to see the lot size requirement for Envision Franklin revisited.

Commissioner Franks asked what the overall density was. Mr. Gamble stated it was 2.3. Commissioner Franks stated that Simmons Ridge was 3.8, and it provided affordable housing to the area. He stated that the numbers are not consistent with the economic development. This would make people drive longer commutes to get to the commercial areas. He stated that the regulations should provide more density off the interstate corridor. He stated he supports this project which will keep people closer to their work.

Alderman Petersen asked what is the density on the part that is to be developed. Mr. Gamble and Alderman Petersen discussed that the 133 acres will have 749 homes.

Commissioner Lindsey asked for Mr. Gamble to clarify the comparison to Simmons Ridge. Mr. Gamble stated that Simmons Ridge has 27% open space and Southbrooke will have close to 60%. Commissioner Lindsey stated that they had a former discussion

about changing the lot sizes in Envision Franklin. He stated that he had concerns about changing the lots sizes, such as traffic. Commissioner Lindsey asked if any lots which will back up to the HHO could have issues with water runoff.

Mr. Gamble stated that they are working with Engineering to determine how the affected lots would be graded. Commissioner Lindsey stated he is dealing with a situation in Nashville with a similar subdivision. He stated that privacy fencing was affecting the runoff. He asked

Mr. Gamble what type of fencing would be allowed. He stated this issue needs to be studied.

Mr. Wiseman stated that there would be 20 foot drainage easements on the side of the property and drainage swells to accommodate the water run off.

Commissioner Franks stated that the City did a good job pertaining to this issue with Avalon. He asked about access to the greenspace. Mr. Gamble stated that the main access to the City Park would be off of the new collector road. Other details are included in the Parkland Dedication request to the Board of Mayor and Aldermen.

Commissioner Szilagyi stated that if they did look at lot size requirements, they also need to take a look at what they are trying to achieve. She stated there are different reasons beyond the price points. She stated that this was a conversation that was needed.

Alderman Petersen stated that the condition of approval to identify the critical lots and that a geo-technical study and soils evaluation would be completed prior to site plan submittal should be added.

Chair Hathaway asked if she wanted to add this as an amendment to the main motion.

Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to include the condition that a geo-technical study would be completed prior to site plan submittal.

Chair Hathaway asked for a vote on the motion to amend the main motion.

The motion to amend the main motion carried unanimously.

Chair Hathaway asked for discussion on the main motion, as amended.

Alderman Petersen stated that she had a problem with the lot sizes.

Chair Hathaway asked for a vote on the main motion, as amended.

The main motion, as amended, carried by the following vote (7-2). Alderman Petersen and Commissioner Allen voted against the motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Resolution 2019-40 be recommended to the Board of Mayor and Aldermen for approval, with conditions. Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to include the condition that a geotech study would be completed prior to site plan submittal (9-0). The main motion, as amended, carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Franks, Lindsey, and Szilagyi

No: 2 - Petersen, and Allen

29. Consideration Of Resolution 2019-61: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road."; Establishing a Public Hearing Date of 8-13-19. (06-27-19 FMPC 9-0)

Attachments: [MAP - Lockwood Glen Rev 5 DP](#)
[RES 2019-61 Lockwood Glen Rev 5 with Exhibits.Law Approved](#)
[6994 Lockwood Glen PUD, DP, Rev 5 Conditions of Approval_01](#)
[LG DPr5 Plans Resubmittal](#)

Mr. Joseph Bryan, Planner, stated that the Lockwood Glen PUD Subdivision is entirely within the Mixed Residential Design Concept as outlined in the Envision Franklin Land Use Plan. The total number of approved dwelling units has not increased from previous plans and the overall layout is the same as what was previously approved. The dwelling unit numbers from a previously removed section (Section 15) are being moved into Sections 16 & 17, thereby increasing the unit count within sections 16 and 17 to 102 dwelling units of single-family detached and townhome units.

Additionally, the revision includes the addition of another external access point to South Carothers Road. This will help with both ingress and egress traffic for the entirety of the development. This Development Plan revision is consistent with Envision Franklin and the intent of the previously approved concept plan.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Jeff Rosiak, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-61 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-61 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 30.** Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Open Space Lot, On 2.09 Acres, Located At 4351 South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP Simmons Ridge PUD FP Sec 15](#)
[6998 Simmons Rldge PUD, FP, Sec 15 Conditions of Approval .01](#)
[SR Section 15 Final Plat 6998 sh 1&2](#)

This Planning Item was approved.

- 31.** Los Compadres Event Center Subdivision, Final Plat, Consolidating 3 Parcels Into 1 Lot, On 0.79 Acres, Located At 1326 & 1328 West Main Street. (CONSENT AGENDA)

Attachments: [MAP Los Compadres Sub FP](#)
[6995 Los Compadres Event Ctr, FP Conditions of Approval .01](#)
[R2004-2019036-W MAIN ST plat-Model](#)

This Planning Item was approved.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

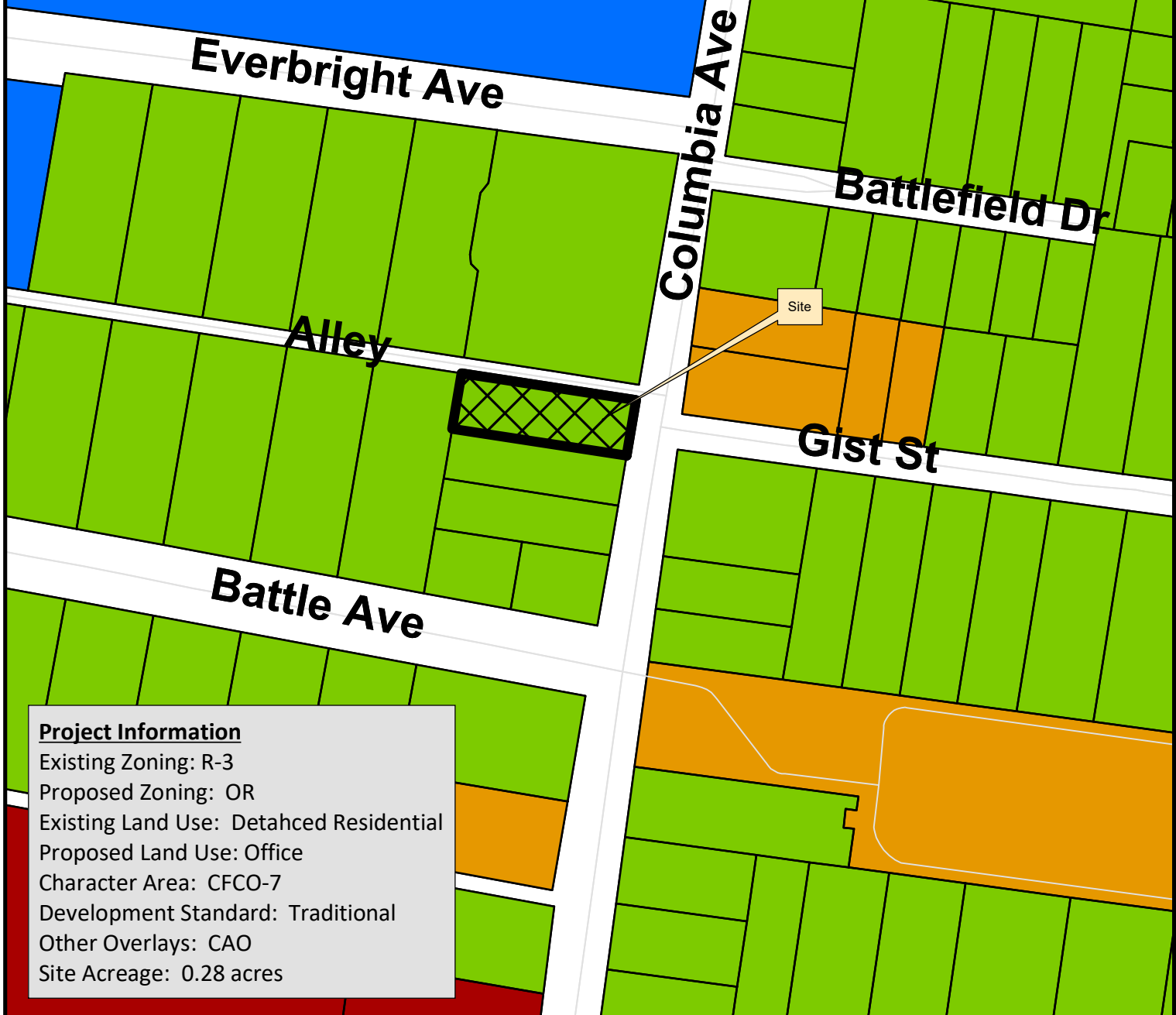
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:56 p.m.

Chair, Mike Hathaway

BATTLE GROUND PARK LAND COMPANY SUBDIVISION, REZONING,
LOT 55
(ORDINANCE 2019-23)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/25/2019



Project Information

Existing Zoning: R-3
Proposed Zoning: OR
Existing Land Use: Detached Residential
Proposed Land Use: Office
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: CAO
Site Acreage: 0.28 acres

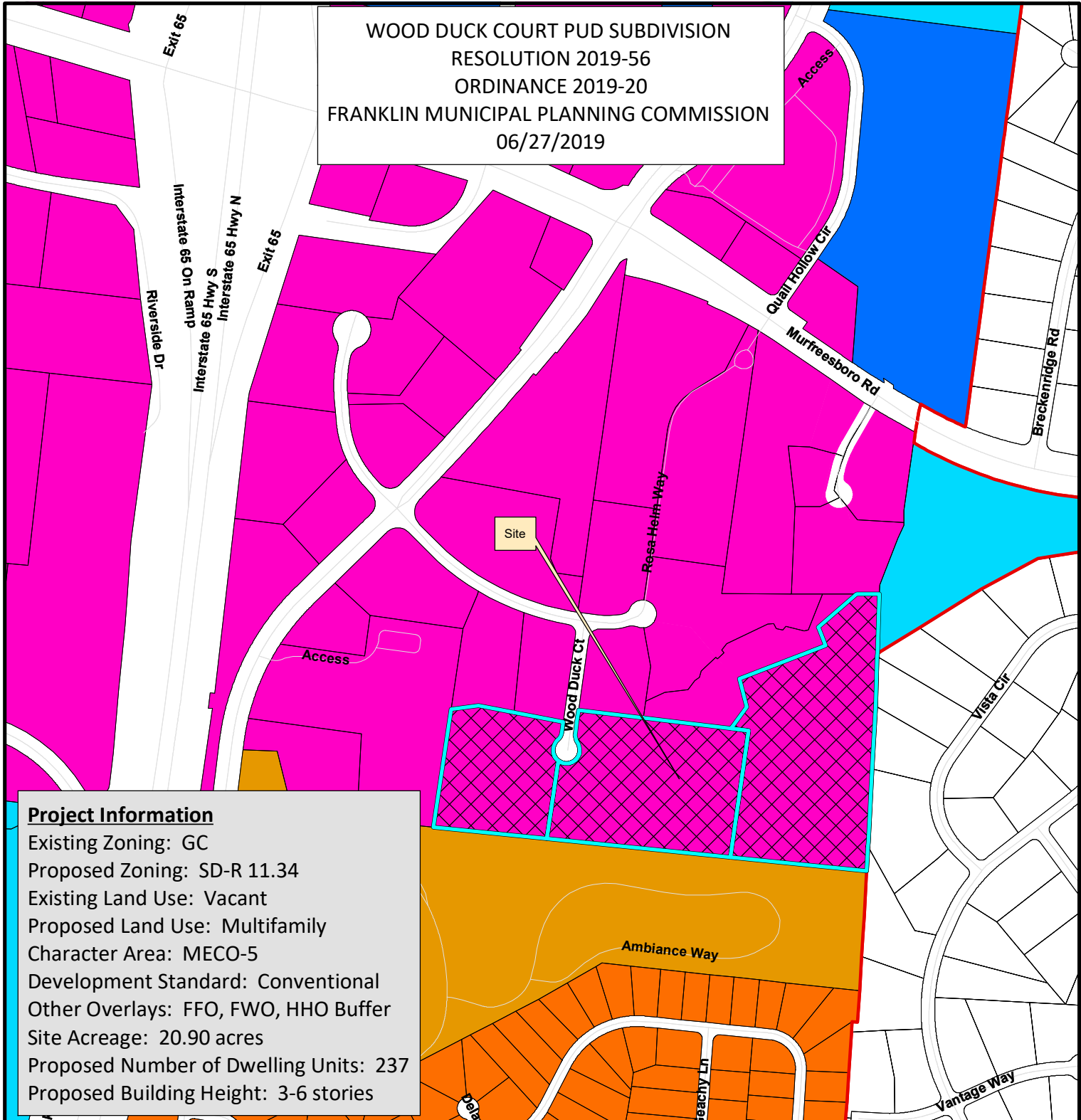
- | | |
|---|---------------------------------------|
| Battle Ground Park Land Co. Sub, Lot 55 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 125 250 500
Feet

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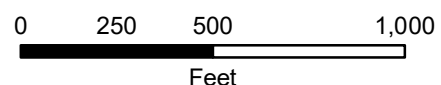
WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

- | | |
|--|---------------------------------------|
| Wood Duck Court PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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WOOD DUCK COURT

PUD SUBDIVISION

REZONING REQUEST

SD-R (11.34) (SPECIAL DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

APPLICANT & LANDSCAPE ARCHITECT:

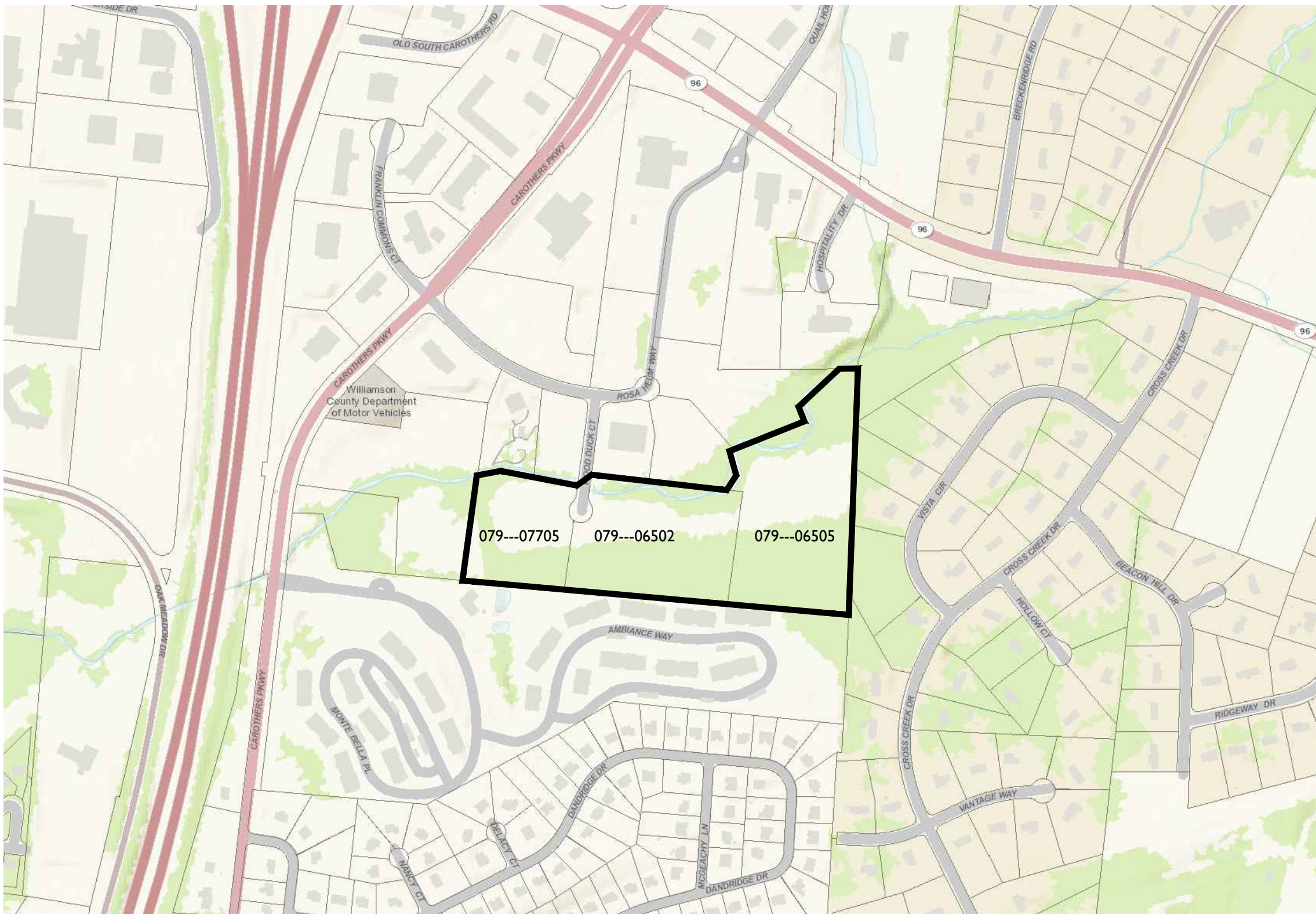
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER & SURVEYOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC
DREW STOKES
325 SEABOARD LANE
SUITE 170
FRANKLIN, TN 37067
615-333-7797
drew@cec.com

ARCHITECT

DAVE PURSER
PURSER ARCHITECTURE & DESIGN, PLLC
2819 COLUMBINE PLACE
SUITE 5
NASHVILLE, TN 37204
615-943-8615
dave@padpllc.com



PARCELS

079---07705
079---06502
079---06505

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

NOTE
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

PUD TO BE CONSOLIDATED INTO ONE LOT AT FINAL PLAT

SHEET INDEX

SV01 SURVEY
SV02 SURVEY

C1.0 OVERALL EXISTING CONDITIONS
C1.1 ENLARGED EXISTING CONDITIONS

WOOD DUCK COURT PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	WOOD DUCK COURT PUD SUBDIVISION
COF PROJECT NUMBER:	6991
TAX MAP & PARCELS:	MAP 79 - PARCELS 77.05, 65.02, 65.05
ADDRESS:	WOOD DUCK COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH

EXISTING SITE ACREAGE:	20.90 AC
CHARACTER OVERLAY:	MECO-5
OTHER APPLICABLE OVERLAYS:	FFO, FWO, HHO BUFFER
EXISTING ZONING:	GC - GENERAL COMMERCIAL
PROPOSED ZONING:	SD-R (11.34)

APPLICABLE DEVELOPMENT STANDARDS: EITHER

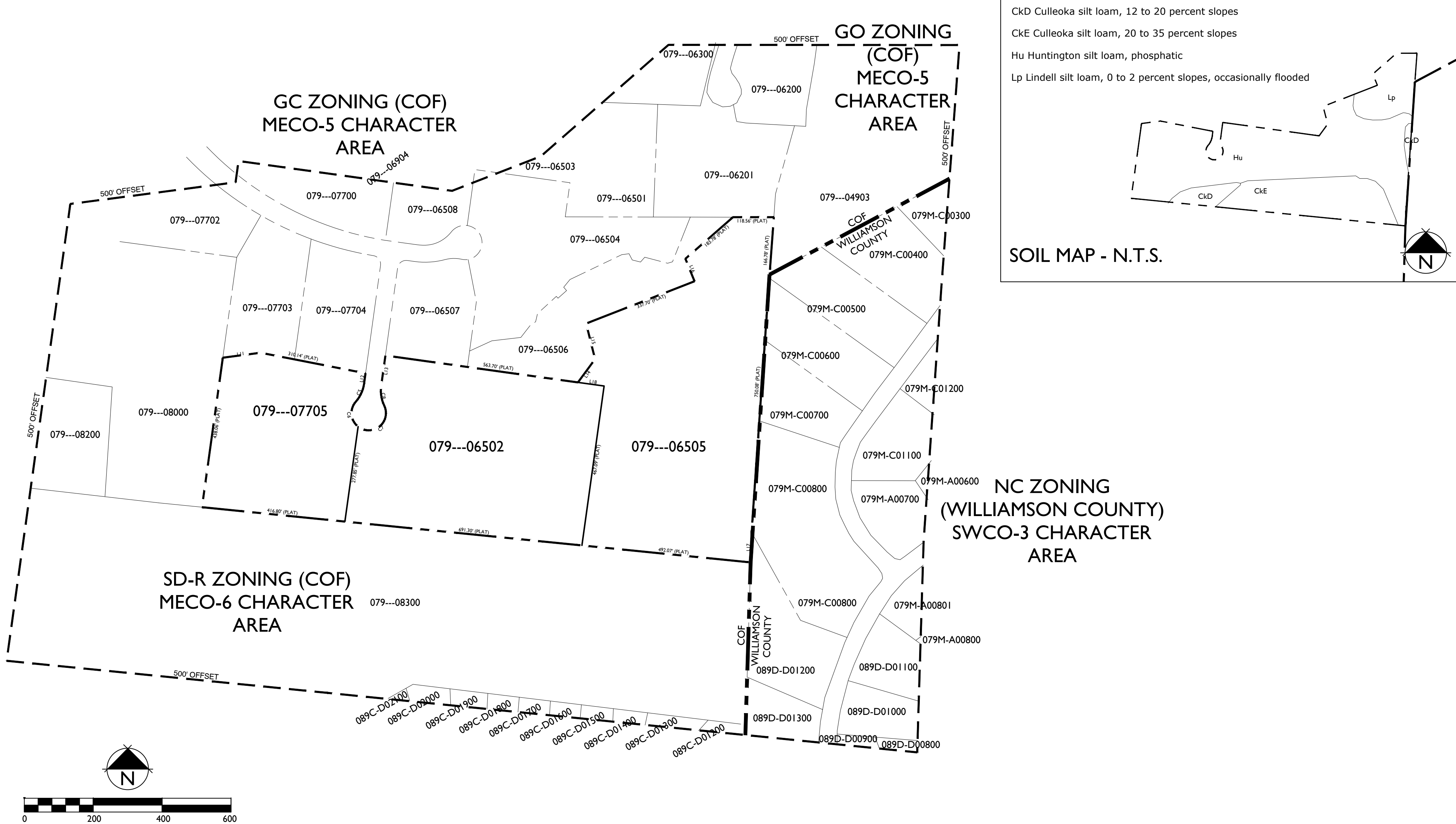


PRE-APP SUBMITTAL: 04.29.2019
INITIAL SUBMITTAL: 05.13.2019
RESUBMITTAL: 07.03.2019
ONE STOP:
COF : 6991

Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



PARCEL NUMBER	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
079M-A00801	FROST BENJAMIN D	1129 CROSS CREEK DR	FRANKLIN	TN	37067
079---06200	PIERCE THOMAS H	909 DIVISION ST STE 201	NASHVILLE	TN	37203
079---06201	MANGI BA GP	6210 HOSPITALITY DR	FRANKLIN	TN	37068
079---06300	CEMETERY BEECH /PIERCE THOMAS H	909 DIVISION ST #201	NASHVILLE	TN	37203
079---06501	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06502	WALKER WILLIAM H	1175 HILLVIEW LN	FRANKLIN	TN	37064
079---06503	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06504	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06505	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---06506	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06507	NA FRANKLIN INV PARTNERS	28 WHITE BRIDGE RD	NASHVILLE	TN	37205
079---06508	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06904	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07700	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---07701	PEDIGO-FRANKLIN PROP LP	1711 OLD FORT PKWY #A	MURFREESBORO	TN	37129
079---07702	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07703	1MOSAICRE LLC	612 WARD CIR	OLD HICKORY	TN	37138-1952
079---07704	SMITH PARTNERS LLC	244 COOL SPRINGS BLVD	FRANKLIN	TN	37067
079---07705	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---08000	SOAR ADVENTURE TOWER LLC	704 THURROCK CIR	BRENTWOOD	TN	37027
079---08200	NICHOLS J DONALD	416 JACKSON BLVD	NASHVILLE	TN	37205
079---08300	UNITED DOMINION REALTY LP	1745 SHEA CENTER DR #200	HIGHLANDS RANCH	CO	80129
079M-A00600	MASSEY RODNEY IRVIN JR	1124 CROSS CREEK DR	FRANKLIN	TN	37067
079M-A00700	KING CHARLES G	1128 CROSS CREEK DR	FRANKLIN	TN	37067
079---04903	OFFICES RESERVE AT CROSS CREEK LLC	1650 MURFREESBORO RD #205	FRANKLIN	TN	37067
079M-C00300	FONTANA MATTHEW F	1006 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00400	ELLIOTT ANDREW P	1008 VISTA CIR	FRANKLIN	TN	37067
079M-C00500	MAGNESS DANNY R	1010 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00600	RICHARDS BRUCE G SR	1012 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00700	JENNINGS RUSSELL ALAN	1016 VISTA CIR	FRANKLIN	TN	37067
079M-C00800	SANTANA JENNIFER	1018 VISTA CIR	FRANKLIN	TN	37067
079M-C00900	BLAIR ROBERT DOUGLAS REV LIV TRUST	1020 VISTA CIR	FRANKLIN	TN	37064
079M-C01100	CALHOON BRET	1013 VISTIA CIR	FRANKLIN	TN	37067
079M-C01200	STEPHENS JAMES CRAIG	1009 VISTA CIR	FRANKLIN	TN	37067
079M-C01300	JENKINS TN COMMUNITY PROPERTY TRUST	1005 VISTA CIR	FRANKLIN	TN	37064
089C-D01200	BUTCHER JESSE	325 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01300	ROMAN JEFFERY S	329 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01400	RIFFEL LAWRENCE S	333 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01500	CROSSER FAMILY TRUST	4008 36TH AVE S	PALMETTO	FL	34221
089C-D01600	BLACKSTONE DEENA	341 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01700	STIVERS NORMAN O	345 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01800	FABER JOHN J	349 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01900	GROVE BRIAN M	353 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02000	MASSEY TOMMY S	357 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02100	BERTONE DANIEL P	361 DANDRIDGE DR	FRANKLIN	TN	37067
089D-D01000	HASSLER MICHAEL C	1137 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01100	OKERSON C ALBERT	P O BOX 681845	FRANKLIN	TN	37068-1845
089D-D01200	MITCHELL MICHAEL J	1136 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01300	GODWIN J MARK	1140 CROSS CREEK DR	FRANKLIN	TN	37067

AS-MEASURED CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°08'08" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

RECORD PLAT CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

AS-MEASURED LINE DATA

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'	L6	N 21°59'05" W	70.63'
L2	S 07°54'51" W	30.15'	L7	S 01°44'38" W	87.43'
L3	N 07°54'51" E	89.38'	L8	N 82°10'44" W	76.68'
L4	N 36°28'24" E	83.92'	L9	S 82°06'05" E	133.09'
L5	N 14°08'29" W	106.71'	L10	S 41°44'20" E	275.21'

RECORD PLAT LINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°48'39" W	87.50'
L18	N 82°03'46" W	77.24'

LEGAL DESCRIPTION (PER TITLE COMMITMENT #180510JM)

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO (RESUBDIVISION OF LOT 9 AND WILD DUCK REALTY SUBDIVISION FINAL PLAT, REVISION TWO, RESUBDIVISION OF LOT 1) OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM H. WALKER, BY WARRANTY DEED, FROM RECORP MORTGAGE INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, DATED MAY 3, 1999, OF RECORD IN BOOK 1839, PAGE 327, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER TITLE COMMITMENT #184030)

TRACT I

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT(S) 14, AS SHOWN ON THE MAP ENTITLED FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO, OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JUNE 5, 1998 FROM SUNTRUST BANK, NASHVILLE, N.A. OF RECORD IN DEED BOOK 1678, PAGE 848, SAID REGISTER'S OFFICE. WALKER FAMILY PARTNERS, LP MERGED INTO WALKER FAMILY PARTNERS, A GENERAL PARTNERSHIP BY CERTIFICATE OF MERGER OF RECORD IN DEED BOOK 1939, PAGE 875, SAID REGISTER'S OFFICE.

TRACT II

A TRACT OF LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE FINAL PLAT OF REVISION THREE WILD DUCK REALTY SUBDIVISION RESUBDIVISION OF LOT NO. 3 AS OF RECORD IN PLAT BOOK 30, PAGE 91, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED DATED DECEMBER 29, 2000 OF RECORD IN DEED BOOK 2102, PAGE 353, SAID REGISTER'S OFFICE.



Revision Date _____
△ _____
△ _____
△ _____
△ _____

SITE DATA CHART

PROJECT NAME:

PROJECT #:

ADDRESS:

COUNTY:

CIVIL DISTRICT:

EXISTING ZONING:

PROPOSED ZONING:

EXISTING CHARACTER AREA:

ENVISION FRANKLIN:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

ACREAGE OF SITE:

SQUARE FOOTAGE OF SITE:

EXISTING TREE CANOPY:

APPLICANT:

ADDRESS:

CONTACT:

WOOD DUCK COURT
PUD SUBDIVISION
6991

WOOD DUCK COURT
FRANKLIN
WILLIAMSON
TENNESSEE
9TH

GC
SD-A (11.34)
MECO-S
REGIONAL COMMERCE & CONSERVATION
FFO, FWO, HHO BUFFER
EITHER
20.90 AC
910,519 SF

637,972 SF
(70%)

GDC
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

EXISTING TREE CANOPY

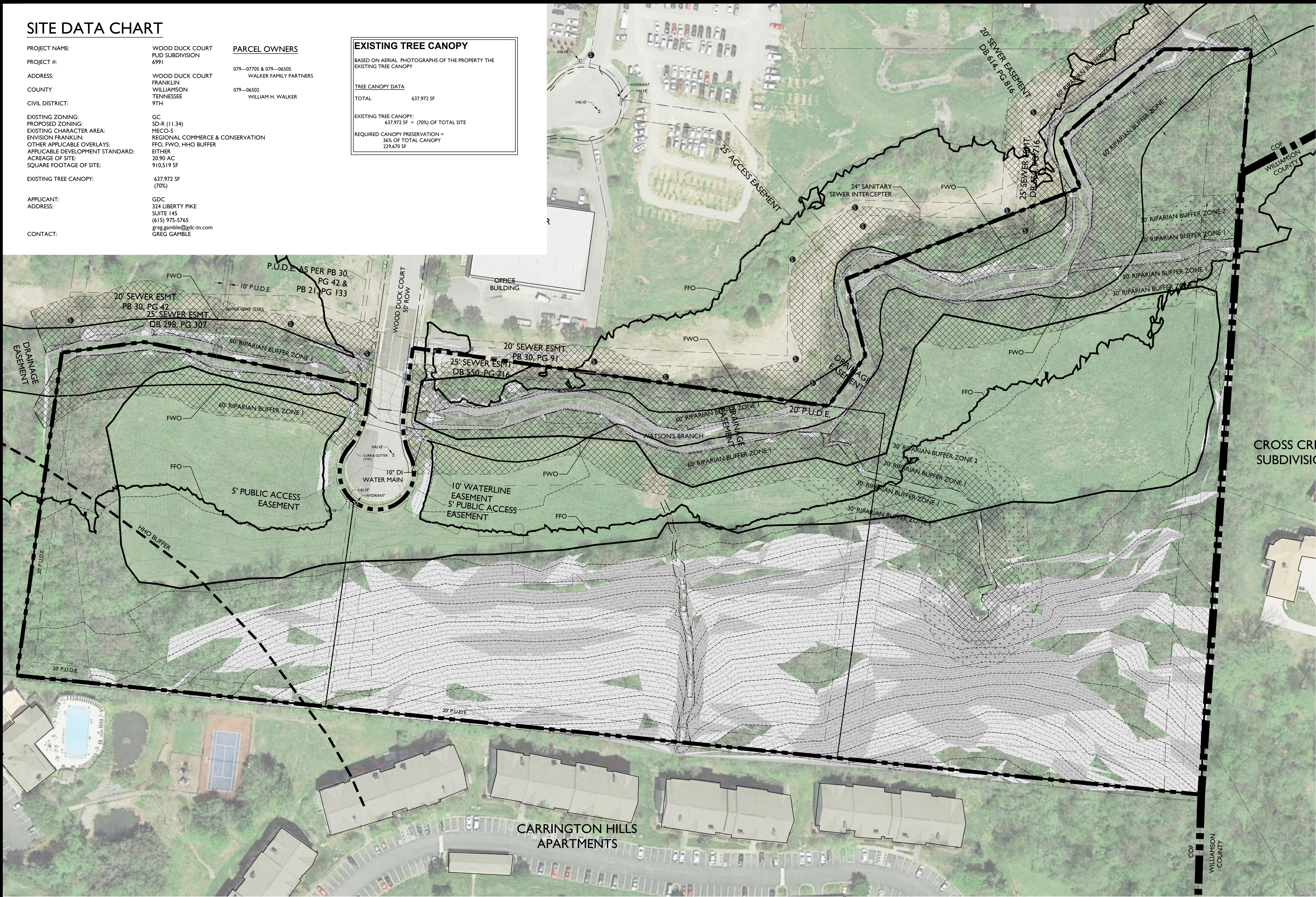
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE
EXISTING TREE CANOPY

TREE CANOPY DATA

TOTAL 637,972 SF

EXISTING TREE CANOPY:
637,972 SF = (70%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
35% OF TOTAL CANOPY
223,670 SF



KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +

NOTES:

1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

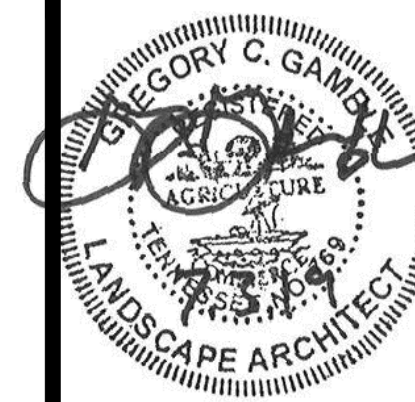
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

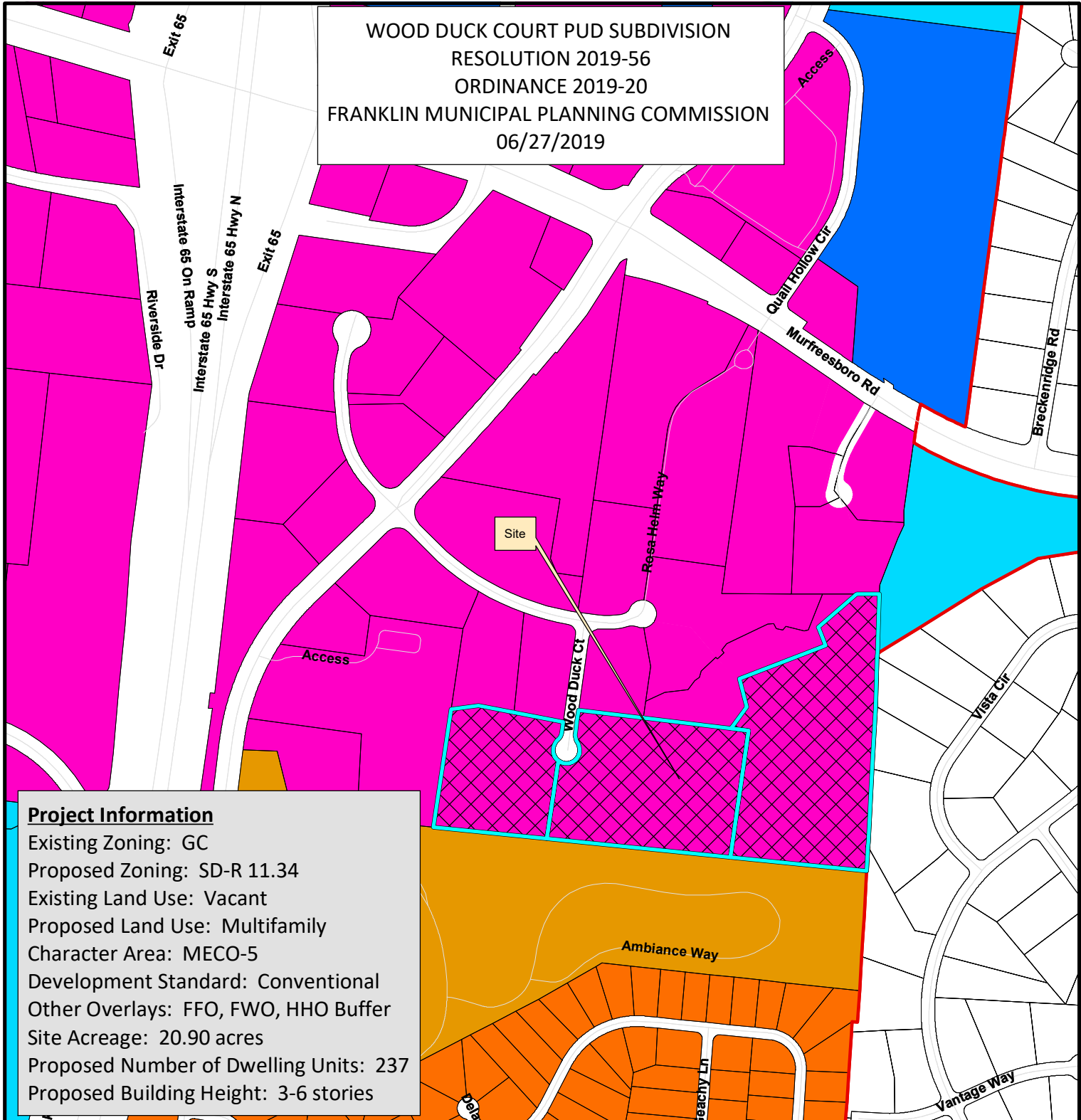
WOOD DUCK COURT PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△
△

EXISTING
CONDITONS
SHEET
CI.1
COF 6991

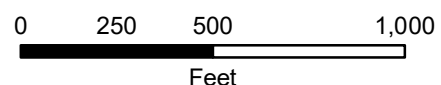
WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

- | | |
|--|---------------------------------------|
| Wood Duck Court PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 20

Engineering - PUD Plan Checklist

General Issues

9. Cover Sheet Note

joe.marlo@franklintn.gov

Applicant to place the following note on the Development Plan Cover Sheet:

"Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards."

greggamble209@gmail.com

Note added.

joe.marlo@franklintn.gov

Note has been provided on the cover sheet (thank you). Note shall remain open to serve as a Condition of Approval.

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

10. F. Development Plan

kevin.long@franklintn.gov

Add a roadway cross section for the access drive and new bridge. The access should be wide enough to allow for two-way traffic.

greggamble209@gmail.com

Access drive has been dimensioned on plans to show two-way traffic is allowable.

kevin.long@franklintn.gov

The previous comment

"Add a roadway cross section for the access drive and new bridge. The access should be wide enough to allow for two-way traffic."

was not addressed.

Applicant shall include a roadway typical cross-section detail for the access drive, indicating pavement width and how roadway drainage is accounted for. (Cross-slope of the drive, type of curb, if gutter or ditch sections are to be used.)

[Edited By Kevin Long]

greggamble209@gmail.com

A typical roadway cross section has been added to sheet C4.0.

kevin.long@franklintn.gov

Applicant shall add a label specifying the cross-section is applicable only to the access drive. Applicant shall add note below cross-section: "Preliminary design only, curb and pavement details to be finalized at the site plan stage."

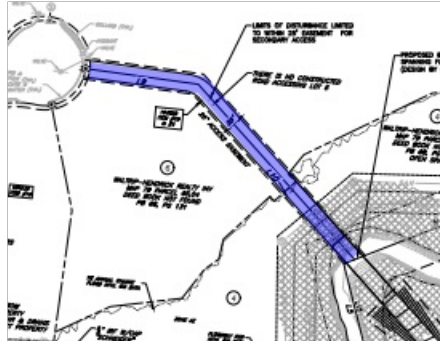
25. Grades

joe.marlo@franklintn.gov

Show conceptual existing / proposed grades for the work in the area highlighted below, showing that the connection can be made at reasonable grades.

There is an approved but not yet constructed Site Plan for this property with grading along this easement (Darrel Waltrip Volvo COF 6579).

The LOD shall be revised to encompass this work.



greggamble209@gmail.com

Conceptual proposed grading has been added to the access road in the easement. The LOD has been adjusted to reflect this change.

joe.marlo@franklintn.gov

Conceptual grade lines have been added (thank you).

Please provide contour labels for the grade lines added on the north side of the stream.

greggamble209@gmail.com

Contour labels have been added on the north side of the stream.

joe.marlo@franklintn.gov

Contours provided (thank you).

At the Site Plan submittal, the profile shown on C5.0 shall meet City of Franklin Street Standards, including grade (10% max) and k values.

26. Utilities

joe.marlo@franklintn.gov

Utilities are not permitted below permeable pavement. Locate dry or wet utility lines a minimum of 5 feet away from pavement applications. [COF BMP Manual GIP-03 pg. 5]

greggamble209@gmail.com

The sanitary sewer has been adjusted to run 5-ft away from the curb and permeable pavement. The water line has been moved 10-ft away from the sewer inside the curb under decorative pavers (non-permeable) in the parking row.

joe.marlo@franklintn.gov

Darken the hatching of the permeable pavers on the Grading Plan (C3.0) for visibility purposes, and provide a separate hatch for the decorative, non-permeable pavers.

Please also show permeable / non-permeable hatches on the Utility Plan (C5.0).

greggamble209@gmail.com

A separate hatch pattern showing the decorative pavers has been added and both hatches have been darkened on C3.0 and C5.0.

joe.marlo@franklntn.gov

Utilities shown have been located outside of paver hatching on the Development Plan, however the construction feasibility of that shown is uncertain.

At the Site Plan submittal, utilities shall not located in permeable pavement areas. Dry and wet utility lines shall be located a minimum of 5 feet away from permeable pavement applications. [COF BMP Manual GIP-03 pg. 5]

64. F. Development Plan

jimmy.wiseman@franklntn.gov

At the site plan submittal, the development must provide a no-rise certificate along with the hydrologic and hydraulic study for the alterations in the floodplain and floodway. The applicant shall remove the crossed out language in the following note on the plans.

~~STORMWATER CONVEYANCE AND/OR LEVEL SPREADER PRACTICES~~

IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH FINAL CONSTRUCTION DRAWINGS. A HYDRAULICS AND HYDROLOGY STUDY WILL BE PERFORMED ~~IN LIEU OF FLOODPLAIN COMPENSATION.~~

[Edited By Jimmy Wiseman]

greggamble209@gmail.com

The language has been removed from C3.0.

joe.marlo@franklntn.gov

At the site plan submittal, the development must provide a no-rise certificate along with the hydrologic and hydraulic study for the alterations in the floodplain and floodway.

67. Existing Conditions

joe.marlo@franklntn.gov

The following is a newcomment based on newinformation shown / not shown (existing easements removed from C1.1).

Applicant to show existing easements on the Existing Conditions Sheet C1.1, similar to that shown on the previous submittal.

68. FFO

joe.marlo@franklntn.gov

The following is a newcomment based on newinformation shown / not shown (proposed limits of floodplain removed from drawings).

Applicant to conceptually show and label the proposed FFO lines (based on the revised grading) on the Development Plans.

71. H. Stormwater Management Plan

This is an advisory comment which should not hinder approval of the Development Plan:

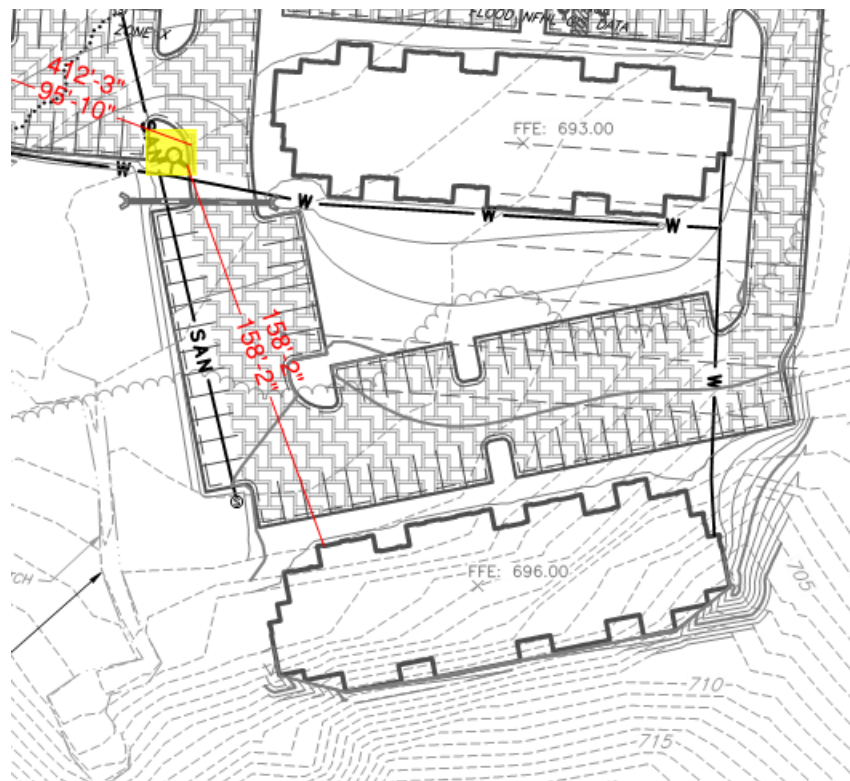
The submitted Development Plan proposes to utilize stormwater treatment practices which are not outlined in the City's BMP Manual and for which site-specific design information is not available at this time. At Site Plan, the applicant shall coordinate with COF Engineering and Stormwater staff to provide acceptable equivalent measures for stormwater treatment to the standard treatment practices outlined in the BMP Manual, including detailed design information and proposed equivalencies for stormwater treatment credit. While not anticipated to be necessary, any disagreement between the development design team and the City Engineer regarding proposed equivalent measures which cannot be resolved at staff level shall be submitted as a variance for approval by the Stormwater Appeals Board.

Fire Protection Review

General Issues

69. Hydrant spacing

curt.edelmann@franklin.tn.gov Hydrant spacing shown on Sheet C5.0 is acceptable except for the building at the far southeast corner of the property. The distance between a hydrant and the fire department connection cannot exceed 150-feet.



Fire-Planning

General Issues

29. Fire Protection

curt.edelmann@franklintn.gov Please provide the results of 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 or fire sprinklers shall be provided if not otherwise required.

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 Mobley.

greggamble209@gmail.com ***The process for a fire flow test has been initiated.***

curt.edelmann@franklintn.gov Sheet C5.0 does not show hydrant locations. Maximum spacing is 500-feet. Submit water flow information when it becomes available.
[Edited By Curt Edelmann]

greggamble209@gmail.com ***Fire hydrants have been added to C5.0. The fire flow test has been completed and has been submitted in this package***

curt.edelmann@franklintn.gov The flow test must be witnessed by the fire department to be accepted. Contact Inspector Mobley at 615-791-3270 to witness the test.

Parks

General Issues

70. Parkland Impact Fee

kevinl@franklintn.gov Impact Fees are due at the final plat for the development.

The reduction in units from 241 to 237 has lowered the fee price to \$1,020,048.

If you decided to ask for any offsets or reimbursements this will require a contact that must be completed before the project can move forward.

[Edited By Kevin Lindsey]

Planning

General Issues

52. FWO and FFO

amy.diaz-barriga@franklintn.gov

No new buildings can be in the floodplain. The FFO line will have to be relocated before buildings can be permitted in the locations shown.

greggamble209@gmail.com Noted

amy.diaz-barriga@franklintn.gov

No new buildings can be in the floodplain. The FFO line will have to be relocated before buildings can be permitted in the locations shown.

53. sidewalk connection

amy.diaz-barriga@franklintn.gov

There should be a sidewalk connection between the areas of Building 6 and Building 7.

greggamble209@gmail.com Sidewalk has been added.

amy.diaz-barriga@franklintn.gov

Identify the sidewalk between buildings 6 and 7 in more detail on sheet C2.0. It is hard to see on current plans.
[Edited By Amy Diaz-Barriga]

66. Entitlements

amy.diaz-barriga@franklintn.gov

Unit Count and Square footage shown on the development plan and rezoning are not entitlements. Densities and Square Footages shown on this plan and the rezoning are meant to represent the maximum allowance. Additional design and information will be required at site plan and will be required to meet all of the City's codes and ordinances. This may mean that the maximum allowance of density/square footage cannot be accommodated on the site, and that the site plan will render a smaller footprint/unit count.

greggamble209@gmail.com Noted

amy.diaz-barriga@franklintn.gov

FYI: Unit Count and Square footage shown on the development plan and rezoning are not entitlements. Densities and Square Footages shown on this plan and the rezoning are meant to represent the maximum allowance. Additional design and information will be required at site plan and will be required to meet all of the City's codes and ordinances. This may mean that the maximum allowance of density/square footage cannot be accommodated on the site, and that the site plan will render a smaller footprint/unit count.

Wood Duck Court PUD Subdivision Development Plan - Initial Submittal - 05.13.2019.pdf

38. Public Notification

christopher.andrews@franklintn.gov Required notification shall be sent by the applicant at least 15 days prior to FMPC meeting. The applicant shall provide public notice affidavit, copy of letter, and list of property owners within 500 feet to whom the letters will be sent with the resubmittal.

***PLEASE NOTE: The City of Franklin Zoning Ordinance requires that notices be sent by both First Class and Certified Mail to property owners within 500ft of the subject property. Notification for the rezoning and development plan application may be combined, and must be sent no later than 15 days prior to the public hearing. (For the June 27, 2019 FMPC meeting, notices shall be sent no later than June 12, 2019.)

greggamble209@gmail.com Noted

Planning (Landscape)

General Issues

63. Formal Open Space

jason.arnold@franklintn.gov At Site Plan, applicant shall delineate the Formal Open Space with plants and or amenities to justify the space claimed is formal and not just an arbitrary line drawn to meet minimum requirements.

greggamble209@gmail.com Noted.

jason.arnold@franklintn.gov Comment to remain open as a reminder.

Stormwater

General Issues

32. Riparian Buffer

jeff.willoughby@franklintn.gov **If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well.

greggamble209@gmail.com Buffer management plan has been submitted.

jeff.willoughby@franklintn.gov Due to encroachment within the 60' Riparian Zone 1 buffer a variance request to the City Engineer shall be submitted. This shall be submitted and approved BEFORE final development plan approval will be granted. In the case of variance denial by the City Engineer, an appeal to the Stormwater Appeals Board may be requested.

greggamble209@gmail.com Variance request has been submitted.

jeff.willoughby@franklintn.gov This has been received and is being reviewed. Development plan approval will be contingent on the variance request first being approved.

Water/Sewer

General Issues

5. Overall utility plan

ben.mcneil@franklin.tn.gov	Applicant shall provide an overall utility plan. The utility plan shall include all public domestic water, sanitary sewer and reclaim water that will serve the proposed site. Any proposed utility lines shall have a detailed plan and profile submitted for Water Management review. The sanitary sewer mains shall maintain the center of the streets. Water shall be 10' from sewer and not be designed under curbs.
greggamble209@gmail.com	<i>Understood. There is no proposed water or sewer main located under public roads.</i>
ben.mcneil@franklin.tn.gov	The applicant failed to address the issue of the sanitary sewer maintaining the center of the proposed drive isles. The sanitary sewer shall be clear of all structures, curbing and landscaping. The sanitary sewer will be designed to extend a public sewer main to the property line on the west and east side of the projects. From there the sewer will be private. During site plan stage, the sewer must still meet design standards and all testing will apply. [Edited By Ben McNeil]
greggamble209@gmail.com	Noted
ben.mcneil@franklin.tn.gov	Per the meeting held with the applicant on 7/9/19, the sanitary sewer and water layout is going to be revised. There are issues with all utilities that will serve the proposed site and how they will be placed through the site. The storm water calculations must be performed for the applicant to know the amount of space available for the utility installation areas. The applicant shall review the storm water calcs and then determine an acceptable location for the utility placement throughout the site. This will be determined with the site plan. If at site plan the utility placement does not meet Franklin specifications, the plan will not be permitted to move forward. [Edited By Ben McNeil]

42. Water

ben.mcneil@franklin.tn.gov

The applicant shall show the water and fire meter lines at the property line. From there the internal water lines to the site shall be designed as private. The water lines shall be designed to be out from under structures, trees, etc.



greggamble209@gmail.com

The proposed meter locations have been added to sheet C5.0. The meter boxes were placed such that there is minimal crossing of permeable pavement to serve the site.

ben.mcneil@franklin.tn.gov

The applicant has adjusted the meter areas for water and fire service. At site plan, the meter location will be looked at critically and at that time the final placement will be determined.

Zoning

General Issues

62. Floodway

shanna.mccoy@franklin.tn.gov	Advisory Note: As discussed in meetings with Steve Casey and State NFIP Coordinator Amy Miller, the H & H study must produce a no rise for future approvals on the site plan.
greggamble209@gmail.com	Noted
shanna.mccoy@franklin.tn.gov	Comment to remain open as project consideration and advisory note: Advisory Note: As discussed in meetings with Steve Casey and State NFIP Coordinator Amy Miller, the H & H study must produce a no rise for future approvals on the site plan.

SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT
PROJECT #: 6992
ADDRESS: WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC
PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-5
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 20.90 AC
SQUARE FOOTAGE OF SITE: 910,519 SF
MINIMUM SETBACKS: FRONT: 20'
SIDE: 10'
REAR: 20'
OWNERS: 079-07705 & 079-06505
WALKER FAMILY PARTNERS
079-06502
WILLIAM H. WALKER
APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 88
BUILDING SQUARE FOOTAGE: 214,481 SF
BUILDING HEIGHT: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT: 1.5 / 1BR : 224
2.5 / 2 BR : 220
TOTAL: 444
MAXIMUM PARKING LIMIT: 489
EXISTING PARKING: N/A
PROVIDED PARKING: 429
RESIDENTIAL DENSITY: 11.34 D.U.A.
PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

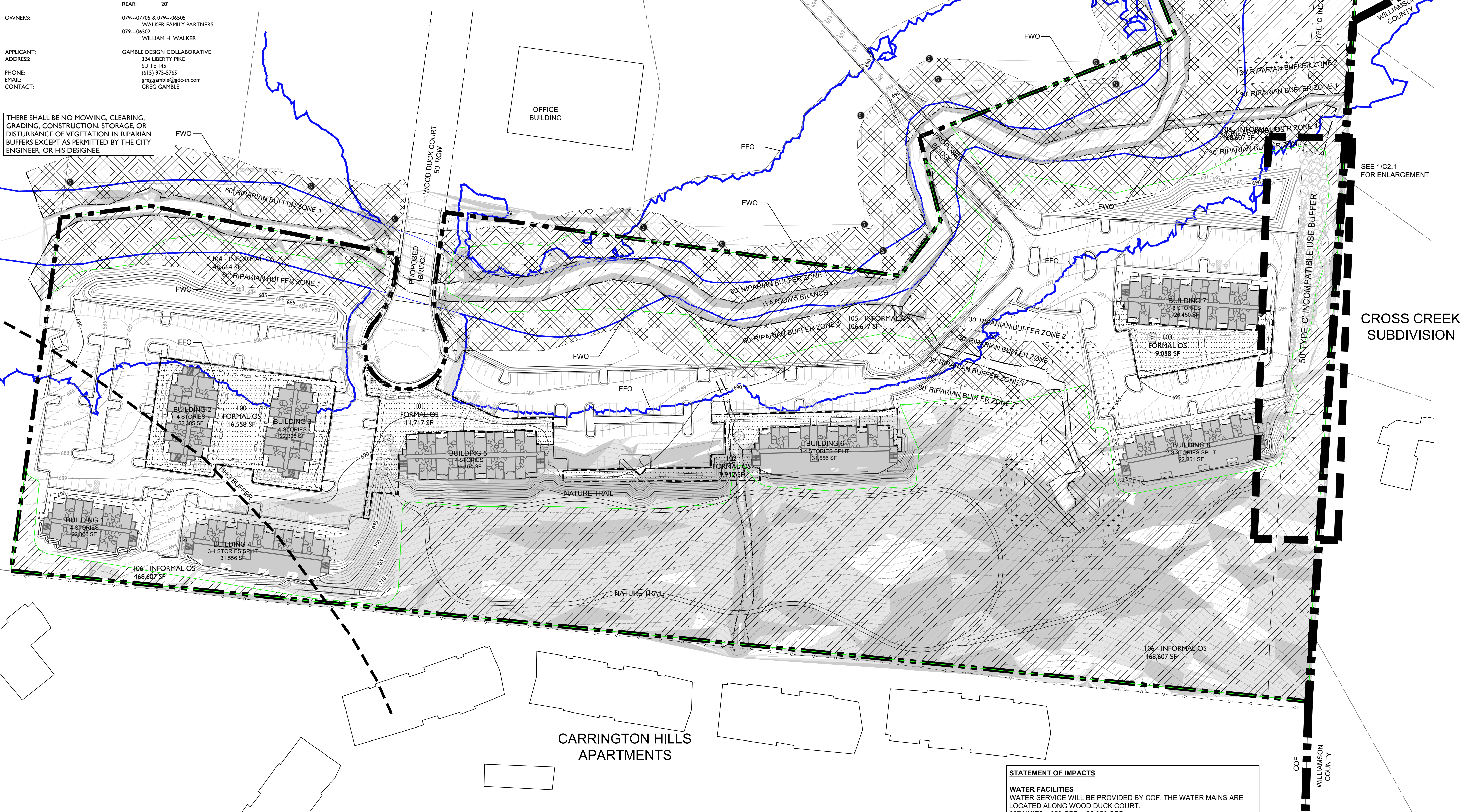
*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT: 1.4 / 1BR : 209
2.5 / 2 BR : 220
TOTAL: 429

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.

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.

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



CARRINGTON HILLS APARTMENTS

CROSS CREEK SUBDIVISION

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF
PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,255 SF
INFORMAL = 621,561 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY: 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY: 454,867 SF (10.44 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 38% (229,670 SF; 5.27 AC)
PROVIDED CANOPY PRESERVATION: 454,867 SF; 10.44 AC (198% OF REQUIRED)

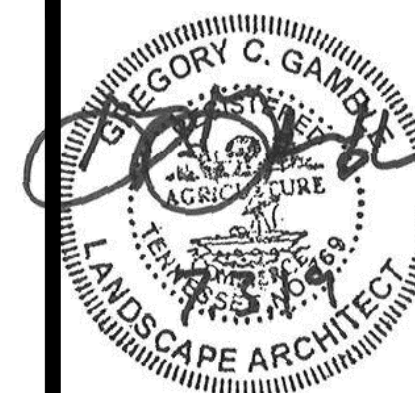
STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△
△
△
△
△

DEVELOPMENT
PLAN

SHEET
C2.0

COF 6992



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.0



FRONT ELEVATION- Bldg. #5
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #4 & #6
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION



FRONT ELEVATION- Bldg. #1,#2 & #3
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 07/01/2019
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Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #7 & #8
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



Ben Johnson

PAD

Purser Architecture+Design, PLLC
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

Community Housing Partnership
of Williamson County
129 W. Fowlkes Street #128
Franklin, TN 37064

Wood Duck Court
Franklin, TN 37064



No.	Revision/Issue	Date
-----	----------------	------

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Perspective Rendering

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.4

WOOD DUCK COURT

PUD SUBDIVISION

DEVELOPMENT PLAN

SD-R (11.34) (SPECIAL DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

APPLICANT & LANDSCAPE ARCHITECT:

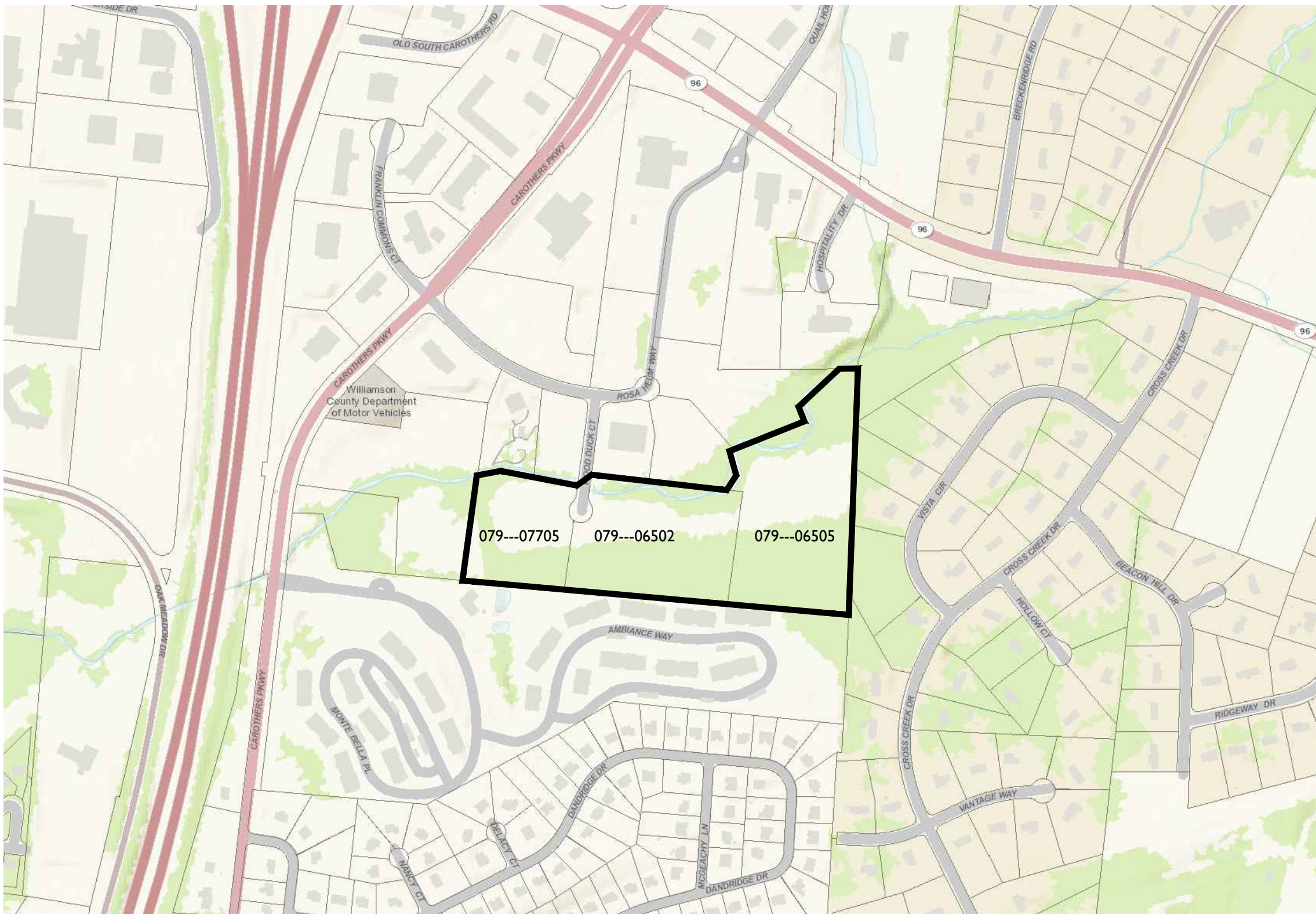
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER & SURVEYOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC
STEVE CASEY
325 SEABOARD LANE
SUITE 170
FRANKLIN, TN 37067
615-333-7797
scasey@cec.com

ARCHITECT

DAVE PURSER
PURSER ARCHITECTURE & DESIGN, PLLC
2819 COLUMBINE PLACE
SUITE 5
NASHVILLE, TN 37204
615-943-8615
dave@padpllc.com



NOT TO SCALE

PARCELS

079---07705
079---06502
079---06505

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)

PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

NOTE
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

PUD TO BE CONSOLIDATED INTO ONE LOT AT FINAL PLAT

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	INCOMPATIBLE USE BUFFER
C3.0	OVERALL SITE GRADING
C4.0	ROW AND ACCESS PLAN
C5.0	OVERALL SITE UTILITIES
A1.0	ARCHITECTURE
A1.1	ARCHITECTURE
A1.2	ARCHITECTURE
A1.3	ARCHITECTURE
A1.4	ARCHITECTURE
EX1	BUFFER MANAGEMENT PLAN EXHIBIT
EX1.1	WETLAND RECREATION AREA EXHIBIT
EX2	FORMAL OPEN SPACE EXHIBIT

WOOD DUCK COURT PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	WOOD DUCK COURT PUD SUBDIVISION
COF PROJECT NUMBER:	6992
TAX MAP & PARCELS:	MAP 79 - PARCELS 77.05, 65.02, 65.05
ADDRESS:	WOOD DUCK COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH

EXISTING SITE ACREAGE:	20.90 AC
CHARACTER OVERLAY	MECO-5
OTHER APPLICABLE OVERLAYS:	FFO, FWO, HHO BUFFER
EXISTING ZONING	GC - GENERAL COMMERCIAL
PROPOSED ZONING	SD-R (11.34)

APPLICABLE DEVELOPMENT STANDARDS:	EITHER (CONVENTIONAL APPLIED)
-----------------------------------	-------------------------------

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1.6R to 1.4 spaces per unit, which is consistent with similar developments

MINIMUM PARKING REQUIREMENT:		
1.4 / 1BR :	209	
2.5 / 2 BR :	220	
TOTAL :	429	



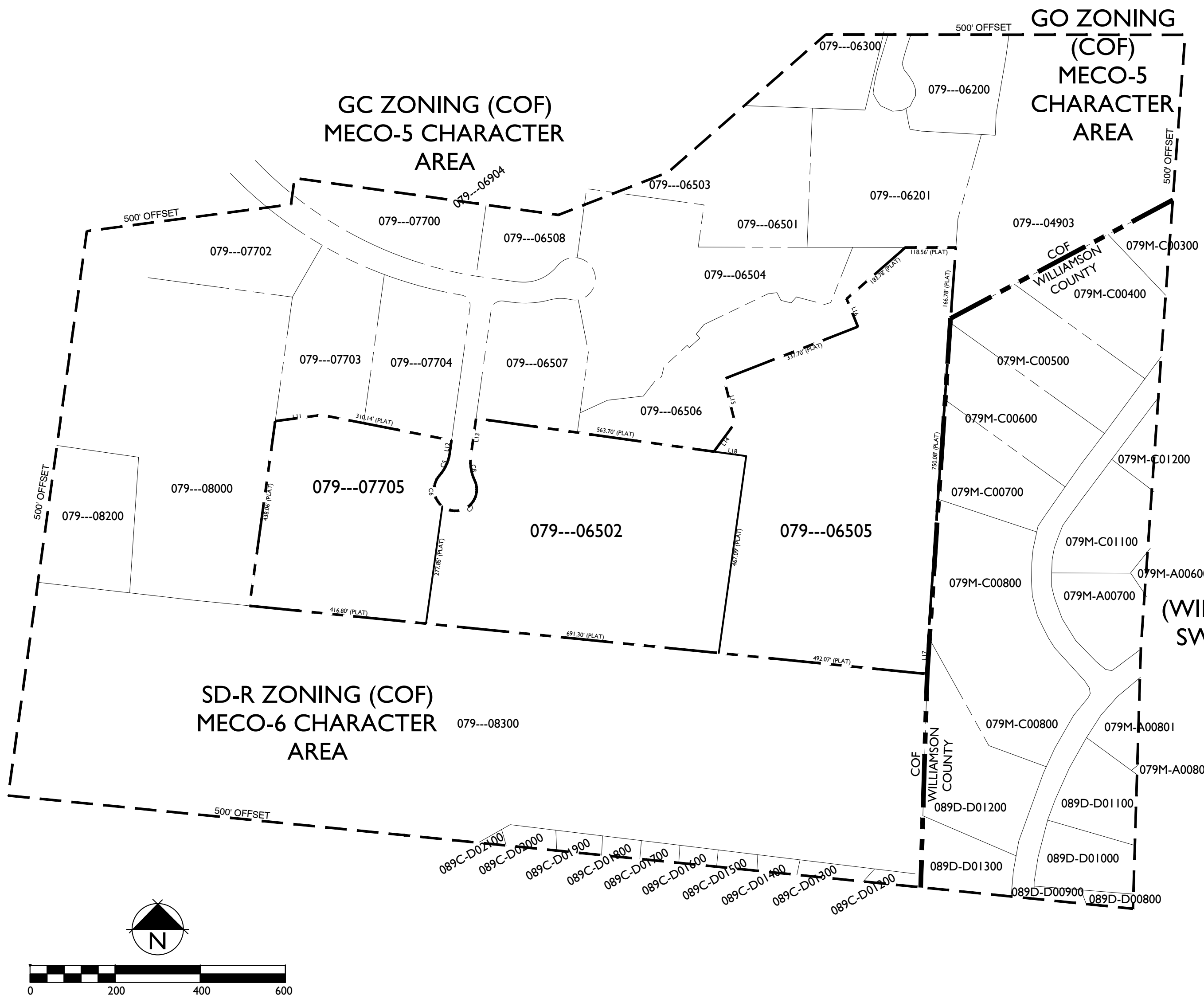
PRE-APP SUBMITTAL: 04.29.2019
INITIAL SUBMITTAL: 05.13.2019
RESUBMITTAL: 07.03.2019
ONE STOP:
COF: 6992



Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326
www.cecinc.com



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



CkD Culleoka silt loam, 12 to 20 percent slopes
CkE Culleoka silt loam, 20 to 35 percent slopes
Hu Huntington silt loam, phosphatic
Lp Lindell silt loam, 0 to 2 percent slopes, occasionally flooded

SOIL MAP - N.T.S.

ADJACENT PROPERTY OWNERS

PARCEL NUMBER	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
079M-A00801	FROST BENJAMIN D	1129 CROSS CREEK DR	FRANKLIN	TN	37067
079---06200	PIERCE THOMAS H	909 DIVISION ST STE 201	NASHVILLE	TN	37203
079---06201	MANGI BA GP	6210 HOSPITALITY DR	FRANKLIN	TN	37068
079---06300	CEMETERY BEECH /PIERCE THOMAS H	909 DIVISION ST #201	NASHVILLE	TN	37203
079---06501	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06502	WALKER WILLIAM H	1175 HILLVIEW LN	FRANKLIN	TN	37064
079---06503	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06504	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06505	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---06506	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06507	NA FRANKLIN INV PARTNERS	28 WHITE BRIDGE RD	NASHVILLE	TN	37205
079---06508	WALTRIP-HENDRICK REALTY INV	6000 MONROE RD	CHARLOTTE	NC	28212
079---06904	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07700	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---07701	PEDIGO-FRANKLIN PROP LP	1711 OLD FORT PKWY #A	MURFREESBORO	TN	37129
079---07702	WALKER FAMILY PARTNERS	PO BOX 680998	FRANKLIN	TN	37068
079---07703	1MOSAICRE LLC	612 WARD CIR	OLD HICKORY	TN	37138-1952
079---07704	SMITH PARTNERS LLC	244 COOL SPRINGS BLVD	FRANKLIN	TN	37067
079---07705	WALKER FAMILY PARTNERS	PO BOX 725	BRENTWOOD	TN	37024-0725
079---08000	SOAR ADVENTURE TOWER LLC	704 THURROCK CIR	BRENTWOOD	TN	37027
079---08200	NICHOLS J DONALD	416 JACKSON BLVD	NASHVILLE	TN	37205
079---08300	UNITED DOMINION REALTY LP	1745 SHEA CENTER DR #200	HIGHLANDS RANCH	CO	80129
079M-A00600	MASSEY RODNEY IRVIN JR	1124 CROSS CREEK DR	FRANKLIN	TN	37067
079M-A00700	KING CHARLES G	1128 CROSS CREEK DR	FRANKLIN	TN	37067
079---04903	OFFICES RESERVE AT CROSS CREEK LLC	1650 MURFREESBORO RD #205	FRANKLIN	TN	37067
079M-C00300	FONTANA MATTHEW F	1006 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00400	ELLIOTT ANDREW P	1008 VISTA CIR	FRANKLIN	TN	37067
079M-C00500	MAGNESS DANNY R	1010 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00600	RICHARDS BRUCE G SR	1012 VISTA CIRCLE	FRANKLIN	TN	37067
079M-C00700	JENNINGS RUSSELL ALAN	1016 VISTA CIR	FRANKLIN	TN	37067
079M-C00800	SANTANA JENNIFER	1018 VISTA CIR	FRANKLIN	TN	37067
079M-C00900	BLAIR ROBERT DOUGLAS REV LIV TRUST	1020 VISTA CIR	FRANKLIN	TN	37064
079M-C01100	CALHOON BRET	1013 VISTIA CIR	FRANKLIN	TN	37067
079M-C01200	STEPHENS JAMES CRAIG	1009 VISTA CIR	FRANKLIN	TN	37067
079M-C01300	JENKINS TN COMMUNITY PROPERTY TRUST	1005 VISTA CIR	FRANKLIN	TN	37064
089C-D01200	BUTCHER JESSE	325 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01300	ROMAN JEFFERY S	329 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01400	RIFFEL LAWRENCE S	333 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01500	CROSSER FAMILY TRUST	4008 36TH AVE S	PALMETTO	FL	34221
089C-D01600	BLACKSTONE DEENA	341 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01700	STIVERS NORMAN O	345 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01800	FABER JOHN J	349 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D01900	GROVE BRIAN M	353 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02000	MASSEY TOMMY S	357 DANDRIDGE DR	FRANKLIN	TN	37067
089C-D02100	BERTONE DANIEL P	361 DANDRIDGE DR	FRANKLIN	TN	37067
089D-D01000	HASSLER MICHAEL C	1137 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01100	OKERSON C ALBERT	P O BOX 681845	FRANKLIN	TN	37068-1845
089D-D01200	MITCHELL MICHAEL J	1136 CROSS CREEK DR	FRANKLIN	TN	37067
089D-D01300	GODWIN J MARK	1140 CROSS CREEK DR	FRANKLIN	TN	37067

AS-MEASURED CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°08'08" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

RECORD PLAT CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

AS-MEASURED LINE DATA

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'	L6	N 21°59'05" W	70.63'
L2	S 07°54'51" W	30.15'	L7	S 01°44'38" W	87.43'
L3	N 07°54'51" E	89.38'	L8	N 82°10'44" W	76.68'
L4	N 36°28'24" E	83.92'	L9	S 82°06'05" E	133.09'
L5	N 14°08'29" W	106.71'	L10	S 41°44'20" E	275.21'

RECORD PLAT LINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°48'39" W	87.50'
L18	N 82°03'46" W	77.24'

LEGAL DESCRIPTION (PER TITLE COMMITMENT #180510JM)

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO (RESUBDIVISION OF LOT 9 AND WILD DUCK REALTY SUBDIVISION FINAL PLAT, REVISION TWO, RESUBDIVISION OF LOT 1) OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM H. WALKER, BY WARRANTY DEED, FROM RECOPR MORTGAGE INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, DATED MAY 3, 1999, OF RECORD IN BOOK 1839, PAGE 327, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER TITLE COMMITMENT #184030)

TRACT I

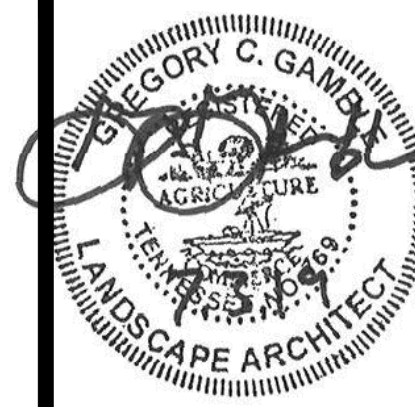
LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT(S) 14, AS SHOWN ON THE MAP ENTITLED FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION FOUR, REVISION TWO, OF RECORD IN PLAT BOOK 30, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, LP, A TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JUNE 5, 1998 FROM SUNTRUST BANK, NASHVILLE, N.A. OF RECORD IN DEED BOOK 1678, PAGE 848, SAID REGISTER'S OFFICE. WALKER FAMILY PARTNERS, LP MERGED INTO WALKER FAMILY PARTNERS, A GENERAL PARTNERSHIP BY CERTIFICATE OF MERGER OF RECORD IN DEED BOOK 1939, PAGE 875, SAID REGISTER'S OFFICE.

TRACT II

A TRACT OF LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE FINAL PLAT OF REVISION THREE WILD DUCK REALTY SUBDIVISION RESUBDIVISION OF LOT NO. 3 AS OF RECORD IN PLAT BOOK 30, PAGE 91, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WALKER FAMILY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY SPECIAL WARRANTY DEED DATED DECEMBER 29, 2000 OF RECORD IN DEED BOOK 2102, PAGE 353, SAID REGISTER'S OFFICE.



Revision Date _____
△ _____
△ _____
△ _____
△ _____

SITE DATA CHART

PROJECT NAME:

PROJECT #:

ADDRESS:

COUNTY:

CIVIL DISTRICT:

EXISTING ZONING:

PROPOSED ZONING:

EXISTING CHARACTER AREA:

ENVISION FRANKLIN:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

ACREAGE OF SITE:

SQUARE FOOTAGE OF SITE:

EXISTING TREE CANOPY:

APPLICANT:

ADDRESS:

CONTACT:

WOOD DUCK COURT
PUD SUBDIVISION
6992

WOOD DUCK COURT
FRANKLIN
WILLIAMSON
TENNESSEE
9TH

GC
SD-A (11.34)
MECO-S
REGIONAL COMMERCE & CONSERVATION
FFO, FWO, HHO BUFFER
EITHER
20.90 AC
910,519 SF

637,972 SF
(70%)

GDC
324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

PARCEL OWNERS

079---07705 & 079---06505
WALKER FAMILY PARTNERS

079---06502
WILLIAM H. WALKER

EXISTING TREE CANOPY

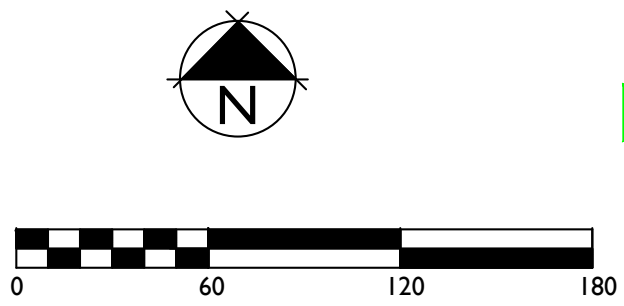
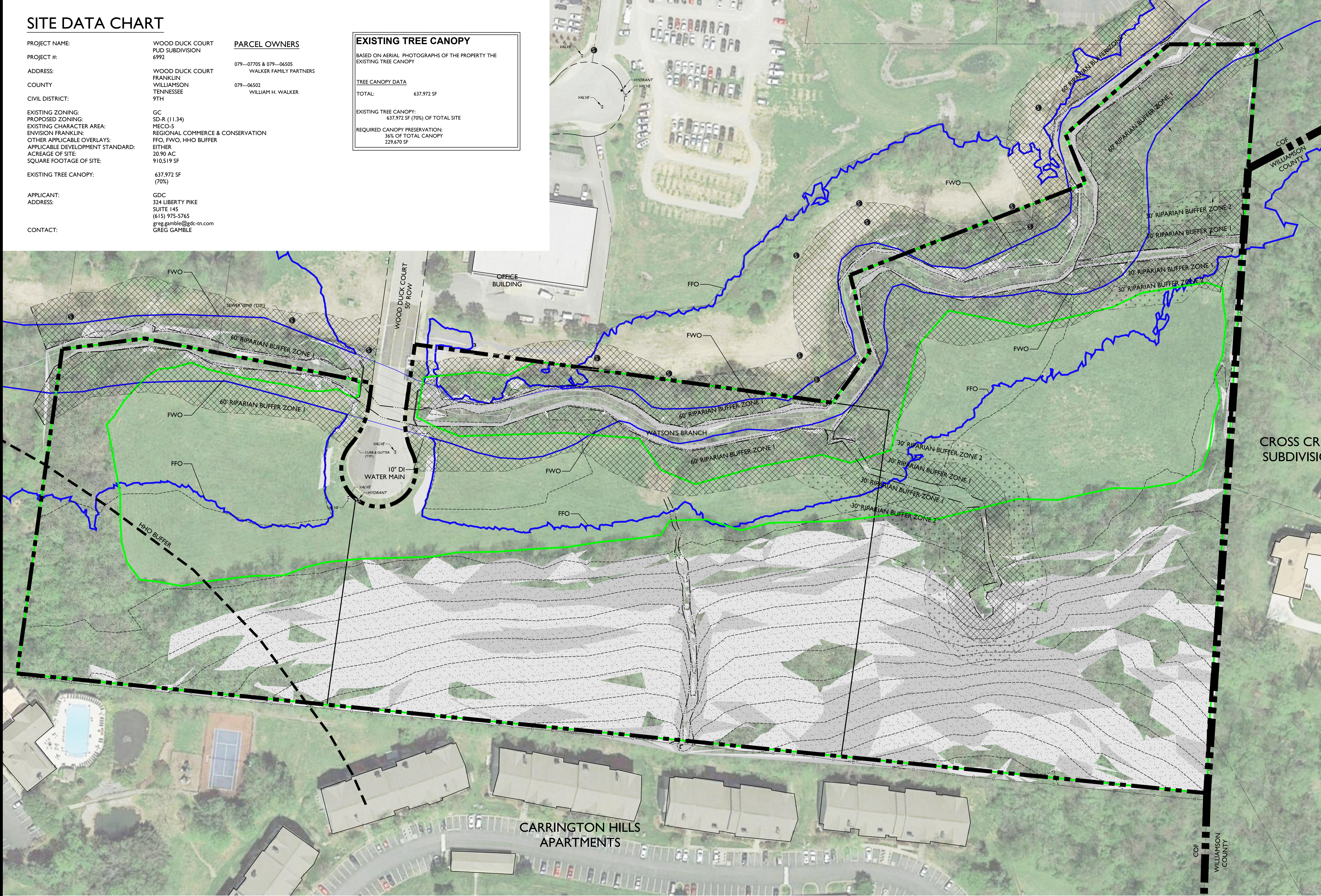
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE
EXISTING TREE CANOPY

TREE CANOPY DATA

TOTAL: 637,972 SF

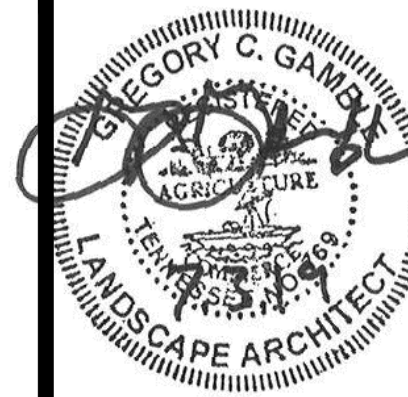
EXISTING TREE CANOPY:
637,972 SF (70%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
35% OF TOTAL CANOPY
229,670 SF



- KEY
- EXISTING CANOPY
- RIPIARIAN ZONE 'A'
- RIPIARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +

- NOTES:
1. THERE ARE FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO & PARCEL LINES PROVIDED BY GOOGLE EARTH & CITY OF FRANKLIN G.I.S., RESPECTIVELY
3. SITE BOUNDARY CALLS PROVIDED BY CEC
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



Revision Date	
△	
△	
△	
△	

SITE DATA CHART

PROJECT NAME: WOOD DUCK COURT
PROJECT #: 6992
ADDRESS: WOOD DUCK COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC
PROPOSED ZONING: SD-R (11.34)
EXISTING CHARACTER AREA: MECO-5
OTHER APPLICABLE OVERLAYS: FFO, FWO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 20.90 AC
SQUARE FOOTAGE OF SITE: 910,519 SF
MINIMUM SETBACKS: FRONT: 20'
SIDE: 10'
REAR: 20'
OWNERS: 079-07705 & 079-06505
WALKER FAMILY PARTNERS
079-06502
WILLIAM H. WALKER
APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

TOTAL UNITS: 237 (ALL ATTACHED)
1 BR - 149
2 BR - 88
BUILDING SQUARE FOOTAGE: 214,481 SF
BUILDING HEIGHT: 2-4 STORIES
REQUIRED LSR: 0.2
PROVIDED LSR: 0.75
*MINIMUM PARKING REQUIREMENT: 1.5 / 1BR : 224
2.5 / 2 BR : 220
TOTAL: 444
MAXIMUM PARKING LIMIT: 489
EXISTING PARKING: N/A
PROVIDED PARKING: 429
RESIDENTIAL DENSITY: 11.34 D.U.A.
PARKLAND DEDICATION: \$1,020,048 (APPLICANT TO PAY FEE IN LIEU)

REQUESTED MODIFICATIONS OF STANDARDS
WOOD DUCK COURT PUD SUBDIVISION

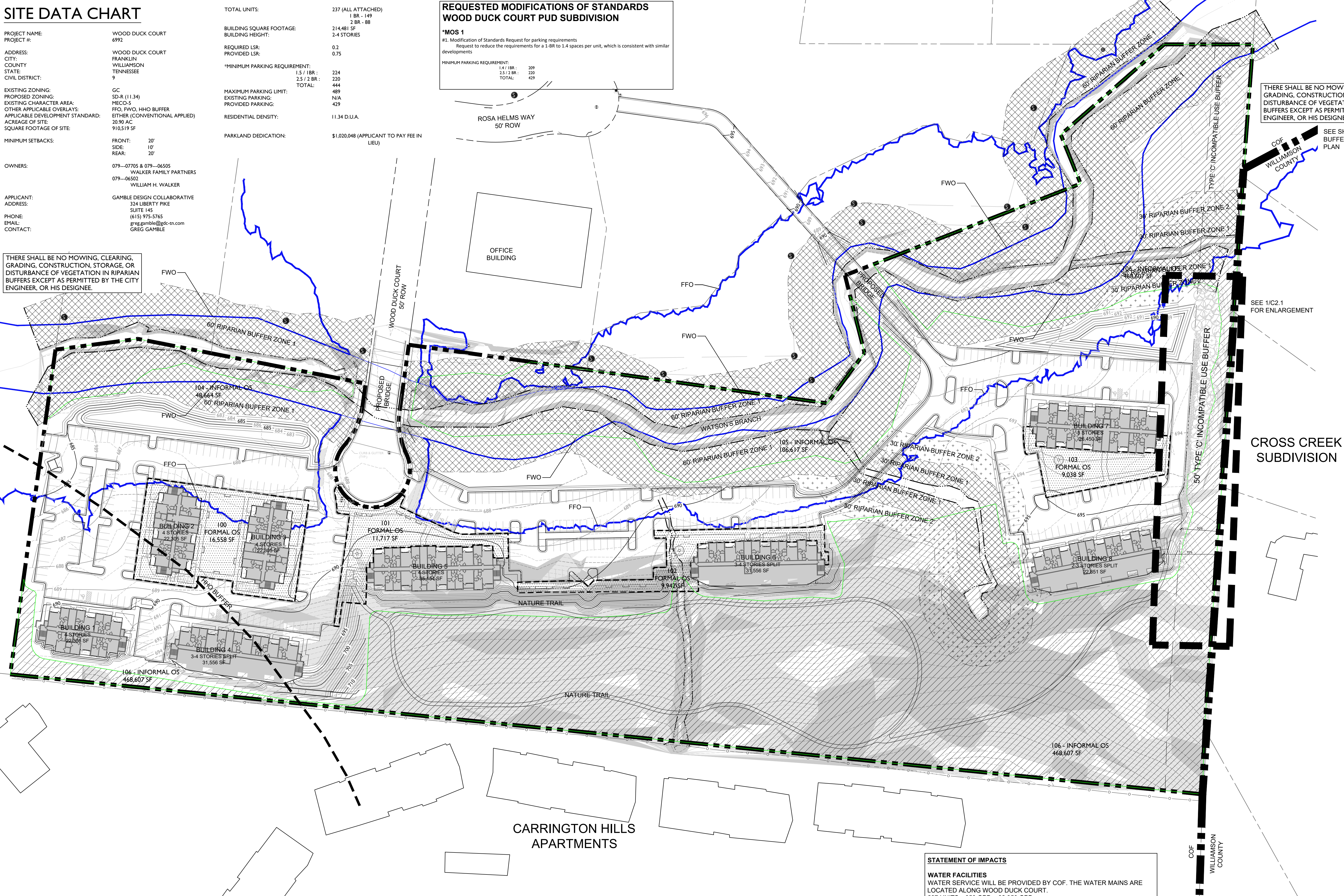
*MOS 1
#1. Modification of Standards Request for parking requirements
Request to reduce the requirements for a 1-BR to 1.4 spaces per unit, which is consistent with similar developments
MINIMUM PARKING REQUIREMENT: 1.4 / 1BR : 209
2.5 / 2 BR : 220
TOTAL: 429

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.

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.

SEE SHEET EX1 FOR BUFFER MANAGEMENT PLAN

SEE 1/C2.1 FOR ENLARGEMENT



KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF
PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,253 SF
INFORMAL = 623,888 SF

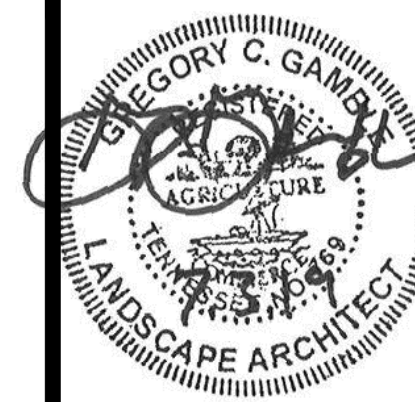
LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607

TREE CANOPY RETENTION

OVERALL SITE AREA = 910,519 SF (20.90 AC)
EXISTING TREE CANOPY: 637,972 SF (14.65 AC)
PRESERVED TREE CANOPY: 454,867 SF (10.44 AC)
TREE CANOPY DATA:
TOTAL EXISTING TREE CANOPY: 637,972 SF: 14.65 AC (70% OF SITE)
REQUIRED CANOPY PRESERVATION: 38% (229,670 SF; 5.27 AC)
PROVIDED CANOPY PRESERVATION: 454,867 SF; 10.44 AC (198% OF REQUIRED)

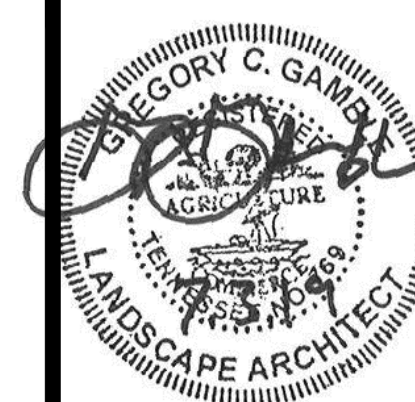
STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY COF. THE WATER MAINS ARE LOCATED ALONG WOOD DUCK COURT.
237 UNITS x 350 GPD = 82,950 GPD
SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 3.9 MI (TRINITY PARK)
PROJECTED STUDENT POPULATION
237 x 0.64 = 152 STUDENTS
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF



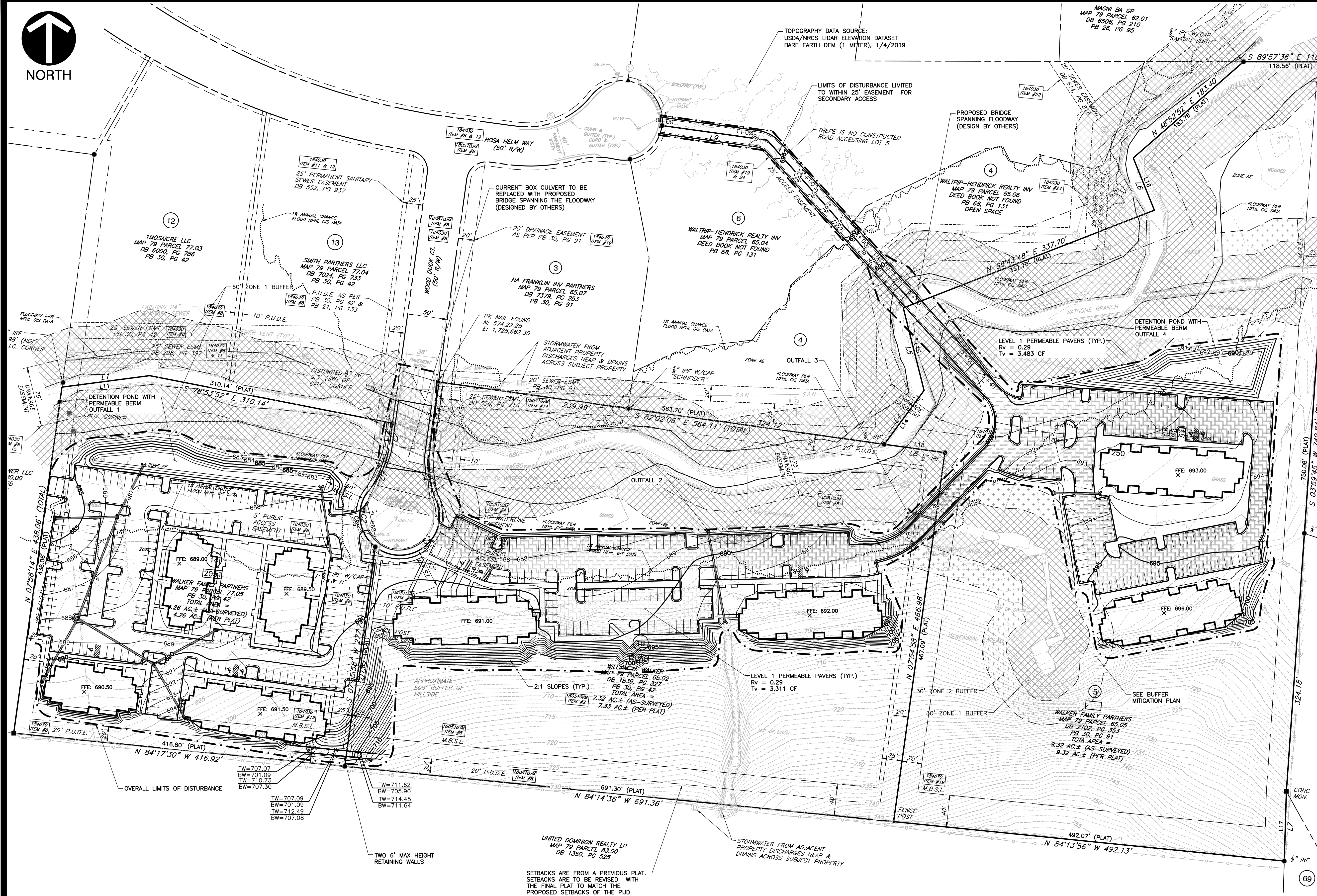
Revision Date	
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WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date	
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△	
△	
△	





LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING ASPHALT PAVEMENT
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING STREAM
	EXISTING WETLAND
	EXISTING FLOODWAY
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED BUILDING
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	RIPARIAN BUFFER ZONE 1
	RIPARIAN BUFFER ZONE 2
	PROPOSED PERMEABLE PAVEMENT
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	5.00%
	595.68
	595.37
	595.63
	595.40
	595.50
	PROPOSED STORM PIPE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED UNDERDRAIN

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE WOOD DUCK COURT DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS THROUGHOUT THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ON SITE UTILIZING THE PERMEABLE PAVERS. THESE BMP'S WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO WATSON BRANCH, WHICH HAS SUFFICIENT HYDRAULIC CAPACITY TO HANDLE POST-DEVELOPMENT FLOWS. THE 2 DOWNSTREAM STRUCTURES (CULVERTS AND I-65 BOX CULVERTS) WERE NOT STUDIED DUE TO THE PROJECT SITE BEING ONLY 1% OF THE DRAINAGE AREA OF WATSON BRANCH AT THIS LOCATION, AND NO INCREASE IN POSE-DEVELOPED FLOWS (EXCEPT FOR SLIGHT 2YR-24HR STORM). PIPED DISCHARGE FROM OUTFALL 2 WILL LIKELY BE HANDLED WITH REGENERATIVE STORMWATER CONVEYANCE AND/OR LEVEL SPREADER PRACTICES

IMPACT STATEMENT

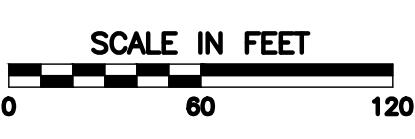
THE WOOD DUCK COURT DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMP'S AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH FINAL CONSTRUCTION DRAWINGS. A HYDRAULICS AND HYDROLOGY STUDY WILL BE PERFORMED.

GRADING & DRAINAGE DATA CHART

(FROM CITY OF FRANKLIN GREEN INFRASTRUCTURE SPREADSHEET)

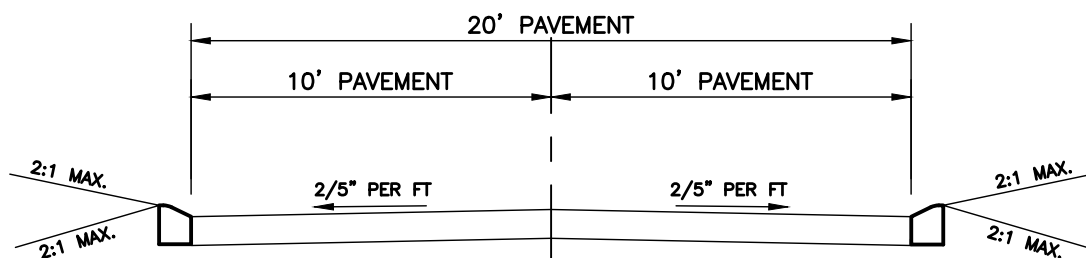
• SITE AREA: 20.9 AC
• DRAINAGE AREA: 40 AC
• IMPERVIOUS AREA: 4.90 AC
• DISTURBED AREA: 10 AC
• RV VALUE: 0.2
• PEAK FLOW RUNOFF
- 2 YEAR: 3.68 CFS
- 5 YEAR: 4.48 CFS
- 10 YEAR: 5.12 CFS
- 25 YEAR: 6.02 CFS
- 50 YEAR: 6.75 CFS
- 100 YEAR: 7.51 CFS

NOT FOR CONSTRUCTION

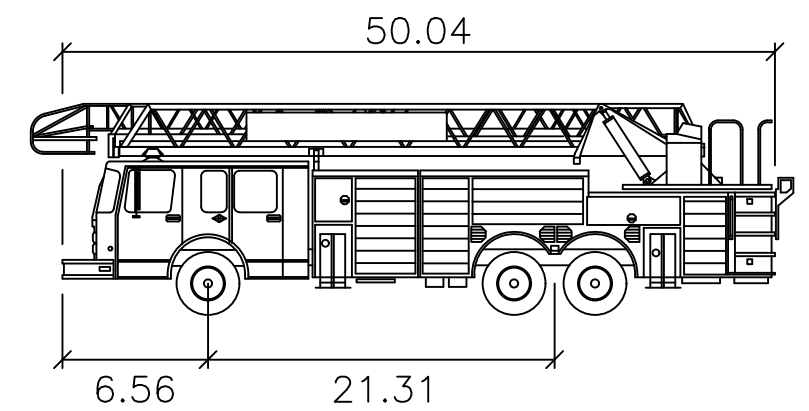


**WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.gecinc.com



TYPICAL
ROADWAY CROSS SECTION
N.T.S.



City of Franklin Firetruck 2

	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 38.0

DATA TABLE	
NUMBER OF FRONT AXLES	= 1
FRONT TRACK WIDTH	= 8"
WHEELS ON EACH FRONT AXLE	= 2
NUMBER OF REAR AXLES	= 2
REAR TRACK WIDTH	= 8'
WHEEL BASE	= 21.616'
REAR AXLE SPACING	= 4.417'
BODY LENGTH	= 50.0417'
WIDTH	= 8.333'
REAR OVERHANG	= 22.1424'
BODY STYLE	= FIRE TRUCK
TURNING RADIUS WALL TO WALL	= 42'
DESIGN SPEED	= 5 MPH

CITY OF FRANKLIN R.O.W. & ACCESS
GENERAL NOTES:

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- 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.
- 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.
- ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

R.O.W. & ACCESS DATA CHART:

DAILY TRIP GENERATION:	1,782 VEH. PER DAY
PEAK HOUR TRIP GENERATION:	130 VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED:	YES
CIRCULATION PLAN REQUIRED:	NO

ROADWAY NETWORK NARRATIVE

THE ROADWAY NETWORK ADJACENT TO THE WOOD DUCK COURT DEVELOPMENT WILL INCREASE TRIPS BY 1,782 PER DAY AT THE INTERSECTION OF ROSA HELM WAY AND CAROTHERS PARKWAY.

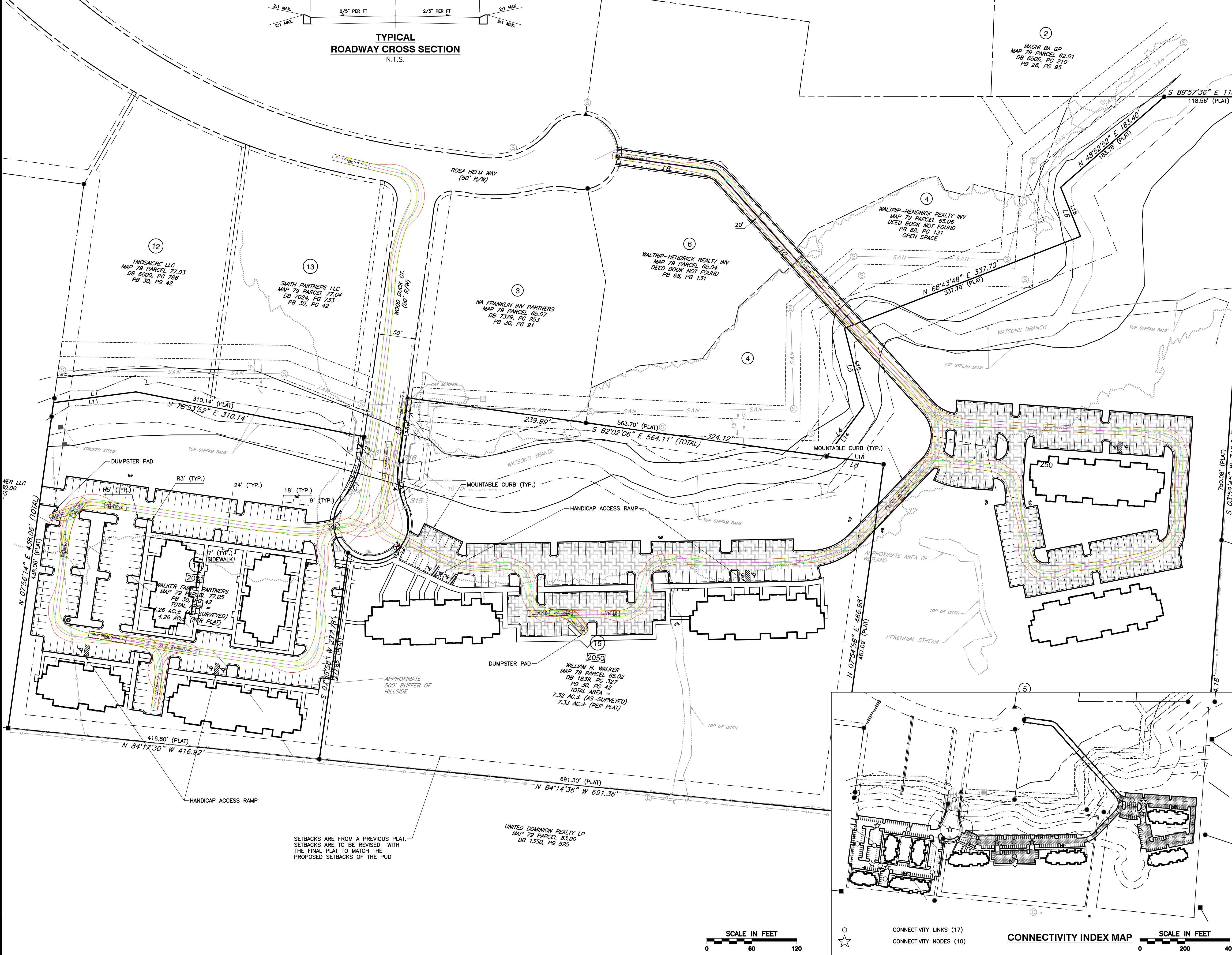
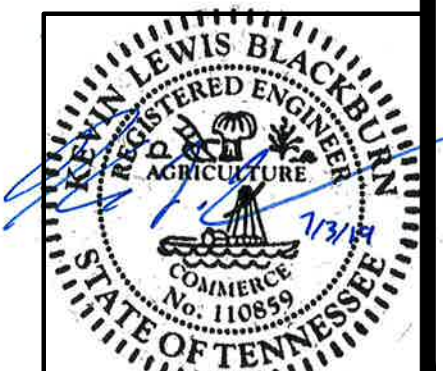
ROADWAY NETWORK IMPACT STATEMENT

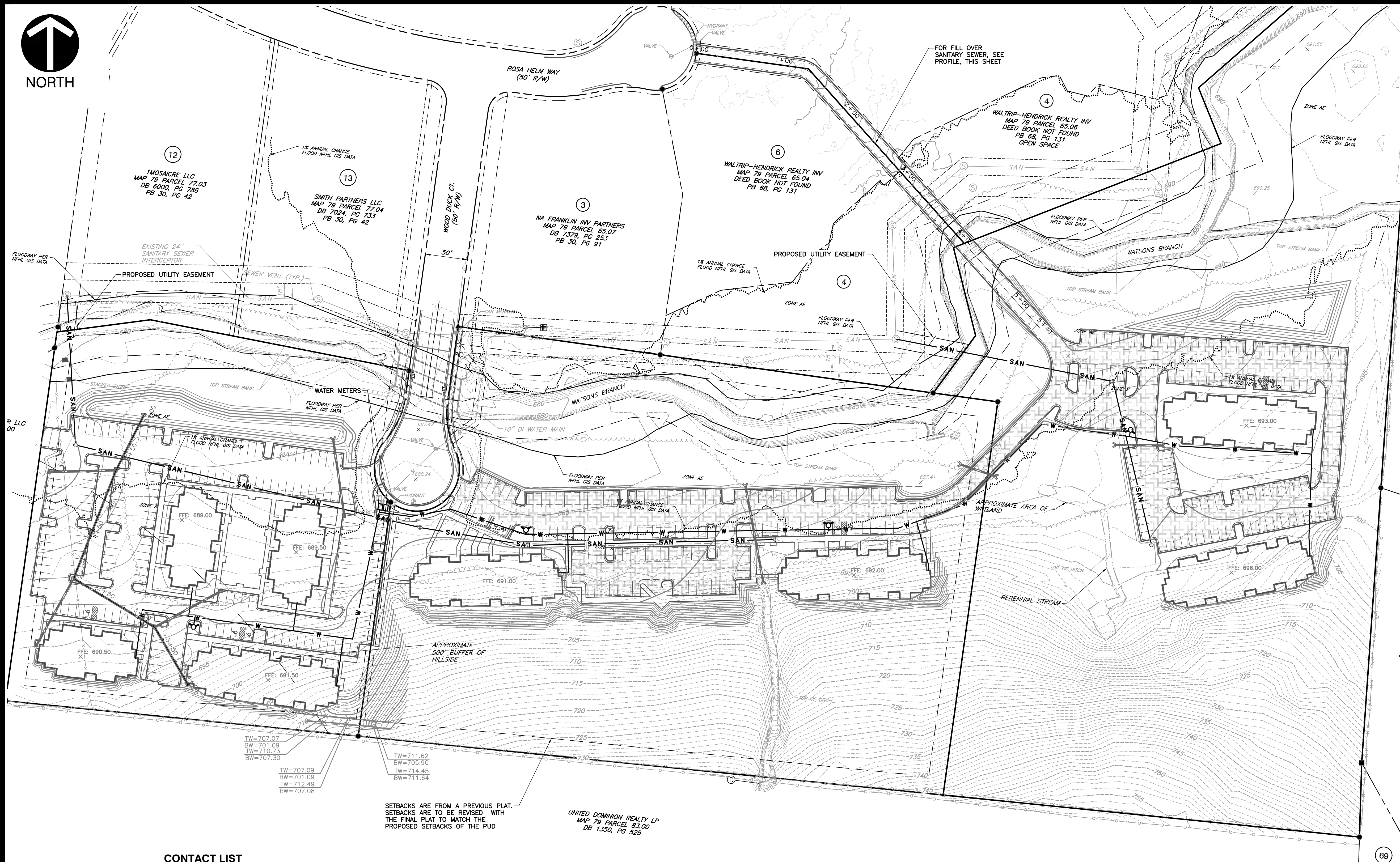
THE CONSTRUCTION OF THE WOOD DUCK COURT DEVELOPMENT WILL INCREASE TRIPS BY 1,782 PER DAY AT THE INTERSECTION OF ROSA HELM WAY AND CAROTHERS PARKWAY.

CONNECTIVITY INDEX CALCULATION

CONNECTIVITY INDEX = LINES/NODES
 $17/10 = 1.7$

NOT FOR
CONSTRUCTION





- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING RIGHT-OF-WAY
 - EXISTING INDEX (MAJOR) CONTOUR
 - EXISTING INTERMEDIATE (MINOR) CONTOUR
 - EXISTING DRAINAGE DITCH
 - EXISTING FENCE LINE
 - EXISTING ROADWAY CENTERLINE
 - EXISTING CURB
 - EXISTING ASPHALT PAVEMENT
 - EXISTING STRUCTURE
 - EXISTING STORM PIPE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD WIRE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING STREAM
 - EXISTING WETLAND
 - EXISTING FLOODWAY
 - PROPOSED ROADWAY CENTERLINE
 - PROPOSED CURB & GUTTER
 - PROPOSED EDGE OF PAVED DRIVE
 - PROPOSED BUILDING
 - PROPOSED STRIPING
 - PROPOSED SIDEWALK
 - PROPOSED EASEMENT
 - RIPARIAN BUFFER ZONE 1
 - RIPARIAN BUFFER ZONE 2
 - PROPOSED PERMEABLE PAVEMENT
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY MANHOLE
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT

- GENERAL UTILITY NOTES**
- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 - CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - D. A COPY OF ALL APPROVED CUT SHEETS.
 - ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 - 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.
 - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 - ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

- WATER UTILITY NOTES**
- WATER MATERIALS AND INSTALLATION WILL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
 - BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- SANITARY SEWER NOTES**
- ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
 - AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISION OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH THE CITY OF FRANKLIN. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
 - ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

CONTACT LIST

SANITARY SEWER
CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6871
CONTACT: BRAD FURLINE
E-MAIL: brad.furline@franklin.tn.gov

WATER SERVICE
CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6871

ELECTRIC SERVICE
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: ROGER JENKINS
E-MAIL: rjenkins@mtemc.com

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
FRANKLIN, TN 37064
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

ENGINEERING
FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6676
CONTACT: LANCE FITTRO
E-MAIL: lance.fittro@franklin.tn.gov

CITY OF FRANKLIN WATER MANAGEMENT
WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: UTILITY INSPECTOR

WATER & SEWER DATA CHART

FACILITY TYPE: APARTMENT COMPLEX
UNIT FLOW IN GPD: 250 - 300
TOTAL FLOW IN GPD: 64,750
STATIC PRESSURE OF NEAREST FIRE HYDRANT: 130 PSI
DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT: 106 PSI

TEST DATE: 6/21/2019
CONDUCTED BY: VICTOR MURPHEY, CENTURY FIRE PROTECTION

UTILITY PLAN NARRATIVE

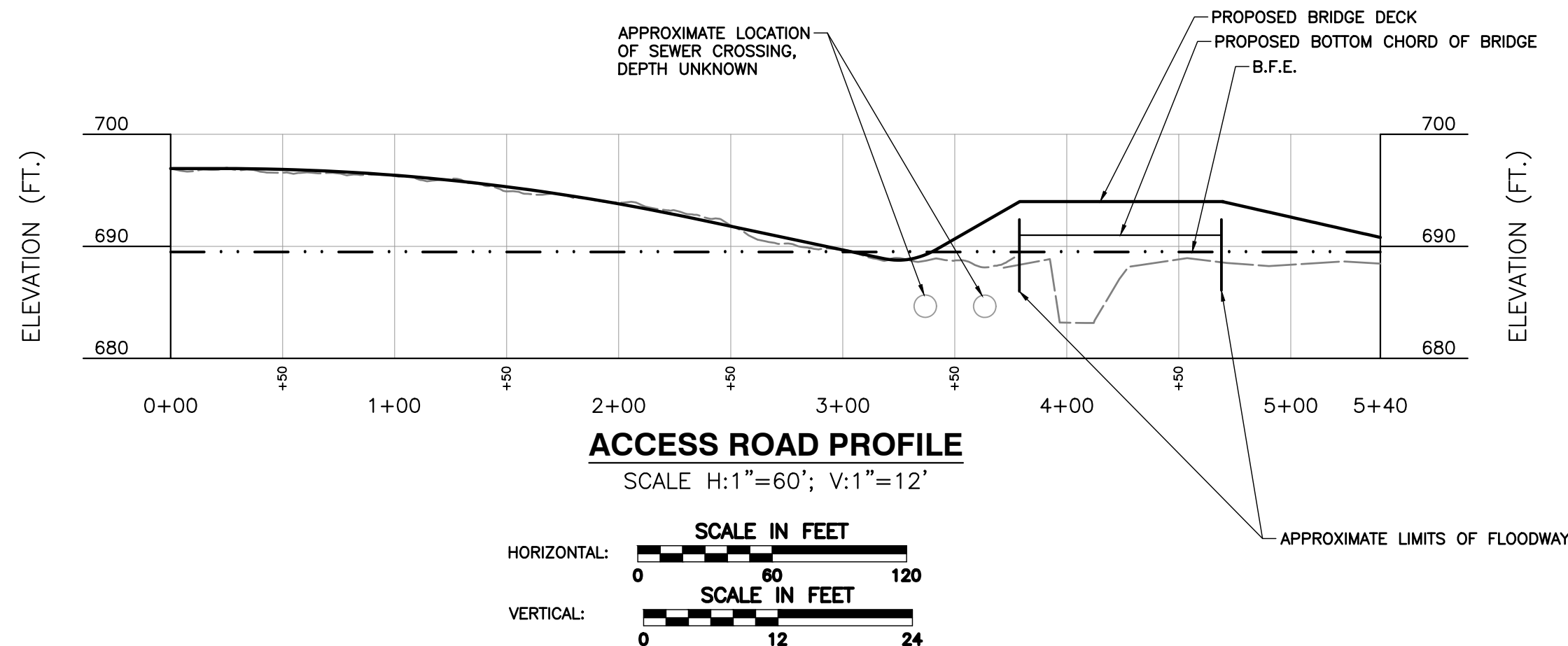
CONSTRUCTION PHASING IS NOT ANTICIPATED AT THIS TIME. SANITARY SEWER WILL CONNECT TO EXISTING GRAVITY PIPE ON OPPOSITE SIDE OF WATSON BRANCH AS SHOWN IN TWO LOCATIONS. WATER SERVICE WILL TIE TO EXISTING MAIN AT END OF THE WOOD DUCK COURT CUL-DE-SAC.

UTILITY PLAN IMPACT STATEMENT

THE WOOD DUCK COURT DEVELOPMENT IS EXPECTED TO CONSUME 64,750 GALLONS PER DAY OF WATER AND GENERATE 64,750 GALLONS PER DAY OF WASTEWATER PER CITY OF FRANKLIN WATER SEWER AVAILABILITY REQUEST FORM. WORK SHOWN BELOW

151 ONE- BEDROOM APARTMENTS
90 TWO- BEDROOM APARTMENTS

151 X 250 GPD = 37750 GPD
90 X 300 GPD = 27000 GPD
TOTAL = 64750 GPD



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WOOD DUCK COURT PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.gecinc.com

OVERALL SITE UTILITIES

SHEET

C5.0

COF # xxxx

Wood Duck Court

Franklin, TN 37064



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.0



FRONT ELEVATION- Bldg. #5
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
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Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #4 & #6
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Exterior Elevation

PRELIMINARY:
NOT FOR
CONSTRUCTION



FRONT ELEVATION- Bldg. #1,#2 & #3
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	



No.	Revision/Issue	Date
01	COF Comments	07.01.19

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 07/01/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Exterior Elevation



FRONT ELEVATION- Bldg. #7 & #8
Scale: 1/8" = 1'-0"

WOOD DUCK COURT BUILDING VARIATION				
BLDG. #	LENGTH	% CHANGE	FOOTPRINT	% CHANGE
1, 2, & 3	117'-0"	> 53%	5,991 Sq. Ft.	> 57%
5 & 7	179'-0"	> 0%	9,430 Sq. Ft.	> 39%
4, 6, & 8	179'-0"		5,738 Sq. Ft.	

PRELIMINARY:
NOT FOR
CONSTRUCTION



PAD

Purser Architecture+Design, PLLC
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

Community Housing Partnership
of Williamson County
129 W. Fowlkes Street #128
Franklin, TN 37064

Wood Duck Court
Franklin, TN 37064



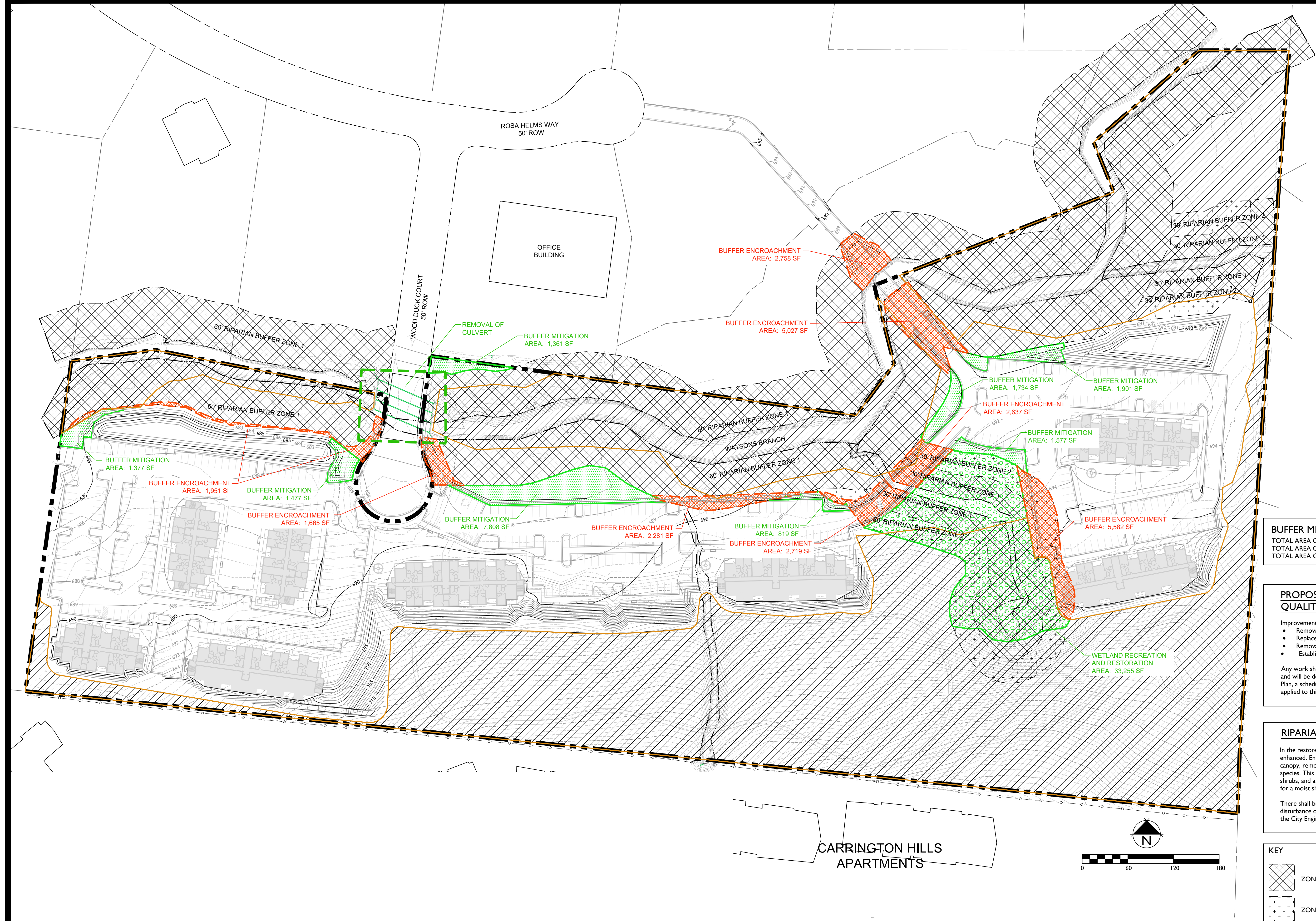
No.	Revision/Issue	Date
-----	----------------	------

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 05/10/2019
© 2019 PAD, PLLC

Sheet Title & Number:
Perspective Rendering

PRELIMINARY:
NOT FOR
CONSTRUCTION

A1.4



BUFFER MITIGATION DATA	
TOTAL AREA OF BUFFER ENCROACHMENT:	24,623 SF
TOTAL AREA OF BUFFER MITIGATION:	18,004 SF
TOTAL AREA OF WETLAND RECREATION & RESTORATION:	33,255 SF

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

Improvements include:

- Removal of existing culvert
- Replace culvert with bridge spanning Watson's Branch floodway
- Removal of exotic invasives within riparian zones
- Establish native plant material in the buffer enhancement areas

Any work shall be coordinated with the COF Stormwater Coordinator and will be defined further in Site Plan submittal documents. At Site Plan, a schedule for Urban Riparian Buffer Zone enhancement will be applied to this area.

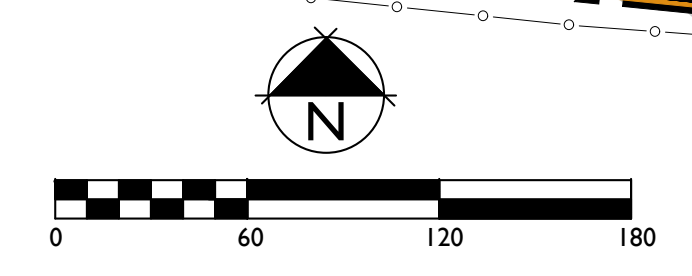
RIPARIAN BUFFER VEGETATION

In the restored riparian buffer zone, all water resources shall be enhanced. Enhancement shall include preservation of existing tree canopy, removal of invasive species, and the re-establishment of native species. This will include a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

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.

KEY

- ZONE 1 STREAM BUFFER
- ZONE 2 STREAM BUFFER
- BUFFER ENCROACHMENT AREA
- BUFFER MITIGATION AREA
- WETLAND RECREATION / RESTORATION AREA
- PRESERVED TREE CANOPY



Revision Date	
△	
△	
△	
△	



EXISTING WETLAND
AREA: 1,700± SF

PROPOSED
WETLAND
RECREATION AREA:
33,255± SF

WETLAND RECREATION PLANT SCHEDULE		
PLANT SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
TREE MIX		
ACER RUBRUM BETULA NIGRA CERCIS CANADENSIS MAGNOLIA VIRGINIANA TAXODIUM DISTICHUM	RED MAPLE RIVER BIRCH CANADIAN REDBED SWEETBAY MAGNOLIA BALD CYPRESS	1" SAPLING
SHRUB MIX		
CORNUS AMOMUM HIBISCUS MOSHEUTOS HAMELIS VIRGINIANA ILEX VERTICILLATA	SILKY DOGWOOD SWAMP MELLOW WITCH HAZEL WINTERBERRY	1 GALLON
GROUNDCOVER / GRASS		
EQUISETUM HYEMALE PANICUM VIRGATUM RUDBECKIA HIRTA STYLOPHORU DIPHYLLUM WETLAND MEADOW MIX	HORSETAIL SWITCHGRASS BLACK-EYED SUSAN WOOD POPPY	PLUGS
WETLAND MITIGATION NOTES: 1. THE DESIGN INTENT OF THE LANDSCAPING IS TO ESTABLISH AN INFORMAL AND NATURAL PLANTING OF CANOPY TREES AND SHRUB PLANT MATERIAL. THE LANDSCAPE ARCHITECT HAS SUGGESTED A VARIETY OF NATIVE PLANT SPECIES IN ORDER TO ACHIEVE THIS RIPARIAN MITIGATION. 2. THE LANDSCAPE CONTRACTOR MAY USE HIS/HER DISCRETION TO FIELD ADJUST THE PLANT MATERIAL ACCORDING TO THIS DESIGN INTENT. 3. AFTER INSTALLATION, THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN MITIGATION.		

KEY

WETLAND 'MEADOW MIX'

GROUND PLAIN ENHANCEMENT AREA

AREA OF STANDING WATER

EXISTING WETLAND (APPROXIMATE)

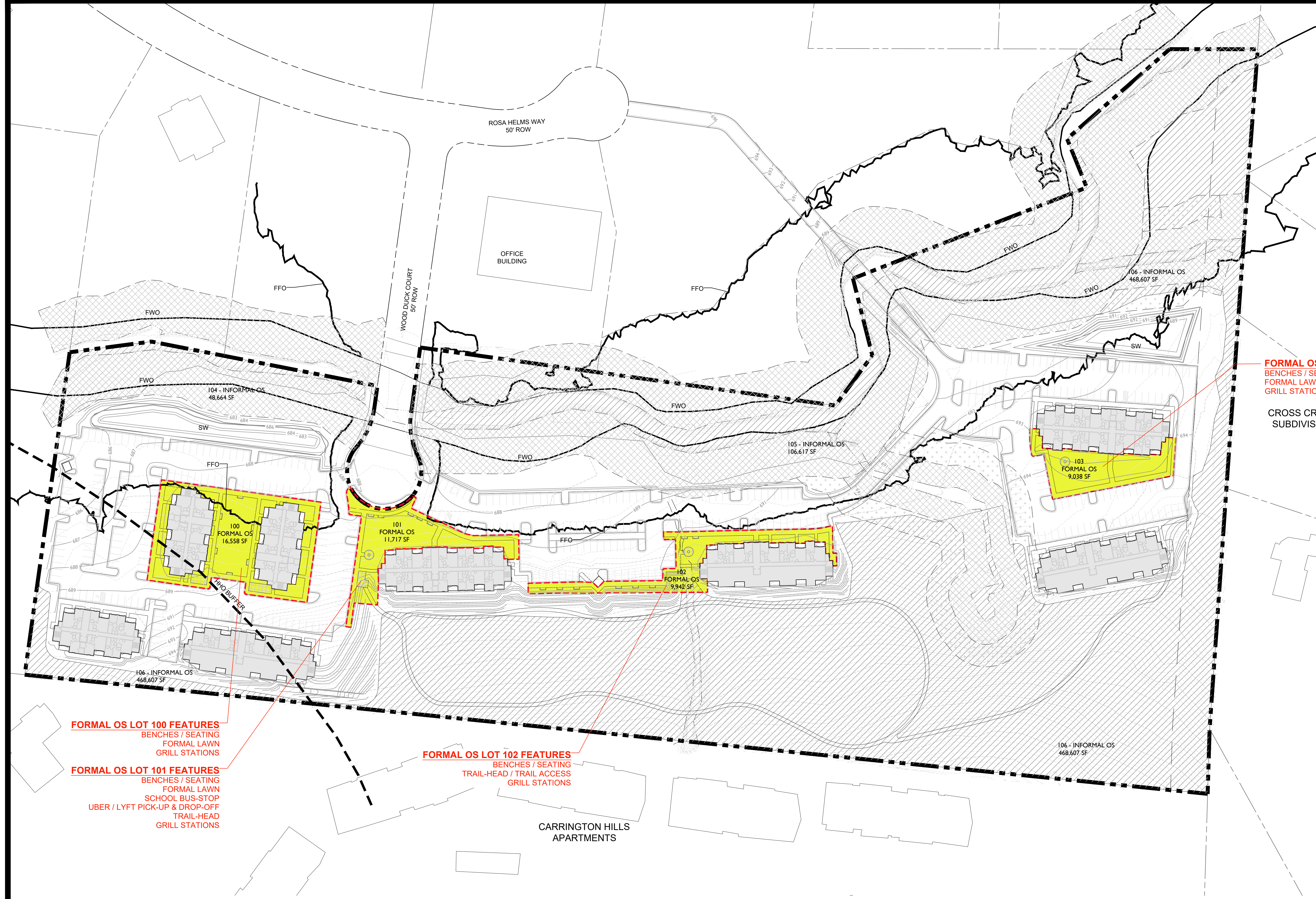
PRESERVED TREE CANOPY

GROUND PLAIN ENHANCEMENT AREA

In the ground plain beneath the preserved canopy, all water resources shall be enhanced. Enhancement shall include preservation of existing tree canopy, removal of invasive species, and the re-establishment of native species. This will include a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

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.

WOOD DUCK COURT PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



- FORMAL OS LOT 100 FEATURES**
BENCHES / SEATING
FORMAL LAWN
GRILL STATIONS
- FORMAL OS LOT 101 FEATURES**
BENCHES / SEATING
FORMAL LAWN
SCHOOL BUS-STOP
UBER / LYFT PICK-UP & DROP-OFF
TRAIL-HEAD
GRILL STATIONS
- FORMAL OS LOT 102 FEATURES**
BENCHES / SEATING
TRAIL-HEAD / TRAIL ACCESS
GRILL STATIONS
- FORMAL OS LOT 103 FEATURES**
BENCHES / SEATING
FORMAL LAWN
GRILL STATIONS

KEY

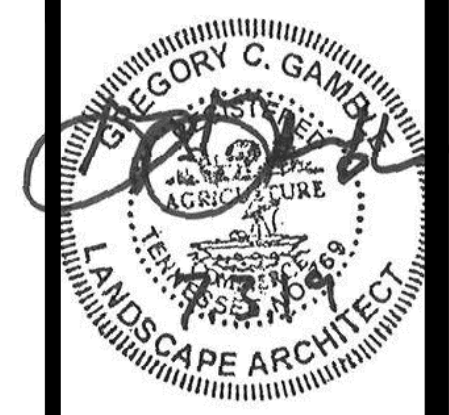
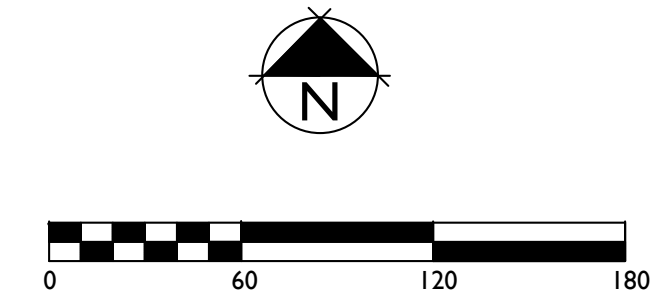
- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- FORMAL OPEN SPACE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 15% TOTAL = 136,577 SF
34% FORMAL = 46,436 SF
66% INFORMAL = 90,141 SF

PROVIDED: 668,816 SF TOTAL (74%)
FORMAL = 47,255 SF
INFORMAL = 623,888 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	ACTIVE RECREATIONAL AREA	16,558
101	FORMAL	ACTIVE RECREATIONAL AREA	11,717
102	FORMAL	ACTIVE RECREATIONAL AREA	9,942
103	FORMAL	ACTIVE RECREATIONAL AREA	9,038
104	INFORMAL	STORMWATER / RIPARIAN AREA	48,664
105	INFORMAL	STORMWATER / RIPARIAN AREA	106,617
106	INFORMAL	NATURE TRAIL / FORESTED AREA	468,607



Revision Date

△	
△	
△	
△	

Technical Memorandum

Original Date: July 12, 2019

Updated: July 30, 2019

To: Amy Diaz-Barriga, AICP
Planning Supervisor
City of Franklin

From: Kevin Blackburn, P.E., GISP

Subject: Modification of Standard (MOS) Parking Reduction Request for
Wood Duck Court PUD Subdivision in Franklin, TN.

CEC Project: 183-027



Project Background

Our Client, Community Housing Partnership (CHP) of Williamson County, is respectfully requesting a Modification of Standard (MOS) to allow a reduction to the parking requirement for the proposed one-bedroom units for the Wood Duck Court PUD Subdivision in Franklin, TN.

The current Development Plan for Wood Duck Court includes 149 one-bedroom and 88 two-bedroom residential units. The Zoning Ordinance requires 1.5 parking spaces per unit for one-bedroom and 2.5 parking spaces for two-bedroom residential units yielding 224 parking spaces for the one-bedroom units and 220 parking spaces for the two-bedroom units (444 total parking spaces). Currently, the Development Plan provides a deficit of 15 parking spaces at 429 total parking spaces.

West Main Street Development Comparison

A similar recent development in Franklin is the West Main Street Development, which currently has 29 occupied out of 30 one-bedroom units and is also designated as affordable housing. The West Main Street Development was used to compare the utilization of available parking to justify the requested MOS. A parking utilization survey was completed by CHP for the site on July 2, 2019 during the AM (7:10-8:10 AM) and PM (4:30-5:40 PM) peak hours of the adjacent street. The peak hours of the adjacent street do not coincide with the anticipated peak hours of parking

occupancy. Therefore, a subsequent site visit was conducted during the anticipated peak utilization of the parking area from 9:30-10:30 PM on July 29, 2019. The site currently provides 45 total parking spaces (42 unrestricted and 3 accessible) for the 30 (29 currently occupied) one-bedroom units which is within the Zoning Ordinance requirement. **Table 1** below provides a summary of the parking analysis.

Table 1. Parking Analysis

Time Period	Occupied Spaces		Parking Lot Departures	Parking Lot Arrivals	Maximum Number of Occupied Spaces During Analysis Period
	Unrestricted	Accessible			
7:10 AM – 8:10 AM	17	2	4	0	19
4:30 PM – 5:40 PM	12	2	3	8	19
9:30 PM – 10:30 PM	26	3	1	0	29

Based on the information gathered from the parking surveys, 44% of the parking spaces are being utilized during the adjacent street peak hour and 66% of the parking spaces are being utilized during the night-time parking utilization peak. All time periods yield a lower number of vehicles per dwelling unit than required in the Zoning Ordinance.

Proposed Modification of Standards (MOS)

Based on parking observations at the West Main Street Development, 66% of the provided spaces are being utilized for the 29 occupied units during a typical peak hour for a comparable affordable housing development type in Franklin. The number of spaces per unit could conservatively be reduced down to 1.1 parking spaces per unit and still provide sufficient parking (10% additional parking above the observed demand).

The current Development Plan for the Wood Duck Court PUD Subdivision provides 429 parking spaces, which is an effective reduction of parking spaces per unit for the proposed one-bedroom units from 1.5 to 1.4. Based on the observations at the West Main Street Condos, the proposed reduction for the Wood Duck Court PUD Subdivision should not result in a deficit of parking

spaces. There is actually an anticipated surplus of up to 45 parking spaces using comparable parking utilization observed at the West Main Street Condos site.

Summary

Through discussions with our Client and analyses outlined herein, Civil & Environmental Consultants recommends that the City of Franklin approve the proposed MOS for the Wood Duck Court PUD Subdivision allowing a reduction in the required number of parking spaces for the proposed one-bedroom units from 1.5 spaces per unit to at least 1.4 spaces per unit. This reduction in parking is anticipated to result in a parking surplus as compared to observed parking utilization at West Main Street Condos.

Please do not hesitate to contact us at 615-333-7797 if you have any questions or would like to discuss further.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Kevin L. Blackburn, P.E., GISP
Project Manager



Steven E. Casey, P.E.
Senior Principal

RIVERBLUFF PUD SUBDIVISION, FINAL PLAT, SECTION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/25/2019

Natures Landing Dr

Site

River Bluff Dr

Lewisburg Pike

Access

Holly Hill Dr

Project Information

Base Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 17.28 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 20
Proposed Commercial Square Footage: n/a

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



0 50 100 200
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 herein.
All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4

Engineering - Final Plat Checklist

General Issues

13. Plat Notes

joe.marlo@franklintrn.gov The FEMA FIRM number and effective date appears to be incorrect.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

Additionally, there are open space lots that are in areas of flood inundation.

gregt.jta@comcast.net As revised on the final plat

joe.marlo@franklintrn.gov Comment partially addressed.

Portions of Open Space Lots are located in areas of flood inundation. Applicant to revise Flood Note 13 accordingly.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016.

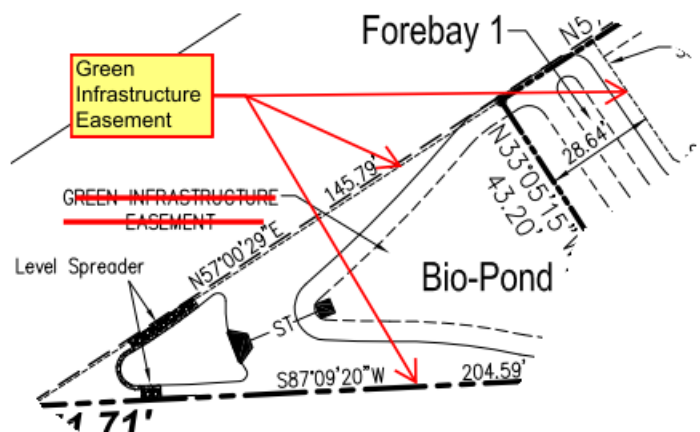
26. C. Final Plat

joe.marlo@franklintrn.gov Applicant to show Green Infrastructure Easements (GIE) around all Green Infrastructure BMPs (pervious pavement, bioretention, bioretention forebays, etc.) on the Final Plat, even if the BMP is already in an PUADE / Open Space Lot.

gregt.jta@comcast.net As revised on the final plat

joe.marlo@franklintrn.gov Comment partially addressed.

Applicant to clarify the extents of the Green Infrastructure Easement using leaders to point to the boundaries. (Sheet 2)



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6659 \(Riverbluff PUD Subdivision, site plan, section 3\)](#) shall be transferred to this final plat as a condition of approval.

gregt.jta@comcast.net Noted. No action needed

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6659 \(Riverbluff PUD Subdivision, site plan, section 3\)](#) shall be transferred to this final plat as a condition of approval.

*(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

Sureties assigned to COF# 6659 (Riverbluff PUD Subdivision, site plan, section 3) :	
I. City Water	\$ 210,000
II. City Sewer	\$ 293,000
III. Public Sidewalk	\$ 144,000
IV: City Streets	\$ 422,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 98,000
XI: Green Infrastructure	\$ 44,000

[Edited By Kevin Long]

Planning

General Issues

6. gas line in lot

amy.diaz-barriga@franklintn.gov There should be a lot created for the Gas Line Easement. It should have an open space lot designation.

gregt.jta@comcast.net The applicant can show a lot line between open space lots 85 and 83.
[Edited By Amy Diaz-Barriga]

amy.diaz-barriga@franklintn.gov The applicant can show a lot line between open space lots 85 and 83.



SCALE : 1"= 50'

TN STATE PLANE
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	127.56	100.00	73.0511°	74.11	S69°37'50"E		119.09
C2	47.79	50.00	54°45'56"	25.90	N46°26'37"E		45.95
C3	52.98	80.00	37°56'50"	27.51	N36°02'04"E		52.02
C4	121.20	80.00	86°48'19"	75.66	S79°35'22"E		109.94
C5	65.03	80.00	46°34'30"	34.43	S12°53'57"E		63.26
C6	88.77	80.00	63°34'26"	49.58	S42°10'31"W		84.28
C7	33.96	25.00	77°50'31"	20.19	S35°02'29"W		31.41
C8	39.27	25.00	90°00'00"	25.00	N46°52'47"W		35.36
C9	59.30	80.00	42°28'17"	31.09	N72°38'35"W		57.95
C10	47.79	50.00	54°45'56"	25.90	N46°26'37"E		45.99
C11	191.34	150.00	73°05'10"	111.17	N69°37'50"W		178.63
C12	105.34	40.00	150°53'15"	154.05	N18°26'09"W		77.43
C13	60.60	40.00	86°48'19"	37.83	S79°35'22"E		54.97
C14	32.52	40.00	46°34'30"	17.22	S12°53'57"E		31.63
C15	52.87	40.00	75°43'55"	31.10	S46°15'16"W		49.11

LEGEND

- IRI— Iron Rod (found) —S— Storm Line
●IRI Iron Rod (Set) —S— Sanitary Sewer Line
■ Concrete Monument —RW— Reclaimed Water In
(Set)
● Sanitary Manhole
● Fire Hydrant
■ Catch Basin
—W— Water Line
★ Metal Light Pole

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

CITY OF FRANKLIN

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN
"RIVERBLUFF PUD SUBDIVISION, SECTION 3" 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.

CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO
THIS SUBDIVISION ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC AS SET FORTH IN
THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC
AND IN ACCORDANCE WITH THE PLAT CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS
CONTAINED ON THE MTEC WEBSITE AT WWW.MTEC.COM (COLLECTIVELY THE "REQUIREMENTS").
NO ELECTRIC SERVICE WILL BE UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET AND APPROVED
IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS, AT ALL TIMES,
CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN
BOOK *_____, PAGE *_____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN
HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOTS) 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 LOTS) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF
RECORD IN BOOK *_____, PAGE *_____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE)
FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK *_____, PAGE *_____,
R.O.W.C.

* OWNERS) - RIVERBLUFF INVESTMENTS, LLC

* BOOK 6350, PAGE 922, R.O.W.C., TN.

Parcel 19.03 - Tax Map 89
BOZEMAN, JERRY & FRANCES
Book 1859, Page 8
R.O.W.C., TN.

LOT No.	Square Feet	Acres
52	9105	0.21
53	10464	0.24
54	12091	0.28
55	10344	0.24
56	10200	0.23
57	10200	0.23
58	11576	0.27
59	24506	0.56
60	42604	0.98
61	17365	0.40
62	11032	0.25
63	12639	0.29
64	17196	0.39
65	10316	0.24
66	9352	0.21
67	11049	0.25
68	11439	0.26
69	9866	0.23
70	10664	0.24
71	11560	0.27
82 (OS)	45305	1.04
83 (OS)	34459	0.79
84 (OS)	113012	2.59
85 (OS)	89568	2.06
86 (OS)	121891	2.80

RIVER BLUFF DRIVE

Open Space

Phase Line

Parcel 19.01
Tax Map 89
ATMOS
ENERGY
GROUP
Book 753,
Page 194
R.O.W.C., TN.

Phase Line



2603 Elm Hill Pike, Suite K, Nashville, TN, 37214
Phone: 615-498-6920

TOTAL AREA: 752,502 SQUARE FEET OR 17.28 ACRES ±

Parcel 43.00 - Tax Map 89P-A
BRETT D. & RAQUEL WARREN
Book 5301, Page 529
R.O.W.C., TN.



CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

HEREBY CERTIFY:

- (1) THE SEWER AND WATER SYSTEMS DESIGNATED IN "RIVERBLUFF
PUD SUBDIVISION, SECTION 3" HAVE BEEN INSTALLED IN
ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT
OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR
THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF
FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH
SYSTEMS.

DIRECTOR SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL
FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING
COMMISSION EXCEPT ON SUCH CONDITIONS, TERMS AS
ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR
RECORDING. THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

FINAL SUBDIVISION PLAT
FRANKLIN WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.28 ± TOTAL LOTS: 23
ACRES NEW STREETS: 1.72 FEET NEW STREETS: 1738
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.33 DATE: JUNE 10, 2019
PREPARED BY: JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE, SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920
JOB NUMBER: 2019-362
SHEET 2 OF 5

Riverbluff
PUD
Subdivision
Section 3

Being Parcel 19.05 on Tax Map 89
Riverbluff Drive
Franklin, Williamson County, Tennessee
CITY OF FRANKLIN PROJECT # 7013

S86°07'13"W
997.95'

Parcel 44.00
Tax Map 89P-A
ELIZABETH JANE
FRANKS
Book 1035, Page 797
R.O.W.C., TN.

Parcel 19.01
Tax Map 89
ATMOS
ENERGY
GROUP
Book 753,
Page 194
R.O.W.C., TN.

Parcel 43.00 - Tax Map 89P-A
BRETT D. & RAQUEL WARREN
Book 5301, Page 529
R.O.W.C., TN.

Parcel 19.01
Tax Map 89
ATMOS
ENERGY
GROUP
Book 753,
Page 194
R.O.W.C., TN.

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FRANKS
Book 1035, Page 797
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TN STATE PLANE
ZONE 5301, FIPS ZONE
NAD 83 DATUM

[illegible]

Lot No.	Square Feet	Acres
52	9105	0.21
53	10464	0.24
54	12091	0.28
55	10344	0.24
56	10700	0.23

58	11576	0.27
59	24506	0.56
60	42604	0.98
61	17365	0.40
62	11032	0.25

65	10316	0.24
64	17196	0.39
63	12639	0.29

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED "RIVERBLUFF PUD SUBDIVISION, SECTION 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS,

(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.

71	11560	0.27
82 (OS)	45305	1.04
83 (OS)	34459	0.79
84 (OS)	113012	2.59
85 (OS)	89568	2.06
86 (OS)	121891	2.80

MIDDLE TWENTIES ELECTRIC MEMBERSHIP CORPORATION (MEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MEMC. AS DEFINED IN THE CHARTER OF MEMC, THE CHARTER OF THE MEMC BOARD OF DIRECTORS, THE BYLAWS OF MEMC, AND THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MEMC, AND IN ACCORDANCE WITH THE PLAT CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MEMC WEBSITE AT WWW.MEMC.COM COLLECTIVELY THE "REQUIREMENTS") NO ELECTRIC SERVICE WILL BE UTILIZED. MEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MEMC REQUIREMENTS.

CERTIFICATE OF OWNERSHIP

1 (WE HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED BY 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 LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED. UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES SHALL ANY PORTION OF THE PROPERTY SHOWN HEREON BE USED FOR ANY OTHER PURPOSE THAN THAT SPECIFICALLY SET FORTH IN THE SUBDIVISION PLAN. (WE FURTHER CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C. _____.)

(WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF JULY, 1916.

Parcel 40.00 - Tax Map 89P-A
DOUGLAS S. & BRENDA F. HALE
Book 1035, Page 794
R.O.W.C., TN.

TOTAL AREA: 752,502 SQUARE FEET OR 17.28 ACRES ±

I HEREBY CERTIFY:

(1) THE SEWER AND WATER SYSTEMS DESIGNATED
PUD SUBDIVISION, SECTION 3 " HAVE BEEN INST.
ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, F ARE NOTED IN THE PLANNING COMMISSION MINUTES F THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

Parcel 23.00 – Tax Map 89
2013 FRANKS INVESTMENT SERVICES TRUST
 Book 6076, Page 367
 R.O.W.C., TN.

① 7-2-2019: G.T. – Revise Per Staff Comments



TOTAL ACRES: 17.28 ± TOTAL LOTS: 23
ACRES NEW STREETS: 1.72 FEET NEW STREETS: 1738

PREPARED BY: JTA LAND SURVEYING, INC.
2603 ELM HILL PIKE, SUITE K
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

JOB NUMBER: 20
SHEET 3 OF

JOB NUMBER: 2019-362
SHEET 3 OF 5

SEE SHEET 5 OF 5

SHADOW GREEN PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/25/2019

Site

Project Information

Base Zoning: SD-R
Existing Land Use: Multifamily
Proposed Land Use: MultiFamily
Character Area: SOCO-3
Development Standard: Either
Other Overlays: HHO Buffer
Site Acreage: 5.75 acres

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



0 50 100 200
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 herein.
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CONDITIONS OF APPROVAL:

Open Issues: 5

Engineering - Final Plat Checklist

General Issues

13. Easements

joe.marlo@franklin.tn.gov Stormwater infrastructure shown on the approved Site Plan now crosses lot lines with the lots proposed on the final plat.

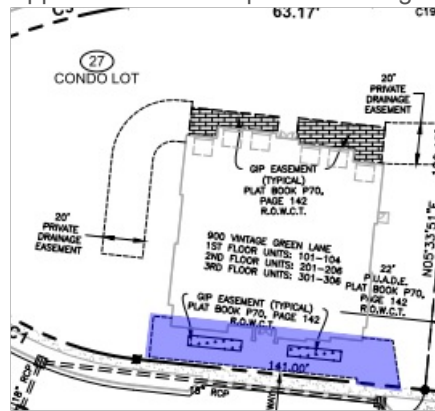
Applicant to show all stormwater infrastructure (including ganged roof drains, under drains, and storm drains) on Lots 23A&B and 24A-C, and show / label them as within private drainage easements.

Do not extend the private drainage easement through existing GIP easements.

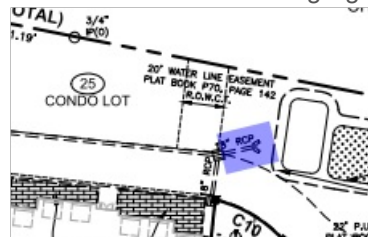


tdarnall@ragansmith.com Easements have been added on the plat.

joe.marlo@franklintn.gov Applicant to label the private drainage easement on Lot 27 highlighted below.



Applicant to show and label a private drainage easement on Lot 25 centered on the stormwater infrastructure highlighted below.



18. C. Final Plat

lance.fittro@franklintn.gov As an advisory, the Long Term Maintenance Plan for the development shall be updated to include the subdivision of lots containing green infrastructure features, which now have the potential of being under separate ownership. The LTMP may be revised in conjunction with the Site Plan Amendment being required per Planning's comment below.

tdarnall@ragansmith.com acknowledged

lance.fittro@franklintn.gov **This is an advisory comment which does not hinder approval of the final plat:** The Long Term Maintenance Plan for the development shall be updated to include the subdivision of lots containing green infrastructure features, which now have the potential of being under separate ownership. The LTMP may be revised in conjunction with the Site Plan Amendment being required per Planning's comment below.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

tdarnall@ragansmith.com Acknowledged

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.
*(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

8. Site Plan match Final Plat Revision

amy.diaz-barriga@franklintn.gov Submit an SP Amendment with resubmittal, to show these new lot lines on the site plan. Site plans are required to match the final plat, and the final plat will not be approved at One-Stop until the SP Amendment is approved as well.

tdarnall@ragansmith.com A revised Site Plan will be submitted.

amy.diaz-barriga@franklintn.gov This final plat cannot pass One-Stop until a Site Plan Amendment is submitted and approved showing the updated lot lines. Site Plans and Final Plats must match.

Water/Sewer

General Issues

12. Utility service locations

ben.mcneil@franklintn.gov The applicant shall verify the utility service locations to the lots being divided. Any existing utility service lines shall be shown in their current location.

tdarnall@ragansmith.com Service locations have been verified.

ben.mcneil@franklintn.gov The applicant did not address the issue, the applicant shall verify the utility service locations to the lots being divided. Any existing utility service lines shall be shown in their current location.

[Edited By Ben McNeil]

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOTS 23 AND 24, SHADOW GREEN PUD SUBDIVISION, SECTION ONE (OF RECORD IN PLAT BOOK P70, PAGE 142, R.O.W.C.T.) INTO FIVE LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 4100, NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0195F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0195, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED SD-R - (SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:
- FRONT: 10'
SIDE - 0'-6'
REAR - 0'-20'
5. 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.
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
7. 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.
8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMCO.
9. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES CONDO LOT 23 AND CONDO LOT 24 OF PLAN ENTITLED "SHADOW GREEN, PUD SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK P70, PAGE 142, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
11. ALL STORMWATER INFRASTRUCTURE WITHIN PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

CONDO LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
23	23,932	0.55
24	23,778	0.55
25	48,744	1.12
26	34,021	0.78
27	43,432	1.00

OPEN SPACE (P.U.A.D.E) AREA TABLE		
LOT	SQ. FT.±	ACRES±
105	76,111	1.75

LEGEND

- IRON ROD (NEW)
(1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(0) IRON ROD (OLD)
- IP(0) IRON PIPE (OLD)
- P.U.A.D.E PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
- (XX) LOT NUMBER
- O.S. OPEN SPACE
- HOA HOME OWNER'S ASSOCIATION
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

(GENERAL NOTES - CONTINUED)

12. 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.
13. 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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
14. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 12,196 AS SHOWN HEREON.

JOHN T. DARNALL, R.L.S. NO. 1571
JULY 3, 2019
DATE

PROPERTY MAP REFERENCE

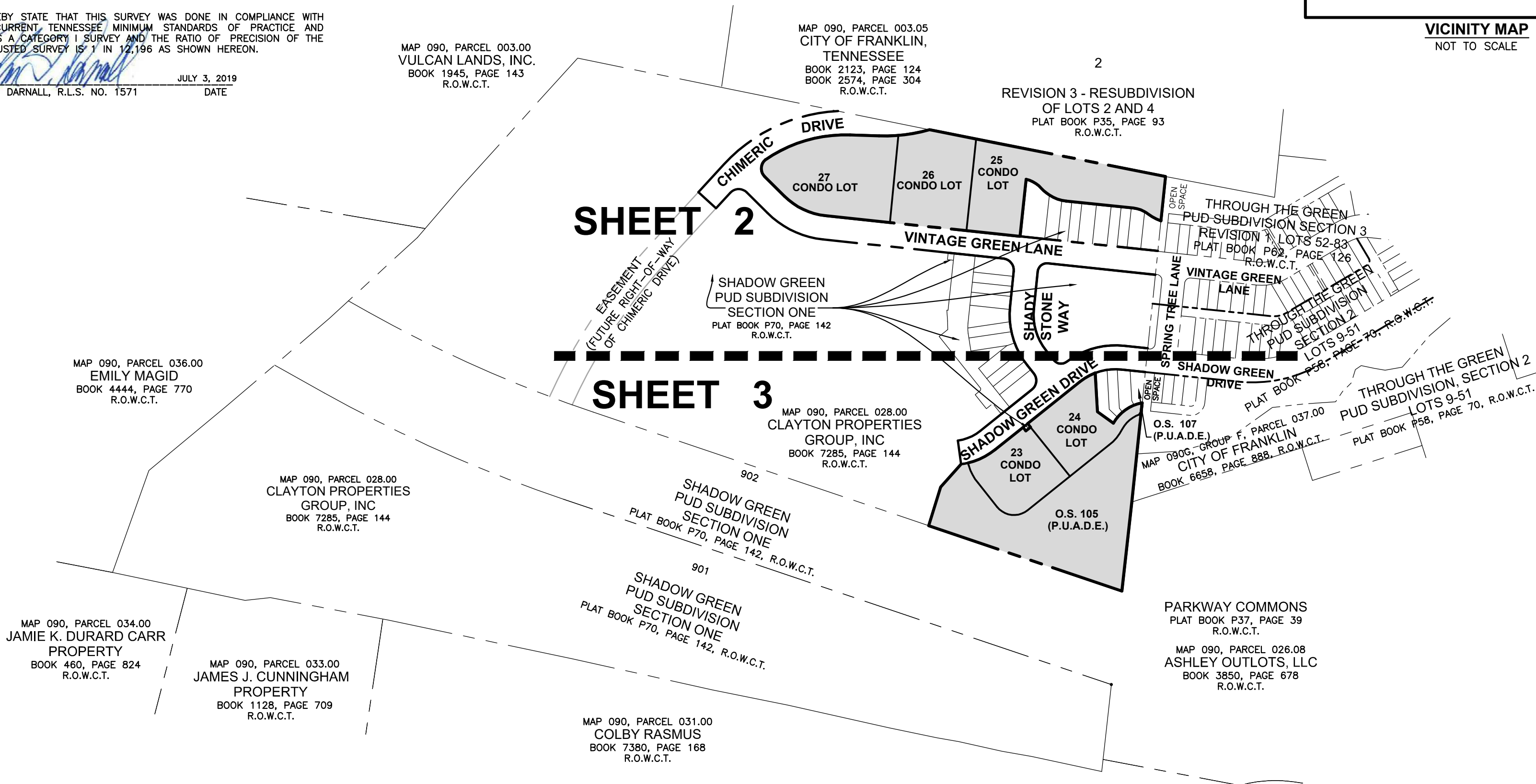
BEING A PART OF PARCEL NUMBER 028.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 090.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7285, PAGE 144, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PLAT REFERENCE

BEING ALL OF CONDO LOT 23 AND CONDO LOT 24 OF PLAN ENTITLED "SHADOW GREEN, PUD SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK P70, PAGE 142, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

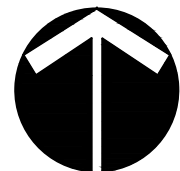


SURVEYOR

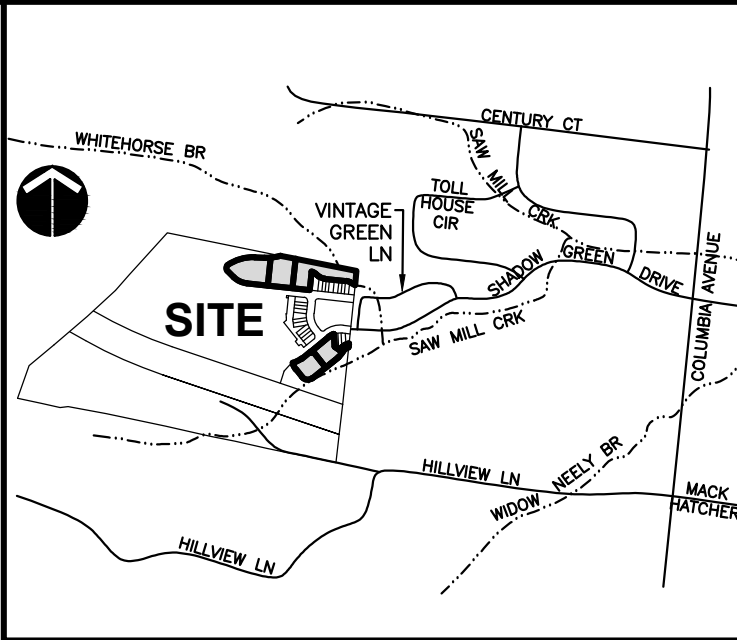
RAGAN-SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
tdarnall@ragansmith.com

OWNER/DEVELOPER

GOODALL HOMES
TAYLOR DEKALB
393 MAPLE STREET, SUITE 100
GALLATIN, TENNESSEE 37206
(615) 451-5029
taylor.dekalb@goodallhomes.com



SEE NOTE 2.



VICINITY MAP
NOT TO SCALE

RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION - SECTION 1
REVISION 1
C.O.F. # 7023

2ND SUBMITTAL DATE: JULY 3, 2019
1ST SUBMITTAL DATE: JUNE 10, 2019
DRAWN BY: S. LEWIS SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T. AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND VACATED 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 UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T., 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.T. CLAYTON PROPERTIES GROUP, INC d/b/a GOODALL HOMES DATE _____ PRINT NAME AND TITLE	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 26TH DAY OF NOVEMBER, 2018. JOHN T. DARNALL RLS #1571 JULY 3, 2019 DATE	I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE _____	I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE IN "SHADOW GREEN, SECTION ONE" 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. SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE DATE _____	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. CITY OF FRANKLIN DATE _____ WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____	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 FOR WILLIAMSON COUNTY. SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____	CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE NET AREA: 5.75± ACRES TOTAL LOTS: 5 ACRES NEW ROAD: 0 CIVIL DISTRICT: 5TH MILES NEW ROAD: 0 CLOSURE ERROR: 1:12,196 OWNER: CLAYTON PROPERTIES GROUP, INC SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1"=200' 0 100' 200' 400'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	100.65'	149.00'	38°42'09"	N64°34'55"W	98.74'	52.33
C2	40.69'	25.00'	93°15'57"	N01°24'07"E	36.35'	26.47
C3	195.48'	307.00'	36°28'58"	N73°36'45"E	192.19'	101.18
C4	110.95'	359.00'	17°42'28"	N83°00'00"E	110.51'	55.92
C5	31.65'	108.15'	16°46'09"	N61°48'14"W	31.54'	15.94
C6	9.46'	66.97'	8°05'37"	N55°58'19"W	9.45'	4.74
C7	26.06'	65.00'	22°58'14"	N72°35'28"W	25.89'	13.21
C8	39.26'	76.58'	29°22'23"	N70°07'03"W	38.83'	20.07
C9	22.69'	84.56'	15°22'38"	N49°53'45"W	22.63'	11.42
C10	39.17'	65.50'	34°15'53"	N59°20'13"W	38.59'	20.19
C19	42.12'	359.00'	6°43'18"	N88°29'35"E	42.09'	21.08
C20	68.84'	359.00'	10°59'10"	N79°38'21"E	68.73'	34.52

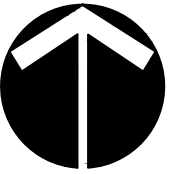
■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")		FIRE HYDRANT
●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		WATER LINE
○	IRON ROD (OLD)		WATER METER
○ IP(0)	IRON PIPE (OLD)		CATCH BASIN/CURB INLET
◎	SANITARY SEWER MANHOLE		REINFORCED CONCRETE PIPE
—SA—	SANITARY SEWER LINE		HIGH DENSITY POLYETHYLENE PIPE
O.S.	OPEN SPACE		STORM MANHOLE
GIP	GREEN INFRASTRUCTURE PRACTICE		LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.A.D.E	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT



RECORDER'S INFORMATION	

SCALE: 1"=50'

0 50 100 150



MATCH LINE SHEET 2
SHEET 3

SHEET 2
SHEET 3

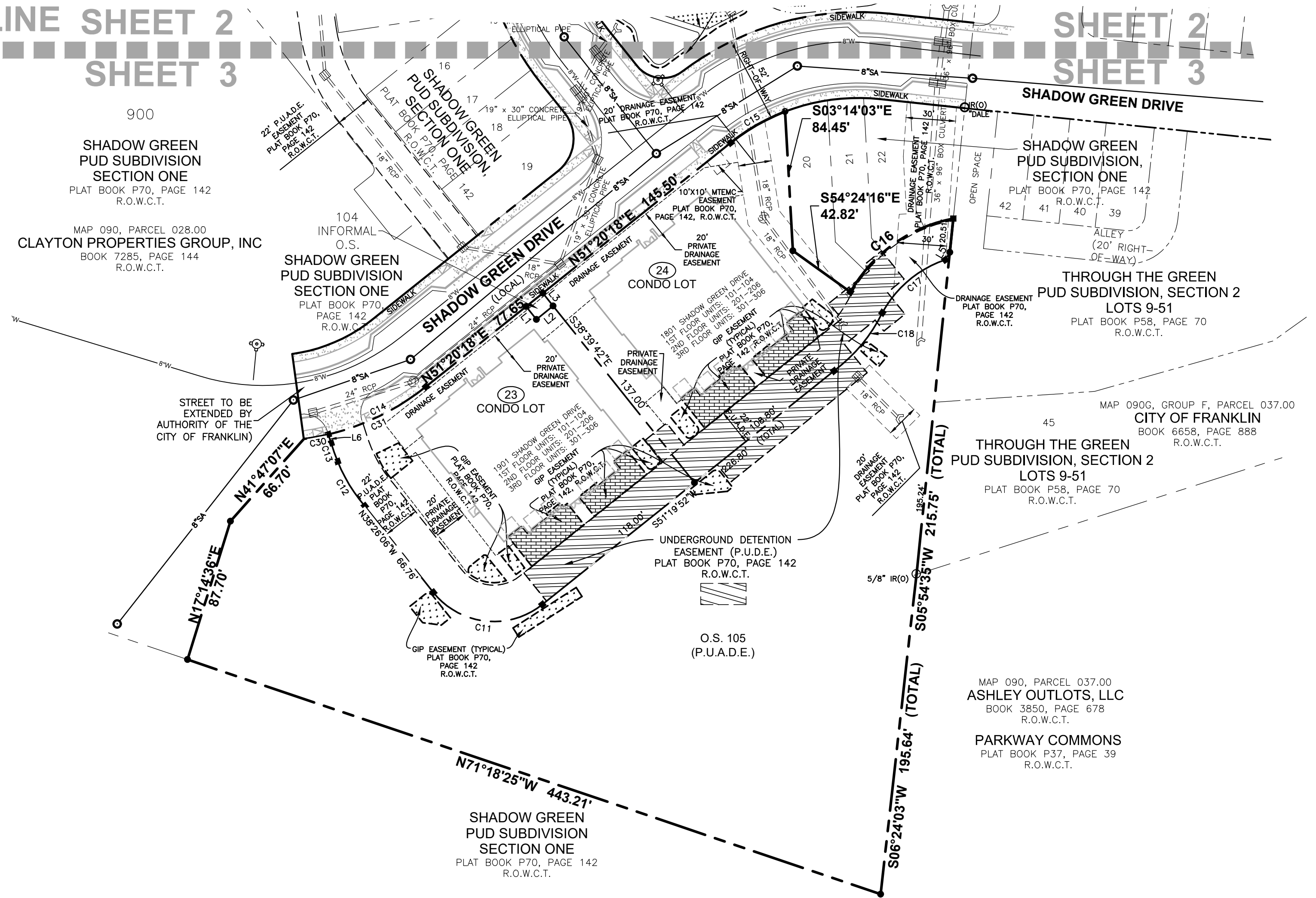
900

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE
PLAT BOOK P70, PAGE 142
R.O.W.C.T.

MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°39'42"E	10.00'
L2	N51°20'18"E	13.00'
L3	N38°39'42"W	10.00'
L5	S31°11'27"W	5.35'
L6	N17°51'01"W	5.58'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C11	73.83'	47.00'	90°00'00"	N83°40'08"W	66.47'	47.00
C12	31.79'	97.69'	18°38'40"	N31°19'02"W	31.65'	16.04
C13	11.66'	111.00'	6°01'05"	N19°37'06"W	11.65'	5.83
C14	81.50'	151.07'	30°54'39"	N66°47'37"E	80.52'	41.77
C15	38.21'	124.00'	17°39'21"	N60°09'58"E	38.06'	19.26
C16	79.01'	91.00'	49°44'37"	N54°30'08"E	76.55'	42.19
C17	50.93'	68.00'	42°54'39"	S49°57'59"W	49.75'	26.72
C18	45.75'	98.47'	26°36'59"	S39°33'32"W	45.34'	23.29
C30	15.12'	151.00'	5°44'14"	N79°23'15"E	15.11'	7.57
C31	66.38'	151.07'	25°10'34"	S63°55'35"W	65.85'	33.73



LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊙	FIRE HYDRANT
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")	—W—	WATER LINE
○/R(O)	IRON ROD (OLD)	⌘	WATER METER
⊙	SANITARY SEWER MANHOLE	■	CATCH BASIN/CURB INLET
—SA—	SANITARY SEWER LINE	RCP	REINFORCED CONCRETE PIPE
O.S.	OPEN SPACE	⊙	STORM MANHOLE
GIP	GREEN INFRASTRUCTURE PRACTICE	(XX)	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.A.D.E	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT



RECORDER'S INFORMATION

SHADOW GREEN PUD SUBDIVISION - SECTION 1 REVISION 1

C.O.F. # 7023

2ND SUBMITTAL DATE: JULY 3, 2019

1ST SUBMITTAL DATE: JUNE 10, 2019

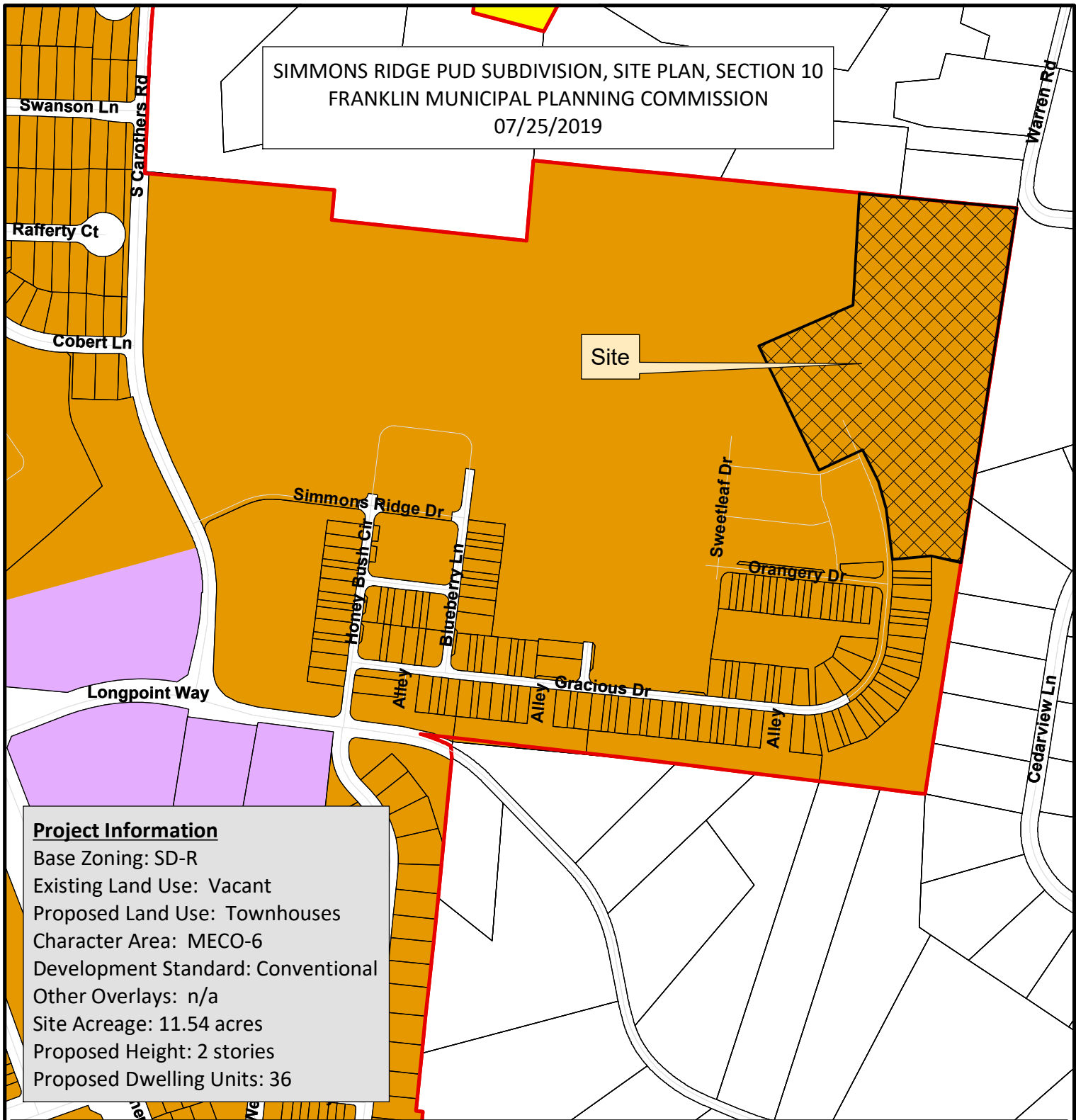
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
NET AREA:	5.75± ACRES	TOTAL LOTS:	5
ACRES NEW ROAD:	0	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0	CLOSURE ERROR:	1:12,196
OWNER:	CLAYTON PROPERTIES GROUP, INC		
SURVEYOR:	RAGAN - SMITH - ASSOCIATES, INC.		
SCALE: 1"=50'			

SHEET 3 OF 3

SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN, SECTION 10
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/25/2019



Project Information

Base Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Townhouses
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 11.54 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 36

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



0 50 100 200 300 400 500 600
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 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 7

Engineering - Site Plan Checklist

General Issues

28. Connectivity

joe.marlo@franklin.tn.gov Connectivity for Section 10 requires street infrastructure to be completed in Sections 9 and 11. Prior to issuance of the first building permit of Section 10, sureties shall be posted for Sections 9, 10, and 11.

Recommend investigating redrawing section lines to include the highlighted area below in Section 10 instead of Section 11. With this arrangement, sureties for Section 9 would still be needed but sureties for Section 11 would not.



jpatterson@cannon-cannon.com

Investigated option of redrawing section lines; however, the result would be too complicated with need to include infrastructure for Section 11 as part of Section 10. Section lines to remain as shown in previous submittal. Local and alley pavement quantities for Sections 9-11 shall be bonded as one quantity to ensure connectivity

joe.marlo@franklin.tn.gov Comment to remain open as an advisory and reminder to COF Staff, **but does not hinder approval of the Site Plan.**

Because portions of the roadway loop providing the required access and circulation for Section 10 lie within Sections 9 and 11, **prior to the issuance of the first building permit for Section 10**, sureties shall be posted for Sections 9, 10 and 11, and ROW shall be dedicated via final plat to complete the connection between Sweetleaf Drive and Gracious Drive.

The final plat for each section shall match the respective site plan for that section. Sureties for infrastructure in each section shall be likewise be posted for each respective section in accordance with standard City of Franklin procedures. The lumping together of quantities from multiple site plans to be posted as a single surety is not standard procedure, and will not be allowed.

Fire-Planning

General Issues

37. Fire Department Access

curt.edelmann@franklintn.gov Restating the fire department's position on this project:

The connection between Sweetleaf Drive and Gracious Drive must be complete and approved by the city before construction is started on the 21st home on either street.

Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklintn.gov Sureties for the following to be determined at resubmittal by applicant using the **Surety Calculation Tool** available on the [Engineering Development Services webpage](#):

I. City Water
II. City Sewer
III. Public Sidewalk
IV: City Streets
V. Private Streets (includes shared access drives)
VI. Street Access
VII. Temporary Turnarounds
VIII. Traffic Signals
IX: ITS Elements
X: Stormwater Drainage
XI: Green Infrastructure

Applicant shall include the completed **Approved Surety Calculator.xlsx** with appropriate construction quantities at the next submittal. **(The .xlsx file allows staff to adjust sureties as needed. PDF prints of the spreadsheet are not acceptable.)**

*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.*

jpatterson@cannon-
cannon.com

Comment noted.

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ 55,000
III. Public Sidewalk	\$ 48,000
IV: City Streets	\$ 323,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 54,000
XI: Green Infrastructure	\$ -

*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.*

jason.arnold@franklintn.gov

Green Infrastructure \$5,000

Included for Riparian Zone Buffer Planting (L2.0)

36. Landscape

jason.arnold@franklintn.gov

Landscape surety \$30,000

Planning

General Issues

15. Connectivity

amy.diaz-
barriga@franklintn.gov

Multiple sections are currently under review, and if approved, will allow for required connectivity. However, each plan should either stand on its own, in terms of connectivity requirements and cul-de-sac limits, or will be given a condition of approval that a particular section cannot be approved without a dependent section being approved and bonded.

jpatterson@cannon-
cannon.com

Local and alley pavement quantities for Sections 9, 10, and 11 shall be bonded as one quantity (3,815 SY), which shall be reflected in Section 10 sureties. This amount shall be bonded for the road for whichever section is bonded first.

amy.diaz-barriga@franklintn.gov	Understood. Comment to remain with each review until sureties are posted. Multiple sections are currently under review, and if approved, will allow for required connectivity. However, each plan should either stand on its own, in terms of connectivity requirements and cul-de-sac limits, or will be given a condition of approval that a particular section cannot be approved without a dependent section being approved and bonded.
jpatterson@cannon-cannon.com	Noted that comment will remain open until sureties bonded.
amy.diaz-barriga@franklintn.gov	Comment to remain with each review until sureties are posted. Multiple sections are currently under review, and if approved, will allow for required connectivity. However, each plan should either stand on its own, in terms of connectivity requirements and cul-de-sac limits, or will be given a condition of approval that a particular section cannot be approved without a dependent section being approved and bonded.

Stormwater

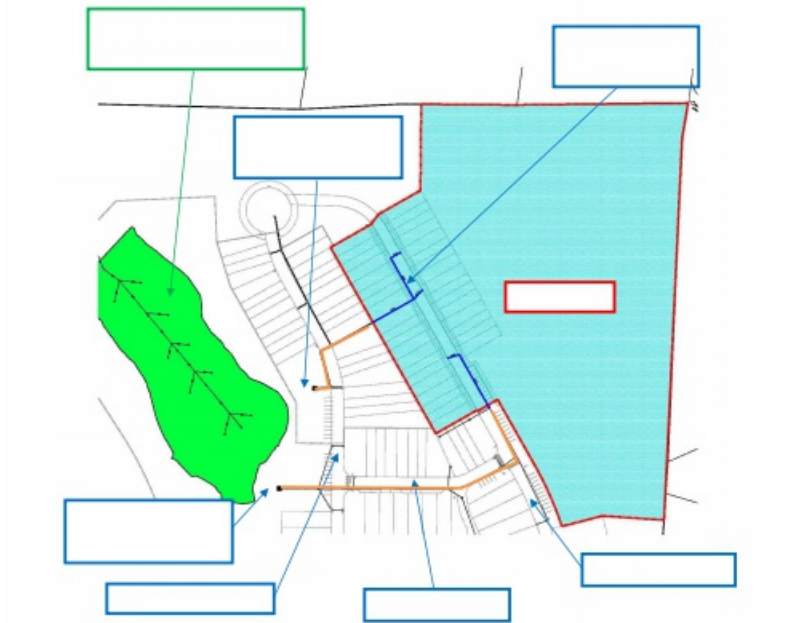
General Issues

21. Stormwater Management Plan

brittani.perez@franklintn.gov	Provide a stormwater management plan narrative stating an overall explanation of how stormwater will be conveyed, detained, and treated onsite. Include report from water quality calculation tool on the City's website located at: http://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development
jpatterson@cannon-cannon.com	preliminary LTMP included with submittal

LTMP does not have stormwater management narrative or call outs completed.

Comment not addressed: "Provide a stormwater management plan narrative stating an overall explanation of how stormwater will be conveyed, detained, and treated onsite. Include report from water quality calculation tool on the City's website located at: <http://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development>"



[Edited By Brittani Perez]

jpatterson@cannon-
cannon.com

LTMP has been revised and checked to ensure call outs completed.

30. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Include a Long Term Maintenance Plan (LTMP) for stormwater features located within this site/section. **This must be submitted and approved before final site plan approval.** Applicant shall Include **ALL** of the following.

1. Completed Long Term Maintenance Form
2. Site narrative
3. Maintenance narrative
4. BMP exhibit sheet. This shall be a simplified site layout sheet with all stormwater management features clearly called out and highlighted. Do not use a plans sheet as owners typically can not legibly read or understand these. Include riparian buffer limits and label, if applicable.
5. City of Franklin BMP Inspection and Maintenance Checklist forms
6. Any applicable landscape sheets for stormwater BMP's or riparian areas

A good example of a completed and approved LTMP, along with COF BMP inspection sheets and the LTMP form can be found at:

<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/post-construction-maintenance>

jpatterson@cannon-cannon.com

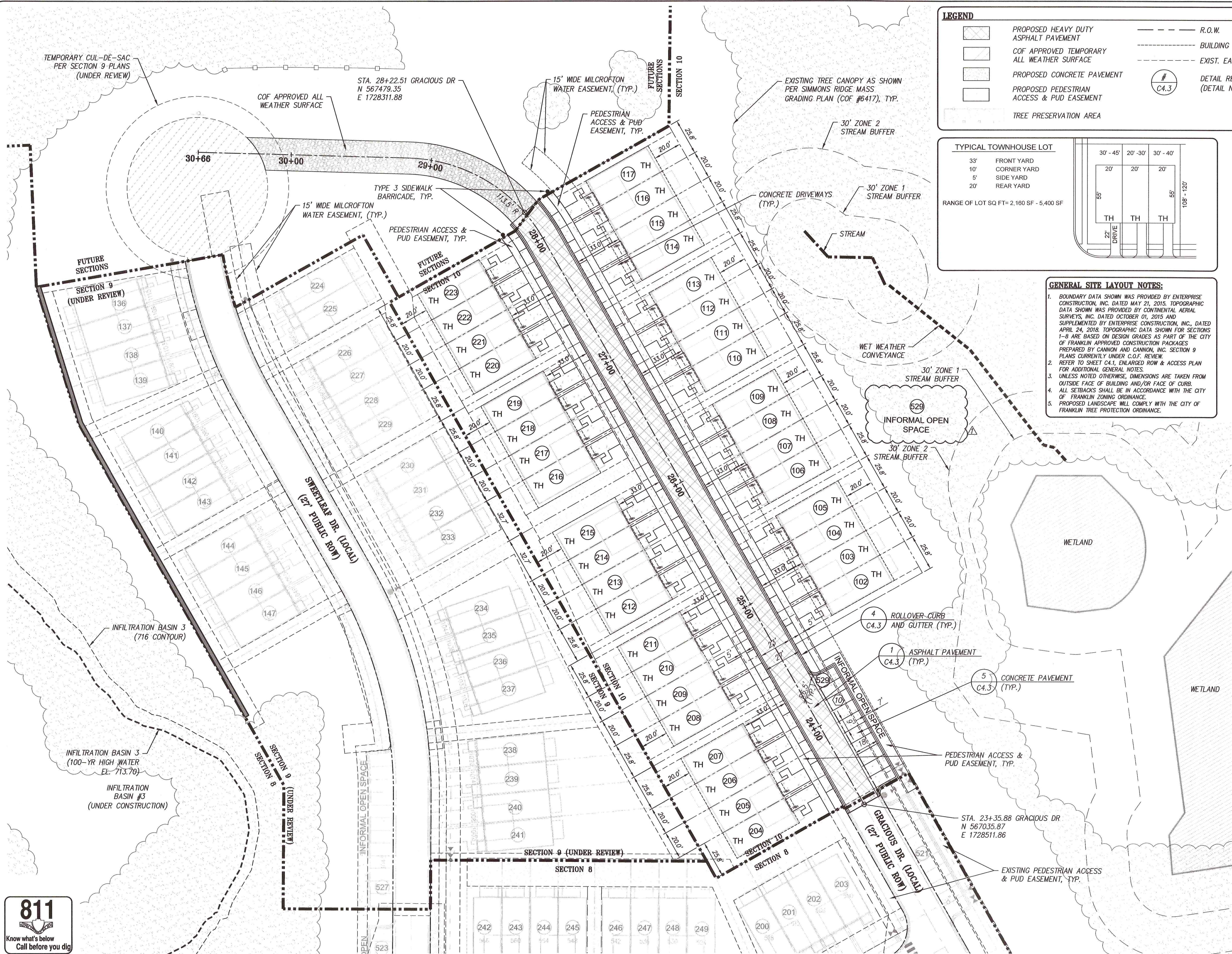
Comment noted. LTMP attached with submittal.

jeff.willoughby@franklintn.gov Include a Long Term Maintenance Plan (LTMP) for stormwater features located within this site/section. **This must be submitted and approved before final site plan approval.** Applicant shall Include **ALL** of the following.

1. Completed Long Term Maintenance Form
2. Site narrative
3. Maintenance narrative
4. BMP exhibit sheet. This shall be a simplified site layout sheet with all stormwater management features clearly called out and highlighted. Do not use a plans sheet as owners typically can not legibly read or understand these. Include riparian buffer limits and label, if applicable.
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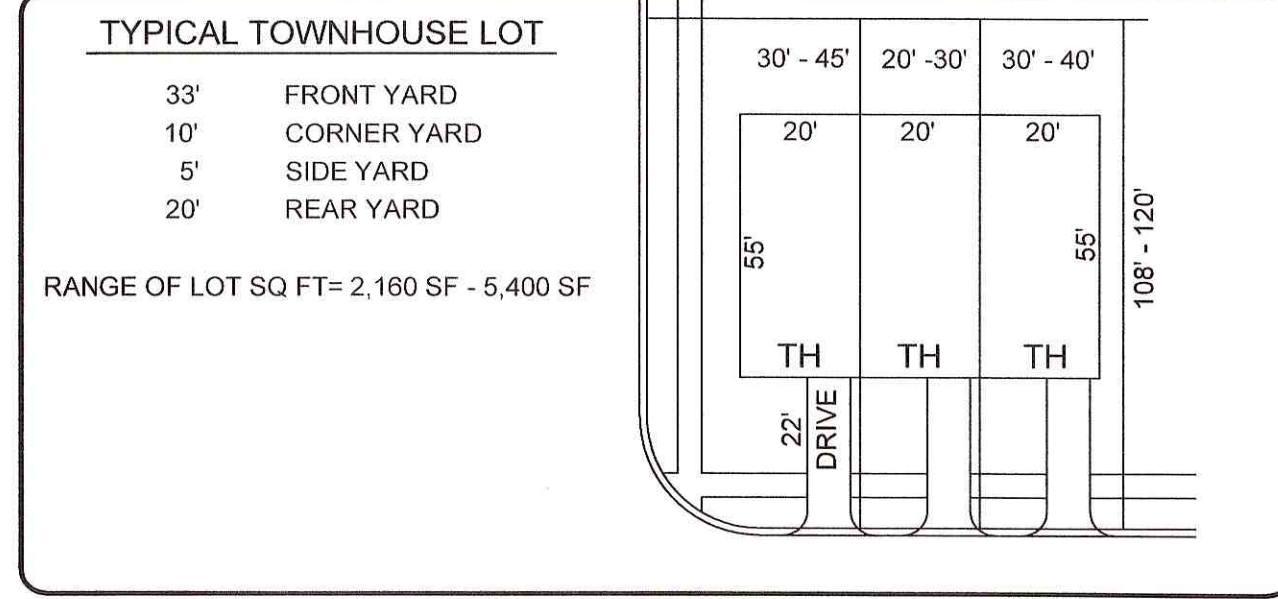
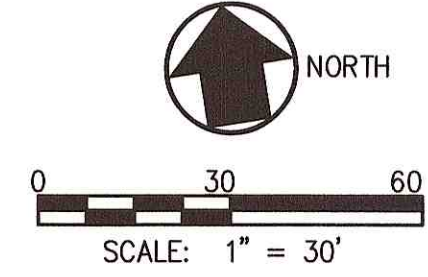
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<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/post-construction-maintenance>



LEGEND

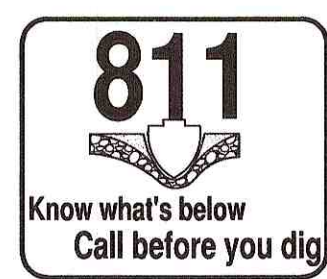
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		R.O.W.
	COF APPROVED TEMPORARY ALL WEATHER SURFACE		BUILDING SETBACK LINE
	PROPOSED CONCRETE PAVEMENT		EXIST. EASEMENT LINE
	PROPOSED PEDESTRIAN ACCESS & PUD EASEMENT		DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	TREE PRESERVATION AREA		

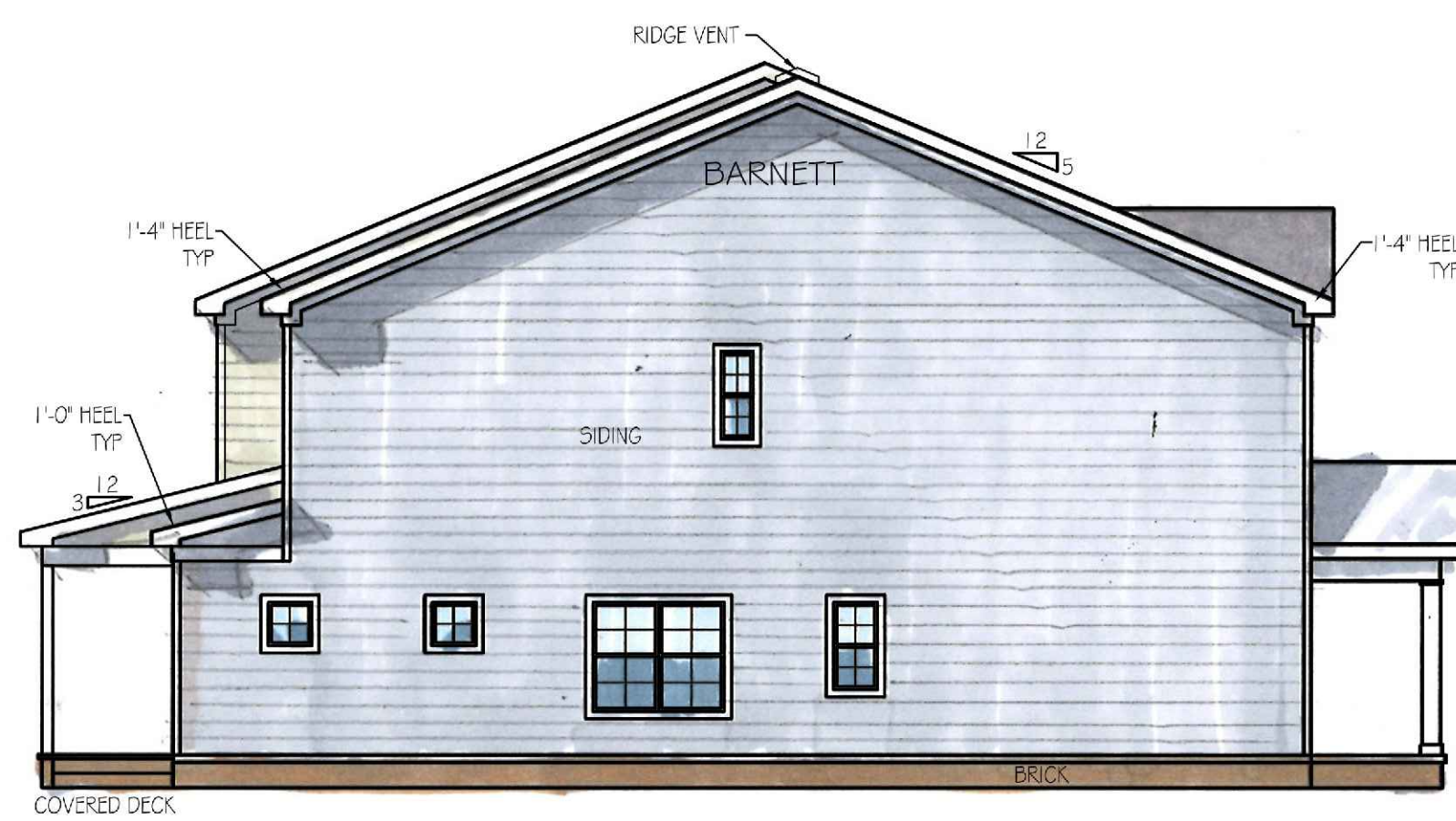


- GENERAL SITE LAYOUT NOTES:**
- BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 PLANS CURRENTLY UNDER C.O.F. REVIEW. REFER TO SHEET C4.1, ENLARGED ROW & ACCESS PLAN FOR ADDITIONAL GENERAL NOTES.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.
 - PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.

SITE DATA CHART	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION SITE PLAN SECTION 10
PROJECT #:	COF # 7014
SUBDIVISION:	SIMMONS RIDGE PUD, REV. 4
LOT NUMBER:	SECTION 10: LOTS 102-117, 204-223, 529
ADDRESS:	4408 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 89, PARCEL 37
EXISTING ZONING:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.60)
CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	SECTION 10: 11.54 ACRES
SQUARE FOOTAGE OF SITE:	SECTION 10: 502,688.79 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 10:	
ATTACHED TOWN HOME:	33'
FRONT YARD:	10'
CORNER:	5'
SIDE YARD:	5'
REAR YARD:	20'
OWNER:	SIMMONS RIDGE JOINT VENTURE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230, FRANKLIN, TN 37064
PHONE NO.:	(615) 567-4420
E-MAIL ADDRESS:	jfranks130@msn.com
CONTACT NAME:	JAY N. FRANKS
BUILDING SQUARE FOOTAGE:	NA
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO PROVIDED:	SECTION 10: 0.80 RATIO AND 9.18 AC
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 RATIO AND 1.93 AC MINIMUM
INCOMPATIBLE-USE BUFFER REQUIRED:	TYPES 'C' ALONG NORTH, SOUTH AND EAST PROPERTY LINES
MINIMUM PARKING REQUIREMENT:	SECTION 10: 108
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SECTION 10: 82
RESIDENTIAL DENSITY:	SECTION 10: 36 UNITS
TREE CANOPY:	SECTION 10: SEE SHEET L1.0
OPEN SPACE:	SECTION 10: 0 AC PROVIDED (FORMAL) 9.24 AC PROVIDED (INFORMAL)
MINERAL RIGHTS:	HELD BY OWNER
PARKLAND DEDICATION REQUIRED:	(35 x 1200) + (373 x 600) = 265,800 SF
PARKLAND DEDICATION PROVIDED:	PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS RD IN SECTIONS 1, 13 AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES IN LIEU.

REVISED PER COF COMMENTS		07-03-2019
REVISIONS		DATE
CONSULTING ENGINEERS - FIELD SURVEYORS		
TEL 865.670.8555 8550 Kingston Pike Knoxville, TN 37919		
CLIENT: SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420		
PROJECT: SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
ENLARGED SITE LAYOUT PLAN		
CGI PROJECT NO. 01404-0004		DRAWING DATE JUNE 10, 2019
P.I.C. WHC C.R.		DRAWN JTP
C2.1		COF #7014

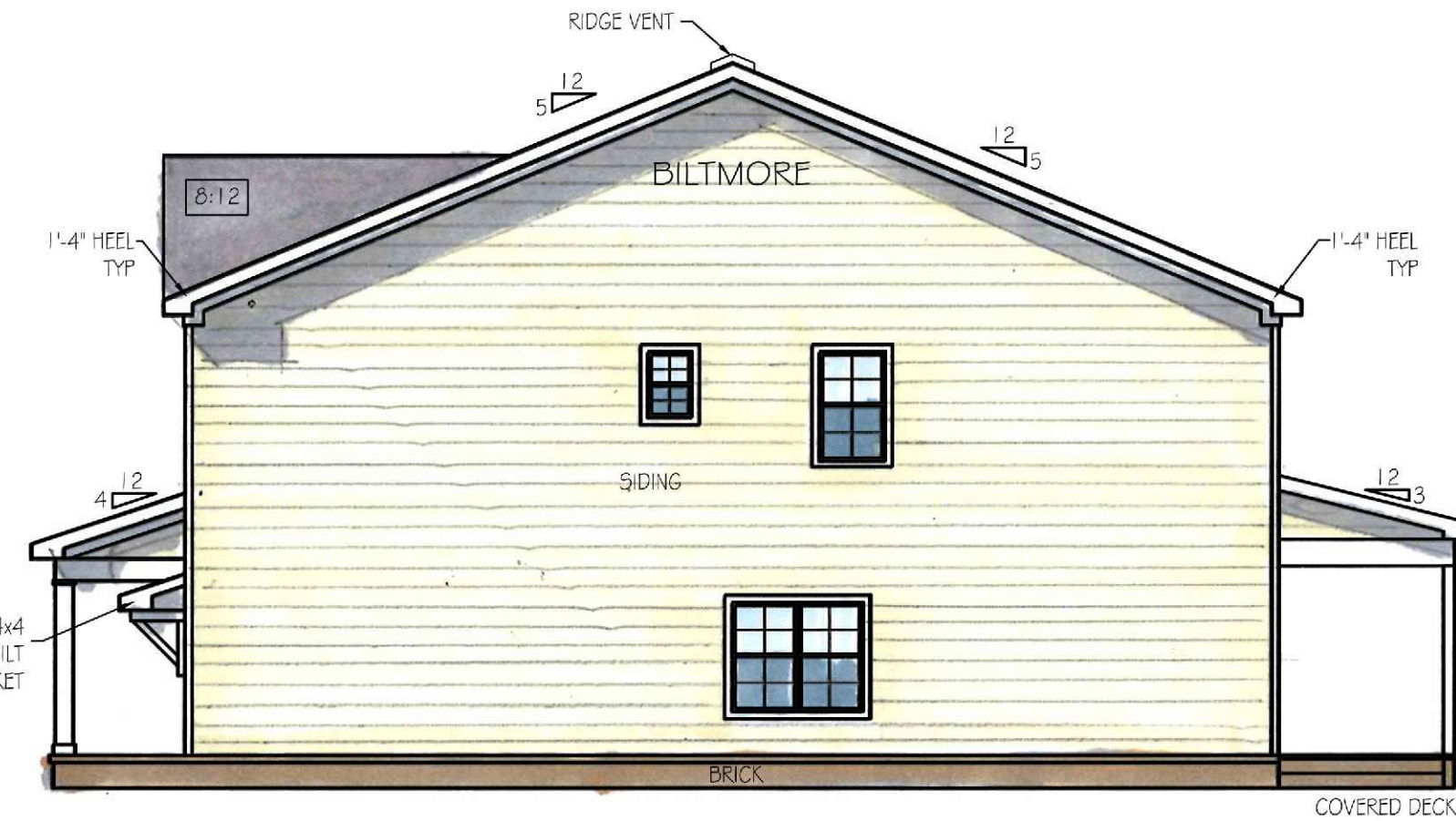




LEFT SIDE ELEVATION

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

ALL SIDE & REAR WINDOWS ARE FRAMED @ 8'-0" AFT



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

1 HR RATED SOFFIT UNDER ALL PORCHES & GARAGE SHED ROOFS

ELEVATION & ROOF NOTES

1. DO NOT SCALE ELEVATIONS
2. ROOF HAS 8" OVERHANGS UNLESS NOTED OTHERWISE
3. VENTS & RIDGE VENTS PER BUILDER
4. GUTTERS & DOWNSPOUTS PER BUILDER
5. FLASHING AS REQ'D PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQ'D

Mark Lynn
& ASSOCIATES
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marklynn1@hotmail.com
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Nashville, TN 37211
© Mark Lynn & Associates

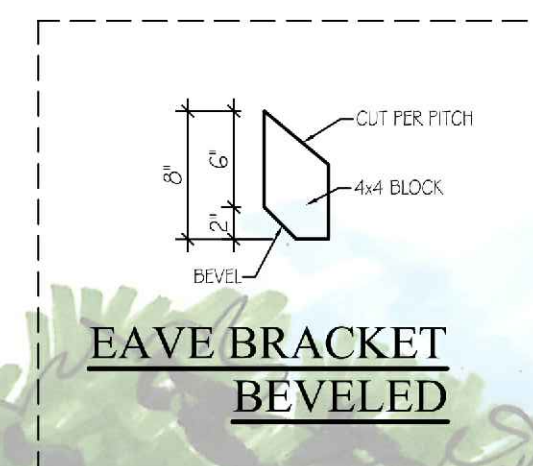
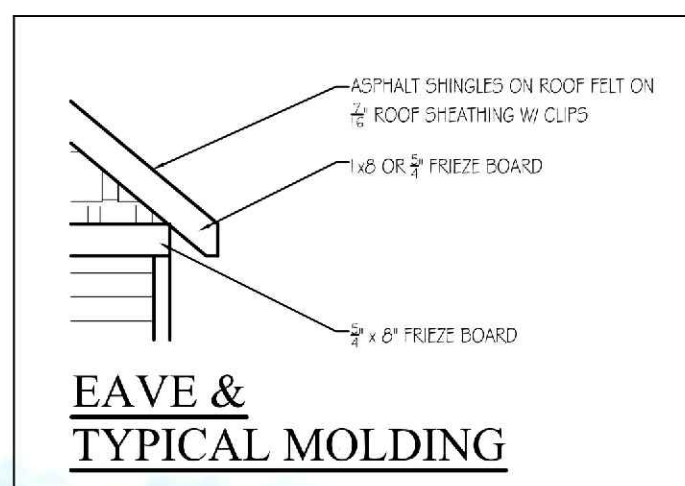
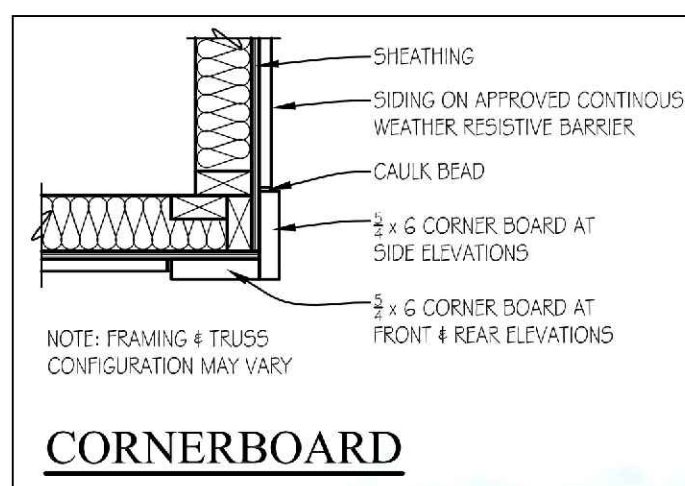
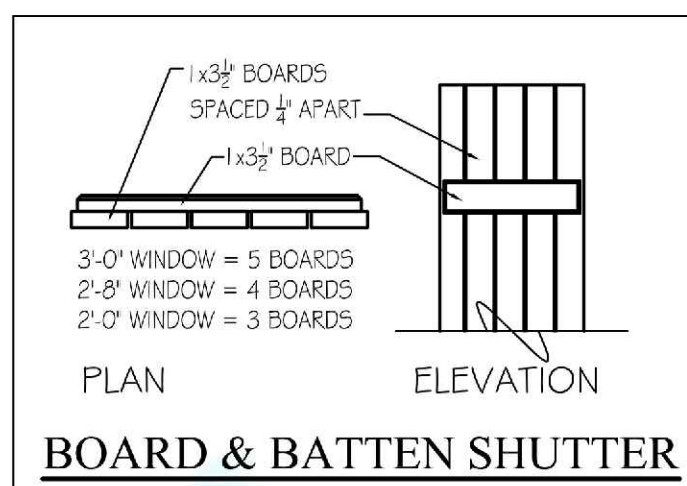
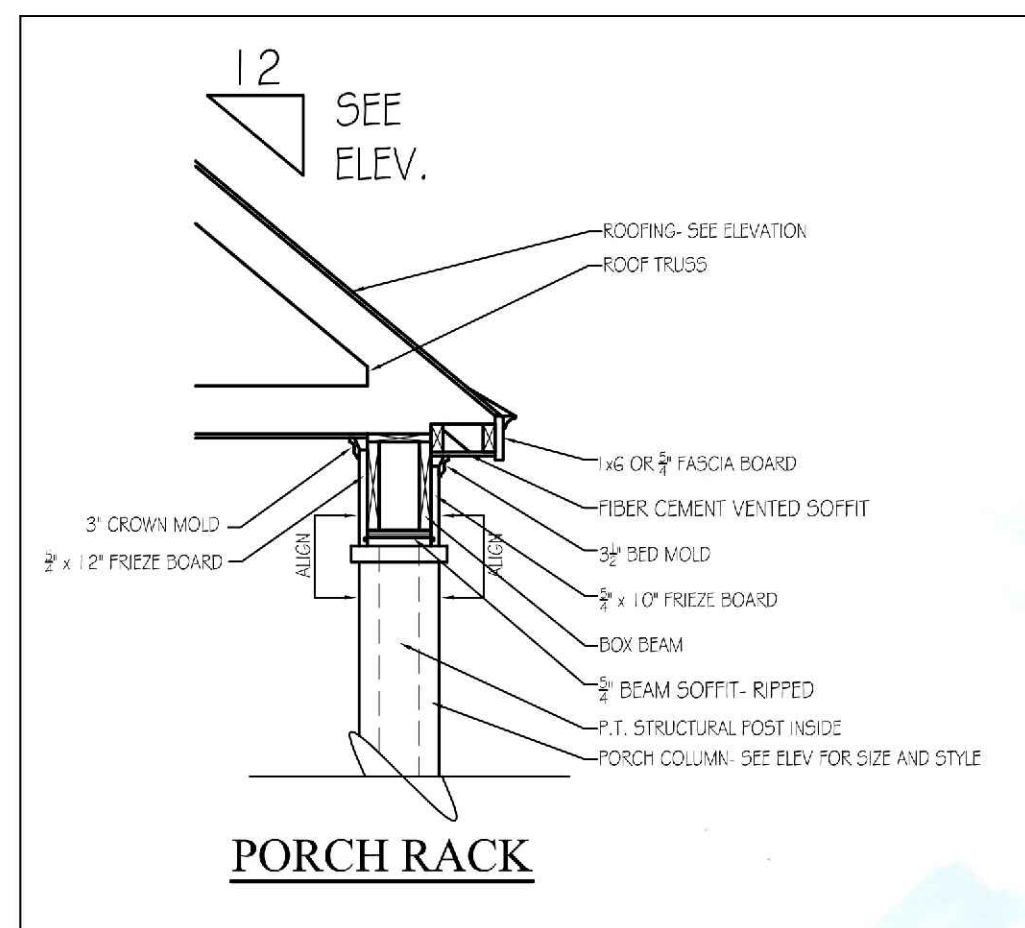
PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



BARNETT
LOT 190
2013 ORANGERY DR.
FRANKLIN, TN 37064

FGE 740.66

BILTMORE
LOT 189
2019 ORANGERY DR.
FRANKLIN, TN 37064

BARNETT
LOT 188
2025 ORANGERY DR.
FRANKLIN, TN 37064

FGE 742.00

BILTMORE
LOT 187
2031 ORANGERY DR.
FRANKLIN, TN 37064

TYPICAL ARCHITECTURE

REVISIONS		DATE
CLIENT:		SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420
PROJECT:		SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
TYPICAL ARCHITECTURE		
CCI PROJECT NO.		
DRAWING DATE		June 10, 2019
P.I.C.		C.R.
DRAWN		
A1.0		COF#7014

SIMMONS RIDGE PUD SUBDIVISION

SITE PLAN SECTION 10

SOUTH CAROTHERS ROAD MAP 89, PARCEL 37

FRANKLIN, TENNESSEE

DEVELOPMENT PLAN REVISION 2 - CONDITIONS OF APPROVAL

1. AFFORDABLE HOUSING
AFFORDABLE HOUSING UNITS ARE REQUIRED TO BE PROVIDED IN THIS DEVELOPMENT. WITH THE SUBMITTAL TO BOMA, THE ON SITE LOCATION OF THESE UNITS SHALL BE INDICATED FOR APPROVAL. FOR ADDITIONAL INFORMATION AND GUIDANCE ON SATISFYING THIS CONDITION CONTACT INTERIM HOUSING DEVELOPMENT COORDINATOR, KATHLEEN SAUSED A AT 615-550-8608
2. TRAFFIC / TRANSPORTATION
THE APPLICANT SHALL BE REQUIRED TO IMPROVE SOUTH CAROTHERS ROAD TO CURRENT CITY STANDARDS BY REBUILDING THE ROADWAY ALONG THE FRONTAGE OF THEIR PROPERTY. IN PARTICULAR, CARE NEEDS TO BE GIVEN TO REDESIGNING THE HORIZONTAL AND VERTICAL DEFICIENCIES IN THE REDESIGN. THE NEW SECTION WILL BE PER TS-9 FROM THE CITY OF FRANKLIN STREET STANDARDS. EXPECT THAT NO BIKE LANE OR SIDEWALK WILL BE REQUIRED DUE TO THE DEDICATION OF THE MULTI-USE PATH ALONG THE FRONTAGE OF THE DEVELOPMENT.
DEPENDING ON THE TIMING OF WHO STARTS CONSTRUCTION FIRST (CITY OR DEVELOPER), IMPROVEMENTS WILL NEED TO BE MADE TO ACCOMMODATE THE CITY'S CONNECTOR ROAD DESIGN FOR THE NEW SOUTH CAROTHERS PARKWAY PROJECT.
3. TRAFFIC / TRANSPORTATION
AT THE RIGHT-ANGLE BEND OF SOUTH CAROTHERS ROAD, MODIFY THE INTERSECTION SO AS TO TURN IT INTO A 3-WAY STOP WITH THE CAROTHERS CONNECTOR RIGHT-OF-WAY. PER ITEM #2 OF THE TRAFFIC STUDY ADDENDUM OF 8/18/12. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF THE SECOND 50% OF THE CERTIFICATES OF OCCUPANCY.
4. TRAFFIC / TRANSPORTATION
FOR THE SOUTHBOUND LEFT TURN ROADWAY IMPROVEMENT AT THE MAIN SIMMONS RIDGE PROJECT ACCESS, COORDINATE THIS IMPROVEMENT WITH THE NICHOLS BEND DEVELOPMENT CONSTRUCTION AS NEEDED. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE OPENING OF THE MAIN SIMMONS RIDGE PROJECT ACCESS.
5. AMENITY CENTER
THE AMENITY CENTER SHALL BE APPROVED AND CONSTRUCTED NO LATER THAN THE TIME AT WHICH 50% OF THE UNITS ARE CONSTRUCTED.

MODIFICATION OF STANDARDS

APPROVED WITH DEVELOPMENT PLAN, REVISION 4 COF#6339 AT MAY 9th BOMA MEETING

SECTION 5.9.3 (4) (b)
REQUEST FOR MODIFICATION TO PERMIT CARS TO BACK OUT OF PRIVATE SPACES ONTO PUBLIC RIGHT-OF-WAY. PRIVATE PARKING SPACES, BOTH PERPENDICULAR AND PARALLEL SHALL BE CONSTRUCTED OF CONCRETE OR MATERIAL APPROVED BY CITY ENGINEER TO DIFFERENTIATE IT FROM ASPHALT STREET WITHIN THE PUBLIC RIGHT-OF-WAY. THE SUBJECT PARKING SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.9.3 (4) (a) (iv)
REQUEST FOR MODIFICATION TO PERMIT PARKING OFF OF A PUBLIC RIGHT-OF-WAY. OFF-STREET PARKING AND DRIVEWAY PARKING FOR THE TOWN HOMES IS PROPOSED TO BE ACCESSED DIRECTLY FROM THE PUBLIC STREET RIGHT-OF-WAY. THE PARKING SPACES ARE PROPOSED BEYOND THE CURB, AND ARE DESIGNED TO AVOID CONFLICTS WITH SIDEWALKS.

TABLE 3.3B - DRIVEWAY SEPERATIONS

REQUEST FOR MODIFICATION OF THE STREET STANDARDS TO PERMIT PAIRED DRIVEWAYS FOR THE TOWN HOMES SERVING NO MORE THAN 2 GARAGE BAYS. PAIRED DRIVEWAYS SHALL MAINTAIN A MINIMUM SEPARATION OF 20 FEET. IN THE EVENT THAT A DRIVEWAY CAN NOT BE PAIRED, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED. SINGLE FAMILY DETACHED HOMES SHALL HAVE A MINIMUM DRIVEWAY SEPARATION OF 18 FEET.

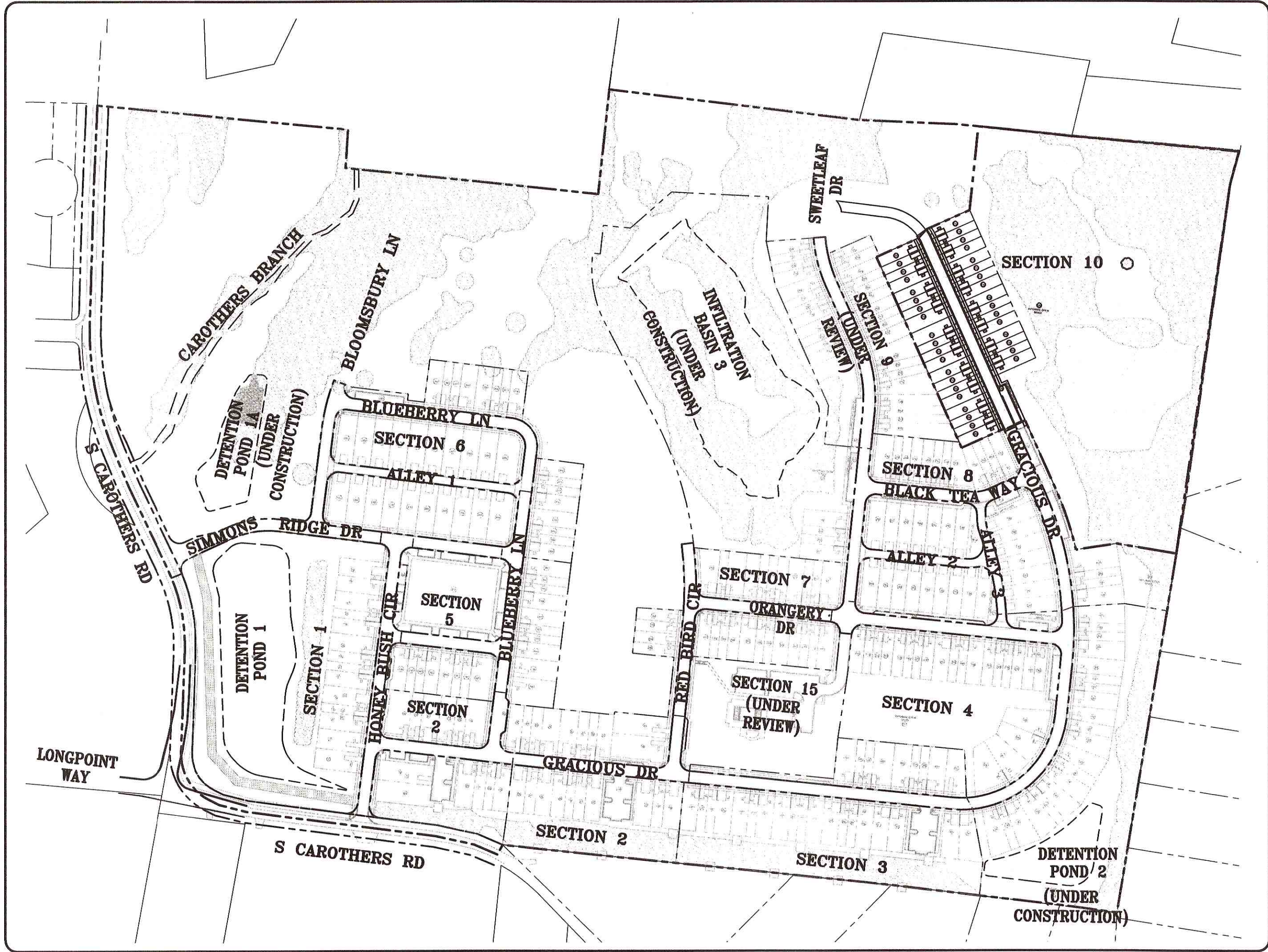
SECTION 5.3.5 (e)(i) - FOUNDATIONS

REQUEST FOR THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 8" ABOVE THE FINISHED GRADE FOR HOMES, AND SHALL BE LIMITED TO A MAXIMUM OF 25% OF THE HOMES WITHIN THE SIMMONS RIDGE PUD. THIS DESIGN IS TO SERVE HANDICAP AND ELDERLY WITH A 0" ENTRY FROM THE GARAGE TO THE LIVING LEVEL.

SPECIAL CONDITION

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.3.5 (g)(ii) - THE FMPC MAY ALLOW ATTACHED RESIDENTIAL STRUCTURES TO INCLUDE GARAGE DOORS THAT FACE THE PRIMARY STREET FRONTING THE STRUCTURE ONLY IN CASES WHERE IT IS NECESSARY TO RETAIN EXISTING VEGETATION OR ADDRESS DIFFICULT TOPOGRAPHY. THE PROPOSED PLAN SHOWS FRONT FACING GARAGES ACCESSED FROM THE PRIMARY STREET IN ORDER TO MAXIMIZE THE AMOUNT OF EXISTING TREE CANOPY ON THE SITE THAT MAY BE PRESERVED, PROVIDE AN INCREASED BUFFER ALONG THE WILLIAMSON COUNTY EDGES OF 75 FEET AND DUE TO THE ROLLING TOPOGRAPHY OF THE PROPERTY. THE SITE HAS 5 DIFFERENT DRAINAGE BASINS WITH SLOPES RANGING FROM 4% TO OVER 20%. THE POSITION OF THE GARAGES TOWARD THE STREET IS REQUIRED TO HAVE A PLAN THAT IS SENSITIVE TO THE TERRAIN OF THE PROPERTY. IF DESIGNED WITH ALLEYS THE MAJORITY OF THE HOMES WOULD HAVE RETAINING WALLS AND STAIRS BETWEEN THE ALLEY AND THE HOME.



LOCATION MAP
N.T.S.

SITE DATA CHART	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION SITE PLAN SECTION 10
PROJECT #:	COF # 7014
SUBDIVISION:	SIMMONS-RIDGE PUD, REV. 4
LOT NUMBER:	SECTION 10: LOTS 102-117, 204-223, 529
ADDRESS:	4408 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 89, PARCEL 37
EXISTING ZONING:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.60)
CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	SECTION 10: 11.54 ACRES
SQUARE FOOTAGE OF SITE:	SECTION 10: 502,668.79 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 10:	
ATTACHED TOWN HOME:	33'
FRONT YARD:	10'
CORNER:	5'
SIDE YARD:	
REAR YARD:	20'
OWNER:	SIMMONS RIDGE JOINT VENTURE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230, FRANKLIN, TN 37064
PHONE NO.:	(615) 567-4420
E-MAIL ADDRESS:	jfranks130@msn.com
CONTACT NAME:	JAY N. FRANKS
BUILDING SQUARE FOOTAGE:	NA
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO PROVIDED:	SECTION 10: 0.80 RATIO AND 9.18 AC
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 RATIO AND 1.93 AC MINIMUM
INCOMPATIBLE-USE BUFFER REQUIRED:	TYPE "C" ALONG NORTH, SOUTH AND EAST PROPERTY LINES
MINIMUM PARKING REQUIREMENT:	SECTION 10: 108
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SECTION 10: 82
RESIDENTIAL DENSITY:	SECTION 10: 36 UNITS
TREE CANOPY:	SECTION 10: SEE SHEET L1.0
OPEN SPACE:	SECTION 10: 0 AC PROVIDED (FORMAL) 9.24 AC PROVIDED (INFORMAL)
MINERAL RIGHTS:	HELD BY OWNER
PARKLAND DEDICATION REQUIRED:	(35 x 1200) + (373 x 600) = 265,800 SF
PARKLAND DEDICATION PROVIDED:	PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS RD IN SECTIONS 1, 3, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES IN LIEU.

**NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

OWNER
SIMMONS RIDGE JOINT VENTURE
JAY N. FRANKS
144 SOUTHEAST PARKWAY,
SUITE 230
FRANKLIN, TN 37064
615.567.4420
jfranks130@msn.com

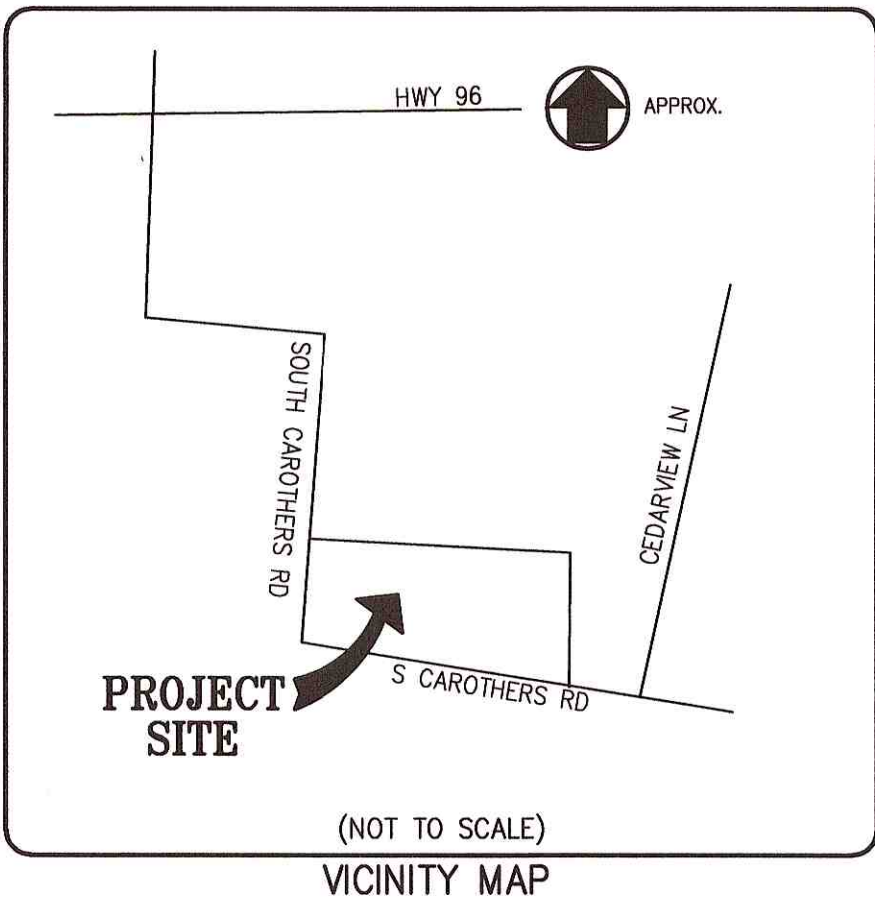
APPLICANT
SIMMONS RIDGE JOINT VENTURE
JAY N. FRANKS
144 SOUTHEAST PARKWAY,
SUITE 230
FRANKLIN, TN 37064
615.567.4420
jfranks130@msn.com

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

SURVEY DATA PROVIDED BY
TOM G. KING III, RLS
144 SOUTHEAST PARKWAY,
SUITE 230
FRANKLIN, TN 37064
615.238.4958
tomgking3@gmail.com

CIVIL ENGINEER
CANNON & CANNON, INC.
HAROLD CANNON, P.E.
8550 KINGSTON PIKE
KNOXVILLE, TN 37919
865.670.8555
hcannon@cannon-cannon.com

TRAFFIC ENGINEER
FISCHBACH TRANSPORTATION GROUP, INC.
GILLIAN FISCHBACH
3326 ASPEN GROVE DRIVE
SUITE 130
FRANKLIN, TN 37064
615.771.8025



DRAWING INDEX

C0.0	COVER SHEET
C0.1	SITE CHARTS AND TABLES
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	APPROVED OVERALL DEVELOPMENT PLAN
C2.0a	REVISED SECTION LINES EXHIBIT
C2.0b	OVERALL SITE PLAN
C2.1	ENLARGED SITE LAYOUT PLAN
C3.0	OVERALL GRADING PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.1a	ENLARGED GRADING & DRAINAGE PLAN
C3.2	INITIAL EPSC / PRE CONSTRUCTION PLAN
C3.3	INTERIM EPSC / CONSTRUCTION PLAN
C3.4	FINAL EPSC / WATER QUALITY PLAN
C3.5	GRADING, DRAINAGE, & EPSC DETAILS
C3.5a	GRADING, DRAINAGE, & EPSC DETAILS
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ENLARGED ROW & ACCESS PLAN
C4.2	ROW & ACCESS PLAN & PROFILE
C4.3	ROW & ACCESS DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	SITE UTILITY PLAN
C5.2	SITE UTILITY PLAN & PROFILES
C5.3	UTILITY DETAILS
L1.0	TREE REMOVAL/PRESERVATION PLAN
L1.1	TREE PRESERVATION COMPARISON THROUGH SECTIONS 10 & 11
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
A2.0	TYPICAL ARCHITECTURE

REVISED PER COF COMMENTS		07-03-2019
REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TN 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420	
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
COVER SHEET		
CCI PROJECT NO. 01404-0004		
DRAWING DATE JUNE 10, 2019		
P.I.C. WHC	C.R.	
DRAWN JTP		
		C0.0 COF #7014



PARKING SCHEDULE PER LOT

SECTION	LOT	ADDRESS	TYPE	REQUIRED	ON-SITE PARKING		OFF-SITE PARKING	AVERAGE DISTANCE TO CLOSEST 3 OFF-SITE PARKING
					GARAGE	DRIVEWAY		
SECTION 10	102	----- GRACIOUS DRIVE	TH	3	1	1	1	61'
SECTION 10	103	----- GRACIOUS DRIVE	TH	3	1	1	1	73'
SECTION 10	104	----- GRACIOUS DRIVE	TH	3	1	1	1	100'
SECTION 10	105	----- GRACIOUS DRIVE	TH	3	1	1	1	113'
SECTION 10	106	----- GRACIOUS DRIVE	TH	3	1	1	1	153'
SECTION 10	107	----- GRACIOUS DRIVE	TH	3	1	1	1	164'
SECTION 10	108	----- GRACIOUS DRIVE	TH	3	1	1	1	192'
SECTION 10	109	----- GRACIOUS DRIVE	TH	3	1	1	1	204'
SECTION 10	110	----- GRACIOUS DRIVE	TH	3	1	1	1	244'
SECTION 10	111	----- GRACIOUS DRIVE	TH	3	1	1	1	256'
SECTION 10	112	----- GRACIOUS DRIVE	TH	3	1	1	1	284'
SECTION 10	113	----- GRACIOUS DRIVE	TH	3	1	1	1	294'
SECTION 10	114	----- GRACIOUS DRIVE	TH	3	1	1	1	335'
SECTION 10	115	----- GRACIOUS DRIVE	TH	3	1	1	1	347'
SECTION 10	116	----- GRACIOUS DRIVE	TH	3	1	1	1	375'
SECTION 10	117	----- GRACIOUS DRIVE	TH	3	1	1	1	386'
SECTION 10	204	----- GRACIOUS DRIVE	TH	3	1	1	1	38'
SECTION 10	205	----- GRACIOUS DRIVE	TH	3	1	1	1	38'
SECTION 10	206	----- GRACIOUS DRIVE	TH	3	1	1	1	35'
SECTION 10	207	----- GRACIOUS DRIVE	TH	3	1	1	1	38'
SECTION 10	208	----- GRACIOUS DRIVE	TH	3	1	1	1	51'
SECTION 10	209	----- GRACIOUS DRIVE	TH	3	1	1	1	59'
SECTION 10	210	----- GRACIOUS DRIVE	TH	3	1	1	1	79'
SECTION 10	211	----- GRACIOUS DRIVE	TH	3	1	1	1	90'
SECTION 10	212	----- GRACIOUS DRIVE	TH	3	1	1	1	129'
SECTION 10	213	----- GRACIOUS DRIVE	TH	3	1	1	1	140'
SECTION 10	214	----- GRACIOUS DRIVE	TH	3	1	1	1	168'
SECTION 10	215	----- GRACIOUS DRIVE	TH	3	1	1	1	181'
SECTION 10	216	----- GRACIOUS DRIVE	TH	3	1	1	1	234'
SECTION 10	217	----- GRACIOUS DRIVE	TH	3	1	1	1	245'
SECTION 10	218	----- GRACIOUS DRIVE	TH	3	1	1	1	273'
SECTION 10	219	----- GRACIOUS DRIVE	TH	3	1	1	1	285'
SECTION 10	220	----- GRACIOUS DRIVE	TH	3	1	1	1	323'
SECTION 10	221	----- GRACIOUS DRIVE	TH	3	1	1	1	336'
SECTION 10	222	----- GRACIOUS DRIVE	TH	3	1	1	1	364'
SECTION 10	223	----- GRACIOUS DRIVE	TH	3	1	1	1	377'

OPEN SPACE TAKEDOWN CHART

DEVELOPMENT	DEVELOPABLE ACREAGE	REQUIRED INFORMAL	PROPOSED INFORMAL	REQUIRED FORMAL	PROVIDED FORMAL	MINIMUM TOTAL ACRES	PROPOSED TOTAL ACRES	REMAINING ACRES
DEVELOPMENT PLAN (REV 4)	88.65	8.87	40.44	4.43	5.35	13.30	45.74	-
SECTION 1	7.55	0.76	5.10	0.38	0	1.13	5.10	8.20
SECTION 2	2.84	0.04	.18	0.02	0	0.43	.18	8.02
SECTION 3	4.11	0.41	1.53	0.21	0	0.62	1.53	6.49
SECTION 4	7.75	0.78	3.78	0.39	0	1.17	3.78	1.69
SECTION 5	2.82	0.28	0	0.39	1.02	0.42	1.02	5.47
SECTION 6	4.63	0.46	0.1	0.23	0	0.69	.1	1.59
SECTION 7	2.38	0.24	0	0.12	0	0.36	0	-6.08
SECTION 8	12.24	1.22	7.67	0.62	0	1.84	7.67	-6.08
SECTION 9	2.68	0.27	0.41	0.13	0	0.40	0.41	-6.49
SECTION 10	11.54	1.15	9.24	0.58	0	1.73	9.24	-15.73

LAND USE TAKEDOWN CHART

DEVELOPMENT	APPROVAL DATE	ACREAGE	SINGLE FAMILY LOTS	ATTACHED FAMILY LOTS	TOTAL DWELLINGS	LOT # RESIDENTIAL	LOT # OPEN SPACE
DEVELOPMENT PLAN (REV 4)	6/07/2017	88.65	63	345	408	-	-
SECTION 1	MAY 2015	8.21	3	16	19	1 - 19	501-507
SECTION 2	MAY 2015	3.53	2	23	25	20-45	508-510
SECTION 3	3/17/2017	4.07	1	27	28	46-72, 89	511-512
SECTION 4	8/02/2017	7.76	0	42	42	73-78, 90-97, 175-192	514-517
SECTION 5	2/02/2017	2.89	2	16	18	294-311	513
SECTION 6	10/09/2018	4.63	20	16	36	308-343	526
SECTION 7	10/08/2018	2.38	0	27	27	152-174, 286-289	NA
SECTION 8	10/08/2018	12.24	23	20	43	98-101, 148-151, 193-203, 242-265	518-525
SECTION 9	TBD	2.68	0	30	30	136-147, 224-241	527
SECTION 10	TBD	11.54	0	36	36	102-117, 204-223	529

ACCESSIBLE HOME TAKEDOWN CHART

DEVELOPMENT	# OF HOMES	LOT NUMBERS	TOTAL REMAINING
DEVELOPMENT PLAN (REV 3)	102 MAX.	NA	102
SECTION 1	4	3,4,5,15	98
SECTION 2	4	26,27,28,29	94
SECTION 3	0	-	94
SECTION 4	0	-	94
SECTION 5	0	-	94
SECTION 6	0	-	94
SECTION 7	0	-	94
SECTION 8	0	-	94
SECTION 9	0	-	94
SECTION 10	0	-	94

PARKING TAKEDOWN CHART

DEVELOPMENT	SINGLE FAMILY DETACHED			MULTIFAMILY ATTACHED			TOTAL REQUIRED	TOTAL PROVIDED
	# UNITS	REQUIRED	PROVIDED	# UNITS	REQUIRED	PROVIDED		
DEVELOPMENT PLAN (REV 4)	63	126	126	345	1,035	1,049	1,161	1,175
SECTION 1 COF# 5787	3	6	6	16	48	65	54	71
SECTION 2 COF# 5786	2	4	4	24	72	79	76	83
SECTION 3 COF# 6324	1	2	2	27	81	83	83	85
SECTION 4 COF# 6442	0	0	0	42	126	118	126	118
SECTION 5 COF# 6325	2	4	4	16	48	57	52	61
SECTION 6 COF# 6788	20	40	40	16	48	63	88	103
SECTION 7 COF# 6804	0	0	0	27	81	57	81	57
SECTION 8 COF# 6745	23	46	46	20	60	90	106	136
SECTION 9 COF# 6860	0	0	0	30	90	72	90	72
SECTION 10 COF# 7014	0	0	0	36	108	82	108	82

DEVELOPMENT PLAN ASSUMES ALL MULTIFAMILY ATTACHED ARE 3 BEDROOM UNITS.

DEVELOPMENT PLAN REVISION 2 - CONDITIONS OF APPROVAL

1. AFFORDABLE HOUSING
AFFORDABLE HOUSING UNITS ARE REQUIRED TO BE PROVIDED IN THIS DEVELOPMENT. WITH THE SUBMITTAL TO BOMA, THE ON SITE LOCATION OF THESE UNITS SHALL BE INDICATED FOR APPROVAL. FOR ADDITIONAL INFORMATION AND GUIDANCE ON SATISFYING THIS CONDITION CONTACT INTERIM HOUSING DEVELOPMENT COORDINATOR, KATHLEEN SAUSEDA AT 615-550-6608
2. TRAFFIC / TRANSPORTATION
THE APPLICANT SHALL BE REQUIRED TO IMPROVE SOUTH CAROTHERS ROAD TO CURRENT CITY STANDARDS BY REBUILDING THE ROADWAY ALONG THE FRONTAGE OF THEIR PROPERTY. IN PARTICULAR, CARE NEEDS TO BE GIVEN TO REDESIGNING THE HORIZONTAL AND VERTICAL DEFICIENCIES IN THE REDESIGN. THE NEW SECTION WILL BE PER TS-9 FROM THE CITY OF FRANKLIN STREET STANDARDS. EXPECT THAT NO BIKE LANE OR SIDEWALK WILL REQUIRED DUE TO THE DEDICATION OF THE MULTI-USE PATH ALONG THE FRONTAGE OF THE DEVELOPMENT.
DEPENDING ON THE TIMING OF WHO STARTS CONSTRUCTION FIRST (CITY OR DEVELOPER), IMPROVEMENTS WILL NEED TO BE MADE TO ACCOMMODATE THE CITY'S CONNECTOR ROAD DESIGN FOR THE NEW SOUTH CAROTHERS PARKWAY PROJECT.
3. TRAFFIC / TRANSPORTATION
AT THE RIGHT-ANGLE BEND OF SOUTH CAROTHERS ROAD, MODIFY THE INTERSECTION SO AS TO TURN IT INTO A 3-WAY STOP WITH THE CAROTHERS CONNECTOR RIGHT-OF-WAY. PER ITEM #2 OF THE TRAFFIC STUDY ADDENDUM OF 8/18/12. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF THE SECOND 50% OF THE CERTIFICATES OF OCCUPANCY.
4. TRAFFIC / TRANSPORTATION
FOR THE SOUTHBOUND LEFT TURN ROADWAY IMPROVEMENT AT THE MAIN SIMMONS RIDGE PROJECT ACCESS, COORDINATE THIS IMPROVEMENT WITH THE NICHOLS BEND DEVELOPMENT CONSTRUCTION AS NEEDED. THIS IMPROVEMENT IS TO BE COMPLETED AND ACCEPTED PRIOR TO THE OPENING OF THE MAIN SIMMONS RIDGE PROJECT ACCESS.
5. AMENITY CENTER
THE AMENITY CENTER SHALL BE APPROVED AND CONSTRUCTED NO LATER THAN THE TIME AT WHICH 50% OF THE UNITS ARE CONSTRUCTED.

MODIFICATION OF STANDARDS

APPROVED WITH DEVELOPMENT PLAN, REVISION 4 COF#6339 AT MAY 9th BOMA MEETING

SECTION 5.9.3 (4) (b)

REQUEST FOR MODIFICATION TO PERMIT CARS TO BACK OUT OF PRIVATE SPACES ONTO PUBLIC RIGHT-OF-WAY. PRIVATE PARKING SPACES, BOTH PERPENDICULAR AND PARALLEL SHALL BE CONSTRUCTED OF CONCRETE OR MATERIAL APPROVED BY CITY ENGINEER TO DIFFERENTIATE IT FROM ASPHALT STREET WITHIN THE PUBLIC RIGHT-OF-WAY. THE SUBJECT PARKING SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.9.3 (4) (a) (iv)

REQUEST FOR MODIFICATION TO PERMIT PARKING OFF OF A PUBLIC RIGHT-OF-WAY. OFF-STREET PARKING AND DRIVEWAY PARKING FOR THE TOWN HOMES IS PROPOSED TO BE ACCESSED DIRECTLY FROM THE PUBLIC STREET RIGHT-OF-WAY. THE PARKING SPACES ARE PROPOSED BEYOND THE CURB, AND ARE DESIGNED TO AVOID CONFLICTS WITH SIDEWALKS.

TABLE 3.3B - DRIVEWAY SEPERATIONS

REQUEST FOR MODIFICATION OF THE STREET STANDARDS TO PERMIT PAIRED DRIVEWAYS FOR THE TOWN HOMES SERVING NO MORE THAN 2 GARAGE BAYS. PAIRED DRIVEWAYS SHALL MAINTAIN A MINIMUM SEPARATION OF 20 FEET. IN THE EVENT THAT A DRIVEWAY CAN NOT BE PAIRED, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED. SINGLE FAMILY DETACHED HOMES SHALL HAVE A MINIMUM DRIVEWAY SEPARATION OF 18 FEET.

SECTION 5.3.5 (e)(i) - FOUNDATIONS

REQUEST FOR THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 8" ABOVE THE FINISHED GRADE FOR HOMES, AND SHALL BE LIMITED TO A MAXIMUM OF 25% OF THE HOMES WITHIN THE SIMMONS RIDGE PUD. THIS DESIGN IS TO SERVE HANDICAP AND ELDERLY WITH A 0" ENTRY FROM THE GARAGE TO THE LIVING LEVEL.

SPECIAL CONDITION

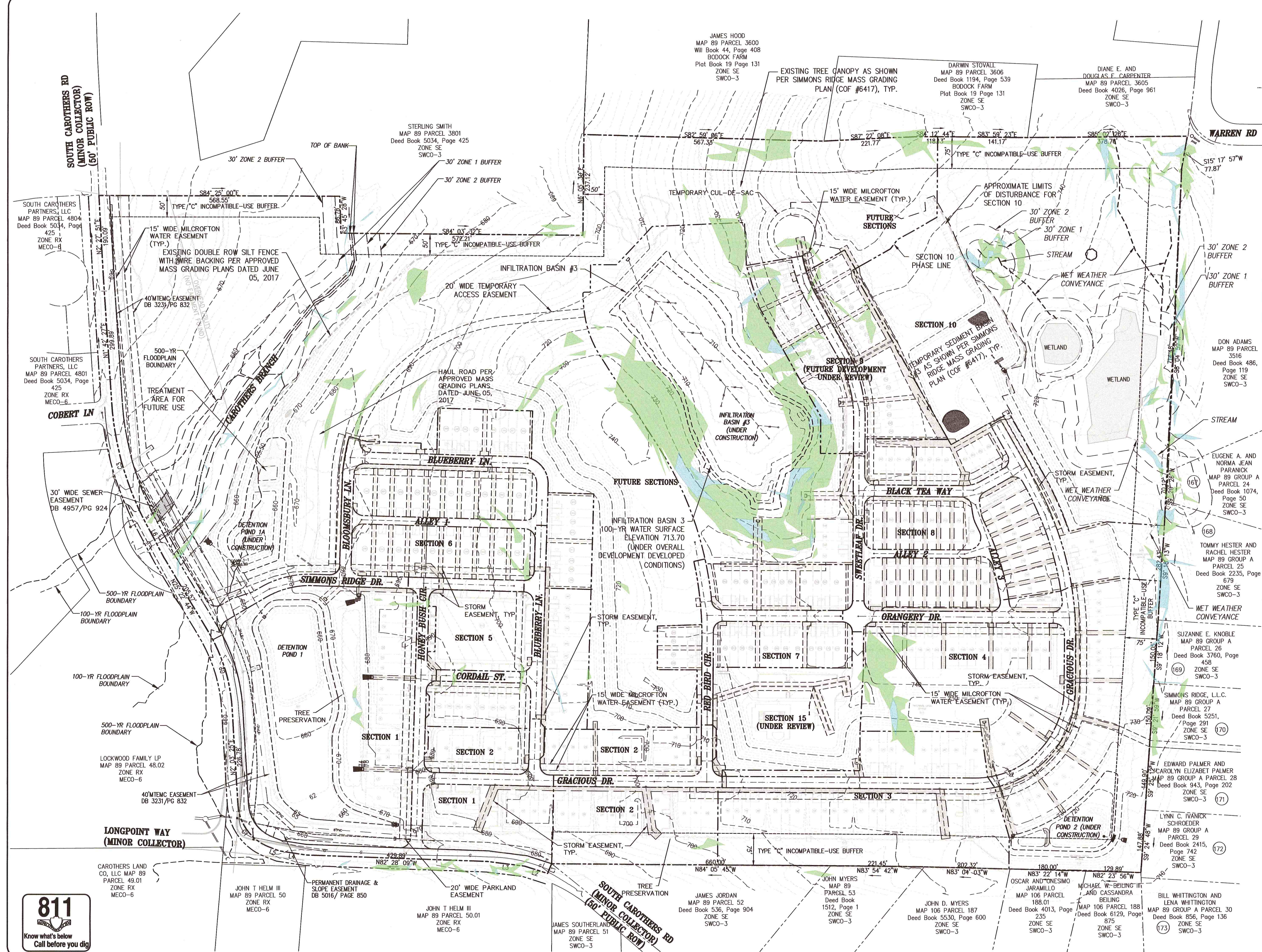
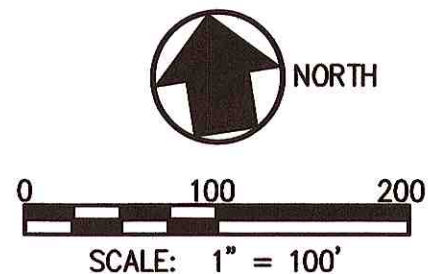
APPROVED WITH DEVELOPMENT PLAN, REVISION 2 COF#2500, APPROVAL DATE 10/23/2013

SECTION 5.3.5 (g)(ii) - THE FMPC MAY ALLOW ATTACHED RESIDENTIAL STRUCTURES TO INCLUDE GARAGE DOORS THAT FACE THE PRIMARY STREET FRONTING THE STRUCTURE ONLY IN CASES WHERE IT IS NECESSARY TO RETAIN EXISTING VEGATION OR ADDRESS DIFFICULT TOPOGRAPHY. THE PROPOSED PLAN SHOWS FRONT FACING GARAGES ACCESSED FROM THE PRIMARY STREET IN ORDER TO MAXIMIZE THE AMOUNT OF EXISTING TREE CANOPY ON THE SITE THAT MAY BE PRESERVED, PROVIDE AN INCREASED BUFFER ALONG THE WILLIAMSON COUNTY EDGES OF 75 FEET AND DUE TO THE ROLLING TOPOGRAPHY OF THE PROPERTY. THE SITE HAS 5 DIFFERENT DRAINAGE BASINS WITH SLOPES RANGING FROM 4% TO OVER 20%. THE POSITION OF THE GARAGES TOWARD THE STREET IS REQUIRED TO HAVE A PLAN THAT IS SENSITIVE TO THE TERRAIN OF THE PROPERTY. IF DESIGNED WITH ALLEYS THE MAJORITY OF THE HOMES WOULD HAVE RETAINING WALLS AND STAIRS BETWEEN THE ALLEY AND THE HOME.

SITE DATA CHART	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION SITE PLAN SECTION 10
PROJECT #:	COF # 7014
SUBDIVISION:	SIMMONS RIDGE PUD, REV. 4
LOT NUMBER:	SECTION 10: LOTS 102-117, 204-223, 529
ADDRESS:	4408 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 89, PARCEL 37
EXISTING ZONING:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.60)
CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	SECTION 10: 11.54 ACRES
SQUARE FOOTAGE OF SITE:	SECTION 10: 502,668.79 SF.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 10:	
ATTACHED TOWN HOME	
FRONT YARD	33'
CORNER	10'
SIDE YARD	5'
REAR YARD	20'
OWNER:	SIMMONS RIDGE JOINT VENTURE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230, FRANKLIN, TN 37064
PHONE NO.:	(615) 567-4420
E-MAIL ADDRESS:	jfrankel30@msn.com
CONTACT NAME:	JAY N. FRANKS
BUILDING SQUARE FOOTAGE:	NA
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO PROVIDED:	SECTION 10: 0.80 RATIO AND 9.18 AC
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 RATIO AND 1.93 AC MINIMUM
INCOMPATIBLE-USE BUFFER REQUIRED:	TYPE 'C' ALONG NORTH, SOUTH AND EAST PROPERTY LINES
MINIMUM PARKING REQUIREMENT:	SECTION 10: 108
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SECTION 10: 82
RESIDENTIAL DENSITY:	SECTION 10: 36 UNITS
TREE CANOPY:	SECTION 10: SEE SHEET L1.0
OPEN SPACE:	SECTION 10: 0 AC PROVIDED (FORMAL) 9.24 AC PROVIDED (INFORMAL)
MINERAL RIGHTS:	HELD BY OWNER
PARKLAND DEDICATION REQUIRED:	(35 x 1200) + (373 x 600) = 265,800 SF
PARKLAND DEDICATION PROVIDED:	PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS RD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES IN LIEU.

**NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

REVISED PER COF COMMENTS		07-03-2019	
REVISIONS		DATE	
CANNON & CANNON INC CONSULTING ENGINEERS • FIELD SURVEYORS			
TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919			
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420		
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
SITE CHARTS AND TABLES			
		CCI PROJECT NO. 01404-0004	
DRAWING DATE		JUNE 10, 2019	
P.I.C. WHC		C.R.	
DRAWN JTP			
CO.1		COF #7014	



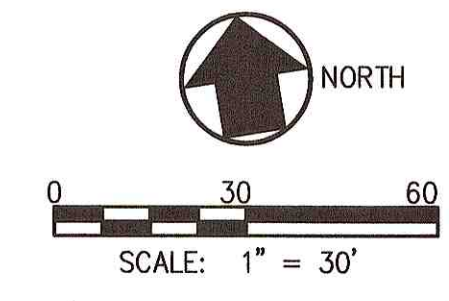
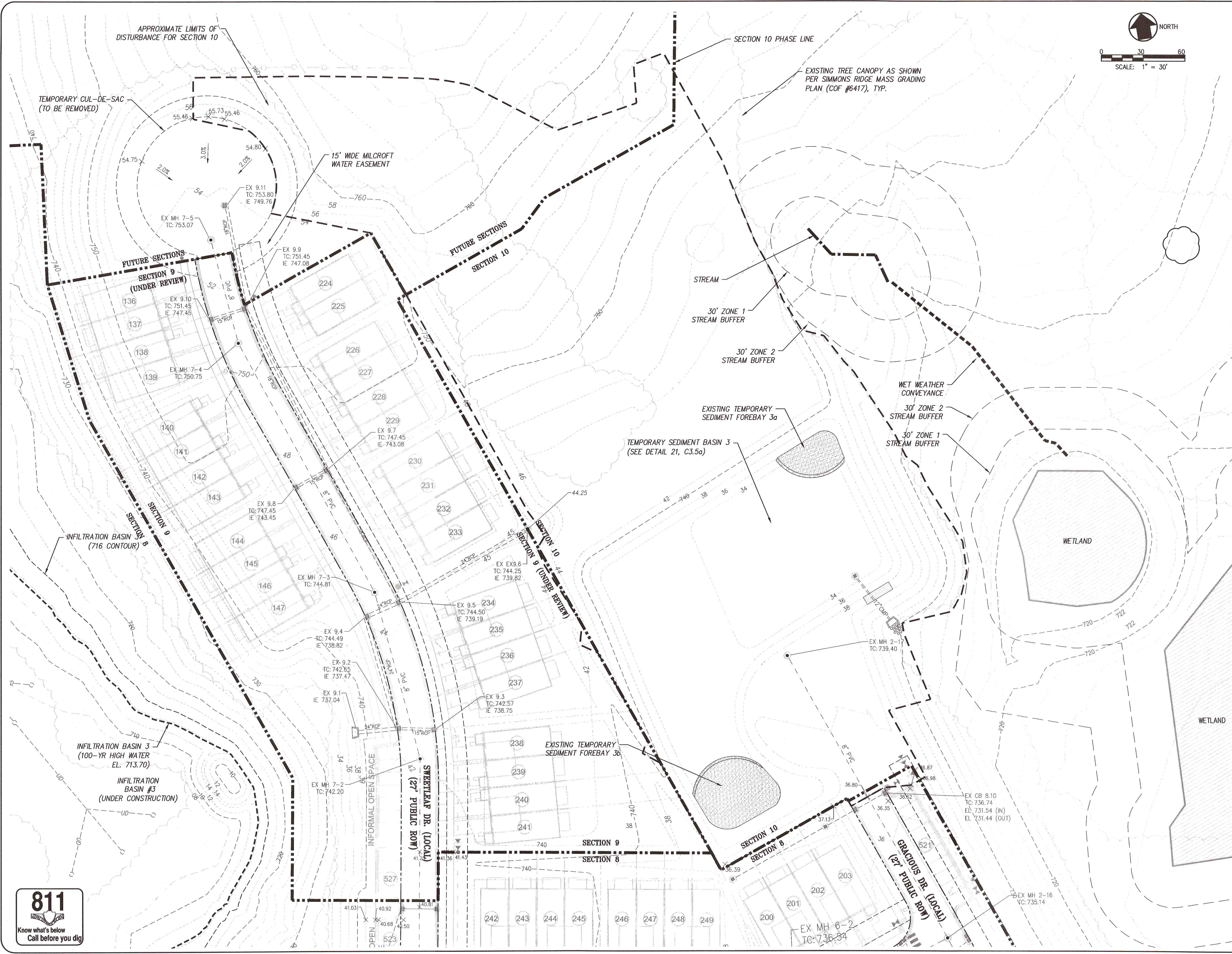
NOTES:

- BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 SHOWN PER PLANS CURRENTLY UNDER COF REVIEW.
- FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

LEGEND	
	EXISTING BOUNDARY LINE
	U & D EASEMENT
	EXISTING SILT FENCE WITH WIRE BACKING
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING REINFORCED CONCRETE PIPE
	EXISTING ANCHOR WIRE
	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SANITARY MANHOLE
	14% TO 19.99% SLOPE (PRE-GRADING)
	GREATER THAN 20% SLOPE (PRE-GRADING)

REVISED PER COF COMMENTS		07-03-2019
REVISIONS		DATE
CONSULTING ENGINEERS - FIELD SURVEYORS		
TEL. 865.670.8555		8550 Kingston Pike Knoxville, TN 37919
CLIENT: SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420		
PROJECT: SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
OVERALL EXISTING CONDITIONS PLAN		
CCT PROJECT NO. 01404-0004		DRAWING DATE: JUNE 10, 2019
DRAWN BY: JTP		CHECKED BY: WHC
C1.0		
COF #7014		



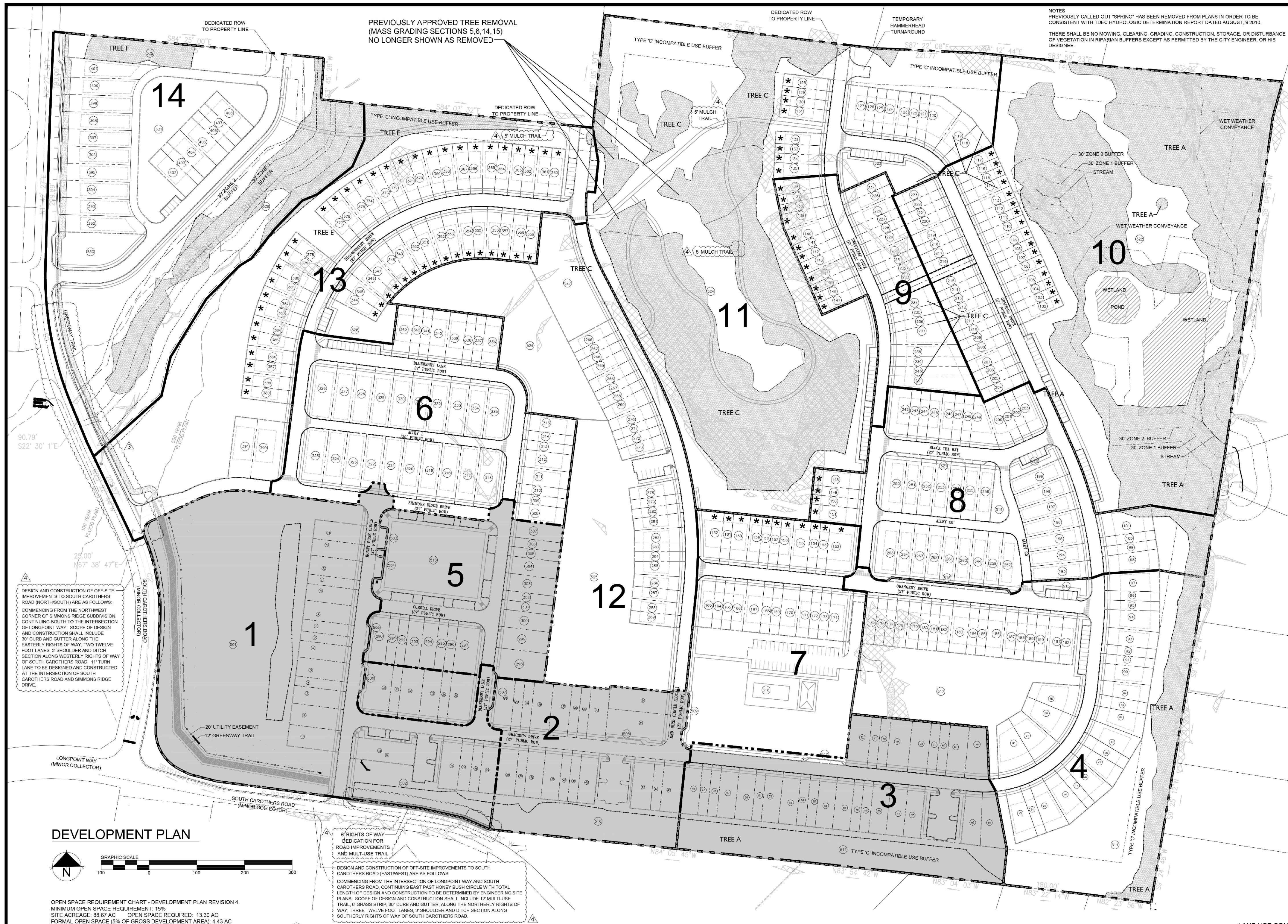


- NOTES:**
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 - FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

LEGEND	
	EXISTING BOUNDARY LINE
	U & D EASEMENT
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING FENCE LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING CORRUGATED METAL PIPE
	EXISTING REINFORCED CONCRETE PIPE
	EXISTING ANCHOR WIRE
	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING SANITARY MANHOLE
	TREE PRESERVATION AREA

REVISED PER COF COMMENTS		07-03-2019
REVISIONS		DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8650 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420	
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
ENLARGED EXISTING CONDITIONS PLAN		
	COI PROJECT NO.	01404-0004
	DRAWING DATE	JUNE 10, 2019
	P.I.C.	WHC C.R.
	DRAWN	JTP
C1.1		COF #7014





DEVELOPMENT PLAN

OPEN SPACE REQUIREMENT CHART - DEVELOPMENT PLAN REVISION 4
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 85.97 AC OPEN SPACE REQUIRED: 13.30 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 4.43 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 8.87 AC

LOT #	CLASSIFICATION	TYPE	AREA (SF)
501	INFORMAL	DEFENTION	191,788 SF
502	INFORMAL	PARKING / TREE SAVE	30,375 SF
503	INFORMAL	PARKING	838 SF
504	INFORMAL	PARKING	837 SF
505	INFORMAL	PARKING	419 SF
506	INFORMAL	PARKING	419 SF
507	INFORMAL	PARKING	595 SF
508	INFORMAL	PARKING	594 SF
509	INFORMAL	PARKING	605 SF
510	INFORMAL	BUFER / PARKING / TREE SAVE	37,611 SF
511	INFORMAL	BUFER / PARKING / TREE SAVE	61,500 SF
512	INFORMAL	PARKING	805 SF
513	FORMAL	PARK	44,404 SF
514	INFORMAL	BUFER / DEFENTION / TREE SAVE	96,868 SF
515	INFORMAL	PARKING / GREEN SPACE	4,775 SF
516	INFORMAL	PARKING	2,010 SF
517	INFORMAL	GREEN SPACE	62,638 SF

LOT #	CLASSIFICATION	TYPE	AREA (SF)
518	FORMAL	AMENITY	91,549 SF
519	INFORMAL	GREEN SPACE	2,721 SF
520	INFORMAL	PARKING / GREEN SPACE	3,553 SF
521	INFORMAL	PARKING	1,485 SF
522	INFORMAL	BUFER / TREE SAVE	490,220 SF
523	FORMAL	PARKING / POCKET PARK	12,517 SF
524	INFORMAL	TREE SAVE / GREEN SPACE	421,161 SF
525	INFORMAL	GREEN SPACE	99,628 SF
526	INFORMAL	GREEN SPACE	60,580 SF
527	FORMAL	PARKING / POCKET PARK	24,054 SF
528	FORMAL	PARKING / POCKET PARK	14,141 SF
529	INFORMAL	BUFER / TREE SAVE	292,565 SF
530	FORMAL	POCKET PARK	11,864 SF
531	FORMAL	PARK	31,323 SF
532	INFORMAL	BUFER / TREE SAVE	21,516 SF

TOTAL INFORMAL OPEN SPACE PROVIDED: 1,854,593 SF / 42.57 AC
TOTAL FORMAL OPEN SPACE PROVIDED: 230,762 SF / 5.30 AC
TOTAL OPEN SPACE PROVIDED: 2,085,375 SF / 47.87 AC

NOTES:
PREVIOUSLY CALLED OUT "SPRING" HAS BEEN REMOVED FROM PLANS IN ORDER TO BE CONSISTENT WITH TDCG HYDROLOGIC DETERMINATION REPORT DATED AUGUST, 9 2010.
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.

SITE DATA

PROJECT NAME: SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER: 6339
SUBDIVISION: SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER: N/A
ADDRESS: 4408 S CAROTHERS RD
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
SQR # (S): 50R-40
MECO: 9
CONVENTIONAL: 88.65 AC
TOTAL AC: 3,861.65 SF
MINIMUM REQUIRED SETBACK LINES: (PER LOT SPREADSHEET ON SHEET C2.2, C2.3)
OWNER/APPLICANT: SIMMONS RIDGE LLC
ADDRESS: 144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
OFFICE PHONE: 615.207.1820
CONTACT: JOHN FRANKS
EMAIL ADDRESS: johnfranks@live.com
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY/3 STORY
LANDSCAPE SURFACE RATIO: 24
MINIMUM LANDSCAPE SURFACE RATIO: 20
PARKING REQUIREMENTS: SINGLE FAMILY DETACHED: 2 PER HOME
ATTACHED HOMES: 1 BEDROOM: 1.25 SPACES
2 BEDROOM: 2.5 SPACES
3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY: 4.60 UNITS/AC
EXISTING TREE CANOPY: 38.13 AC
REQUIRED CANOPY PRESERVATION: 16.26 AC 40%
PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 13, 14, AND 15. ANY REMAINING REQUIREMENT AFTER THE CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.
OPEN SPACE: FORMAL REQUIRED: 4.43 AC
FORMAL PROVIDED: 5.31 AC
INFORMAL REQUIRED: 8.87 AC
INFORMAL PROVIDED: 42.46 AC
TOTAL REQUIRED: 13.30 AC
TOTAL PROVIDED: 47.77 AC
OVERALL DENSITY: 4.60 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 63 SINGLE FAMILY DETACHED
NONRESIDENTIAL SQUARE FOOTAGE: 345 SINGLE FAMILY ATTACHED
N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MICROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
408'350 GPD = 142,850 GPD
SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARPETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REVERTED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE
STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MINOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STUB OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.
DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN PONDS 1 AND 2 AND RETENTION POND 3. POST DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C2.2.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.25 MILES DRIVING DISTANCE
RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-40 TO THE WEST LIBERTY PARK, 4.10 MILES
PINKERTON PARK, 4.40 MILES
PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 84 HOMES.
408 X 64 = 26,352 STUDENTS

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE
RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:

- PRESERVED TREE CANOPY
- SLOPES 14% TO 19%
- SLOPES 20% AND ABOVE
- * POTENTIAL 3-STORY TOWNHOME LOCATION

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE MUEVEN CHARACTER AREA, SPECIAL AREA 6.
MUEVEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE MUEVEN CHARACTER AS THE ESTABLISHED AREA.
THE MUEVEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.
DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION. THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.
SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY
ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,000 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 364 DRIVEWAY
281 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT
* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

Revisions:
JUNE 5, 2017
JULY 7, 2017

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



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

OVERALL DEVELOPMENT PLAN

C2.0

COF 6339

NOT TO SCALE

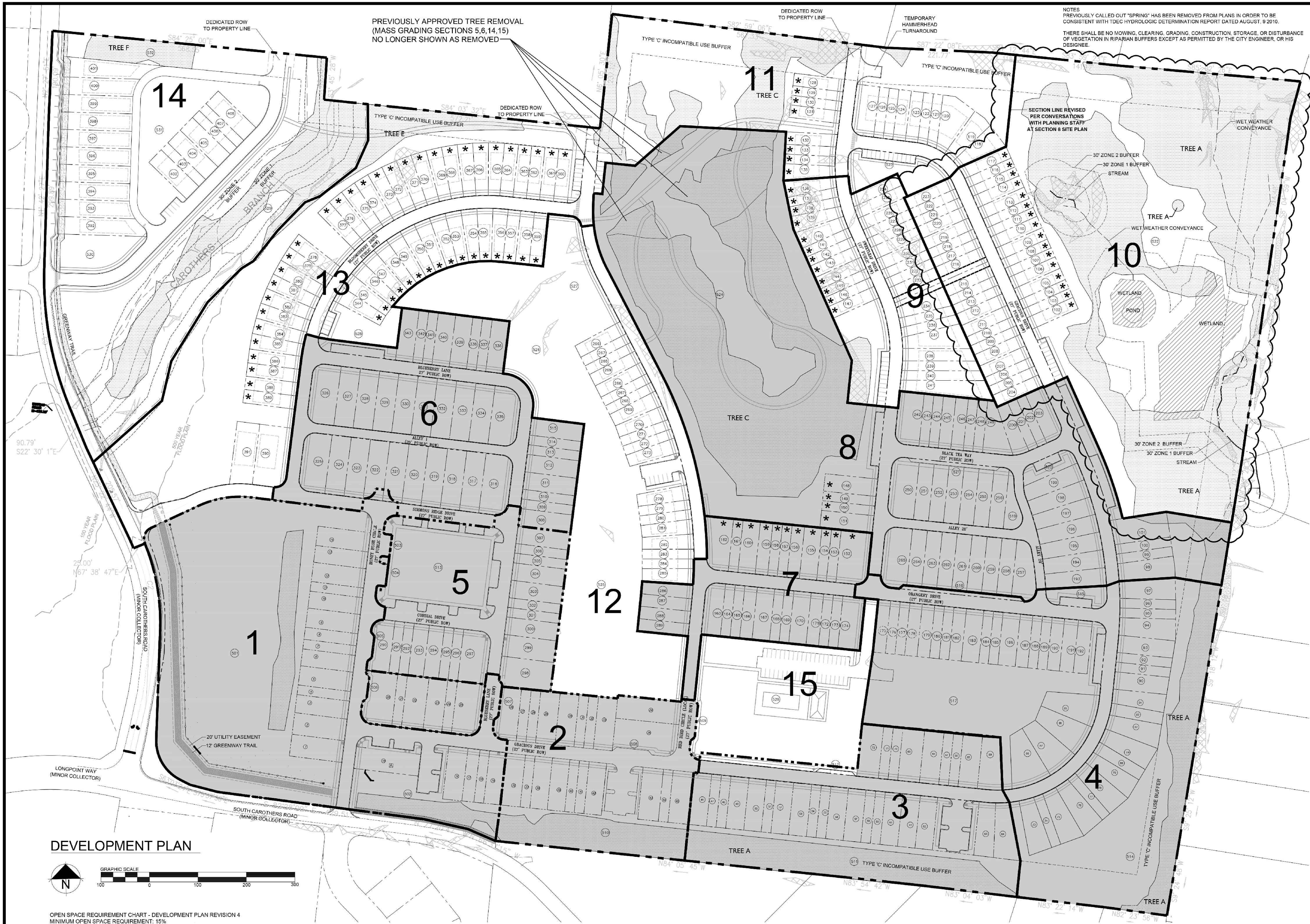
LANDSCAPE DETAILS



CCI PROJECT NO.
DRAWING DATE: June 10, 2019
P.I.C. C.R.
DRAWN

C2.0
COF#7014

APPROVED DEVELOPMENT PLAN



DEVELOPMENT PLAN



OPEN SPACE REQUIREMENT CHART - DEVELOPMENT PLAN REVISION 4
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AVERAGE: 58.57 AC OPEN SPACE REQUIRED: 13.30 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 4.43 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 8.87 AC

LOT #	CLASSIFICATION	TYPE	AREA (SF)
501	INFORMAL	DETENTION	191,788 SF
502	INFORMAL	PARKING / TREE SAVE	30,375 SF
503	INFORMAL	PARKING	838 SF
504	INFORMAL	PARKING	837 SF
505	INFORMAL	PARKING	419 SF
506	INFORMAL	PARKING	419 SF
507	INFORMAL	PARKING	585 SF
508	INFORMAL	PARKING	504 SF
509	INFORMAL	PARKING	605 SF
510	INFORMAL	BUFFER / PARKING / TREE SAVE	37,611 SF
511	INFORMAL	BUFFER / PARKING / TREE SAVE	61,500 SF
512	INFORMAL	PARKING	805 SF
513	INFORMAL	PARK	44,504 SF
514	INFORMAL	BUFFER / DETENTION / TREE SAVE	95,855 SF
515	INFORMAL	PARKING / GREEN SPACE	4,778 SF
516	INFORMAL	PARKING	2,010 SF
517	INFORMAL	GREEN SPACE	62,538 SF

LOT #	CLASSIFICATION	TYPE	AREA (SF)
618	FORMAL	AMENITY	91,549 SF
619	INFORMAL	GREEN SPACE	2,721 SF
620	INFORMAL	PARKING / GREEN SPACE	3,533 SF
621	INFORMAL	PARKING	1,488 SF
622	INFORMAL	BUFFER / TREE SAVE	459,229 SF
623	FORMAL	PARKING / POCKET PARK	12,517 SF
624	INFORMAL	TREE SAVE / GREEN SPACE	471,181 SF
625	INFORMAL	GREEN SPACE	99,628 SF
626	INFORMAL	GREEN SPACE	67,580 SF
627	FORMAL	PARKING / POCKET PARK	24,554 SF
628	FORMAL	PARKING / POCKET PARK	14,141 SF
629	INFORMAL	BUFFER / TREE SAVE	292,365 SF
630	FORMAL	POCKET PARK	11,864 SF
631	FORMAL	PARK	31,323 SF
632	INFORMAL	BUFFER / TREE SAVE	27,516 SF

TOTAL FORMAL OPEN SPACE PROVIDED: 1,854,593 SF / 42.57 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 230,762 SF / 5.30 AC

TOTAL OPEN SPACE PROVIDED: 2,085,375 SF / 47.87 AC

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5, 6, 14, 15	REMOVED SEC 3	REMOVED SEC 5	FUTURE REMOVAL	TOTAL REMAINING
TREE A	781,818.29 SF	226,890.05 SF	0.00 SF	13,046.17 SF	0.00 SF	130,612.40 SF	386,460.67 SF
TREE B	46,327.75 SF	17,515.30 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	28,812.45 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	249,097.33 SF	230,736.62 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF	0.00 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	32,357.85 SF	78,725.65 SF
TREE F	41,848.05 SF	0.00 SF	10.00 SF	0.00 SF	0.00 SF	51,096.89 SF	10,751.16 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	444,959.61 SF	708,675.10 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	10.21 AC	16.27 AC

TOTAL EXISTING CANOPY: 36.13 AC

REQUIRED RETENTION: 16.26 AC

RETAINED CANOPY THROUGH SECS: 26.48 AC

TOTAL PLANNED CANOPY PRESERVATION: 16.27 AC

PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY
ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 304 DRIVEWAY
281 ON-STREET SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

SITE DATA

PROJECT NAME: SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER: 8739
SUBDIVISION: SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER: NA
ADDRESS: 4408 S CAROTHERS RD
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
SECTION: 14
MECO: 6
CONVENTIONAL: 88.55 AC
TOTAL AC: 3,861,804 SF
MINIMUM REQUIRED SETBACK LINES: PER LOT 10' MINIMUM ON SHEET C2.2, C2.3
OWNER/APPLICANT: SIMMONS RIDGE LLC
ADDRESS: 144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
OFFICE PHONE: 615.207.1820
CONTACT: JOHN FRANKS
EMAIL ADDRESS: jfranks@live.com
BUILDING SQUARE FOOTAGE: NA
BUILDING HEIGHT: 2 STORY 3 STORY
LANDSCAPE SURFACE RATIO: 34
MINIMUM LANDSCAPE SURFACE RATIO: 20
SINGLE FAMILY DETACHED: 2 PER HOME
ATTACHED HOMES: 1 BEDROOM: 1.25 SPACES
2 BEDROOM: 2.5 SPACES
3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY: 4.60 UNITS/AC
EXISTING TREE CANOPY: 36.13 AC
REQUIRED CANOPY PRESERVATION: 16.26 AC
PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU
OPEN SPACE: 4.43 AC
FORMAL PROVIDED: 5.31 AC
INFORMAL PROVIDED: 8.87 AC
TOTAL REQUIRED: 13.30 AC
TOTAL PROVIDED: 47.77 AC
OVERALL DENSITY: 4.60 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 63 SINGLE FAMILY DETACHED
NONRESIDENTIAL SQUARE FOOTAGE: 345 SINGLE FAMILY ATTACHED
NA

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
40" DIPS GPD - 142,800 GPD
SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARPETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REQUIRING (REUSE) WATER FACILITIES.
REUSE WATER IS CURRENTLY NOT AVAILABLE
STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MAJOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STAY OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.
DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN ZONES 1 AND 2 AND DETENTION POND 3. POST DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C3.2.
POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.23 MILES DRIVING DISTANCE
REGISTRATION FACILITY
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-40 TO THE WEST LIBERTY PARK, 4.10 MILES
PARKVIEW PARK, 4.40 MILES
PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 84 HOMES.
408 X .84 = 262 STUDENTS
REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.
RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:
PRESERVED TREE CANOPY
SLOPES 14% TO 19%
SLOPES 20% AND ABOVE
* POTENTIAL 3-STORY TOWNHOME LOCATION

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE MCKEEN CHARACTER AREA, SPECIAL AREA 6.
MCKEEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE SAME CHARACTER AS THE ESTABLISHED AREA.
THE MCKEEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.
DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION. THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.
SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JAN 9, 2016

SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE

REVISED DEVELOPMENT
PLAN EXHIBIT
SITE PLAN, SECTION 10

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamble209@gmail.com
615.975.5765

OVERALL
DEVELOPMENT
PLAN

C2.0

COF 6338

NOT TO SCALE

GD
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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

REVISIONS	DATE

CLIENT:
SIMMONS RIDGE JOINT VENTURE
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT:
SIMMONS RIDGE PUD SUBDIVISION,
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

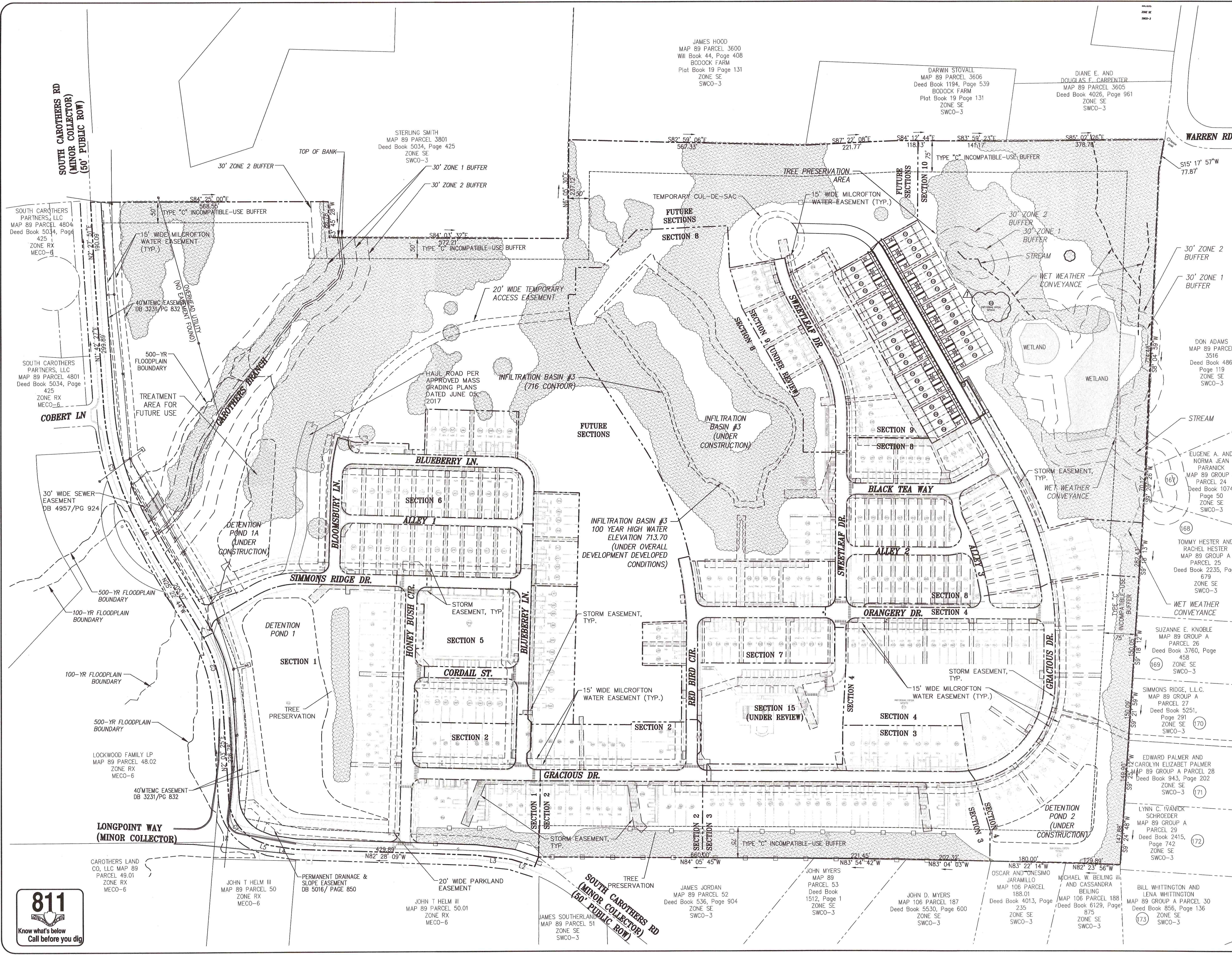
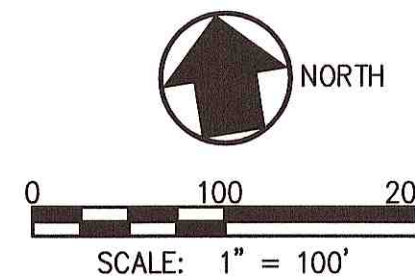
LANDSCAPE DETAILS



CCI PROJECT NO.
DRAWING DATE: June 10, 2019
P.I.C. C.R.
DRAWN

C2.0a
COF#7014

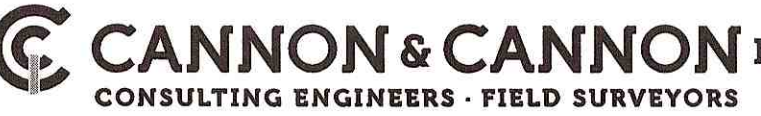
REVISED SECTION LINES

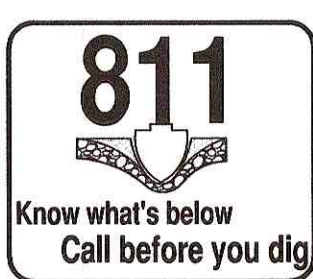


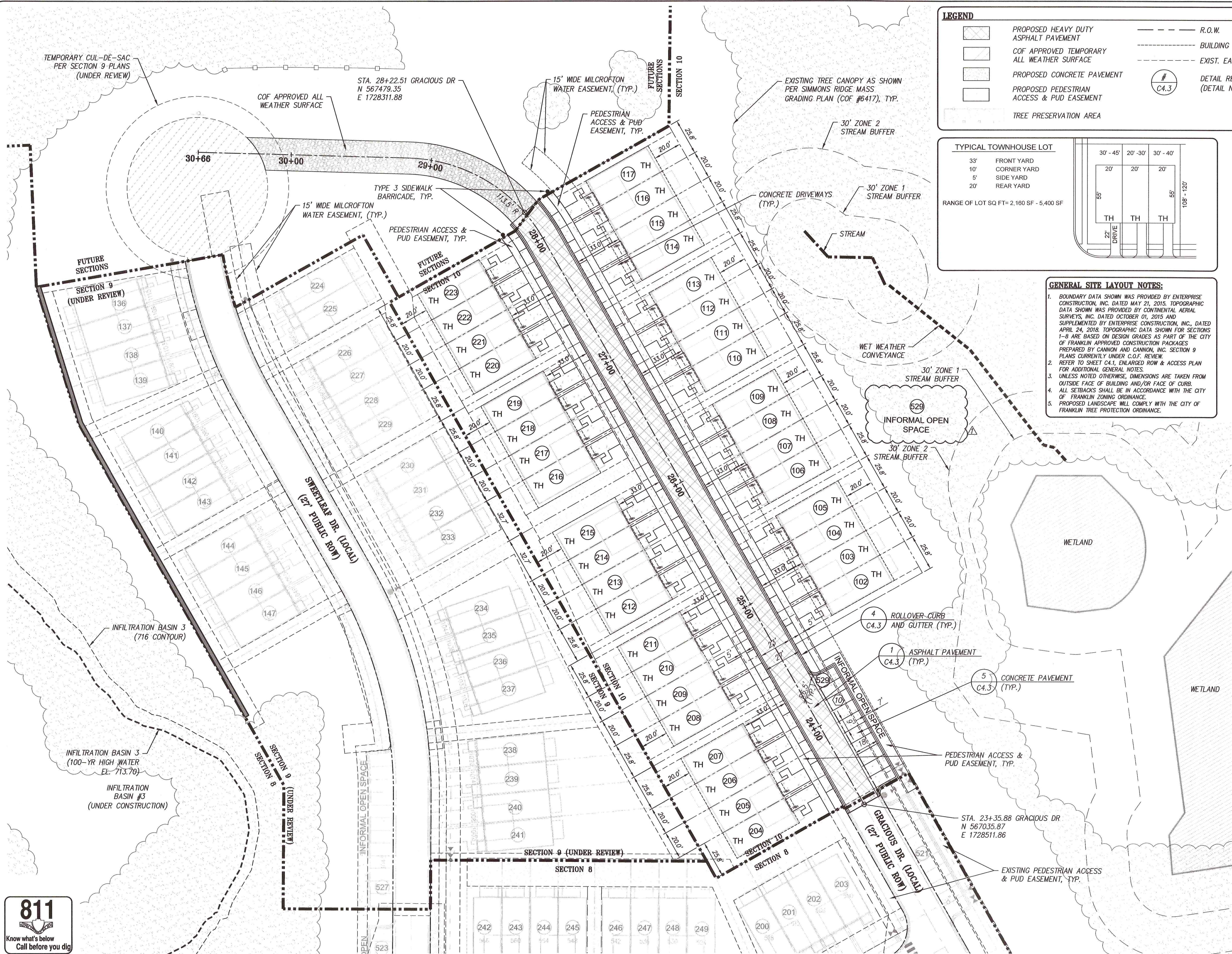
NOTES:

- BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC. DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 SHOWN PER PLANS CURRENTLY UNDER COF REVIEW.
- FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 29, 2006.

LEGEND	
	TREE PRESERVATION AREA
	PROPOSED DRAINAGE EASEMENT
	R.O.W.
	EXIST. EASEMENT LINE

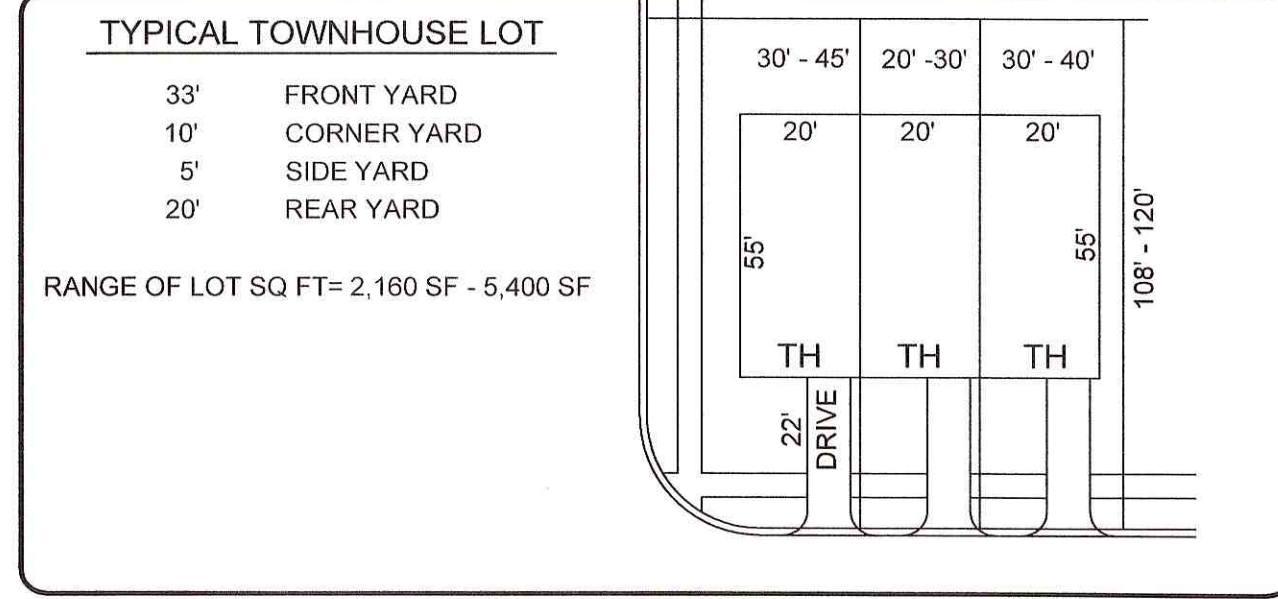
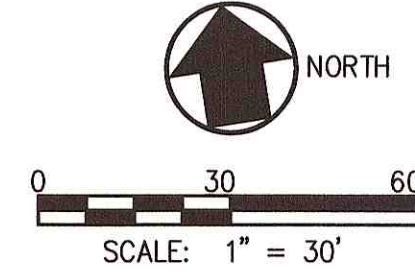
REVISED PER COF COMMENTS		07-03-2019
REVISIONS		DATE
 CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT: SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420		
PROJECT: SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
OVERALL SITE LAYOUT PLAN		
		
CCI PROJECT NO. 01044-0004		DRAWING DATE JUNE 10, 2019
P.L.C. WHC		C.R.
DRAWN JTP		
C2.0b		COF #7014





LEGEND

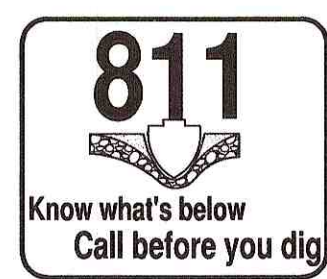
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		R.O.W.
	COF APPROVED TEMPORARY ALL WEATHER SURFACE		BUILDING SETBACK LINE
	PROPOSED CONCRETE PAVEMENT		EXIST. EASEMENT LINE
	PROPOSED PEDESTRIAN ACCESS & PUD EASEMENT		DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	TREE PRESERVATION AREA		



- GENERAL SITE LAYOUT NOTES:**
- BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 PLANS CURRENTLY UNDER C.O.F. REVIEW.
 - REFER TO SHEET C4.1, ENLARGED ROW & ACCESS PLAN FOR ADDITIONAL GENERAL NOTES.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.
 - PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.

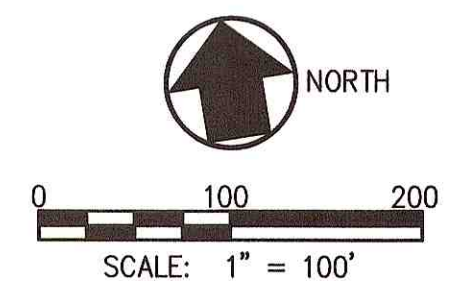
SITE DATA CHART	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION SITE PLAN SECTION 10
PROJECT #:	COF # 7014
SUBDIVISION:	SIMMONS RIDGE PUD, REV. 4
LOT NUMBER:	SECTION 10: LOTS 102-117, 204-223, 529
ADDRESS:	4408 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 89, PARCEL 37
EXISTING ZONING:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.60)
CHARACTER AREA:	MECO-6
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	SECTION 10: 11.54 ACRES
SQUARE FOOTAGE OF SITE:	SECTION 10: 502,688.79 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 10:	
ATTACHED TOWN HOME:	33'
FRONT YARD:	10'
CORNER:	5'
SIDE YARD:	5'
REAR YARD:	20'
OWNER:	SIMMONS RIDGE JOINT VENTURE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230, FRANKLIN, TN 37064
PHONE NO.:	(615) 567-4420
E-MAIL ADDRESS:	jfranks130@msn.com
CONTACT NAME:	JAY N. FRANKS
BUILDING SQUARE FOOTAGE:	NA
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO PROVIDED:	SECTION 10: 0.80 RATIO AND 9.18 AC
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 RATIO AND 1.93 AC MINIMUM
INCOMPATIBLE-USE BUFFER REQUIRED:	TYP. '2' ALONG NORTH, SOUTH AND EAST PROPERTY LINES
MINIMUM PARKING REQUIREMENT:	SECTION 10: 108
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SECTION 10: 82
RESIDENTIAL DENSITY:	SECTION 10: 36 UNITS
TREE CANOPY:	SECTION 10: SEE SHEET L1.0
OPEN SPACE:	SECTION 10: 0 AC PROVIDED (FORMAL) 9.24 AC PROVIDED (INFORMAL)
MINERAL RIGHTS:	HELD BY OWNER
PARKLAND DEDICATION REQUIRED:	(35 x 1200) + (373 x 600) = 265,800 SF
PARKLAND DEDICATION PROVIDED:	PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS RD IN SECTIONS 1, 13 AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES IN LIEU.

REVISED PER COF COMMENTS		07-03-2019
REVISIONS		DATE
CONSULTING ENGINEERS - FIELD SURVEYORS		
TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-AND-CANNON.COM Knoxville, TN 37919		
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420	
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
ENLARGED SITE LAYOUT PLAN		
	CGI PROJECT NO.	01404-0004
	DRAWING DATE	JUNE 10, 2019
	P.I.C.	WHC C.R.
	DRAWN	JTP
C2.1		COF #7014



13. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
14. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
15. NO SLOPE SHALL EXCEED 3:1 (H:V). ALL SLOPES STEEPER THAN 3:1 TO RECEIVE EXTENDED TERM EROSION CONTROL BLANKET.
16. TO PREVENT EROSION, ALL SLOPES 3:1 OR GREATER ARE TO BE TRACKED WITH A DOZER TO FORM CLEAT MARKS PARALLEL TO THE CONTOUR.
17. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
18. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS HAVE NOT IMPAIRED THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 96
ZONE SE
SWCQ-3



1. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 SHOWN PER PLANS CURRENTLY UNDER COF REVIEW.
2. FLOODPLAIN BOUNDARIES SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER

3. THE SECTION 9 SITE AREA IS APPROXIMATELY 2.68± ACRES. THE SECTION 9 DISTURBED AREA IS APPROXIMATELY 3.85± ACRES.
4. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
5. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
6. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
7. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
8. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
9. PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
10. A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
11. TEMPORARY SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
1/1 TO 5/1	ITALIAN RYE	33%
	KOREAN LESPEDEZA	33%
	SUMMER OATS	34%
5/1 TO 7/15	SUDAN - SORGHUM	100%
5/1 TO 7/15	STAR MILET	100%
7/15 TO 1/1	BALBOA RYE	67%
	ITALIAN RYE	33%

12. PERMANENT SEEDING MIXTURES SHALL BE AS FOLLOWS:

SEEDING DATES	GRASS SEED	PERCENTAGES
2/1 TO 7/1	KENTUCKY 31 FESCUE	80%
	KOREAN LESPEDEZA	15%
	ENGLISH RYE	5%
6/1 TO 8/15	KENTUCKY 31 FESCUE	55%
	ENGLISH RYE	20%
	KOREAN LESPEDEZA	15%
	GERMAN MILLET	10%
4/15 TO 8/15	BERMUDAGRASS (HULLED)	70%
	ANNUAL LESPEDEZA	30%
8/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	20%
	WHITE CLOVER	10%
2/1 TO 12/1	KENTUCKY 31 FESCUE	70%
	CROWN VETCH	25%
	ENGLISH RYE	5%

LEGEND

-----884-----	EXISTING CONTOUR
—————884—————	PROPOSED CONTOUR

REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS • FIELD SURVEYORS

TEL 865.670.8555
WWW.CANNON-AND-CANNON.COM

8550 Kingston Pike
Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230C
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064**

OVERALL GRADING & DRAINAGE PLAN

CCI PROJECT NO. 01040-0	
DRAWING DATE JUNE 10,	
P.I.C. WHC	C.R.
DRAWN JTP	

C3.0

C3.0

COF #7014

SOUTH CAROTHERS RD
(MINOR COLLECTOR)
50' PUBLIC ROW

SOUTH CAROTHERS
PARTNERS, LLC
MAP 89 PARCEL 4804
Deed Book 5034, Page
425
ZONE RX
MECO-6

SOUTH CAROTHERS
PARTNERS, LLC
MAP 89 PARCEL 4801
Deed Book 5034, Page
425
ZONE RX
MECO-6

COBERT LN

30' WIDE SEV
EASEMENT
DB 4957/PG

500-YR FLOOD
BOUNDARY

100-YR FLOODPLAIN
BOUNDARY

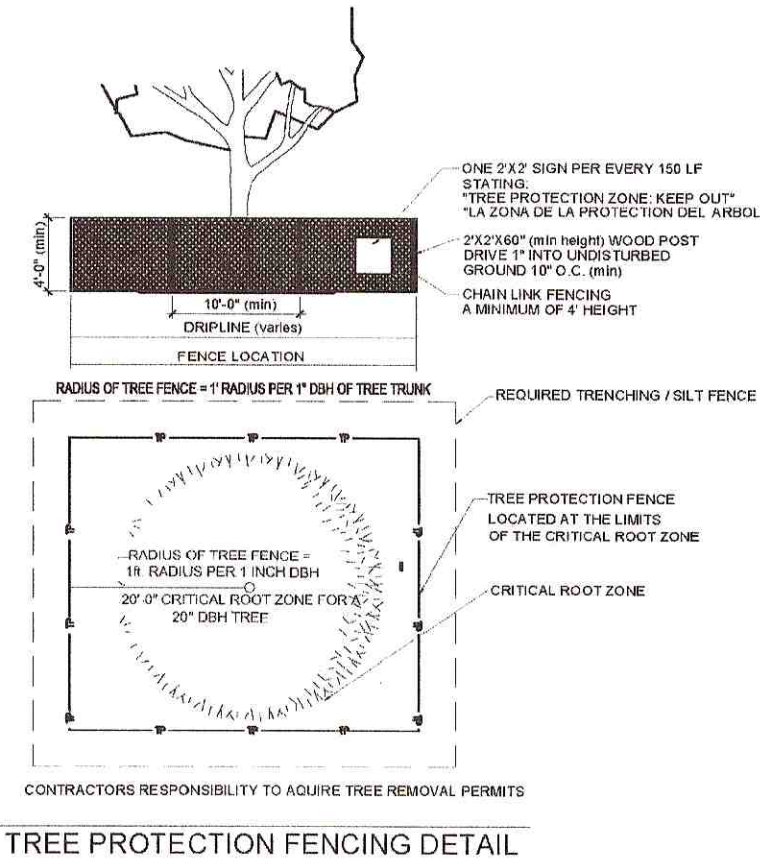
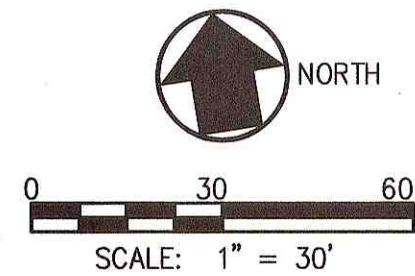
100-YR FLOODPLAIN —
BOUNDARY

LOCKWOOD FAMILY LP
MAP 89 PARCEL 48.02
ZONE RX
MFCO-6

LONGPOINT WAY -
(MINOR COLLECTOR)

811

Know what's below
Call before you dig



PRE VS POST DEVELOPMENT COMPARISON (CFS)				
RETURN PERIOD (YR)	POI SUBBASIN SB1		POI SUBBASIN SB2	
	EXIST.	DEV.	EXIST.	DEV.
2	19.95	> 18.59	1.49	> 1.41
5	36.03	> 33.69	5.71	> 4.24
10	50.69	> 47.25	10.72	> 7.35
25	73.30	> 68.25	19.49	> 12.60
50	92.92	> 85.65	27.73	> 17.44
100	114.29	> 111.23	37.17	> 22.91

1. EXISTING SUBBASIN INFORMATION SHOWN PER THE ORIGINAL PRE-DEVELOPED CONDITIONS (PRIOR TO CONSTRUCTION OF SECTIONS 1-10)
2. DEVELOPED SUBBASIN INFORMATION SHOWN PER DEVELOPED CONDITIONS OF FULL DEVELOPMENT PER SIMMONS RIDGE PUD DEVELOPMENT, REV 4 DRAWINGS (COF#6339) AND SUPPLEMENTED WITH FINAL DESIGN CONDITIONS.
3. REFER TO TABLES 1 AND 2 (PAGE 28) OF "POND 1, POND 1A, AND POND 3" DRAINAGE CALCULATIONS, DATED SEPTEMBER 6, 2018, FOR ADDITIONAL INFORMATION.

- SITE AREA: 11.54 AC
- IMPERVIOUS AREA: 1.78 AC
- DISTURBED AREA: 3.30 AC
- Rv VALUE: 0.156

INFORMATION SHOWN IN GRADING & DRAINAGE
DATA CHART ABOVE IS SECTION 10 ONLY.

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF; ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE NOTIFIED.
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 POWER AND LIGHT AND THE CITY OF FRANKLIN. UTILITY TRENCH SURVEY 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. REFER TO SHEET C3.0 FOR ADDITIONAL GENERAL NOTES.

△ REVISED PER COF COMMENTS	07-03-2017
REVISIONS	DATE

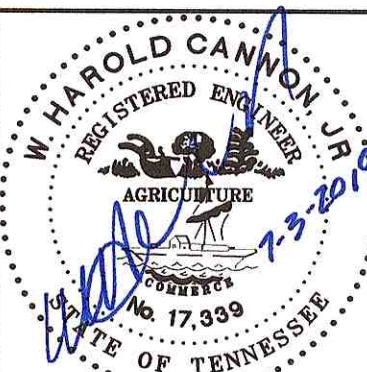
CANNON & CANNON INC.
CONSULTING ENGINEERS • FIELD SURVEYORS

TEL 865.670.8555 || 8550 Kingston Pike
WWW.CANNON-CANNON.COM || Knoxville, TN 37911

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 23
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064**

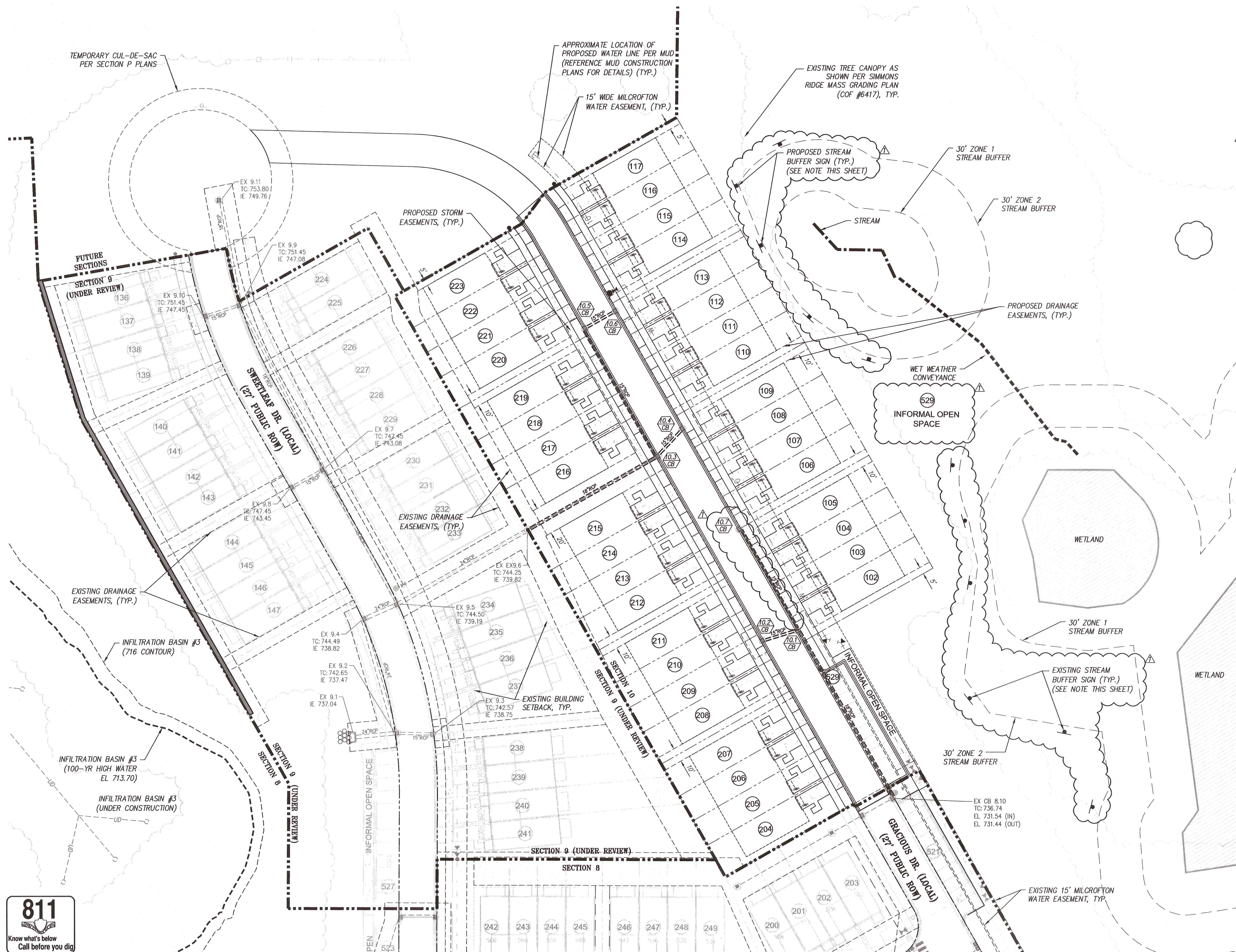
**ENLARGED
GRADING & DRAINAGE PLAN**



CCI PROJECT NO. 01404-0004	
DRAWING DATE JUNE 10, 2011	
P.I.C. WHC	C.R.

C3.1

811
Know what's below
Call before you dig



STREAM BUFFER NOTE

SEE SHEET C3.5a FOR STORM STRUCTURE AND PIPE TABLES.

1. COORDINATES FOR CURB INLETS ARE TAKEN AT THE CENTER OF THE STRUCTURE AT THE BACK OF CURB. (SEE DETAIL 8, NOTE #3, SHEET C3.5)
2. STORM PIPE LENGTHS LOCATED IN STORM PIPE TABLE REPRESENT CENTER OF STRUCTURE TO CENTER OF STRUCTURE (COORDINATE TO COORDINATE). CONTRACTOR TO ADJUST LENGTHS AS NEEDED BASED ON SIZE OF STRUCTURE. (SEE DETAIL 20, SHEET C3.5a FOR STORM DATA TABLES)
3. REFER TO SHEET C3.0 AND C3.1 FOR GENERAL NOTES.

STORM PIPE NOTES:

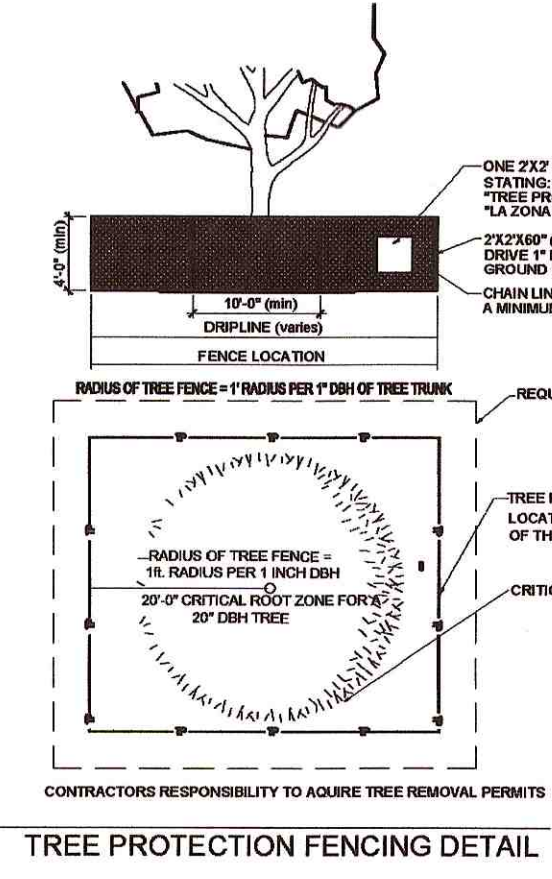
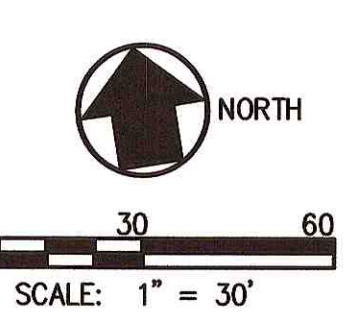
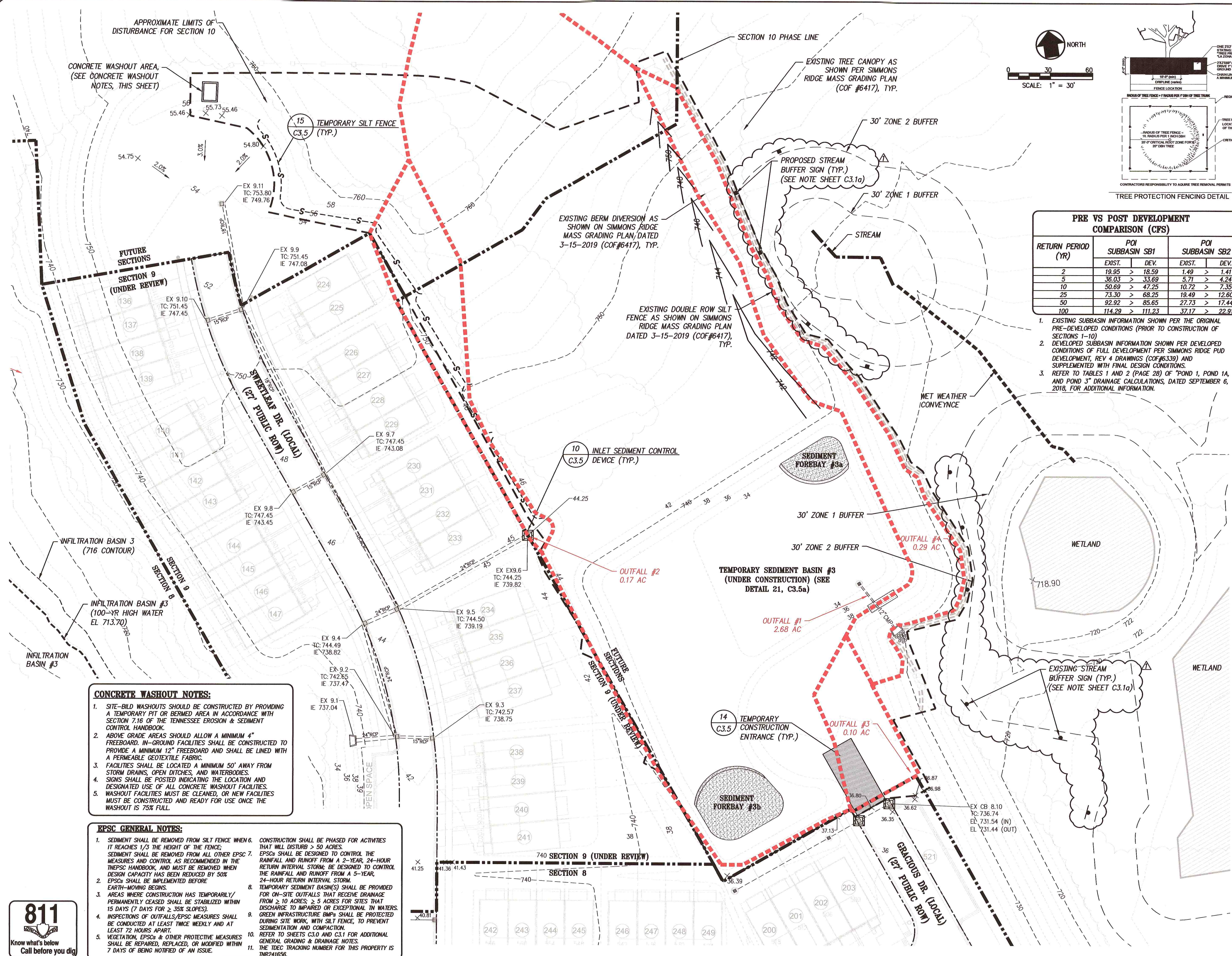
LEGEND

 REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

**ENLARGED
STORM SEWER LAYOUT PLAN**





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

PRE VS POST DEVELOPMENT COMPARISON (CFS)				
RETURN PERIOD (YR)	POI SUBBASIN SB1		POI SUBBASIN SB2	
	EXIST.	DEV.	EXIST.	DEV.
2	19.95	> 18.59	1.49	> 1.41
5	36.03	> 33.69	5.71	> 4.24
10	50.69	> 47.25	10.72	> 7.35
25	73.30	> 68.25	19.49	> 12.60
50	92.92	> 85.65	27.73	> 17.44
100	114.29	> 111.23	37.17	> 22.91

GRADING & DRAINAGE DATA CHART	
• SITE AREA: 11.54 AC	
• IMPERVIOUS AREA: 1.78 AC	
• DISTURBED AREA: 3.30 AC	
• Rv VALUE: 0.156	
INFORMATION SHOWN IN GRADING & DRAINAGE DATA CHART ABOVE IS SECTION 10 ONLY.	

- SPECIAL NOTE:**
- INITIAL EROSION CONTROL DEVICES (SILT FENCE, CONSTRUCTION ENTRANCE AND INLET PROTECTION) ARE TO BE INSTALLED ONCE AUTHORIZATION FROM THE CITY OF FRANKLIN IS RECEIVED. ONCE THE DEVICES ARE INSTALLED THE ENGINEER WILL INSPECT THE INSTALLATION AND SEND CERTIFICATION TO CITY OF FRANKLIN PRIOR TO OBTAINING THE GRADING PERMIT.

LEGEND	
884	EXISTING CONTOUR
884	PROPOSED CONTOUR
C3.5	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
	INLET SEDIMENT CONTROL DEVICE
	TEMPORARY SEDIMENT LOG
	TEMPORARY ENHANCED ROCK CHECK DAM
	TEMPORARY ROCK CHECK DAM
	TEMPORARY STONE FILTER RING
S	TEMPORARY SEDIMENT BARRIER
S	TEMPORARY DOUBLE ROW SILT FENCE WITH WIRE BACKING
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	COF APPROVED TEMPORARY ALL WEATHER SURFACE
	PROPOSED CONCRETE PAVEMENT

REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE

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CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION,**
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

INITIAL EPSC/ PRECONSTRUCTION PLAN

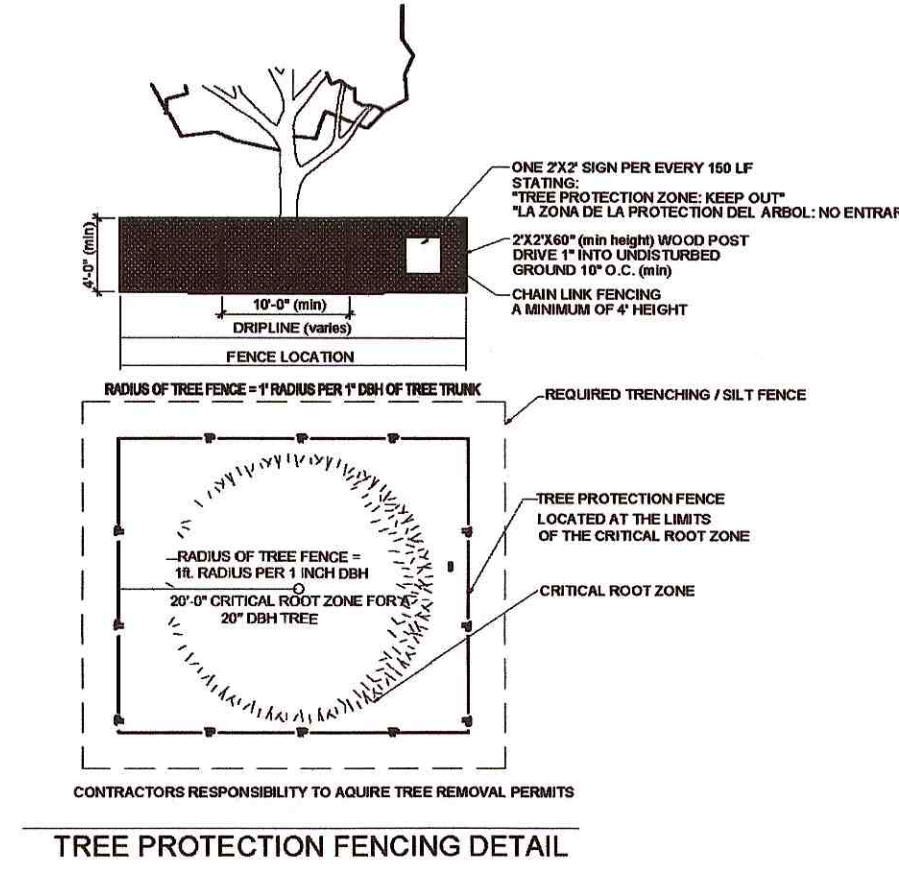
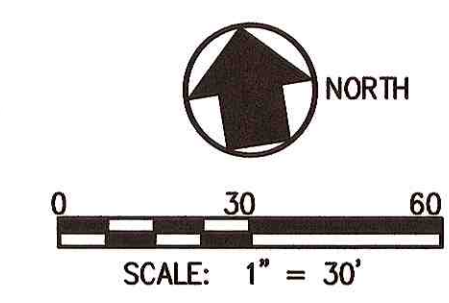
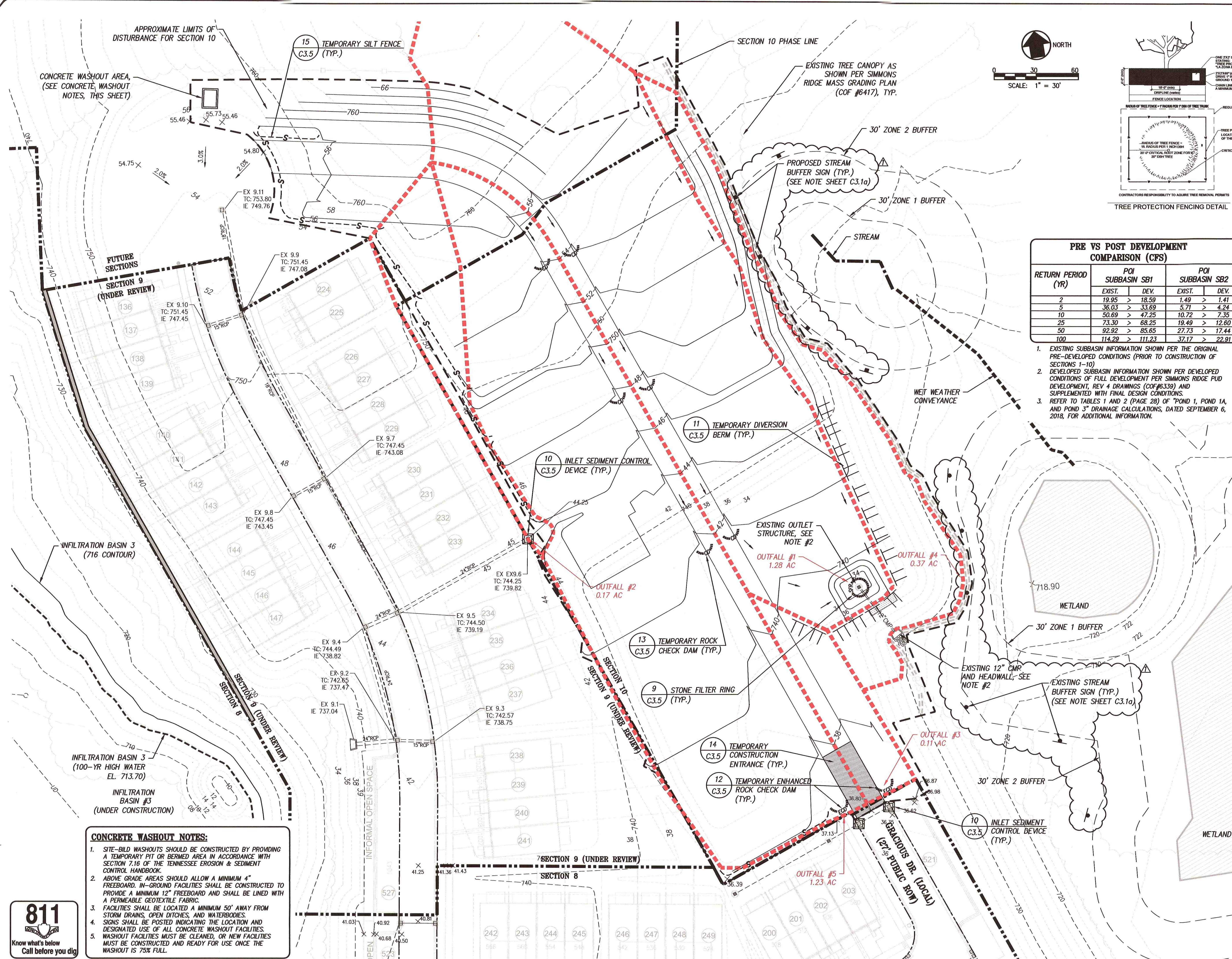
CCI PROJECT NO. 01040-0004
DRAWING DATE: JUNE 10, 2019
P.L.C. WHC C.R.
DRAWN JTP

C3.2
COF #7014

- CONCRETE WASHOUT NOTES:**
- SITE-BUILD WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA IN ACCORDANCE WITH SECTION 7.16 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
 - ABOVE GRADE AREAS SHOULD ALLOW A MINIMUM 4" FREEBOARD. IN-GROUND FACILITIES SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM 12" FREEBOARD AND SHALL BE LINED WITH A PERMEABLE GEOTEXTILE FABRIC.
 - FACILITIES SHALL BE LOCATED A MINIMUM 50' AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
 - SIGNS SHALL BE POSTED INDICATING THE LOCATION AND DESIGNATED USE OF ALL CONCRETE WASHOUT FACILITIES.
 - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.

- EPSC GENERAL NOTES:**
- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE.
 - SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TDEC HANDBOOK.
 - EPSCs SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
 - AREAS WHERE CONSTRUCTION HAS TEMPORARILY PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR $\geq 35\%$ SLOPES).
 - INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
 - VEGETATION, EPSCs & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
 - CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
 - EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM.
 - DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 - 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.
 - GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
 - REFER TO SHEETS C3.0 AND C3.1 FOR ADDITIONAL GENERAL GRADING & DRAINAGE NOTES.
 - THE TDEC TRACKING NUMBER FOR THIS PROPERTY IS TNR241636.





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

PRE VS POST DEVELOPMENT COMPARISON (CFS)				
RETURN PERIOD (YR)	POI SUBBASIN SB1		POI SUBBASIN SB2	
	EXIST.	DEV.	EXIST.	DEV.
2	19.95	> 18.59	1.49	> 1.41
5	36.03	> 33.69	5.71	> 4.24
10	50.69	> 47.25	10.72	> 7.35
25	73.30	> 68.25	19.49	> 12.60
50	92.92	> 85.65	27.73	> 17.44
100	114.29	> 111.23	37.17	> 22.91

1. EXISTING SUBBASIN INFORMATION SHOWN PER THE ORIGINAL PRE-DEVELOPED CONDITIONS (PRIOR TO CONSTRUCTION OF SECTIONS 1-10)
2. DEVELOPED SUBBASIN INFORMATION SHOWN PER DEVELOPED CONDITIONS OF FULL DEVELOPMENT PER SIMMONS RIDGE PUD DEVELOPMENT, REV 4 DRAWINGS (COF #6339) AND SUPPLEMENTED WITH FINAL DESIGN CONDITIONS.
3. REFER TO TABLES 1 AND 2 (PAGE 28) OF "POND 1, POND 1A, AND POND 3" DRAINAGE CALCULATIONS, DATED SEPTEMBER 6, 2018, FOR ADDITIONAL INFORMATION.

GRADING & DRAINAGE DATA CHART	
SITE AREA: 11.54 AC	IMPERVIOUS AREA: 1.78 AC
DISTURBED AREA: 3.30 AC	Rv VALUE: 0.156

INFORMATION SHOWN IN GRADING & DRAINAGE DATA CHART ABOVE IS SECTION 10 ONLY.

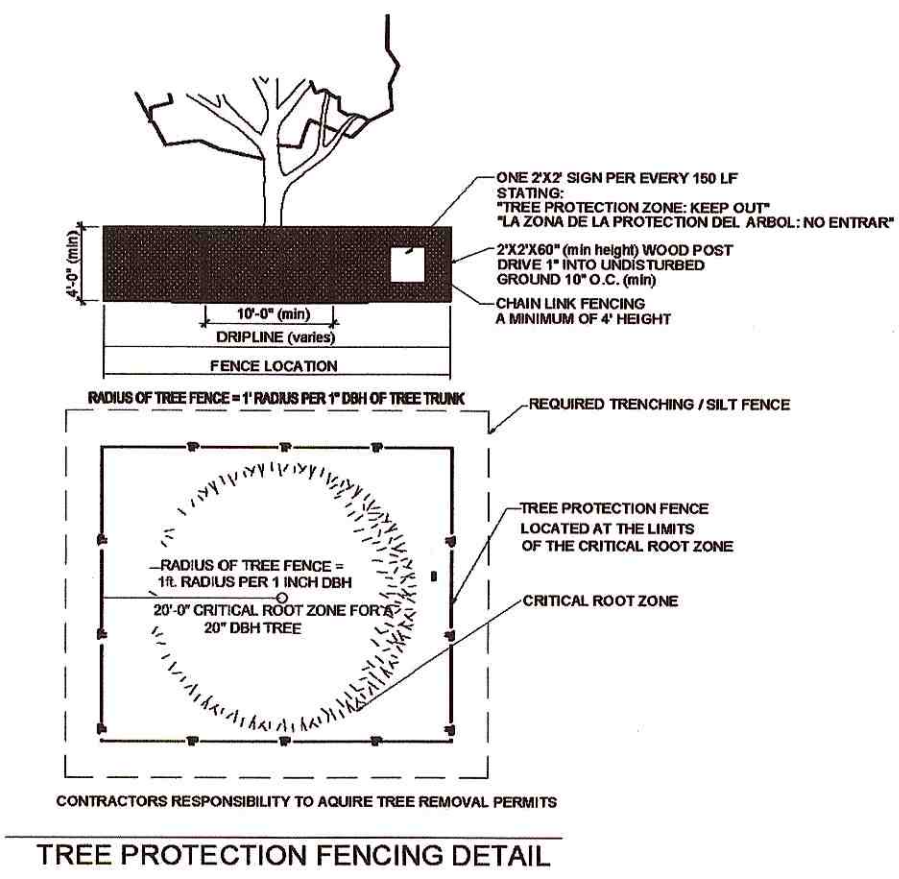
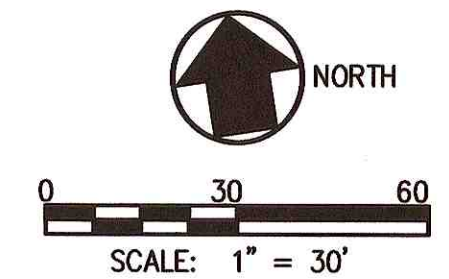
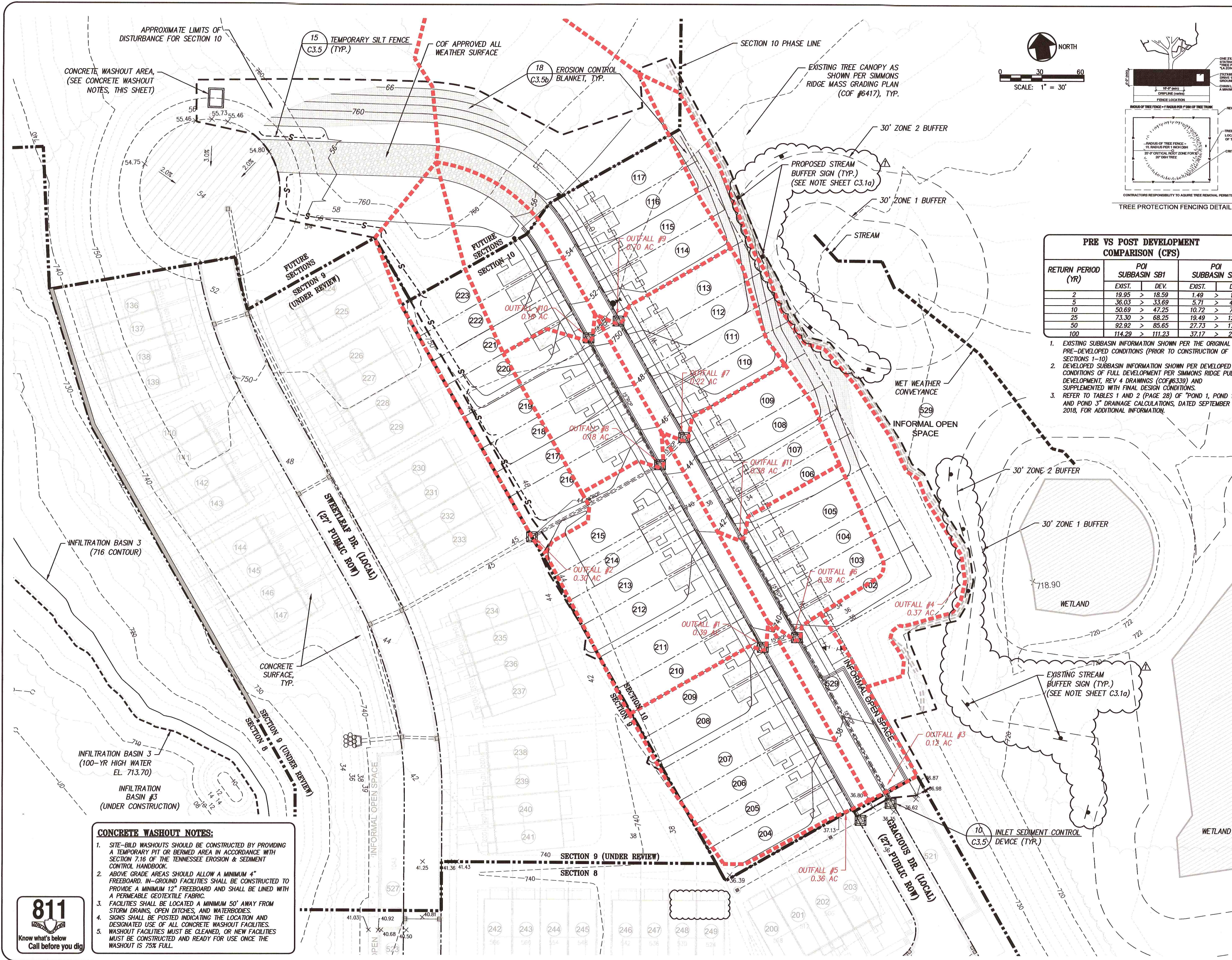
- NOTES:**
1. REFER TO SHEET C3.2 FOR EPSC GENERAL NOTES.
 2. CONTRACTOR TO REMOVE EXISTING OUTLET STRUCTURE, 12" CMP, AND HEADWALL ONCE LOTS 106-117 HAVE BEEN STABILIZED.

LEGEND	
884	EXISTING CONTOUR
884	PROPOSED CONTOUR
# C3.5	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
□	INLET SEDIMENT CONTROL DEVICE
○	TEMPORARY SEDIMENT LOG
○	TEMPORARY ENHANCED ROCK CHECK DAM
○	TEMPORARY ROCK CHECK DAM
○	TEMPORARY STONE FILTER RING
---	TEMPORARY SEDIMENT BARRIER
==S==	TEMPORARY DOUBLE ROW SILT FENCE WITH WIRE BACKING
▨	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
▨	COF APPROVED TEMPORARY ALL WEATHER SURFACE
▨	PROPOSED CONCRETE PAVEMENT

REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	
CLIENT: SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.587-4420	
PROJECT: SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
INTERIM EPSC/ CONSTRUCTION PLAN	
CCI PROJECT NO. 01404-0004	DRAWING DATE: JUNE 10, 2019
P.I.C. WHC	C.R.
DRAWN JTP	
C3.3 COF #7014	

- CONCRETE WASHOUT NOTES:**
1. SITE-BUILD WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA IN ACCORDANCE WITH SECTION 7.16 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
 2. ABOVE GRADE AREAS SHOULD ALLOW A MINIMUM 4" FREEBOARD. IN-GROUND FACILITIES SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM 12" FREEBOARD AND SHALL BE LINED WITH A PERMEABLE GEOTEXTILE FABRIC.
 3. FACILITIES SHALL BE LOCATED A MINIMUM 50' AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
 4. SIGNS SHALL BE POSTED INDICATING THE LOCATION AND DESIGNATED USE OF ALL CONCRETE WASHOUT FACILITIES.
 5. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.





- TREE PROTECTION NOTES:**
- The tree protection barrier shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
 - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
 - Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-05 standard so as to minimize impact on the general root system.
 - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
 - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

PRE VS POST DEVELOPMENT COMPARISON (CFS)				
RETURN PERIOD (YR)	POI SUBBASIN SB1		POI SUBBASIN SB2	
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- EXISTING SUBBASIN INFORMATION SHOWN PER THE ORIGINAL PRE-DEVELOPED CONDITIONS (PRIOR TO CONSTRUCTION OF SECTIONS 1-10)
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- REFER TO TABLES 1 AND 2 (PAGE 28) OF "POND 1, POND 1A, AND POND 3" DRAINAGE CALCULATIONS, DATED SEPTEMBER 6, 2018, FOR ADDITIONAL INFORMATION.

GRADING & DRAINAGE DATA CHART	
SITE AREA:	11.54 AC
IMPERVIOUS AREA:	1.78 AC
DISTURBED AREA:	3.30 AC
Rv VALUE:	0.156

INFORMATION SHOWN IN GRADING & DRAINAGE DATA CHART ABOVE IS SECTION 10 ONLY.

- LEGEND**
- 884 --- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - # C3.5 DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - INLET SEDIMENT CONTROL DEVICE
 - TEMPORARY SEDIMENT LOG
 - TEMPORARY ENHANCED ROCK CHECK DAM
 - TEMPORARY ROCK CHECK DAM
 - TEMPORARY STONE FILTER RING
 - S --- TEMPORARY SEDIMENT BARRIER
 - S --- TEMPORARY DOUBLE ROW SILT FENCE WITH WIRE BACKING
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - COF APPROVED TEMPORARY ALL WEATHER SURFACE
 - PROPOSED CONCRETE PAVEMENT

- NOTES:**
- REFER TO SHEET C3.2 FOR EPSC GENERAL NOTES.

REVISIONS	07-03-2019
DATE	

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike
www.cannon-cannon.com | Knoxville, TN 37919

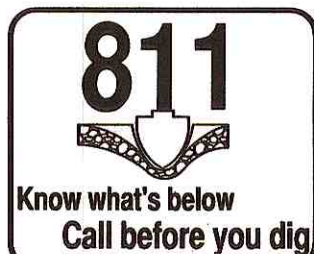
CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.587-4420

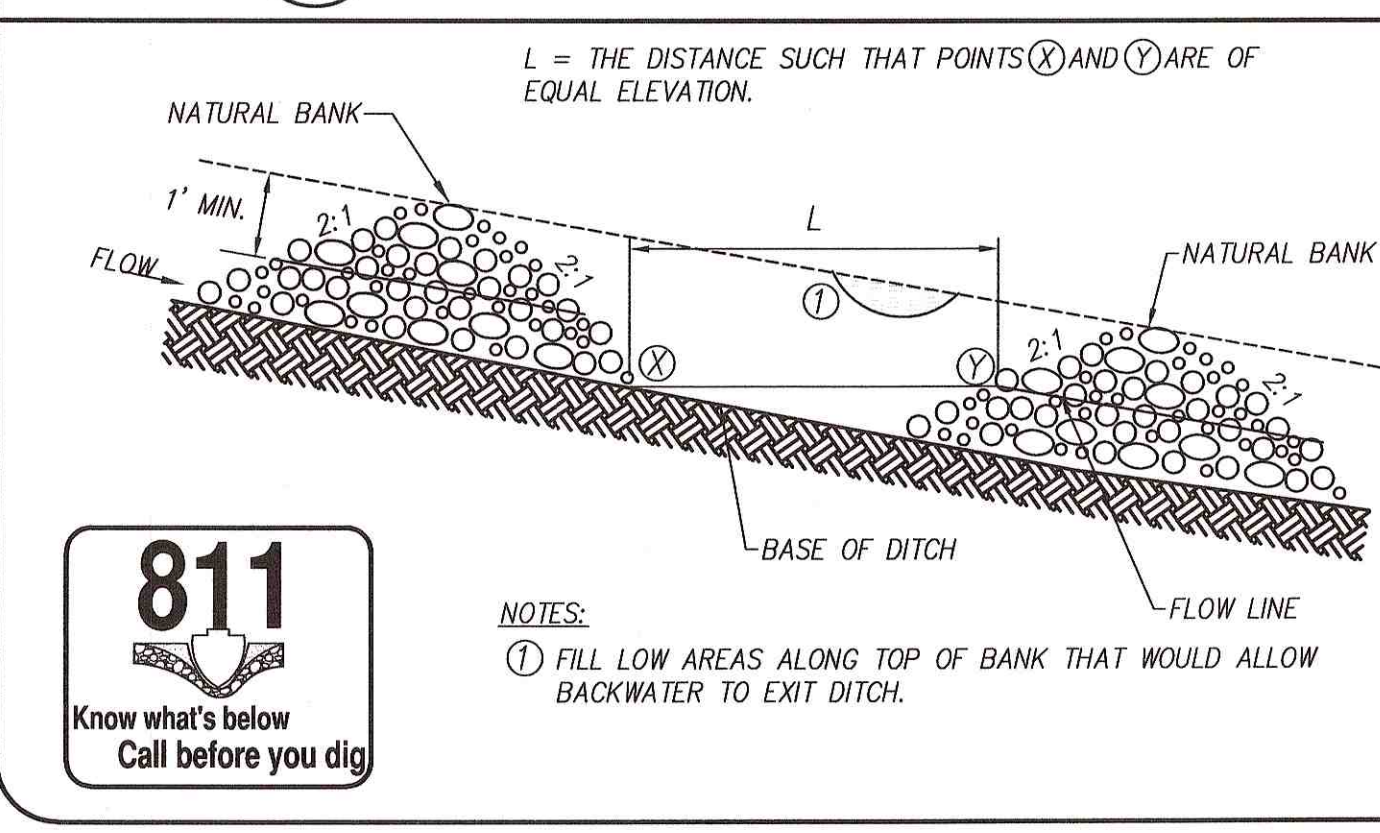
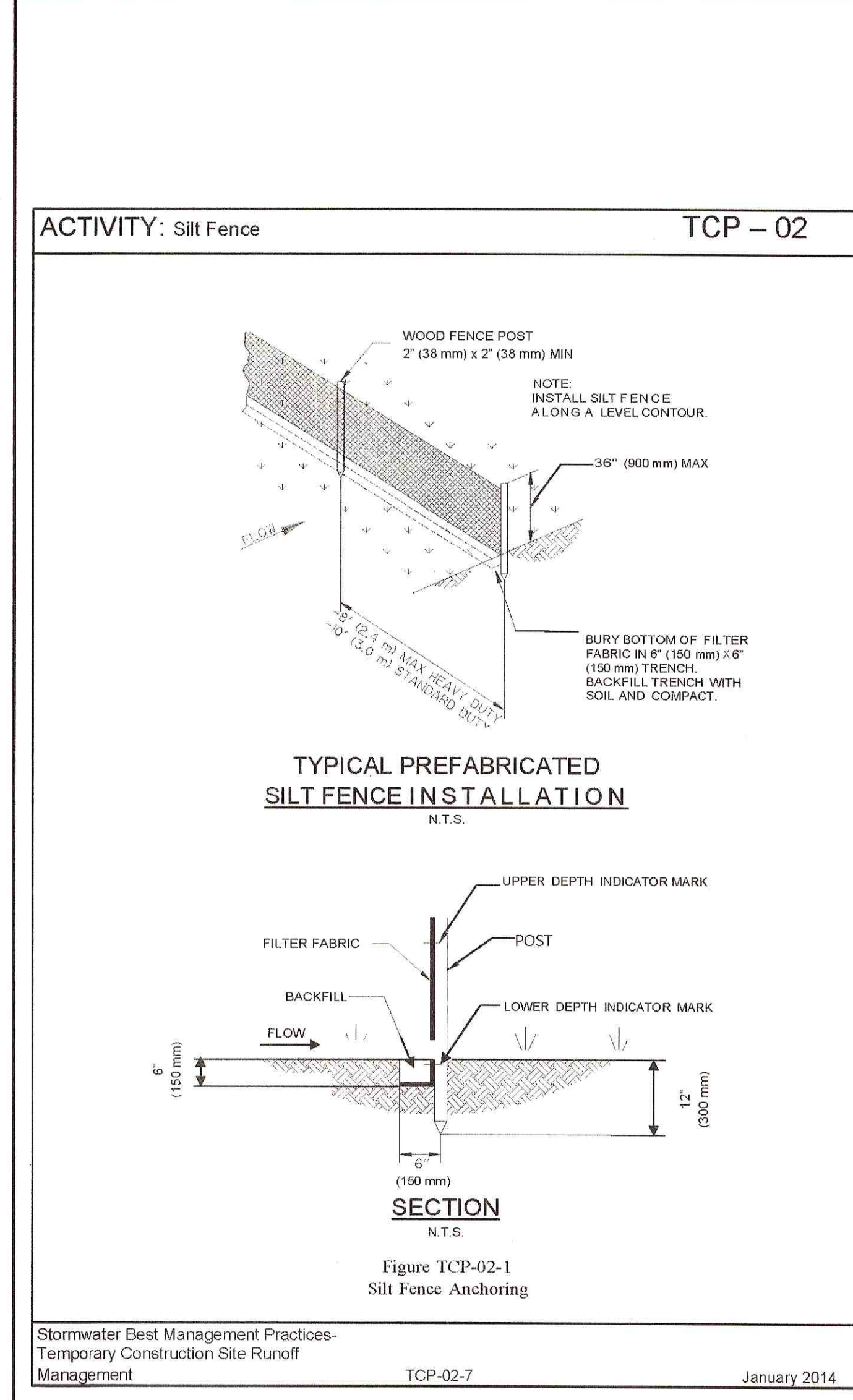
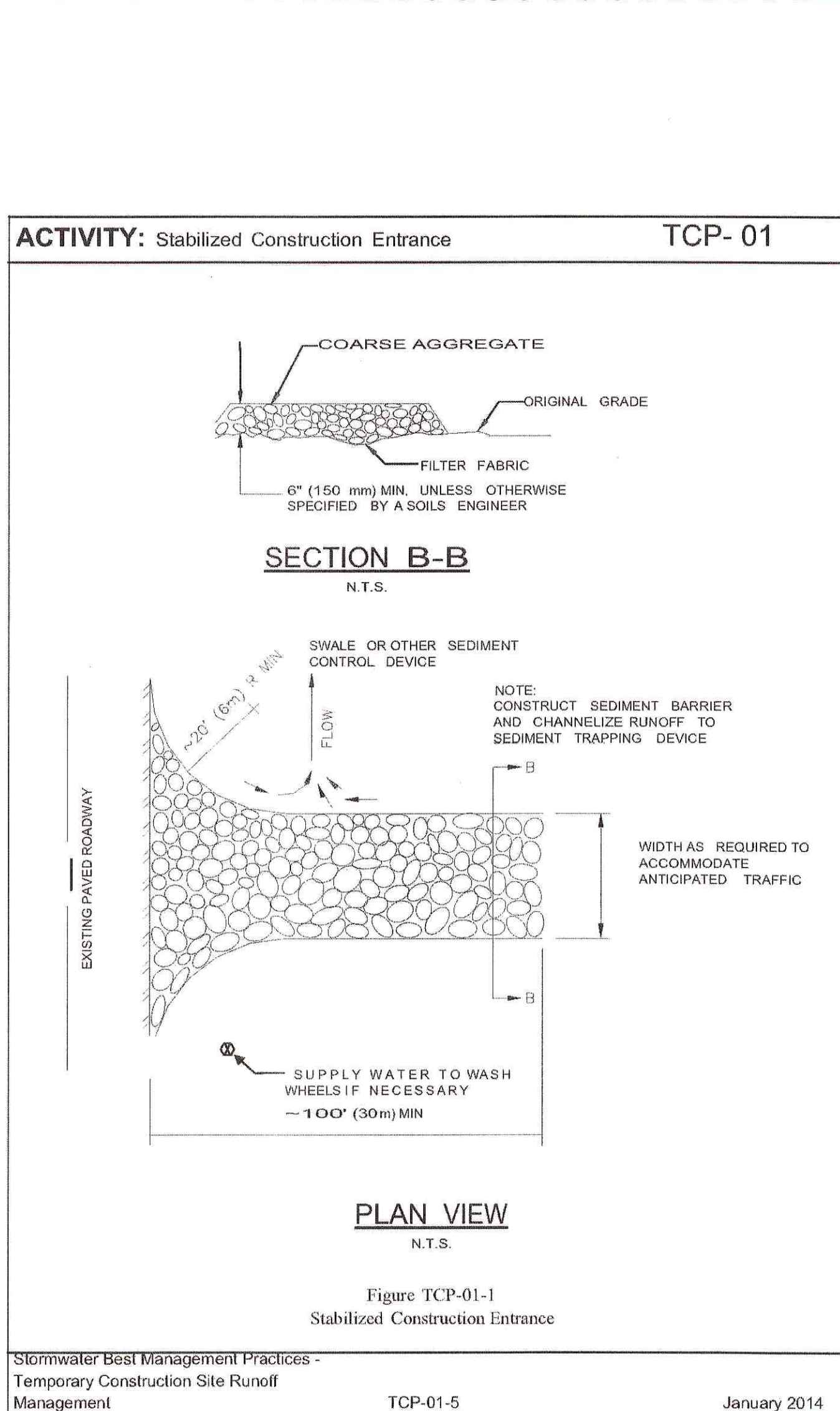
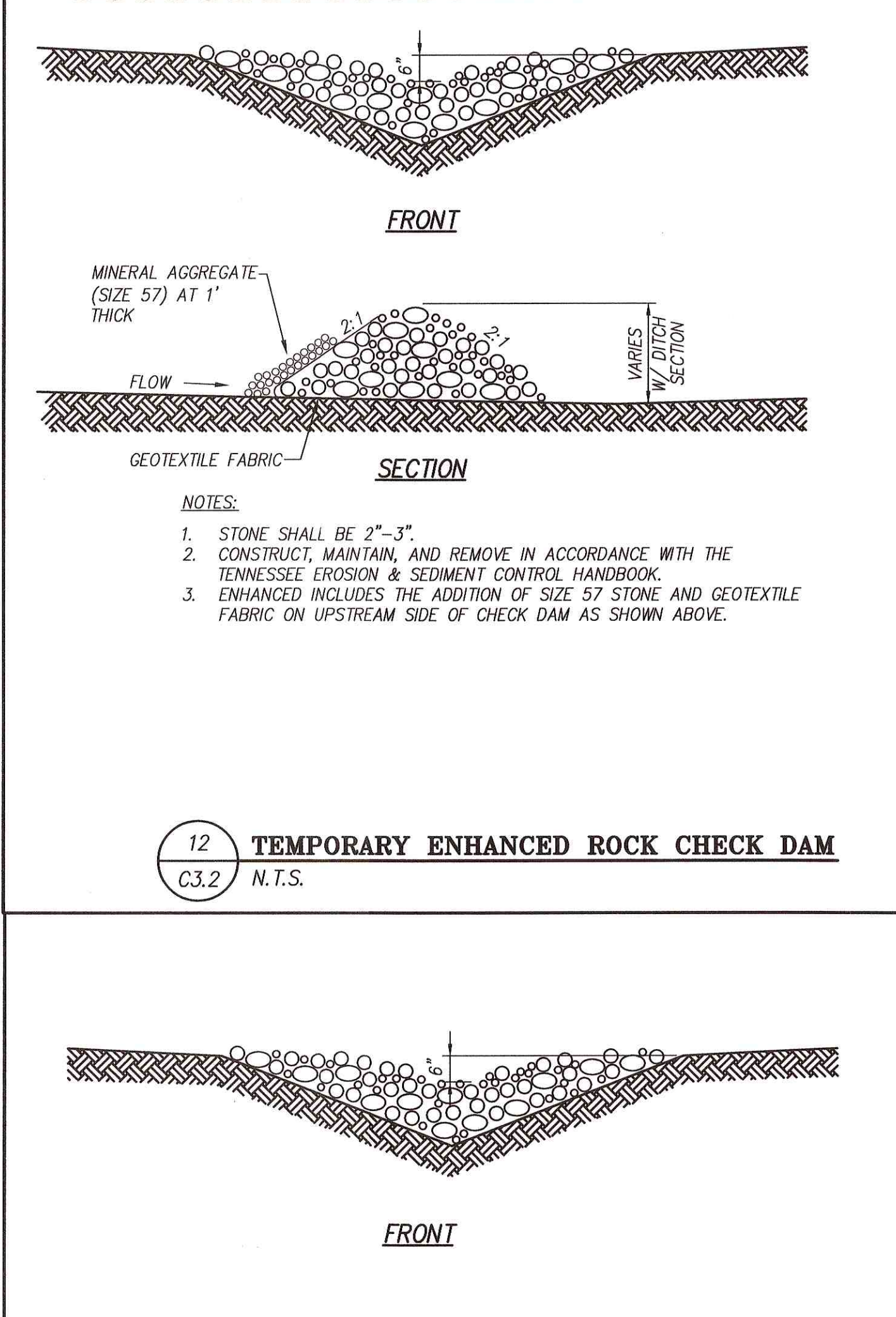
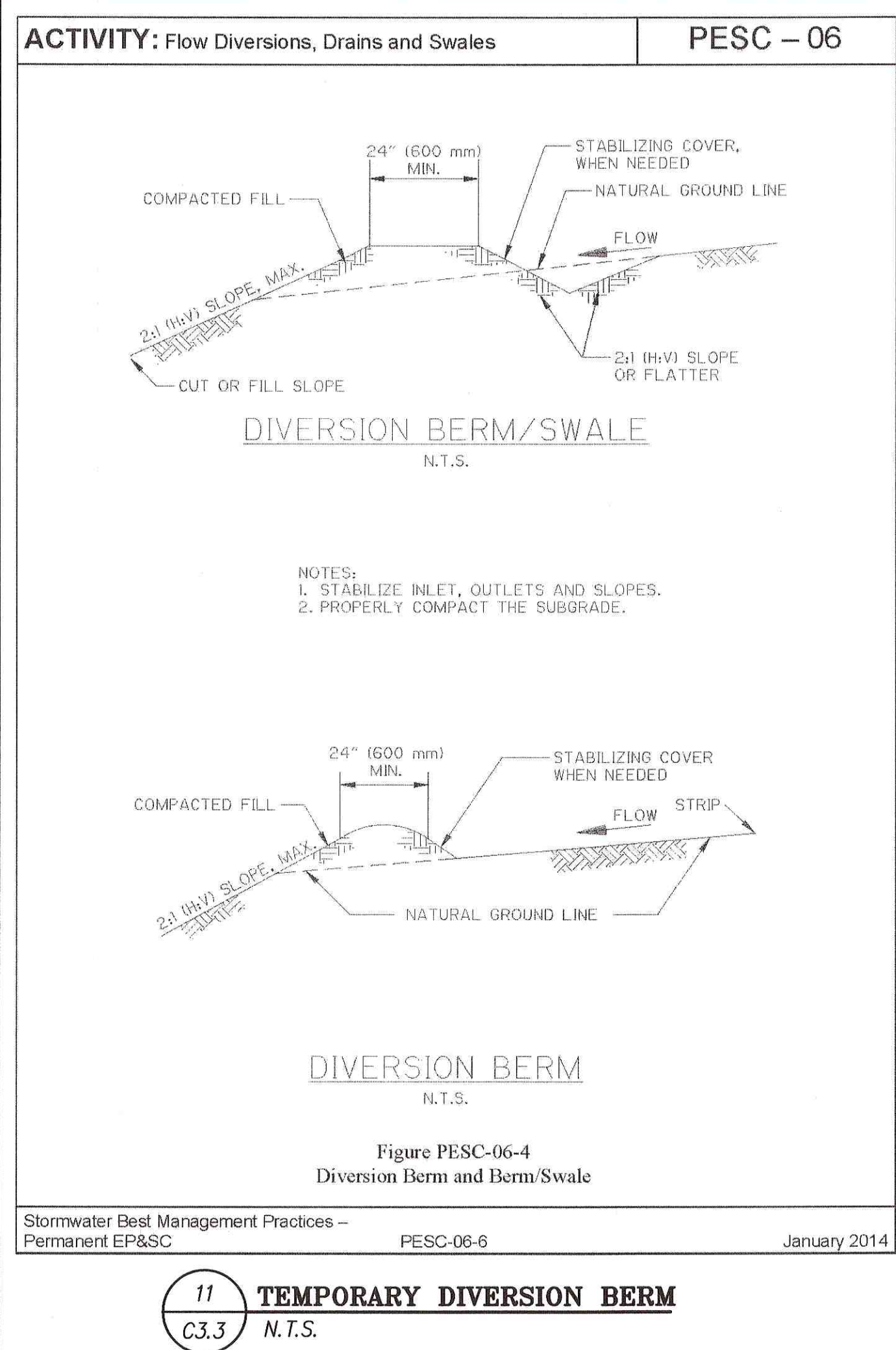
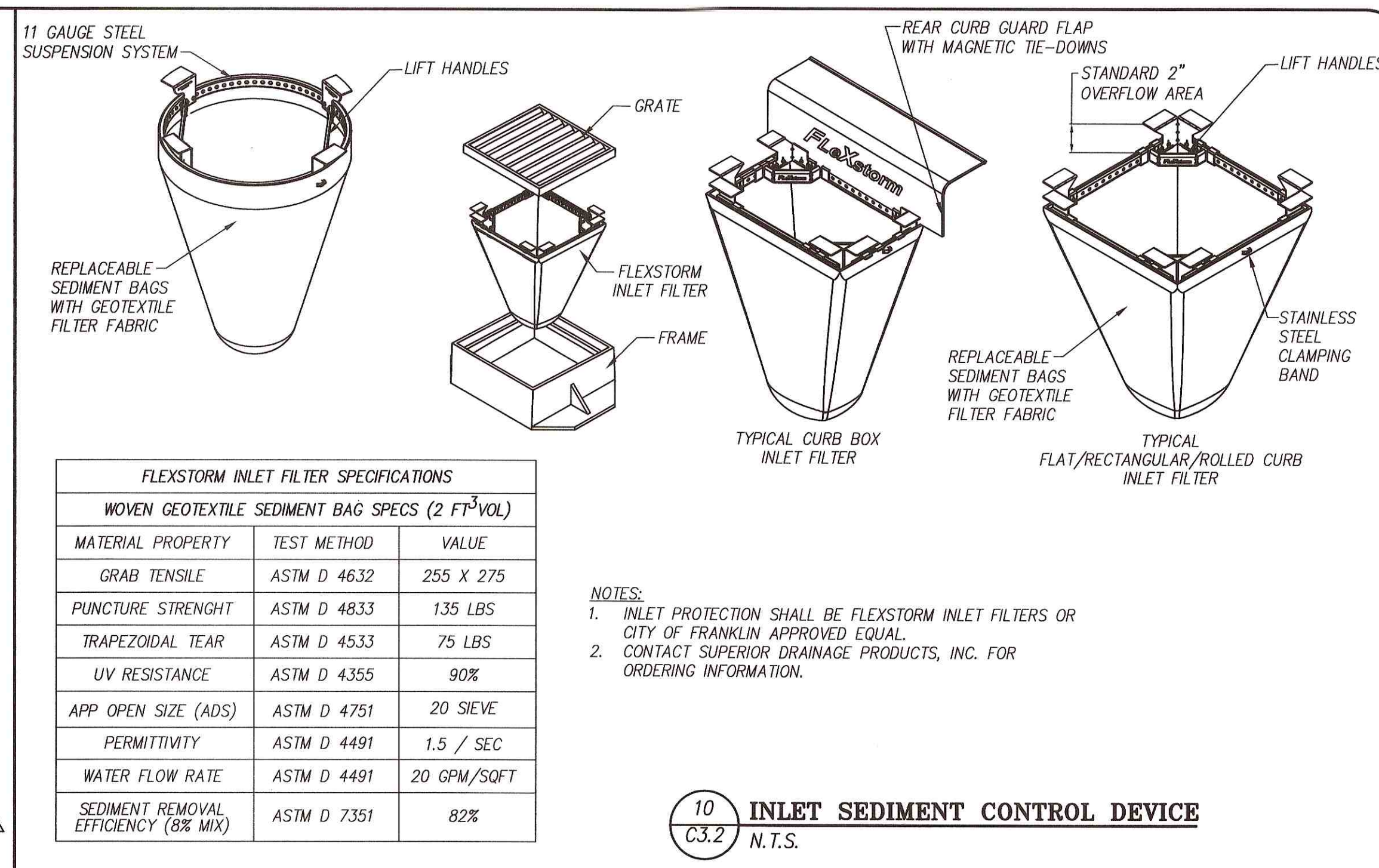
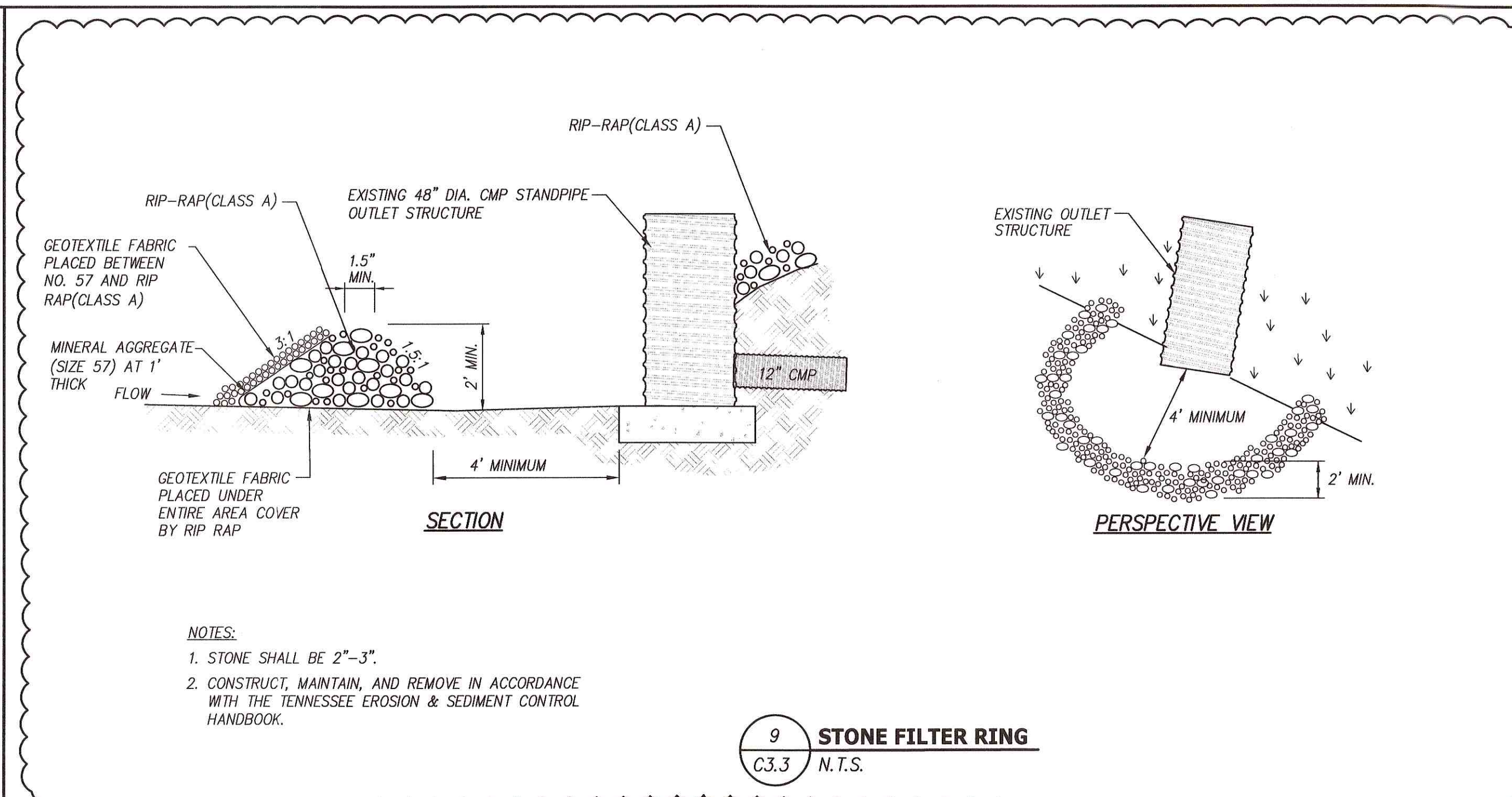
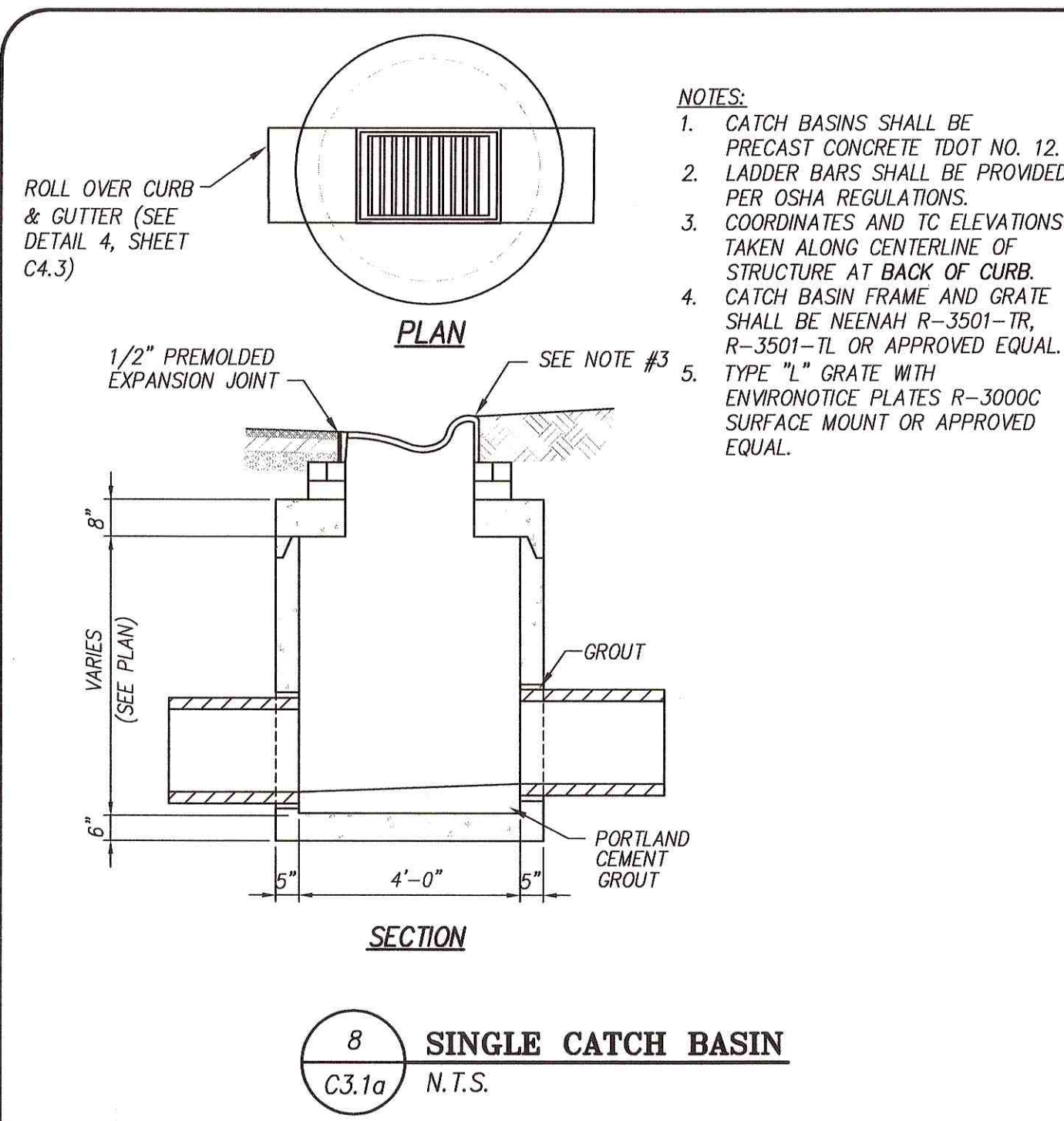
PROJECT: **SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

FINAL EPSC/ WATER QUALITY PLAN

CCJ PROJECT NO. 01404-0004
DRAWING DATE: JUNE 10, 2019
P.L.C. WHC
DRAWN JTP
C3.4
COF #7014

- CONCRETE WASHOUT NOTES:**
- SITE-BUILD WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA IN ACCORDANCE WITH SECTION 7.16 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
 - ABOVE GRADE AREAS SHOULD ALLOW A MINIMUM 4" FREEBOARD. IN-GROUND FACILITIES SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM 12" FREEBOARD AND SHALL BE LINED WITH A PERMEABLE GEOTEXTILE FABRIC.
 - FACILITIES SHALL BE LOCATED A MINIMUM 50' AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
 - SIGNS SHALL BE POSTED INDICATING THE LOCATION AND DESIGNATED USE OF ALL CONCRETE WASHOUT FACILITIES.
 - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.





REVISED PER COF COMMENTS 07-03-2019

REVISIONS DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: SIMMONS RIDGE JOINT VENTURE
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.587-4420

PROJECT: SIMMONS RIDGE PUD SUBDIVISION,
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

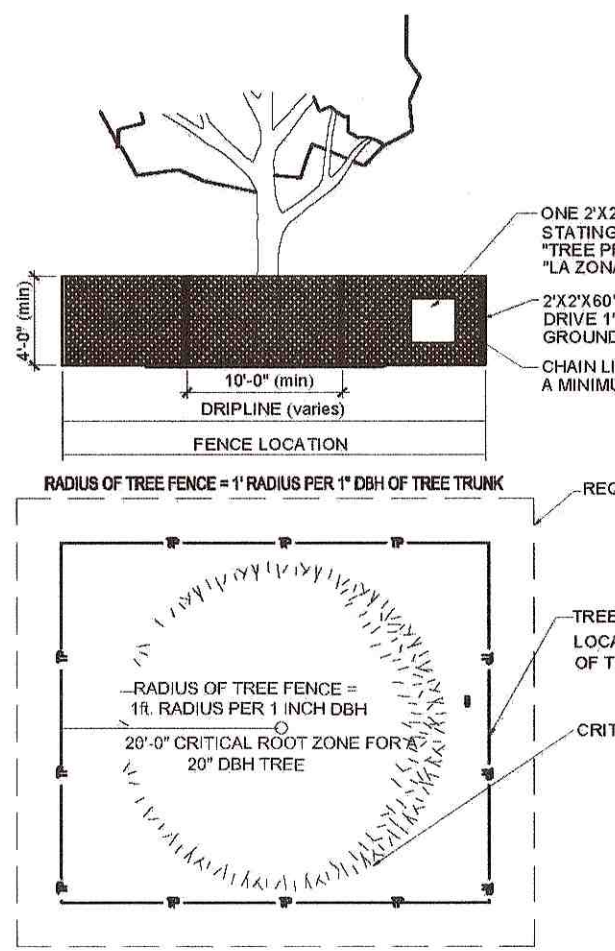
GRADING, DRAINAGE, & EPSC DETAILS

W. HAROLD CANNON
REGISTERED ENGINEER
No. 17,939
STATE OF TENNESSEE

COT PROJECT NO. 01404-0004
DRAWING DATE JUNE 10, 2019
P.I.C. WHC C.R.
DRAWN JTP

C3.5
COF #7014

811
Know what's below
Call before you dig

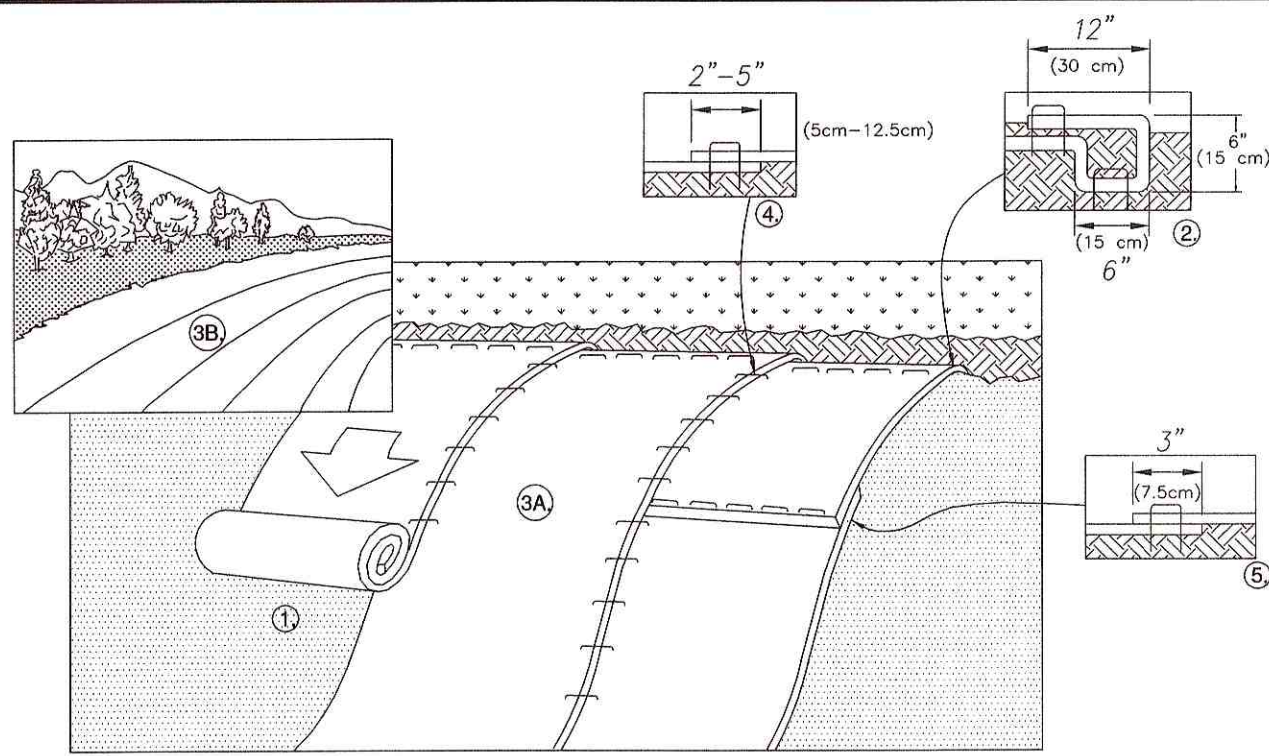


TREE PROTECTION FENCING DETAIL

16 TREE PROTECTION FENCING
C2.1 N.T.S.

TREE PROTECTION NOTES:

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



SLOPE INSTALLATION

SLOPE INSTALLATION NOTES

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES TM IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

MATERIAL SPECIFICATIONS

THE COMPOSITE TURF REINFORCEMENT MAT (C-TRM) SHALL BE A MACHINE PRODUCED MAT OF 70% STRAW/30% COCONUT FIBER MATRIX INCORPORATED INTO A PERMANENT THREE-DIMENSIONAL NETTING STRUCTURE.

THE MATRIX SHALL BE EVENLY DISTRIBUTED ACROSS THE ENTIRE WIDTH OF THE MATTING AND STITCH BONDED BETWEEN UV STABILIZED TOP AND BOTTOM NETS WITH 0.50 X 0.50 INCH (1.27 X 1.27 CM) OPENINGS AND A SUPER HEAVY DUTY UV STABILIZED, DRAMATICALLY CORRUGATED (CRIMPED) INTERMEDIATE NETTING WITH 0.50 X 0.50 INCH (1.27 X 1.27 CM) OPENINGS. THE MIDDLE CORRUGATED NETTING SHALL FORM PROMINENT CLOSELY SPACED RIDGES ACROSS THE ENTIRE WIDTH OF THE MAT. THE THREE NETTINGS SHALL BE STITCHED TOGETHER ON 1.50 INCH (3.81 CM) CENTERS WITH UV STABILIZED POLYPROPYLENE THREAD TO FORM A PERMANENT THREE-DIMENSIONAL STRUCTURE.

ALL MATS SHALL BE MANUFACTURED WITH A COLORED THREAD STITCHED ALONG BOTH OUTER EDGES (APPROXIMATELY 2-5 INCHES [5-12.5 CM] FROM THE EDGE) AS AN OVERLAP GUIDE FOR ADJACENT MATS.

THE COMPOSITE TURF REINFORCEMENT MAT SHALL BE THE NORTH AMERICAN GREEN SC250, OR EQUIVALENT. THE SC250 PERMANENT COMPOSITE TURF REINFORCEMENT MAT SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES:

	MATERIAL CONTENT	
	MATRIX	70% STRAW FIBER
PHYSICAL SPECIFICATIONS (PER ROLL)	ENGLISH	(0.35 LB/YD2) (0.19 KG/M2)
	WIDTH	30% COCONUT FIBER
	LENGTH	(0.15 LB/YD2) (0.08 KG/M2)
	WEIGHT	
	AREA	
NETTING	STITCH SPACING	1.50 IN
	TOP AND BOTTOM UV STABILIZED POLYPROPYLENE	
	(5.0 LBS/1,000 FT2 [2.44 KG/100 M2])	
	APPROXIMATE WEIGHT	
	MD - SUPER HEAVY UV STABILIZED POLYPROPYLENE CORRUGATED	
	(24 LB/1,000 FT2 [11.7 KG/100 M2])	
	APPROXIMATE WEIGHT	
	THREAD BLACK UV STABILIZED POLYPROPYLENE	



17 EROSION CONTROL BLANKET
C3.4 N.T.S.

STORM DRAINAGE STRUCTURES

NO.	DESCRIPTION	LOCATION	*TOP OF CASTING	INVERT EL. (IN)	INVERT EL. (OUT)	STRUCTURE DEPTH (FT)
8.10 EX	EXISTING CATCH BASIN	N 567037.92 E 1728525.74	736.74	731.54(10.1)		5.2
9.6 EX	EXISTING AREA DRAIN	N 567251.28 E 1728287.37	746.33	739.92(10.3)		6.4
10.1 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567162.28 E 1728470.35	739.77	735.57(10.2) 735.57(10.7)	735.47	4.3
10.2 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567156.71 E 1728443.28	739.90		735.85	4.0
10.3 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567293.56 E 1728382.34	744.66	740.71(10.4) 740.71(10.5)	740.61	4.0
10.4 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567312.15 E 1728403.63	745.11		741.07	4.0
10.5 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567388.48 E 1728340.08	750.67	746.40(10.6)	746.30	4.4
10.6 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567399.46 E 1728364.75	750.67		746.67	4.0
10.7 CB	SINGLE CATCH BASIN SEE DETAIL 8/SHEET C3.5	N 567237.68 E 1728436.78	741.67		737.67	6.0

STORM PIPE TABLE

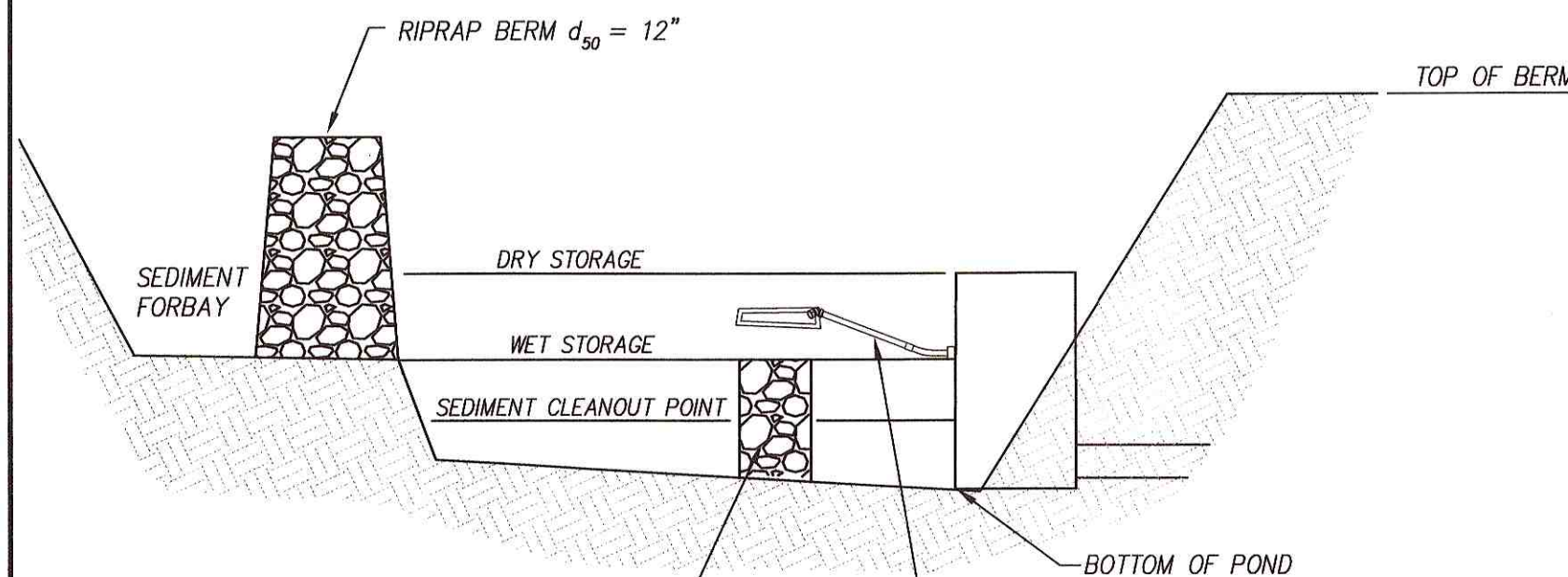
FROM	TO	DIAMETER	LENGTH (LF)	SLOPE (%)
10.1	8.10	18"RCP	136	2.89%
10.2	10.1	15"RCP	28	1.00%
10.3	9.6	18"RCP	104	0.66%
10.4	10.3	15"RCP	28	1.27%
10.5	10.3	15"RCP	104	5.38%
10.6	10.5	15"RCP	27	1.00%
10.7	10.1	15"RCP	83	2.54%

* TC ELEVATIONS ARE TAKEN FROM CENTERLINE OF STRUCTURE AT BACK OF CURB FOR ROLLOVER CURBS. (REFERENCE STORM STRUCTURE DETAILS AND NOTES FOR TC AND COORDINATE POINT LOCATIONS.)

STORM PIPE NOTES:

1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF TDDT AND THE CITY OF FRANKLIN STANDARD SPECIFICATIONS.
2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
3. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE IN ACCORDANCE WITH AASHTO M170 OR EQUAL, OR SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE IN ACCORDANCE WITH AASHTO M294 OR EQUAL UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE LOCATED IN PUBLIC R.O.W. SHALL BE REINFORCED CONCRETE PIPE IN ACCORDANCE WITH THE CITY OF FRANKLIN STORMWATER ORDINANCE. REFER TO THE STORM PIPE TABLE FOR PIPE MATERIAL, SIZE, AND SLOPE.
4. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTATION ARE COMPLETE & PRIOR TO PLACING THE BASE. TEST DEFLECTION WITH A MANDREL OR OTHER APPROVED METHOD.
5. PIPE WITH DEFLECTION 5% OR GREATER OR WITH UNDUE MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

18 STORM DATA TABLES
C3.1a N.T.S.



NOTES:

1. CONSTRUCT SEDIMENT POND IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK.
 2. SEE DETAIL THIS SHEET FOR THE OUTLET STRUCTURE AND SKIMMER DEVICE.
- NOTES:
1. TEMPORARY SEDIMENT BASIN #3 INFORMATION SHOWN IS PER THE COF APPROVED SITE PLAN AMENDMENT MASS GRADING PLAN (COF #6417), DATED MARCH 15, 2019.
 2. CONSTRUCT SEDIMENT BASIN IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK. SEE DETAILS THIS SHEET FOR THE OUTLET STRUCTURE AND SKIMMER DEVICE.
 3. CONTRACTOR SHALL MONITOR THE TEMPORARY SEDIMENT BASIN AND FOREBAYS AND REMOVE ANY SEDIMENT DEPOSITION AS NEEDED TO ENSURE THAT THE PROPOSED RESPECTIVE STORAGE ELEVATIONS ARE PROVIDED. (SEE SEDIMENT BASIN CALCULATION CHART, THIS SHEET).

SEDIMENT BASIN CALCULATIONS

SEDIMENT BASIN
DRAINAGE AREA = 6.47 AC.
CLEANOUT POINT ELEVATION
6.47 AC X 904.5 CF/AC = 5,852 CF (732.99)
WET STORAGE ELEVATION
6.47 AC X 1,809 CF/AC = 11,704 CF (733.50)
WET + DRY STORAGE ELEVATION
6.47 AC X 3,618 CF/AC = 23,408 CF (735.58)
FOREBAY VOLUME
6.47 AC X 1,809 CF/AC X 0.25 = 2,926 CF
FOREBAY PROVIDED = 3,336 CF

19 SEDIMENT BASIN 3
C1.1 N.T.S.

SEDIMENT BASIN 3 DATA TABLE

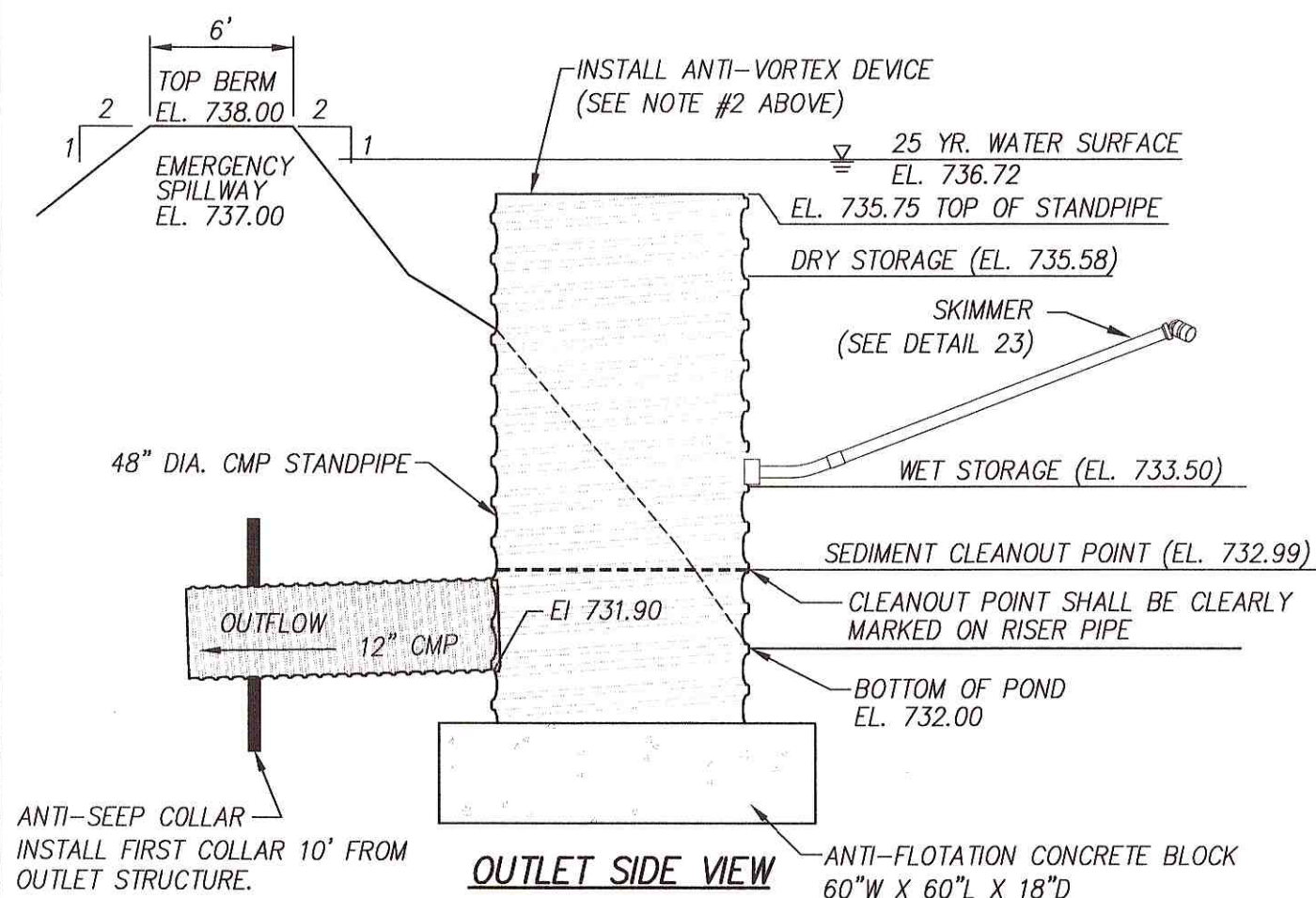
ELEVATION	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. FT.)
732	0	0	0
734	11,815	2	7,877
736	26,527	4	45,240
738	33,583	6	105,212
TOTAL AVAILABLE DETENTION VOLUME = 105,212 CU-FT			

SEDIMENT 3 FOREBAY TABLE

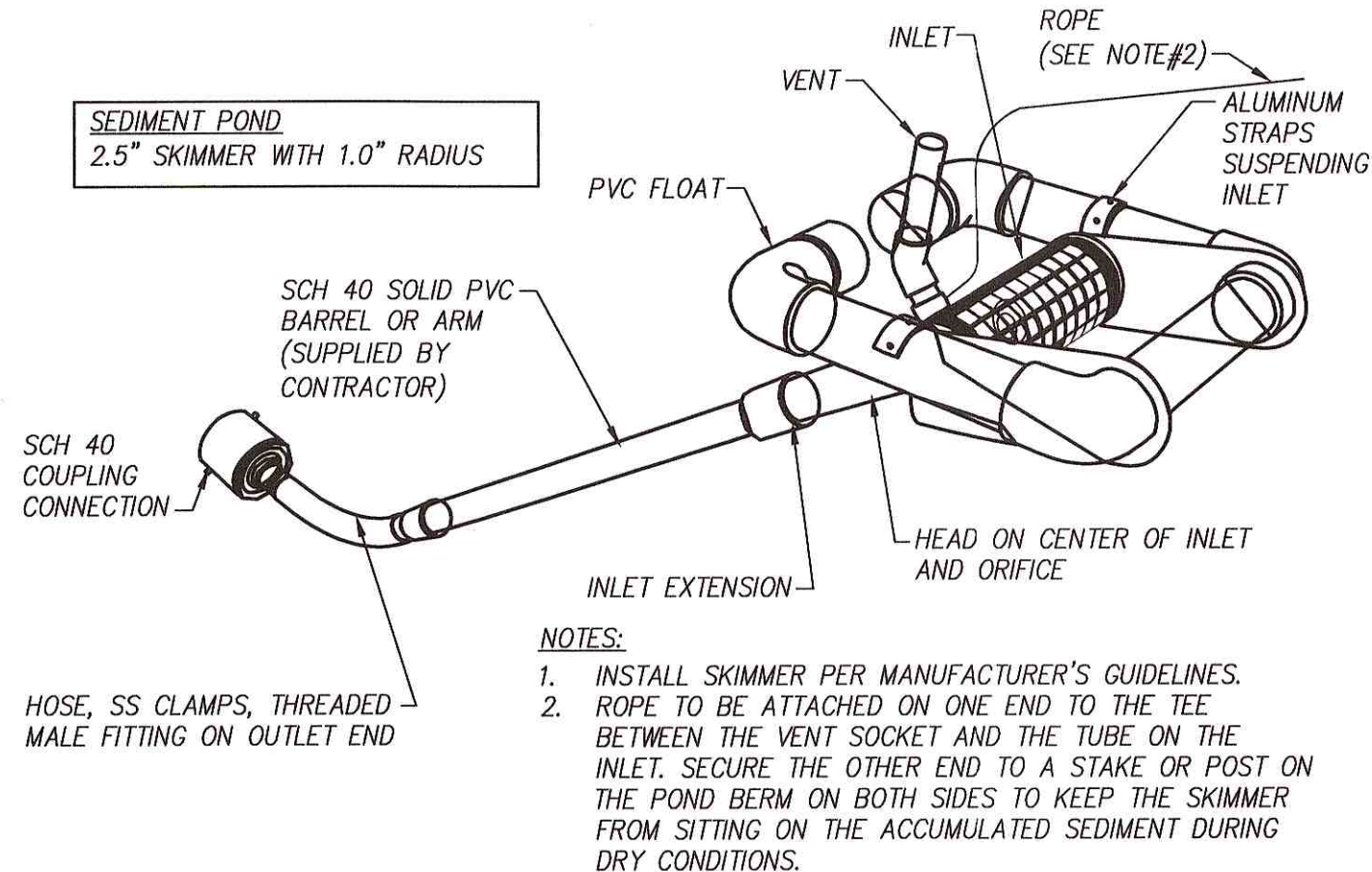
SEDIMENT FOREBAY 3a			
ELEVATION	AREA (S.F.)	DEPTH (FT.)	VOLUME (CU. FT.)
734	568	0	0
736	966	2	1,516
TOTAL SEDIMENT FOREBAY 3a VOLUME = 1,516 C.F.			
SEDIMENT FOREBAY 3b			
ELEVATION	AREA (S.F.)	DEPTH (FT.)	VOLUME (CU. FT.)
735.5	0	0	0
736	1,340	0.5	223
737	2,345	1.5	1,819
TOTAL SEDIMENT FOREBAY 3b VOLUME = 1,819 C.F.			
TOTAL SEDIMENT FOREBAYS VOLUME = 3,336 C.F.			

NOTES:

1. TEMPORARY OUTLET CONTROL STRUCTURE SHALL BE CORRUGATED METAL PIPE.
2. TOP OF RISER PIPE SHALL HAVE AN ANTI-VORTEX DEVICE. REFER TO TDEC EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILS.
3. COORDINATES AND TC ELEV. TAKEN ALONG C OF STRUCTURE.



20 SEDIMENT POND 3 OUTLET STRUCTURE
C1.1 N.T.S.

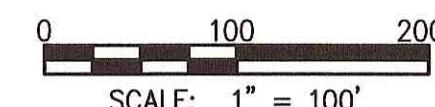


NOTES:

1. INSTALL SKIMMER PER MANUFACTURER'S GUIDELINES.
2. ROPE TO BE ATTACHED ON ONE END TO THE TEE BETWEEN THE VENT SOCKET AND THE TUBE ON THE INLET. SECURE THE OTHER END TO A STAKE OR POST ON THE POND BERM ON BOTH SIDES TO KEEP THE SKIMMER FROM SITTING ON THE ACCUMULATED SEDIMENT DURING DRY CONDITIONS.

21 FAIRCLOTH SKIMMER 3
C1.1 N.T.S.

REVISED PER COF COMMENTS		07-03-2019
REVISIONS	DATE	
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL. 865.670.8555 8550 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919		
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420	
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064	
GRADING, DRAINAGE, & EPSC DETAILS		
CCI PROJECT NO. 01404-0004 DRAWING DATE JUNE 10, 2019 P.I.C. WHC DRAWN JTP	C3.5a COF #7014	



EDWARD WAGNER
MAP 89 PARCEL 35.14
ZONE SE
SWCO-3

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 5
BODOCK FARM
Plat Book 19 Page 131
ZONE SE
SWCO-3

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961
ZONE SE
SWCQ-3

SOUTH CAROTHERS RD
(MINOR COLLECTOR)
(50' PUBLIC ROW)

SOUTH CAROTHS
PARTNERS, LLC
MAP 89 PARCEL 4804
Deed Book 5034, Page
425
ZONE RX
MECO-6

SOUTH CAROTHS
PARTNERS, LLC
MAP 89 PARCEL 48
Deed Book 5034, Pa
425
ZONE RX
MFCQ-6

COBERT LN

30' WIDE
EASEMENT
DB 4957/

500-YR FLOOD
BOUNDARY

100-YR FLOODPLAIN
BOUNDARY

100-YR FLOODPLAIN —

500-YR FLC
BOUNDARY

LOCKWOOD FAMILY LP
MAP 89 PARCEL 48.0
ZONE RX
MECO-6

LONGPOINT WAY =
(MINOR COLLECTOR)

CAROTHERS LAND
CO, LLC MAP 89
PARCEL 49.01
ZONE RX
MECO-6

JOHN T HELM III
MAP 89 PARCEL 50
ZONE RX
MFCO-6

PERMANENT DRAINAGE &
SLOPE EASEMENT
DB 5016/ PAGE 850

JOHN T HELM III
MAP 89 PARCEL 50.01
ZONE RX
MFCO-6

TREE PRESERVATION
 SOUTH CAROTERS RD
 (MINOR COLLECTOR)
 (50' PUBLIC ROW)

JAMES JORDAN
MAP 89 PARCEL 52
Deed Book 536, Page 904
ZONE SE
SWCO-3

JOHN MYERS
MAP 89
PARCEL 53
Deed Book
1512, Page
ZONE SE
SWCO-3

JOHN D. MYERS
MAP 106 PARCEL 187
Deed Book 5530, Page 600
ZONE SE
SWCQ-3

N83° 22' 14"W
OSCAR AND LONESIMO
JARAMILLO
MAP 106 PARCEL
188.01
Deed Book 4013, Pag
235
ZONE SE
SWCQ-3

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

BILL WHITTINGTON AND
LENA WHITTINGTON
MAP 89 GROUP A PARCEL
Deed Book 856, Page 13
173 ZONE SE
SWCO-3

NOTES:

1. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 SHOWN PER PLANS CURRENTLY UNDER REVIEW.
2. FLOODS ARE BOUNDARIES AS SHOWN PER FEMA FLOOD INSURANCE RATE MAP #47187C0214F DATED SEPTEMBER 28, 2006.

LEGEND

-  PROPOSED CONCRETE PAVEMENT
 PROPOSED DRAINAGE EASEMENT
 R.O.W.
 EXIST. EASEMENT LINE

 REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS • FIELD SURVEYORS

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION,
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064**

OVERALL ROW & ACCESS PLAN

CCI PROJECT NO.	01404-0004
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DRAWING DATE	JUNE 10, 201
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P.T.C.	WHC	C.R.
DRAWN		

C4 0

COF #7014

811

Know what's below
Call before you dig

SIMMONS RIDGE P.U.D. R.O.W. & ACCESS DATA CHART REFER TO TRIP GENERATION DATA, THIS SHEET.

GRACIOUS DRIVE DESIGN PARAMETERS

FRANKLIN TRANSPORTATION STREET TECHNICAL STANDARDS EDITION: 2017
TABLE 2.3(2) STREET STANDARDS (LOCAL/INTERMEDIATE VOLUME)

DESIGN VEHICLE: SU-30 TRUCK
DESIGN SPEED/POSTED SPEED: 25/25 MPH
STOPPING SIGHT DISTANCE: 155 FT
INTERSECTION/DRIVEWAY SIGHT DISTANCE: REFER TO TABLES 3.1, 3.2
AASHTO "GREEN BOOK" 2011, 6TH ED.

HORIZONTAL ALIGNMENT (PROPOSED)

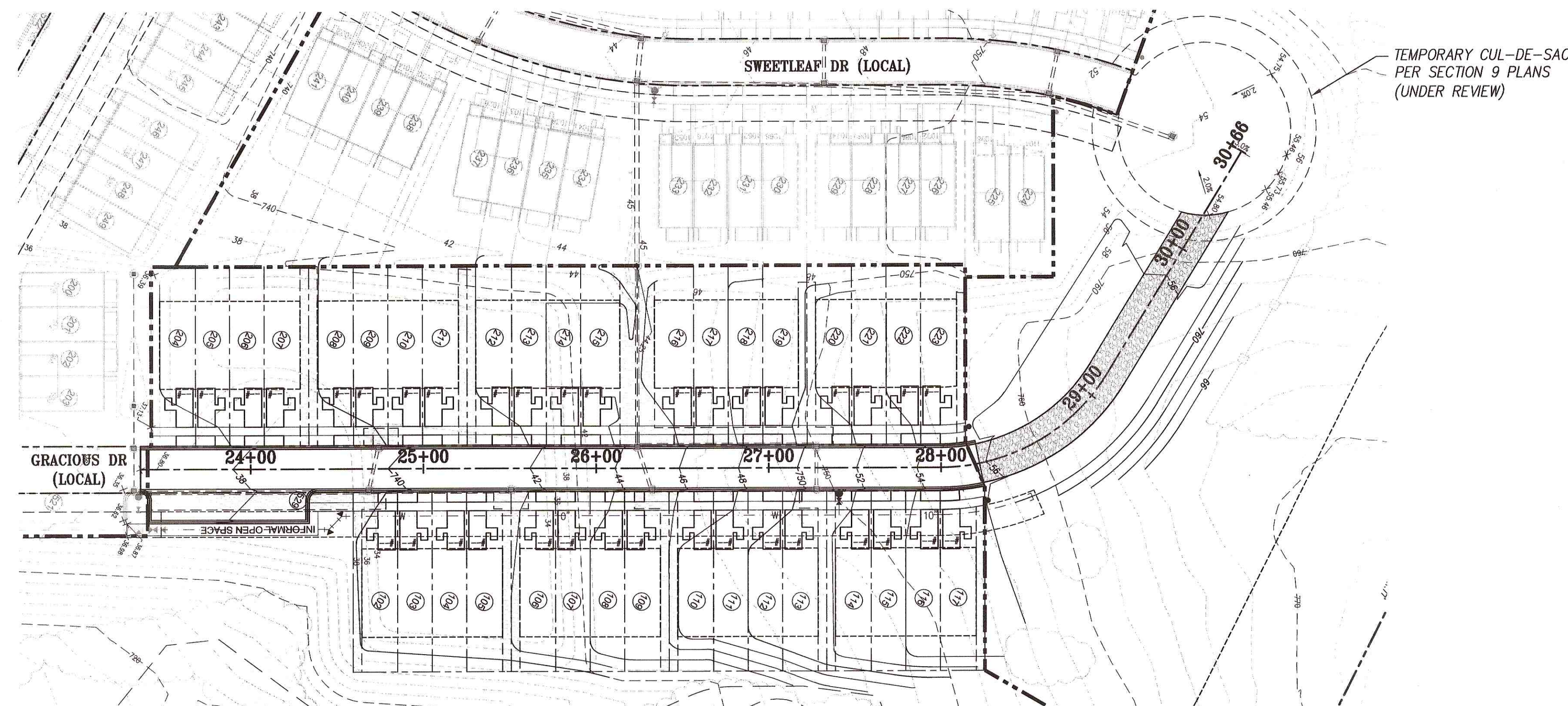
MIN. CENTERLINE RADIUS: 113.5
MIN. TANGENT BETWEEN CURVES/INTERSECTIONS: N/A

VERTICAL ALIGNMENT (PROPOSED)

MIN./MAX. CENTERLINE GRADE: 2.00% / 5.83%
MAX. APPROACH CENTERLINE GRADE: 5.83%
MAX. CREST/SAG CURVE K-VALUE: 20/NA

ACCESS MANAGEMENT (PROPOSED)

MAX. DISTANCE BETWEEN INTERSECTION: N/A
MAX. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTION: N/A
DRIVEWAY WIDTH (TWO-WAY): 10-20 FT
DRIVEWAY APPROACH STREET CONFIGURATION: CURB CUT



TRIP GENERATION DATA

LAND USE: LUC 230 CONDOS
SIZE: 421

AVERAGE DAILY TRAFFIC 2,246
DAILY ENTER 1,123
DAILY EXIT 1,123

AM PEAK HOUR TOTAL 163
AM PEAK HOUR ENTER 28
AM PEAK HOUR EXIT 135

MID PEAK HOUR TOTAL (7%) 137
MID PEAK HOUR ENTER 79
MID PEAK HOUR EXIT 79

PM PEAK HOUR TOTAL 195
PM PEAK HOUR ENTER 131
PM PEAK HOUR EXIT 64

TRIP GENERATION 8th EDITION

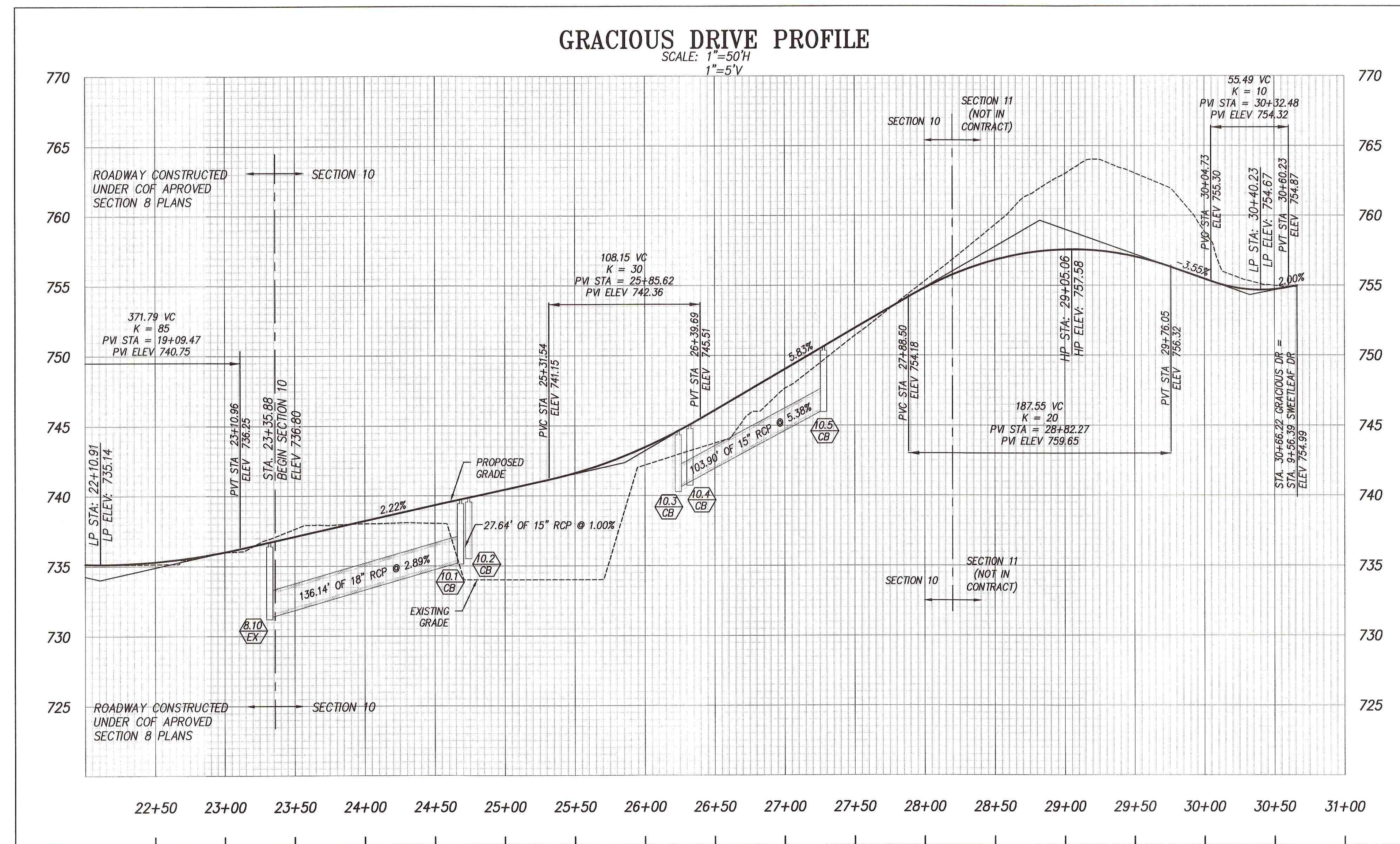
*TRAFFIC DATA PER TRAFFIC IMPACT STUDY
PROVIDED BY FISCHBACH TRANSPORTATION
GROUP, INC. DATED JULY 2012.

NOTES:

- BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 SHOWN PER PLANS CURRENTLY UNDER COF REVIEW. REFER TO SHEET C4.1 FOR ROW & ACCESS GENERAL NOTES.

LEGEND

--- 884 --- EXISTING CONTOUR
--- 884 --- PROPOSED CONTOUR



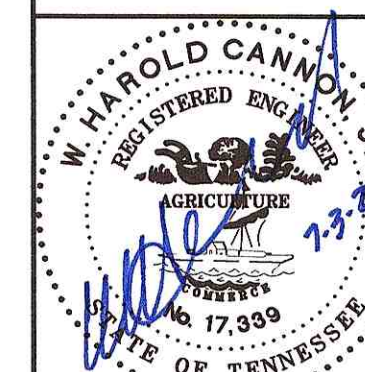
REVISED PER COF COMMENTS 07-03-2019
REVISIONS DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION,**
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

ROW & ACCESS PLAN & PROFILE



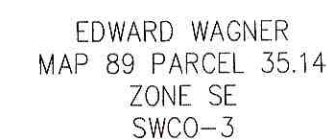
CCI PROJECT NO. 01404-0004
DRAWING DATE JUNE 10, 2019
P.I.C. WHC C.R.
DRAWN JTP

C4.2

COF #7014

811

Know what's below
Call before you dig



SEWER: CITY OF FRANKLIN
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
Attn: UTILITY INSPECTOR
615-794-4554

1. BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 SHOWN PER PLANS CURRENTLY UNDER PRCF REVIEW.
2. FLOODING BOUNDARIES SHOWN PER FED FLOOD INSURANCE RATE MAP #471820024F DATED SEPTEMBER 28, 2006.

 PROPOSED CONCRETE PAVEMENT
 PROPOSED DRAINAGE EASEMENT
 R.O.W.
 EXIST. EASEMENT LINE

△ REVISED PER COF COMMENTS	07-03-20
REVISIONS	DATE

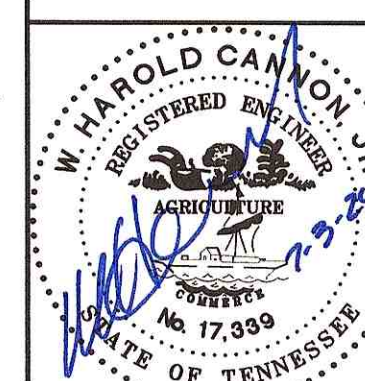
CANNON & CANNON INC.
CONSULTING ENGINEERS • FIELD SURVEYORS

TEL 865.670.8555 || 8550 Kingston Pike
www.cannon-cannon.com || Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION,
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064**

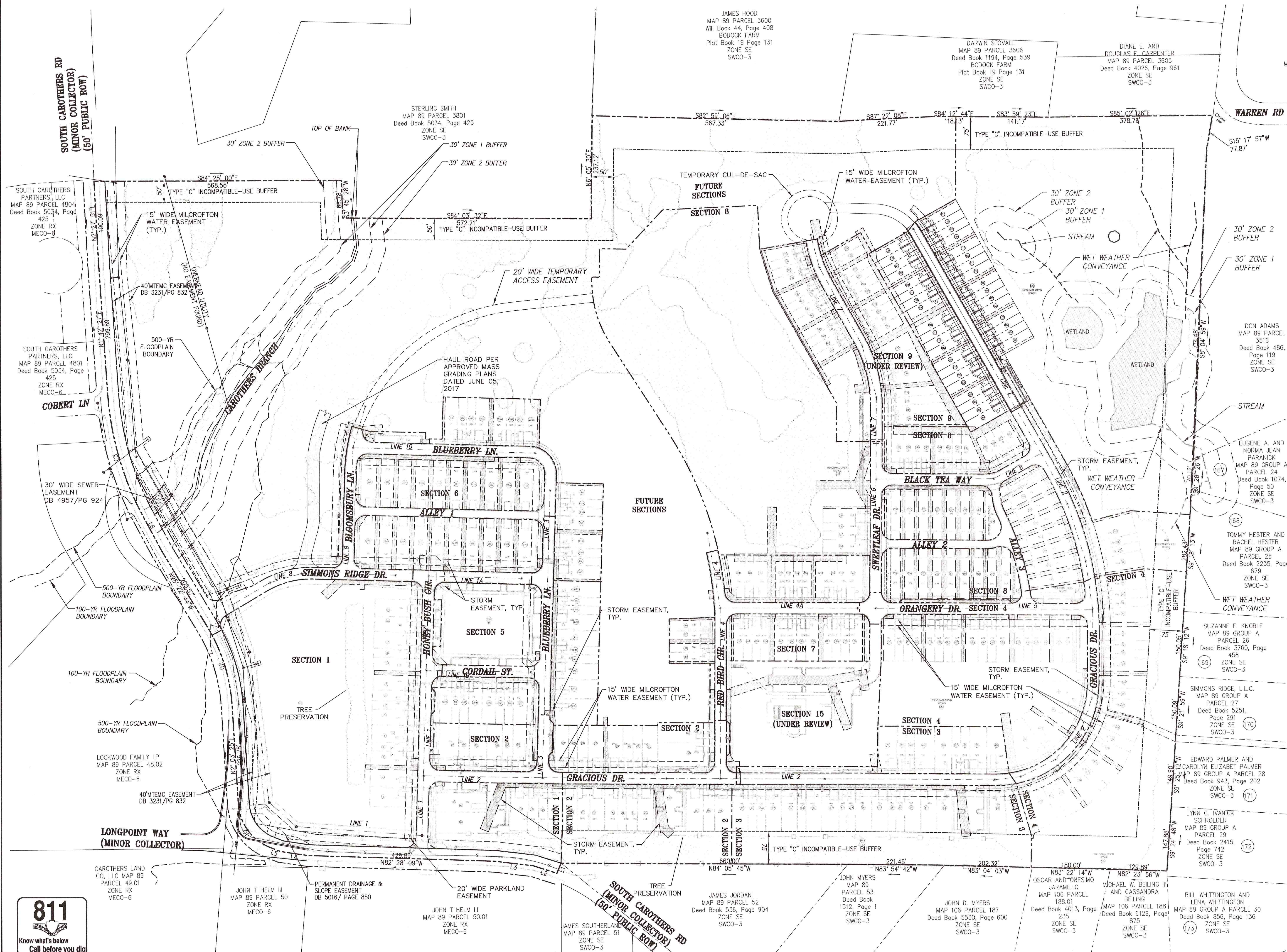
OVERALL SITE UTILITY PLAN



CCI PROJECT NO.	01404-0004
DRAWING DATE	JUNE 10, 2019
P.I.C.	C.R.

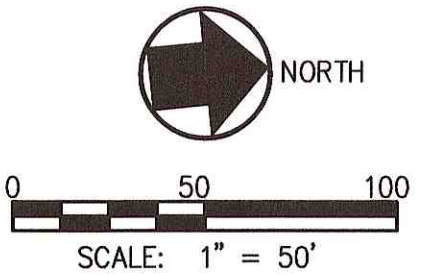
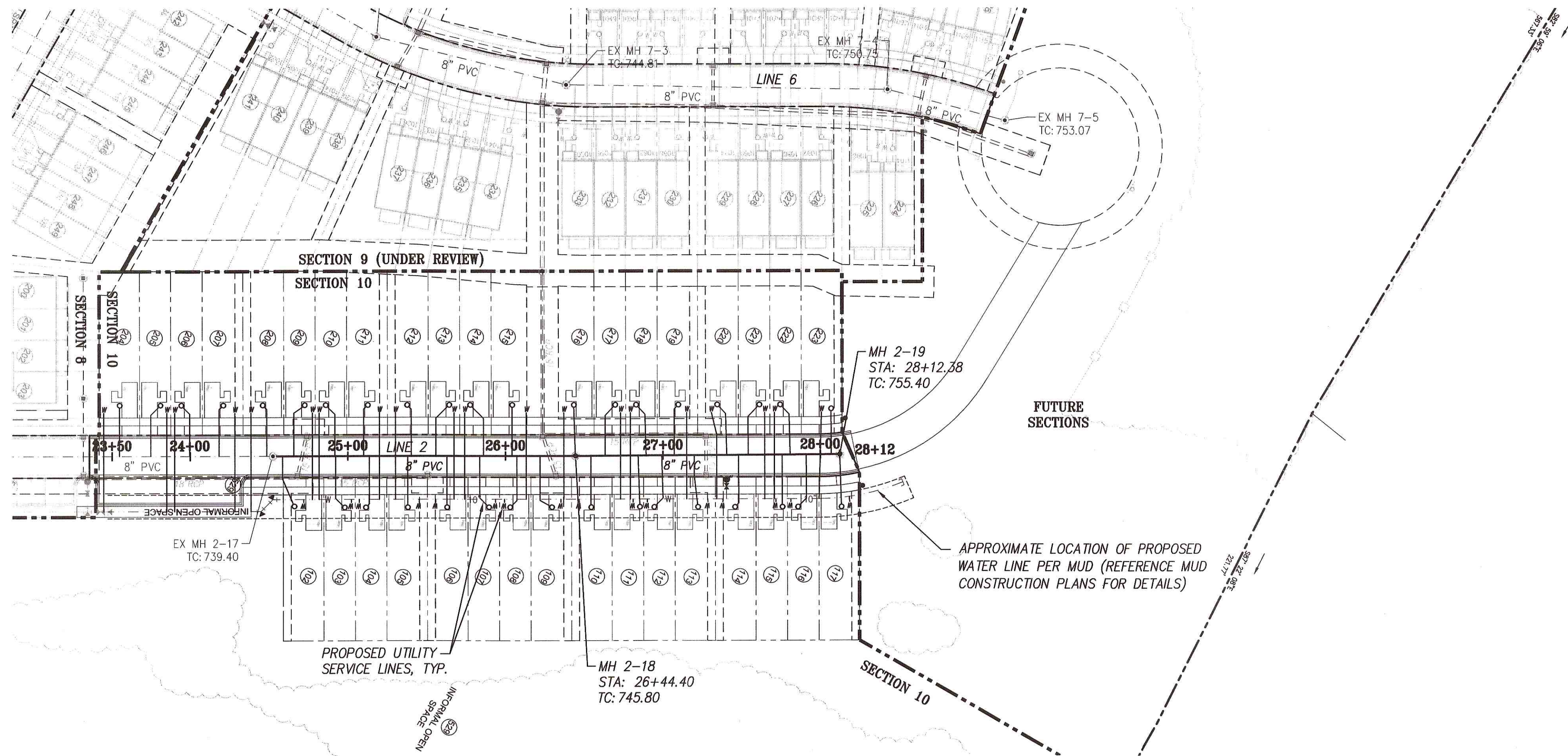
C5.0

COF #7014



811

Know what's below
Call before you dig



SEWER: CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
Attn: UTILITY INSPECTOR
615-794-4554

PLAN & PROFILE NOTES:

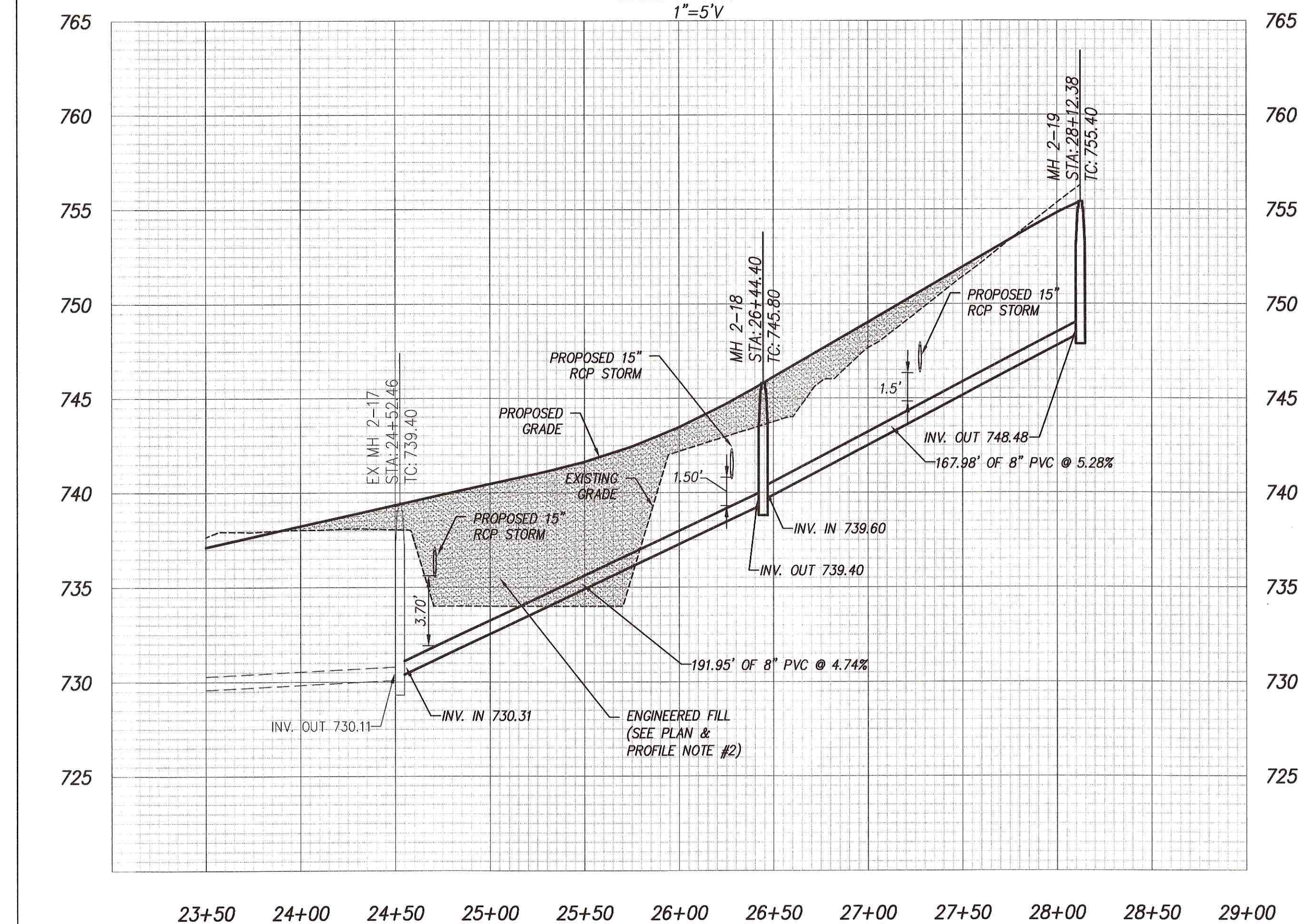
1. REFER TO SHEET C5.1 FOR WATER & SEWER GENERAL NOTES.
2. WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY WMD.
3. SITE SHALL BE AT SUBGRADE PRIOR TO INSTALLATION OF ANY SANITARY SEWER INFRASTRUCTURE, INCLUDING SANITARY SEWER MAINS THAT EXTEND BEYOND THE BOUNDARY OF THE PROPOSED SUBDIVISION SECTION

LEGEND

---	884	EXISTING CONTOUR
---	884	PROPOSED CONTOUR
---		R.O.W.
---		EXIST. EASEMENT LINE
---		EXISTING SANITARY SEWER LINE
---		PROPOSED SANITARY SEWER LINE
---	SA	PROPOSED SANITARY SEWER SERVICE LINE
---	W	PROPOSED WATER LINE (PER MUD)

SEWER LINE 2 GRACIOUS DR. SECTION 10 PROFILE

SCALE: 1"=50'H
1"=5'V



REVISIONS	DATE
REVISED PER COF COMMENTS	07-03-2019

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS

TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION,**
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

SITE UTILITY PLAN & PROFILE

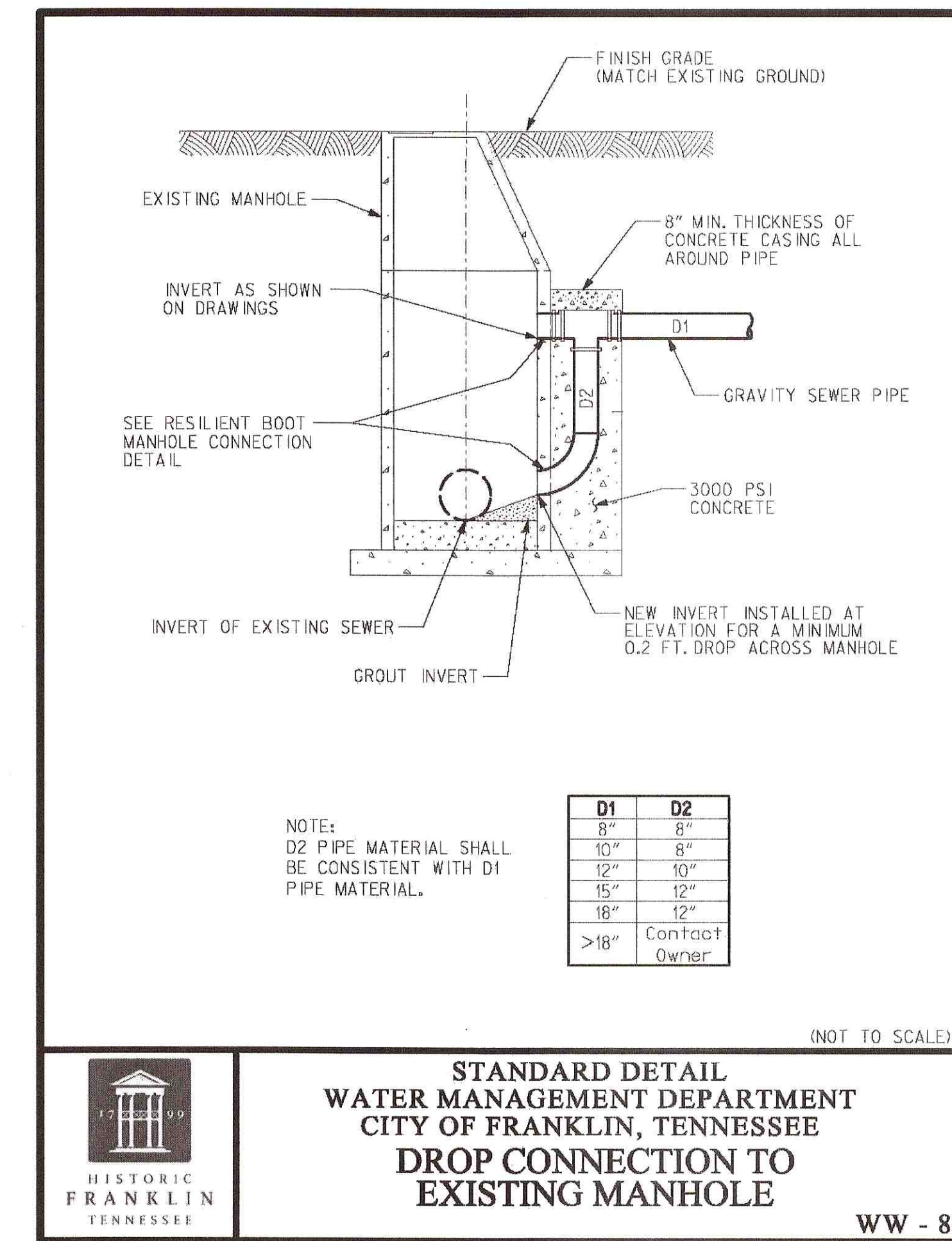
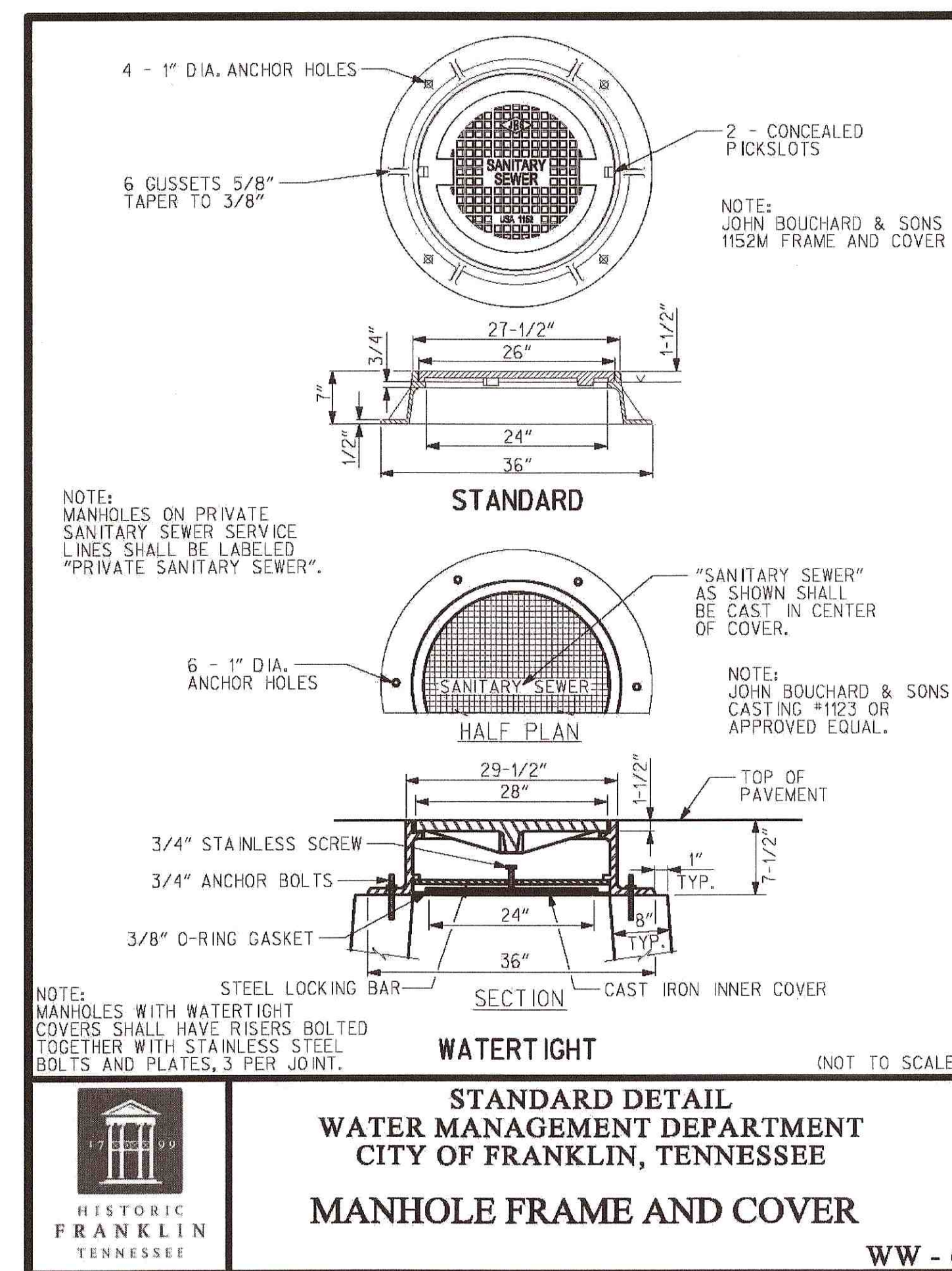
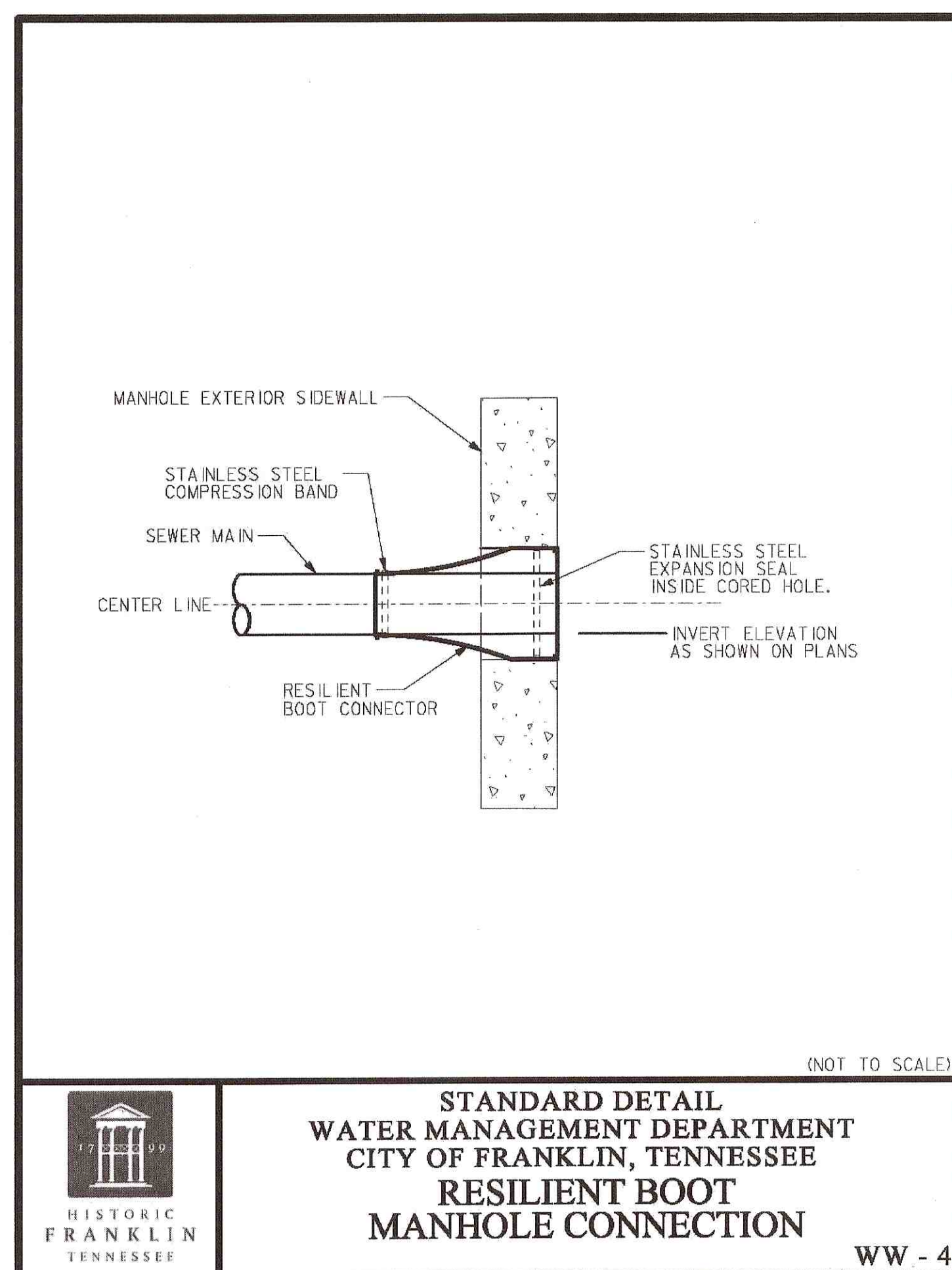
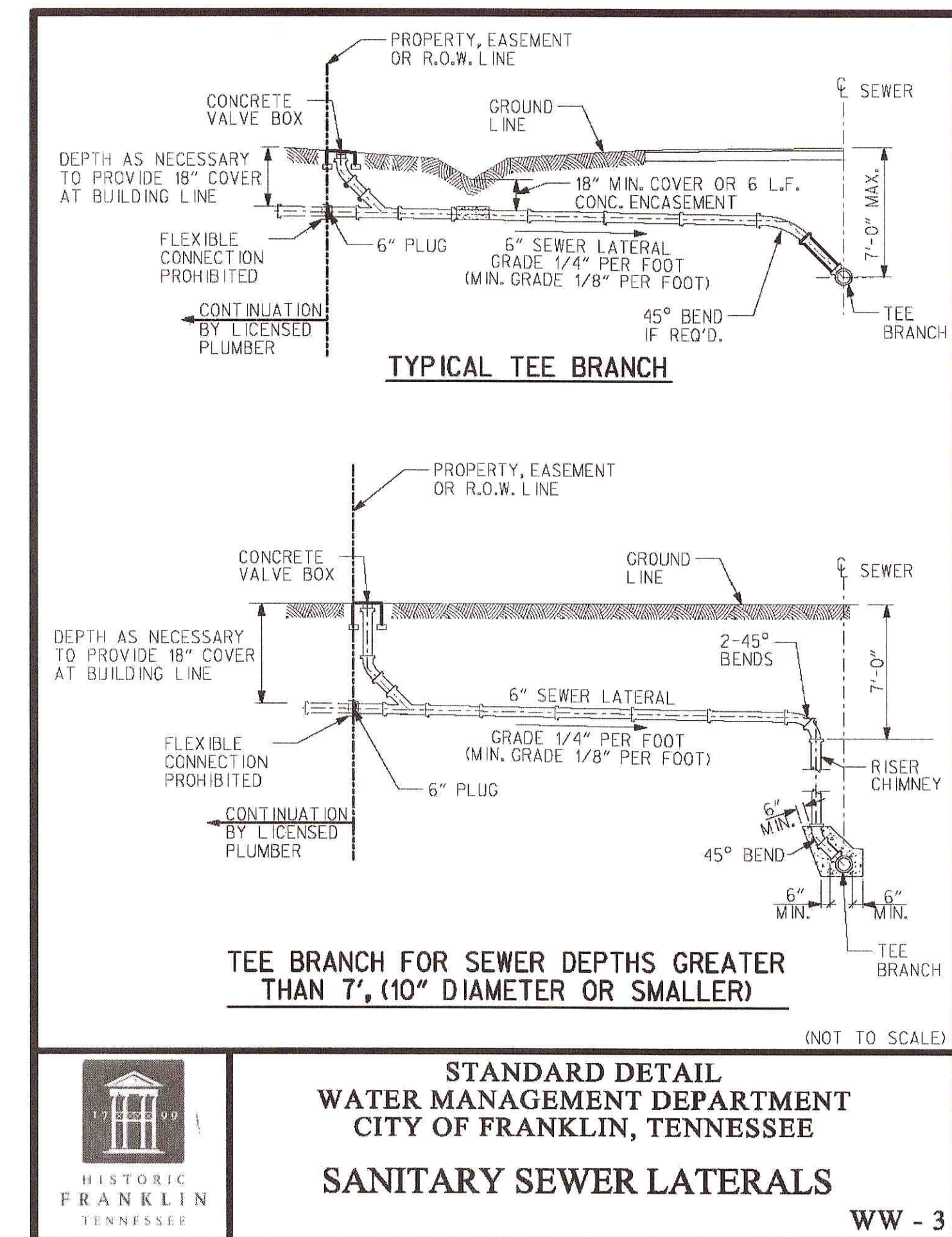
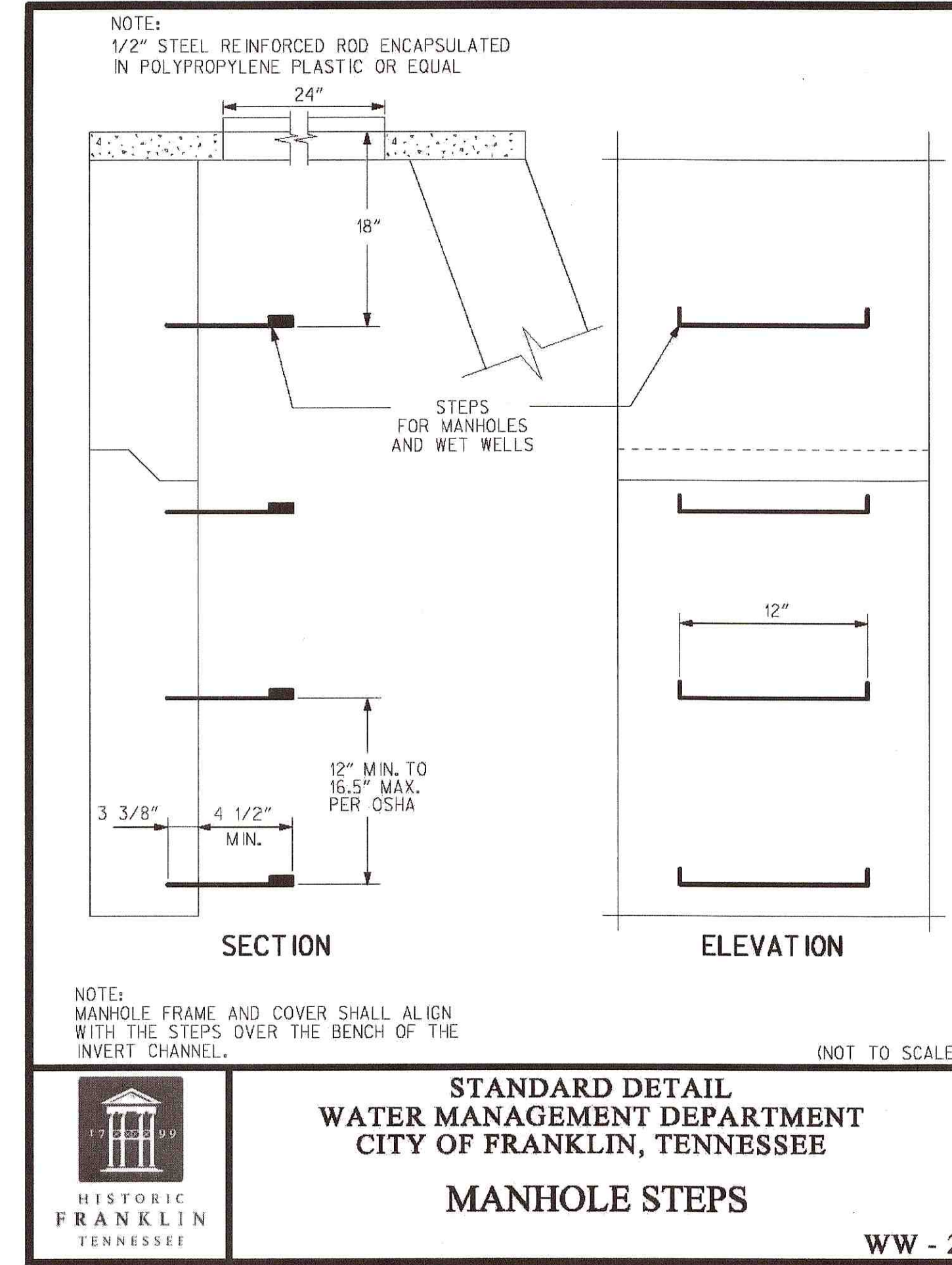
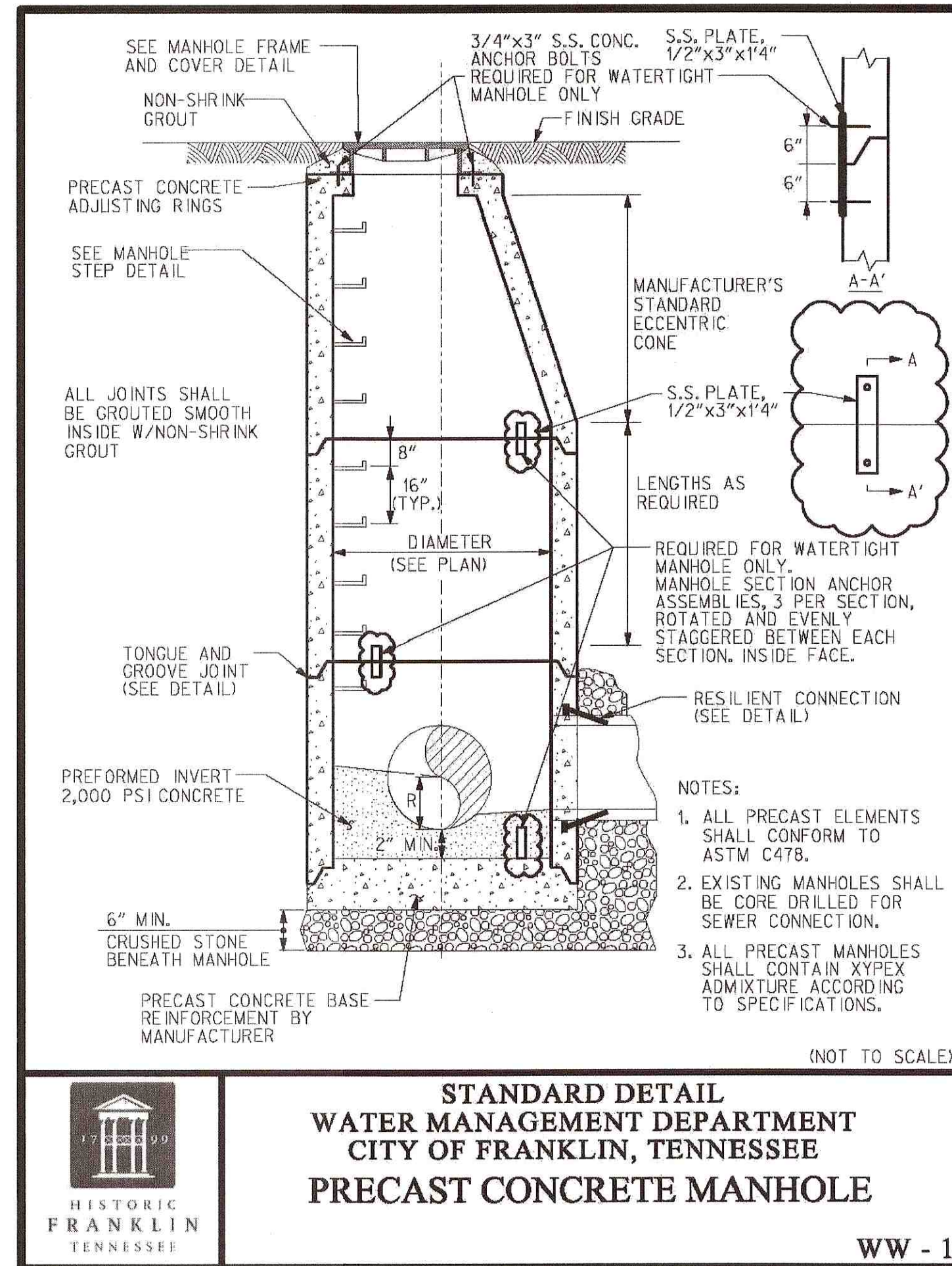
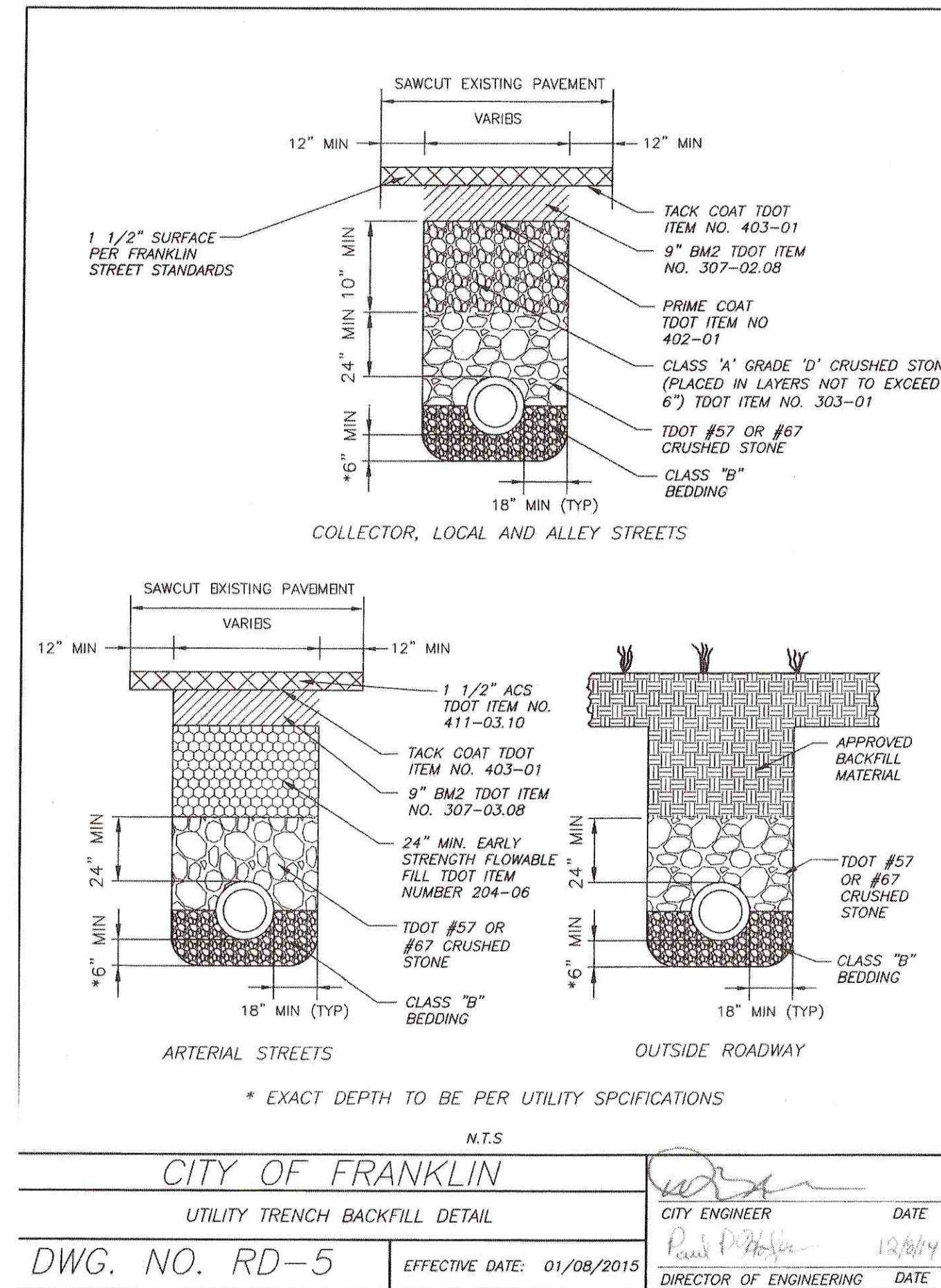
	CCI PROJECT NO.	01404-0004
	DRAWING DATE	JUNE 10, 2019
	P.I.C.	WHC C.R.
	DRAWN	JTP

C5.2

COF #7014

811

Know what's below
Call before you dig



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

REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION,**
SITE PLAN SECTION 10
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

UTILITY DETAILS

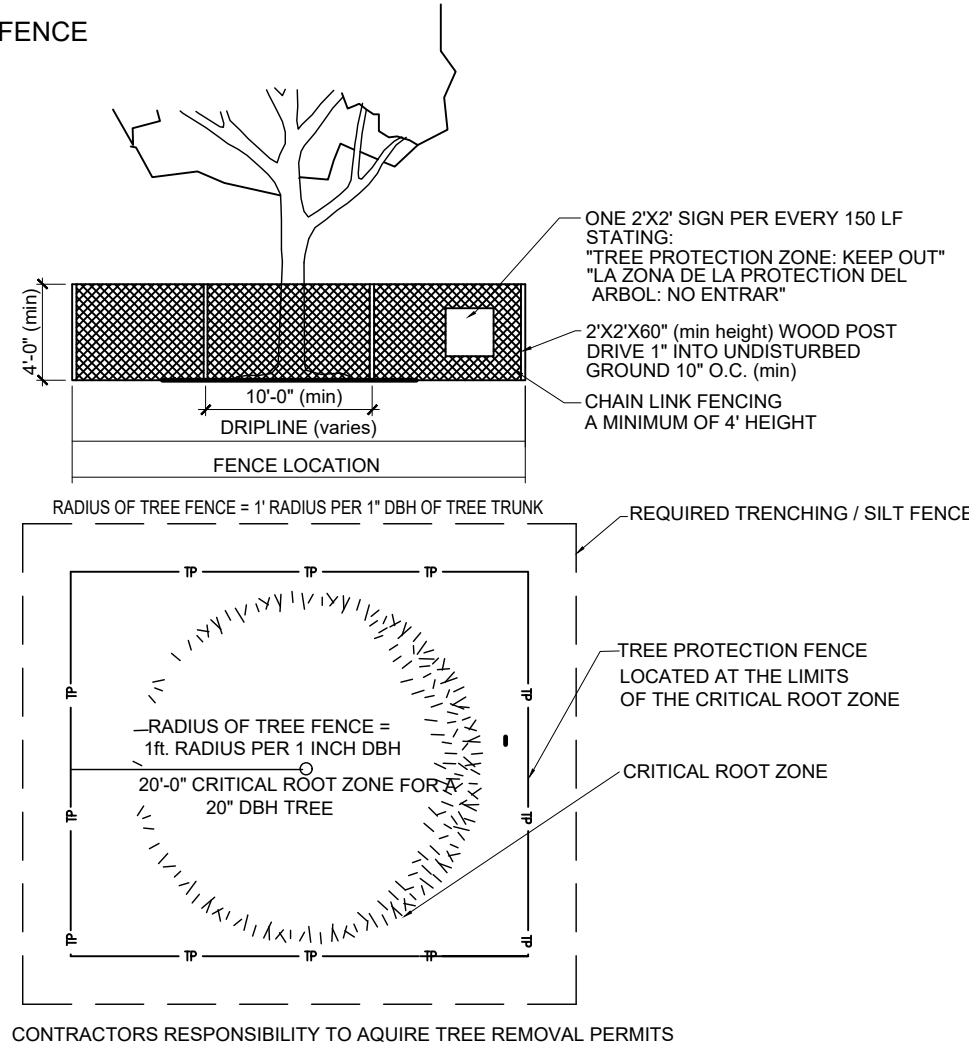
CCI PROJECT NO. 01404-0004
DRAWING DATE: JUNE 10, 2019
P.I.C. WHC C.R.
DRAWN JTP

C5.3
C5.3
C5.3



SITE DATA CHART	
PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION SITE PLAN SECTION 10
PROJECT #:	COF # 7014
SUBDIVISION:	SIMMONS RIDGE PUD, REV. 4
LOT NUMBER:	SECTION 10: LOTS 102-117, 204-223, 529
ADDRESS:	4408 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 89, PARCEL 37
EXISTING ZONING:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.60)
CHARACTER AREA:	MED-6
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	SECTION 10: 11.54 ACRES
SQUARE FOOTAGE OF SITE:	SECTION 10: 502,668.79 S.F.
LANDSCAPE SURFACE RATIO PROVIDED:	SECTION 10: 0.80 RATIO AND 9.18 AC
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 RATIO AND 1.93 AC MINIMUM
SPECIMEN TREES REMOVED:	0 TREES, 0 INCHES

- LEGEND
- EXISTING TREE CANOPY
 - TREE CANOPY REMOVED WITH THIS SITE PLAN
 - TREE CANOPY REMOVAL ACCOUNTED FOR IN PREVIOUS SUBMITTAL
 - TREE PROTECTION FENCE



TREE PROTECTION FENCING DETAIL

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

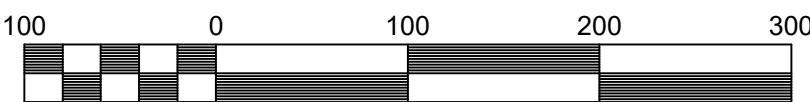
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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

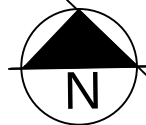
TREE CANOPY RETENTION TAKE DOWN CHART												
TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5, 6, 14, 15	REMOVED SEC 3	REMOVED SEC 5	REMOVED SEC 4	REMOVED SEC 6	REMOVED SEC 7	REMOVED SEC 8	REMOVED SEC 9	REMOVED SEC 10	TOTAL REMAINING
TREE A	761,818.29 SF	229,699.05 SF	0.00 SF	100,687.50 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	8,053.00 SF	0.00 SF	1,638.53 SF	421,740.21 SF
TREE B	48,327.77 SF	17,515.30 SF	30,812.47 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	3,815.53 SF	5,967.00 SF	119,966.10 SF	26,808.69 SF	323,276.63 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	1,795.14 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	111,083.50 SF
TREE F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	41,849.05 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	100,687.50 SF	0.00 SF	0.00 SF	0.00 SF	3,815.53 SF	14,020.00 SF	119,966.10 SF	28,447.22 SF	899,744.53 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	2.31 AC	0.00 AC	0.00 AC	0.00 AC	0.09 AC	0.32 AC	2.75 AC	2.75 AC	20.66 AC
TOTAL EXISTING CANOPY:			36.13 AC									
REQUIRED RETENTION:			16.26 AC									
REMAINING CANOPY THROUGH SEC 10:			20.66 AC									
TOTAL PLANNED CANOPY PRESERVATION:			16.27 AC									

SPECIMEN TREE REPLACEMENT

	COF#	SPECIMEN DBH REMOVED	REPLACEMENT REQUIRED	REPLACEMENT PROVIDED	TOTAL
GRADING PLAN SECTION 1-4	2814	615 IN	1230 IN	--	-1230
SECTION 1 SITE PLAN REV 1	2844	0 IN	0 IN	146 IN	+146
SECTION 2 SITE PLAN REV 1	5786	0 IN	0 IN	8 IN	+8
MASS GRADING 5, 6, 14, 15	5964	195 IN	390 IN	0 IN	-390
SECTION 3 SITE PLAN	6324	82 IN	164 IN	8 IN	-156
SECTION 5 SITE PLAN	6325	0 IN	0 IN	0 IN	0
MASS GRADING 1-14	6417	1,280 IN	2,560 IN	0 IN	-2,560
SECTION 4 SITE PLAN	6442	48 IN	96 IN	157 IN	+61
SECTION 6 SITE PLAN	6768	0 IN	0 IN	68 IN	+68
SECTION 7 SITE PLAN	6804	0 IN	0 IN	50 IN	+50
SECTION 8 SITE PLAN	6745	0 IN	0 IN	322 IN	+322
SECTION 9 SITE PLAN	6950	0 IN	0 IN	36 IN	+36
SECTION 10 SITE PLAN	XXXX	0 IN	0 IN	172 IN	+172
TOTAL					-3,473

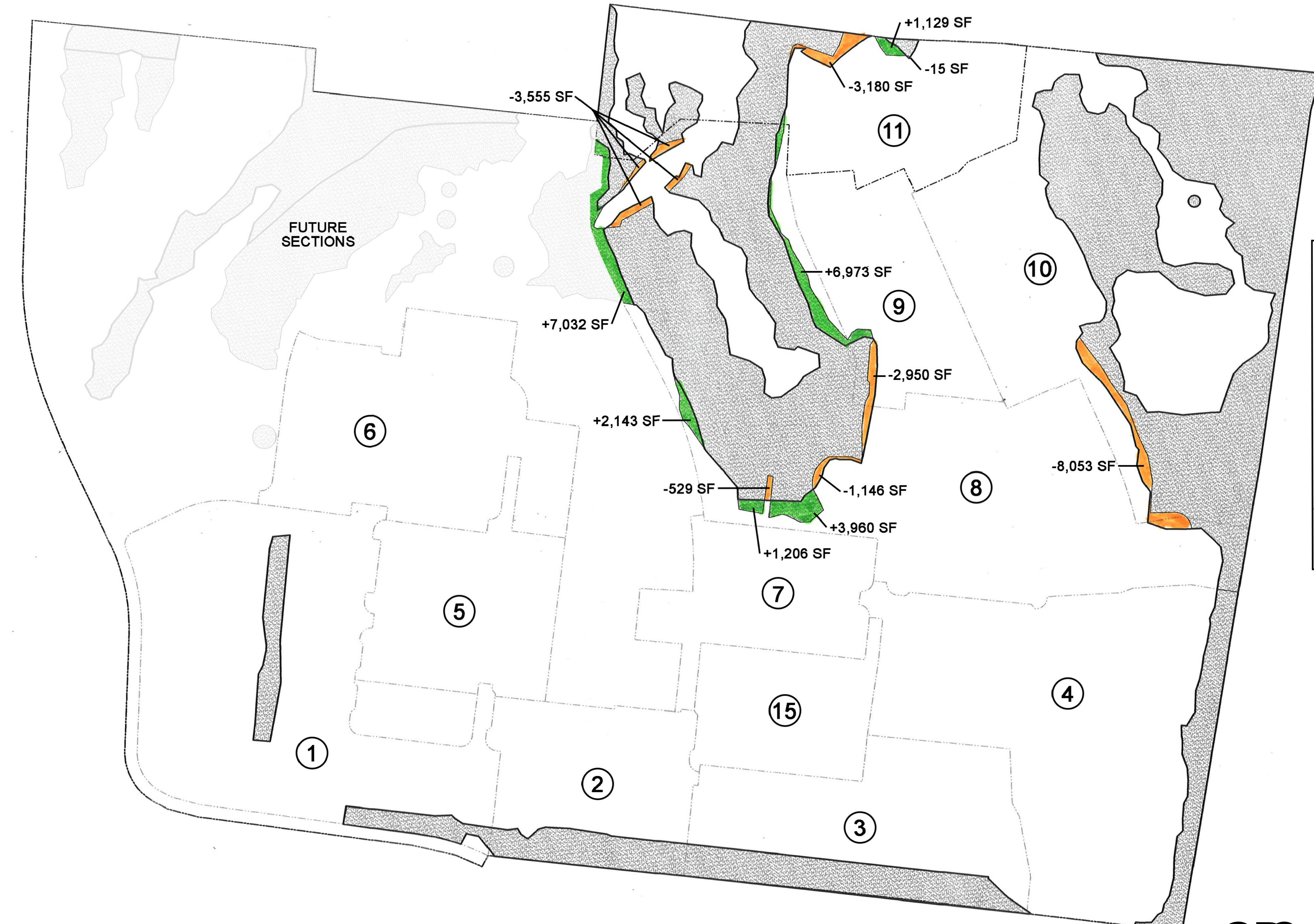


Scale 1" = 100'



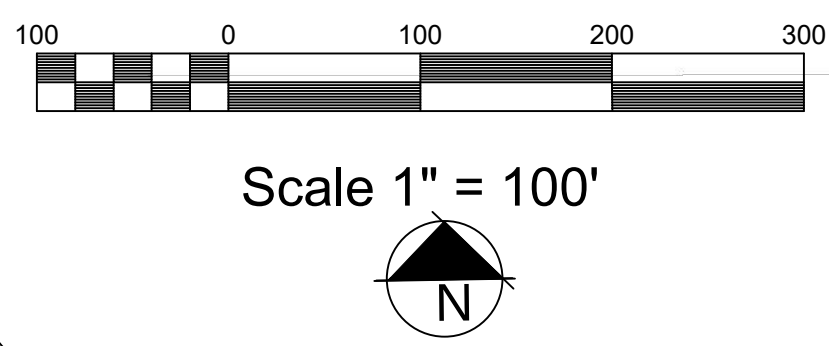
TREE REMOVAL/PRESERVATION PLAN

REVISIONS	DATE
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
TREE REMOVAL/PRESERVATION PLAN	
CCI PROJECT NO.	DRAWING DATE June 10, 2019
P.I.C.	C.R.
DRAWN	
	L1.0 COF#7014



— DEV PLAN REV 4 APPROVED TREE CANOPY PRESERVATION
 — INDIVIDUAL SITE PLAN TREE CANOPY PRESERVATION
 ■ AREA OF REDUCED TREE CANOPY PRESERVATION
 ■ AREA OF INCREASED TREE CANOPY PRESERVATION

TOTAL AREA OF REDUCED TREE CANOPY: **-19,404 SF**
 TOTAL AREA OF INCREASED TREE CANOPY: **+22,444 SF**
 NET TOTAL: **+3,040 SF**



GDC
 GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

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

△ -		
REVISIONS		DATE
CLIENT: SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420		
PROJECT: SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064		
TREE REMOVAL/PRESERVATION PLAN		
	CCI PROJECT NO.	
	DRAWING DATE	June 10, 2019
	P.I.C.	C.R.
	DRAWN	
		L1.1 COF#7014

TREE PRESERVATION COMPARISON THROUGH SECTIONS 10 & 11

CITY OF FRANKLIN LANDSCAPE NOTES:

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

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

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

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

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

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

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

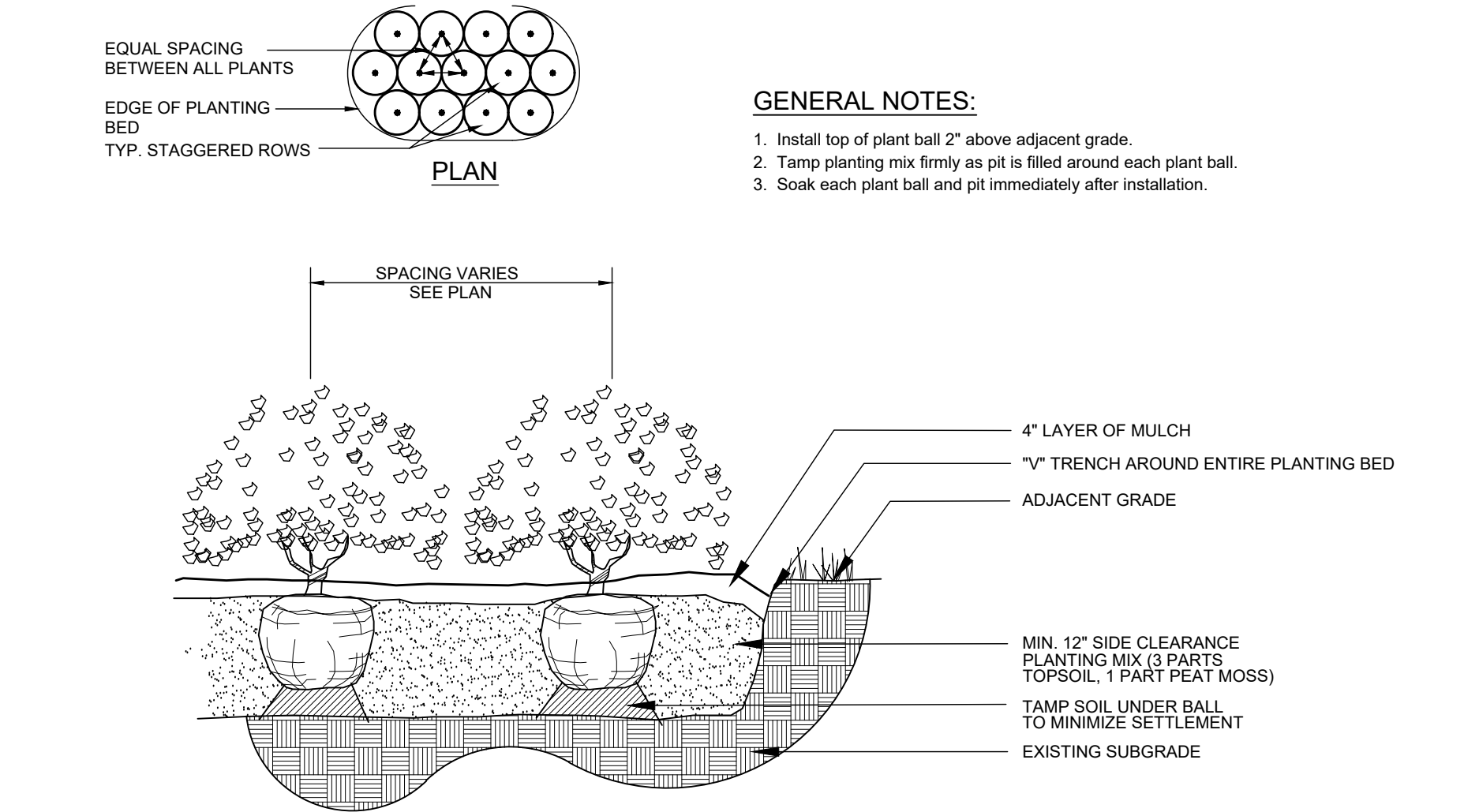
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.

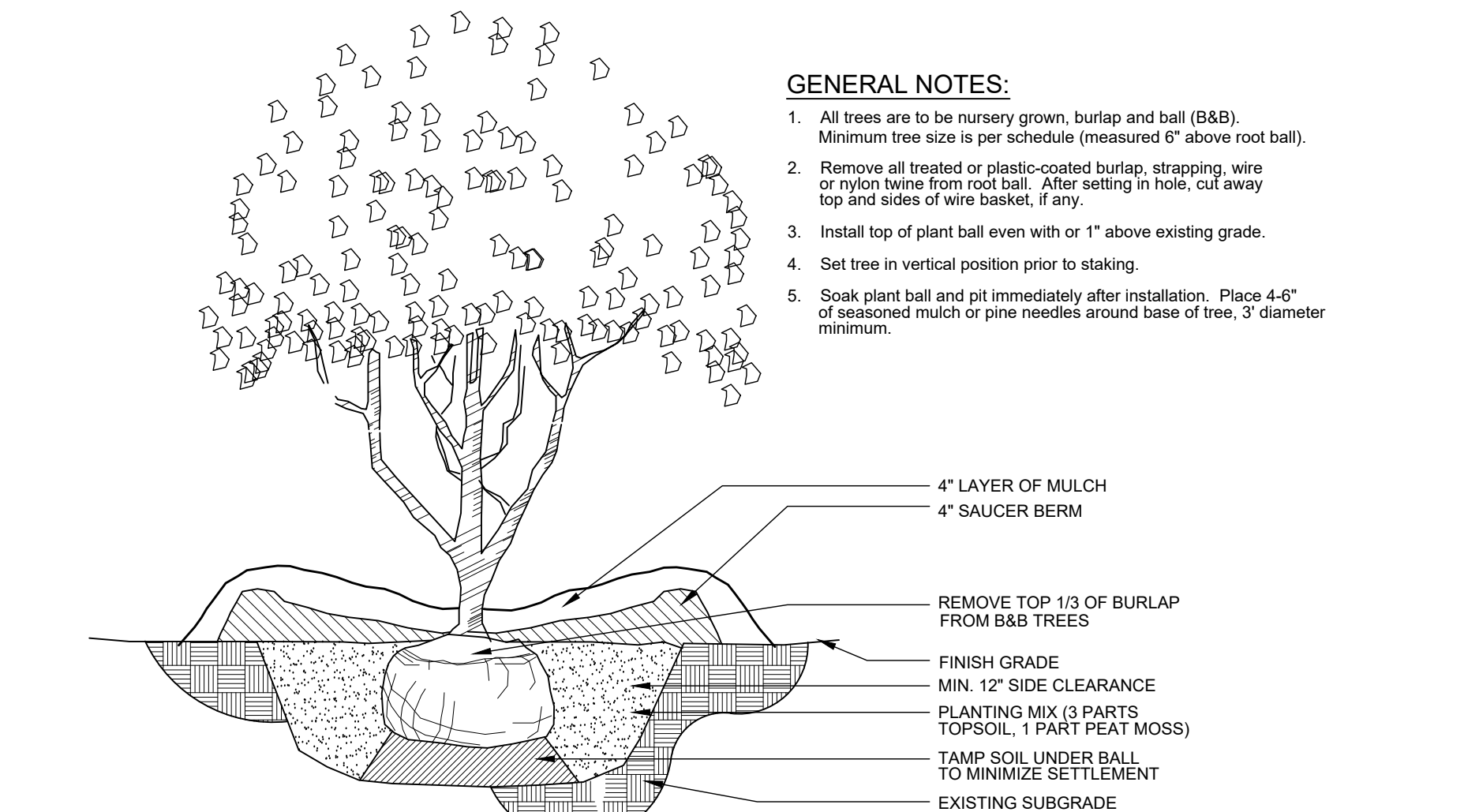
3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

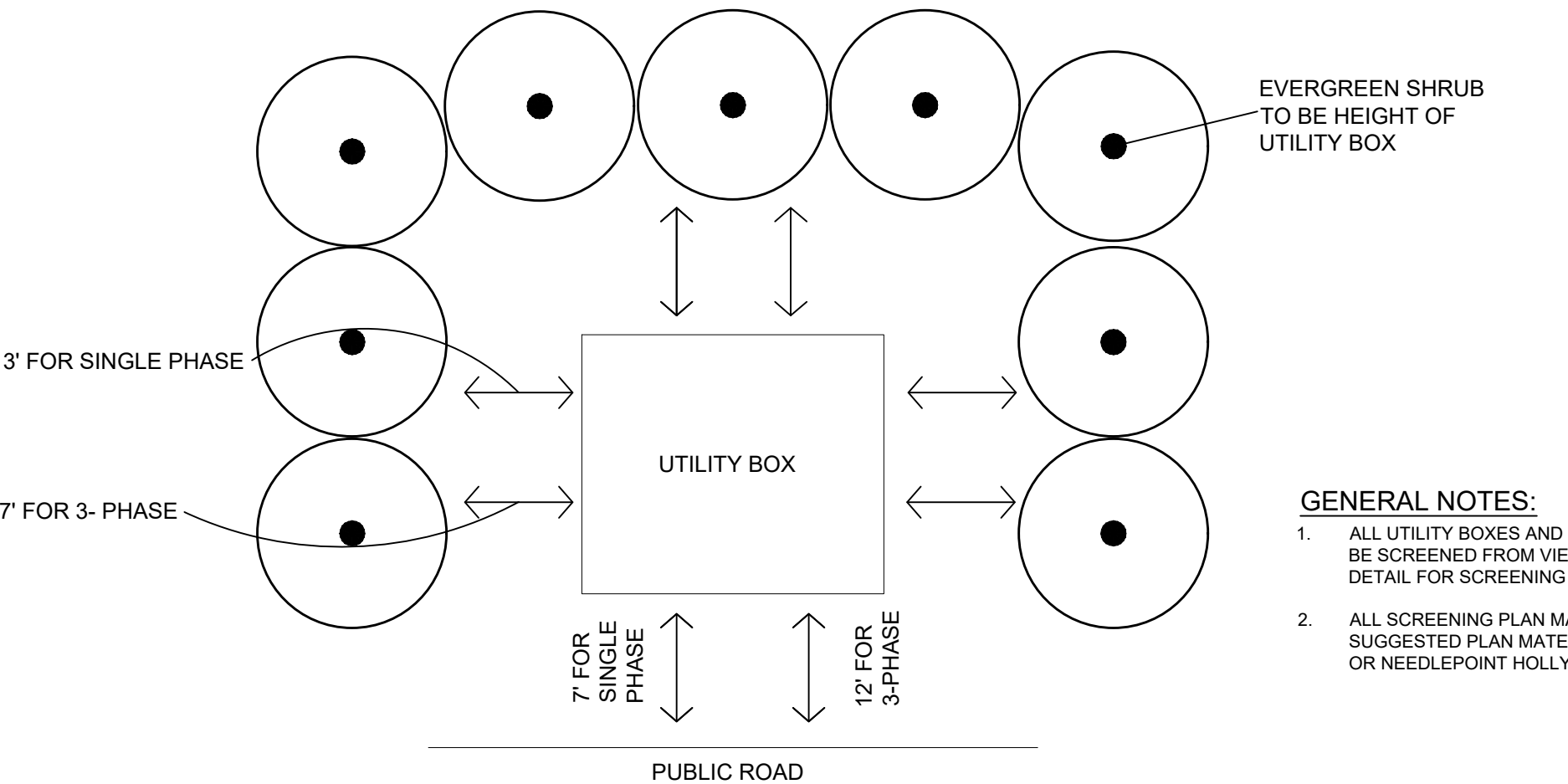
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.



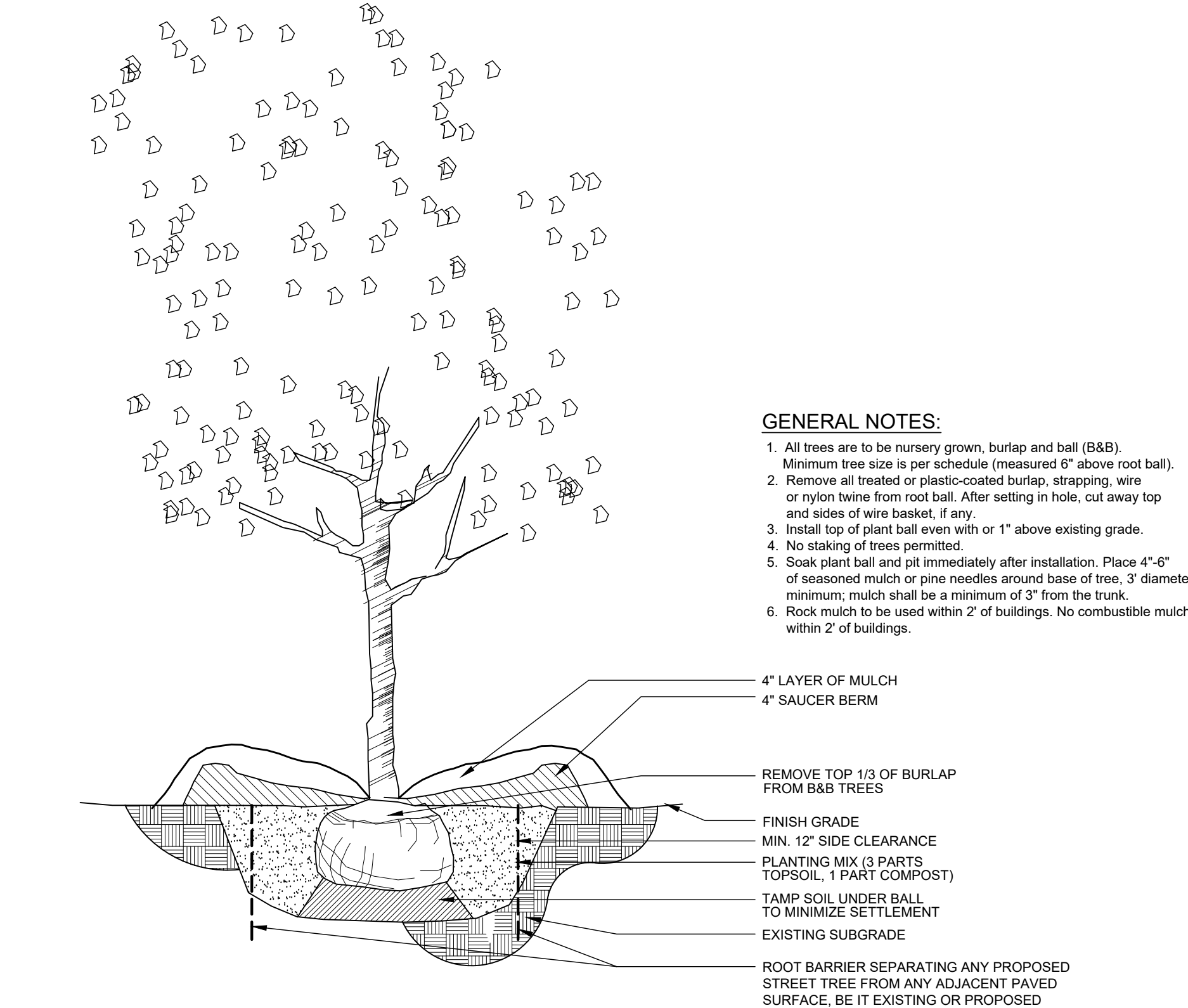
1 SHRUB PLANTING
L3.0 PLAN/ SECTION
DETAIL # NTS



2 UNDERSTORY TREE
L3.0 SECTION
DETAIL # NTS



3 UTILITY BOX SCREEN
L3.0
DETAIL # NTS



3 SINGLE TRUNK DECIDUOUS TREE
L3.0 SECTION
DETAIL # NTS

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

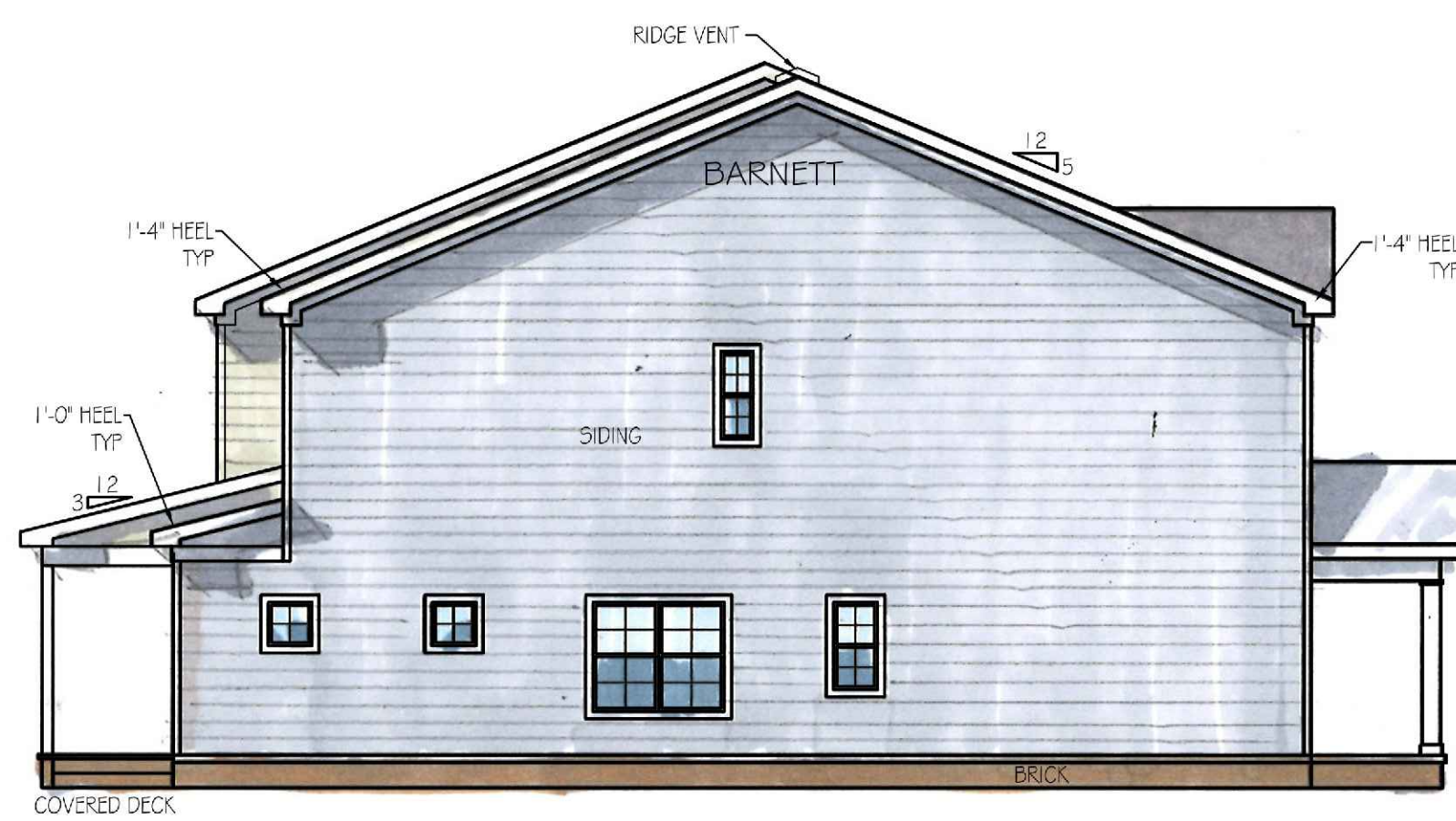
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

GD
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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

REVISIONS	DATE
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.967-4420
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
LANDSCAPE DETAILS	
CCI PROJECT NO.	
DRAWING DATE June 10, 2019	
P.I.C.	C.R.
DRAWN	
L3.0 COF#7014	

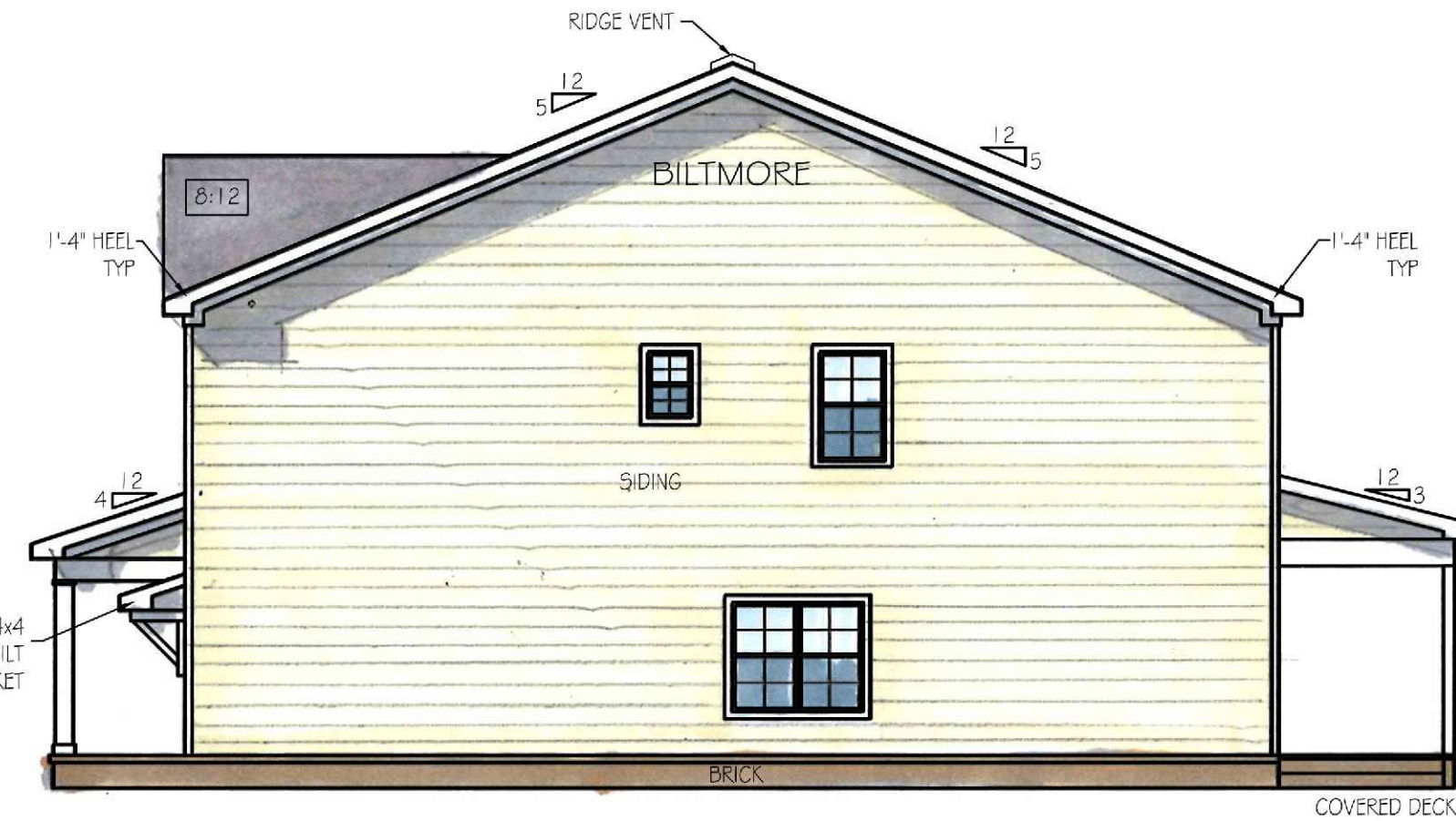
LANDSCAPE DETAILS



LEFT SIDE ELEVATION

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

ALL SIDE & REAR WINDOWS ARE FRAMED @ 6'-0" AFT



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

1 HR RATED SOFFIT UNDER ALL PORCHES & GARAGE SHED ROOFS

ELEVATION & ROOF NOTES

1. DO NOT SCALE ELEVATIONS
2. ROOF HAS 8" OVERHANGS UNLESS NOTED OTHERWISE
3. VENTS & RIDGE VENTS PER BUILDER
4. GUTTERS & DOWNSPOUTS PER BUILDER
5. FLASHING AS REQ'D PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQ'D

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

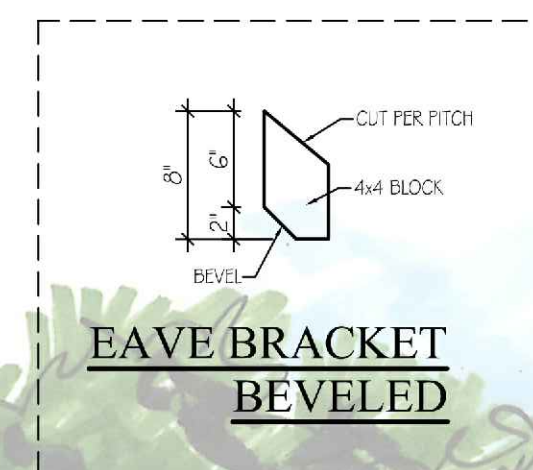
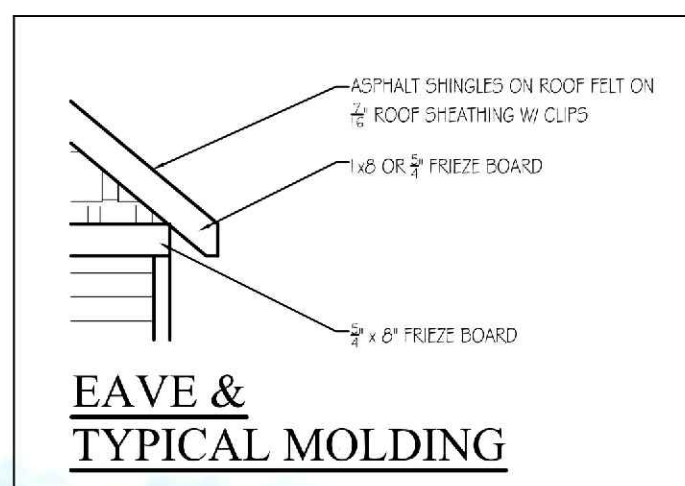
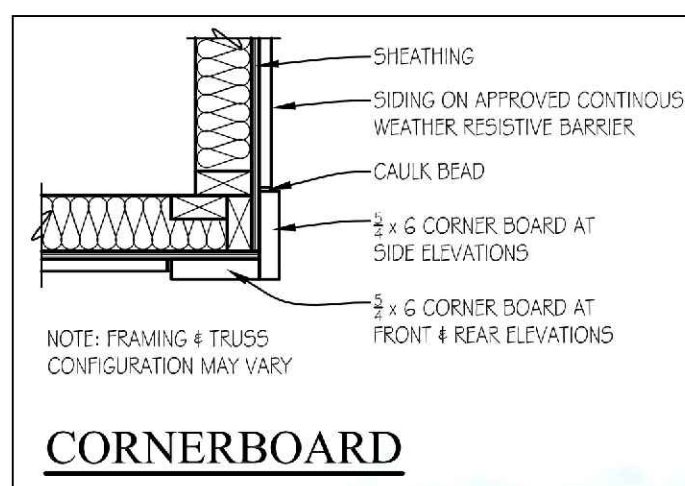
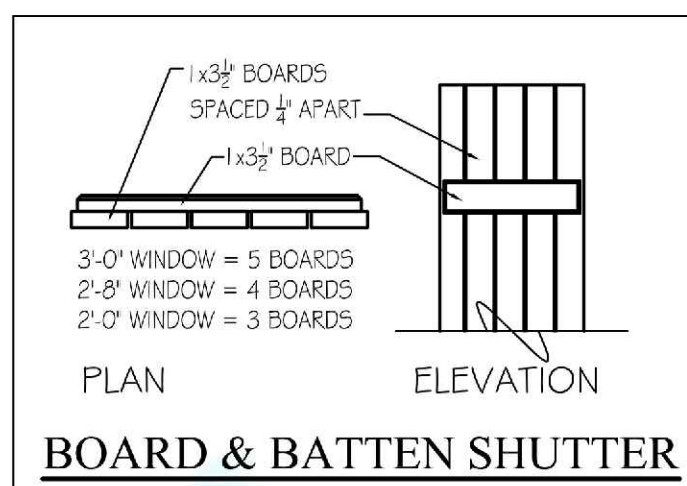
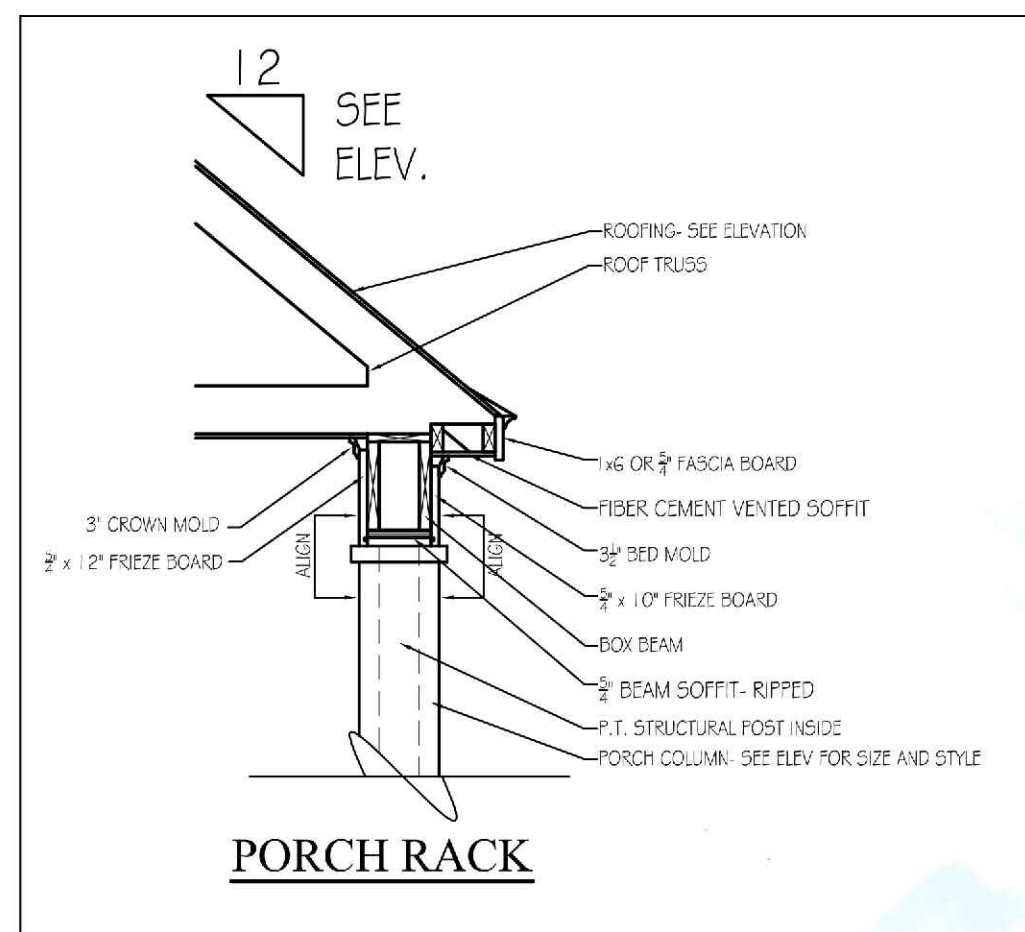
PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



BARNETT
LOT 190
2013 ORANGERY DR.
FRANKLIN, TN 37064

FGE 740.66

BILTMORE
LOT 189
2019 ORANGERY DR.
FRANKLIN, TN 37064

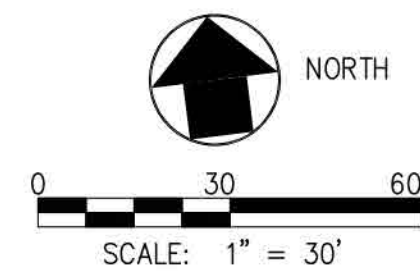
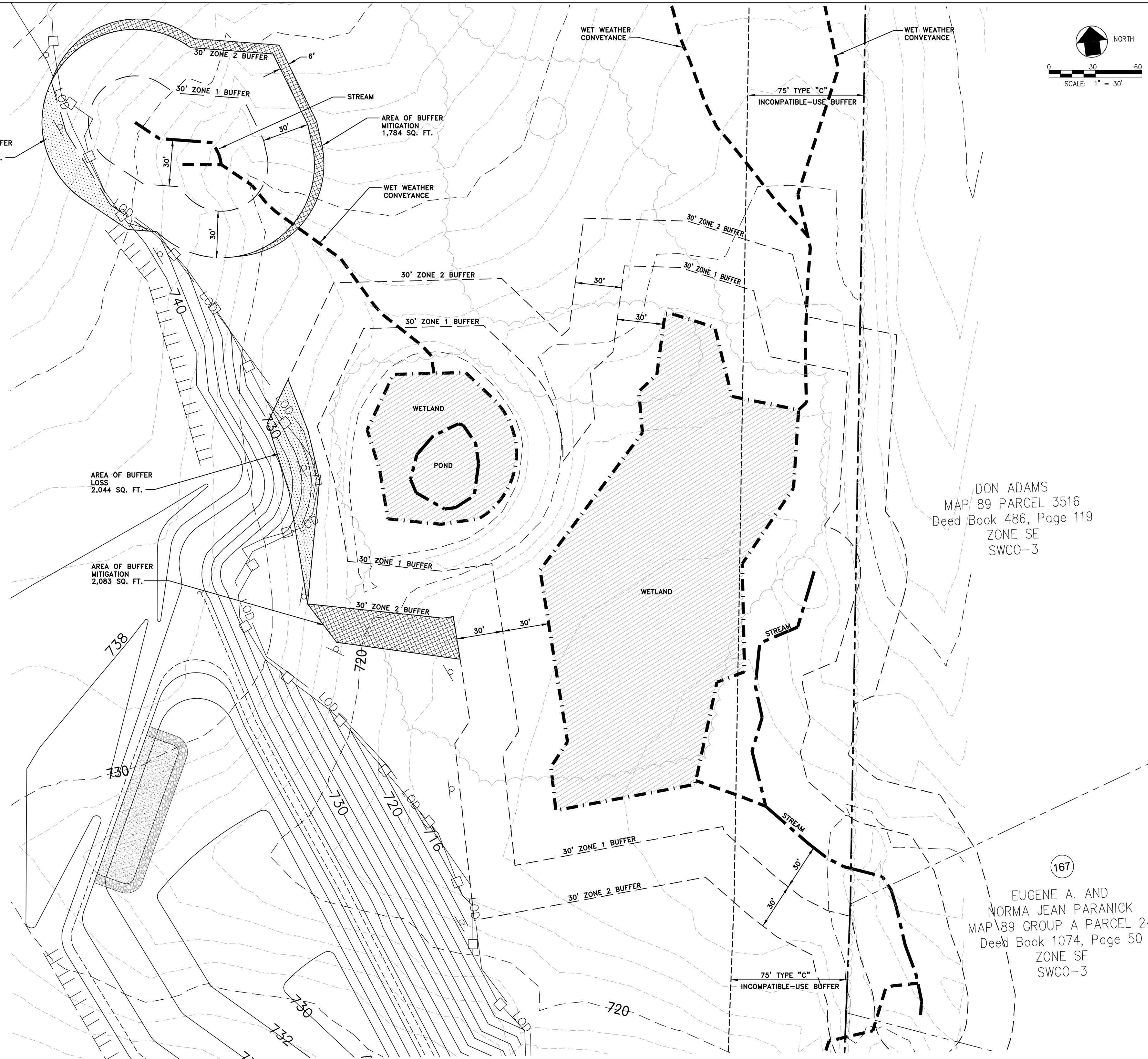
BARNETT
LOT 188
2025 ORANGERY DR.
FRANKLIN, TN 37064

FGE 742.00

BILTMORE
LOT 187
2031 ORANGERY DR.
FRANKLIN, TN 37064

TYPICAL ARCHITECTURE

REVISIONS	DATE
CLIENT:	SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567-4420
PROJECT:	SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064
TYPICAL ARCHITECTURE	
CCI PROJECT NO.	
DRAWING DATE	June 10, 2019
P.I.C.	C.R.
DRAWN	
A1.0 COF#7014	



SITE DATA:

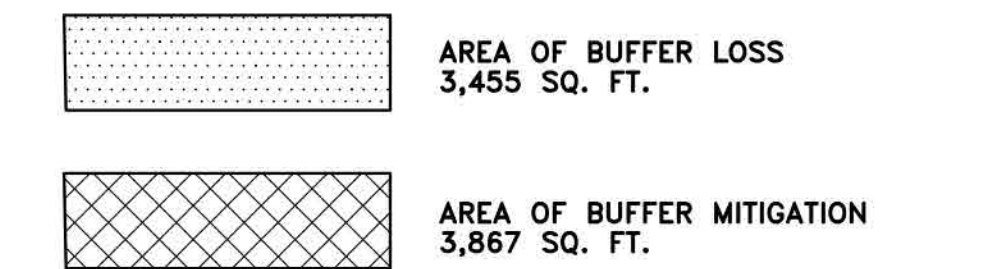
PROJECT NAME:	6417	SIMMONS RIDGE MASS GRADING 1-14
PROJECT NUMBER:	6417	SIMMONS RIDGE PUD
SUBDIVISION:	NA	
LOT NUMBER:	4408	SOUTH CAROTHERS ROAD
ADDRESS:	FRANKLIN	
CITY:	WILLIAMSON	
COUNTY:	TENNESSEE	
STATE:	14TH CIVIL DISTRICT	
CIVIL DISTRICT:	MAP 89, PARCEL 87	
MAP, GROUP, PARCEL NUMBERS:		
SITE ACREAGE:	88.65 AC	
SITE ZONING CLASSIFICATION:	SD-R (4.6)	
DEVELOPMENT STANDARDS:	CONVENTIONAL	
MINIMUM LANDSCAPE SURFACE RATIO:	20	
ORIGINAL CANOPY COVER:	40.8%, 36.13 AC	
TREE CANOPY REQUIRED:	45%, 16.26 AC	
PRESERVED CANOPY COVER PROVIDED:	45.03%, 16.27 AC	
SPECIMEN TREES REMOVED:	41 TREES, 1,280 INCHES	
SPECIMEN TREE REPLACEMENT REQUIRED:	2,560 INCHES	

NOTE:
ALL RIPARIAN BUFFERS TO BE ENHANCED PER COF
GUIDELINES AT THE SITE PLAN STAGE.

AREAS OF IMPACT ARE PROPOSED TO ZONE 2 OF THE
WETLAND BUFFERS. BOTH AREAS HAVE BEEN IDENTIFIED
AT THE NORTH EAST CORNER OF THE SITE. THIS PLAN
OUTLINES THE AREA OF BUFFER ENCROACHMENT AND
PROPOSED AREAS OF MITIGATION.

AREA OF DISTURBANCE WITHIN ZONE 2 3,455 SQ. FT.

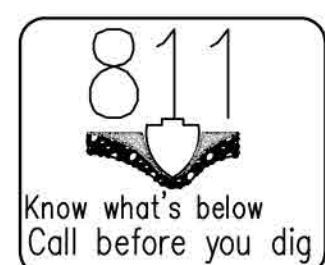
MITIGATION:
BOTH ZONE 2 AREAS HAVE BEEN ADJUSTED TO EQUAL
THE SAME AREA PRIOR TO ADJUSTMENTS. THESE AREAS
OF ADJUSTMENTS ARE CONTIGUOUS TO THE SUBJECT
BUFFER ZONES. THIS EXPANDED AREA ADDED TO ZONE
2 IS TO BE LEFT UNDISTURBED. WATER QUALITY AND
WETLAND SIGNS SHALL BE INSTALLED AT THE OWNERS
EXPENSE IMMEDIATELY AFTER STABILIZATION HAS
OCCURRED. CITY STAFF WILL PROVIDE CONTRACTOR OR
OWNER WITH WATER QUALITY SIGNS AND WETLAND
BUFFER SIGNS TO BE INSTALLED BEFORE PROJECT
COMPLETION.



DON ADAMS
MAP 89 PARCEL 3516
Deed Book 486, Page 119
ZONE SE
SWCO-3

167
EUGENE A. AND
NORMA JEAN PARANICK
MAP 89 GROUP A PARCEL 24
Deed Book 1074, Page 50
ZONE SE
SWCO-3

REVISIONS		DATE			
CLIENT:					
SIMMONS RIDGE JOINT VENTURE 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TENNESSEE 37064 TEL. NO. 615.567.4420					
PROJECT:					
SIMMONS RIDGE PUD SUBDIVISION PUD DEVELOPMENT REVISION 4 SITE PLAN (MASS GRADING ONLY) 4408 SOUTH CAROTHERS ROAD FRANKLIN, TN 37064					
WETLAND BUFFER MITIGATION PLAN					
		CCI PROJECT NO. 01130-0006			
		DRAWING DATE MAY 05, 2017			
		P.I.C. WHC	C.R.		
		DRAWN JTP			
		L2.0 COF#6417			



3 STREETS ELEMENT

Resolution 2019-67
Exhibit A
PG 1 of 7

FIGURE 3.14: PROPOSED ROADWAY CLASSIFICATION

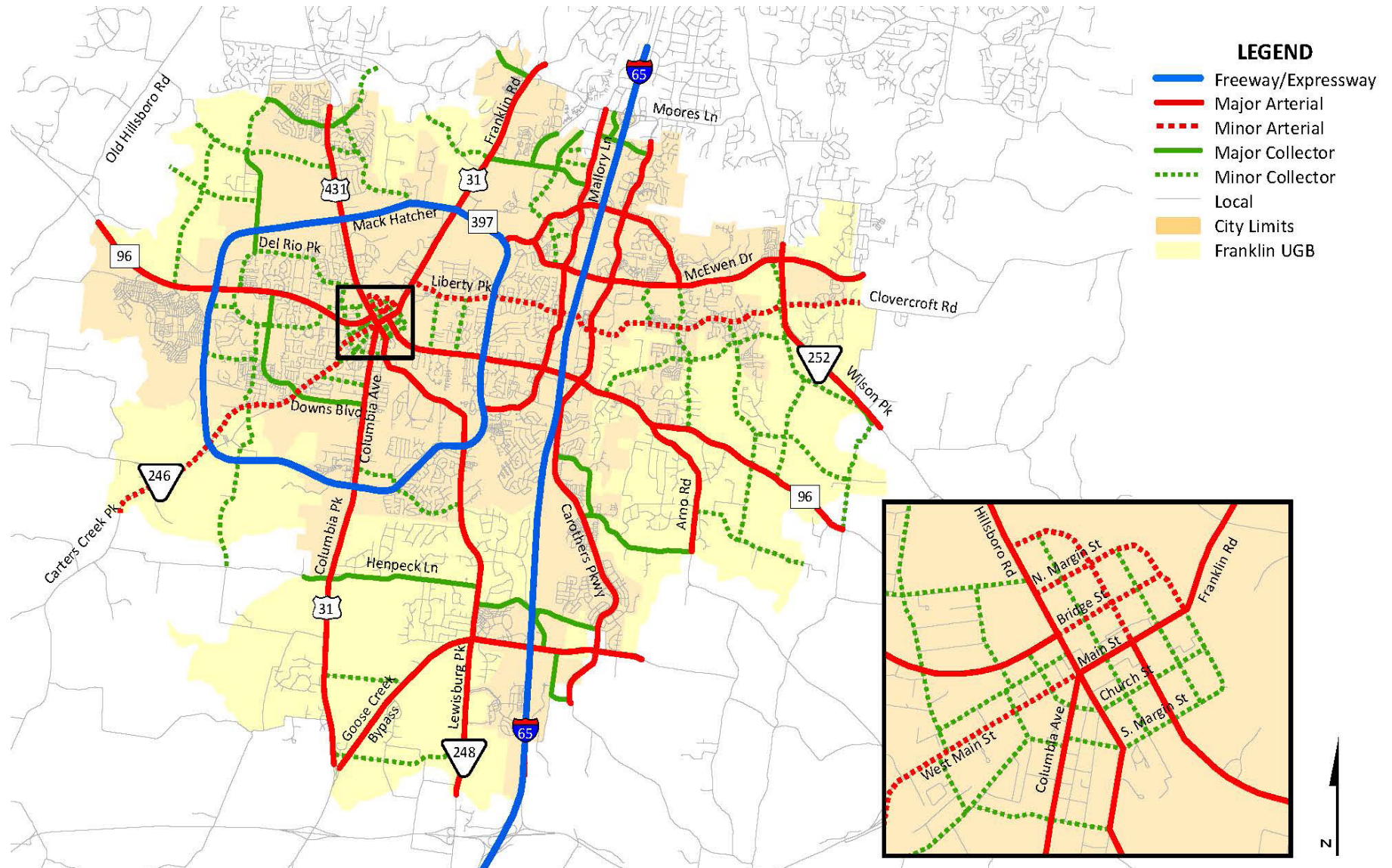
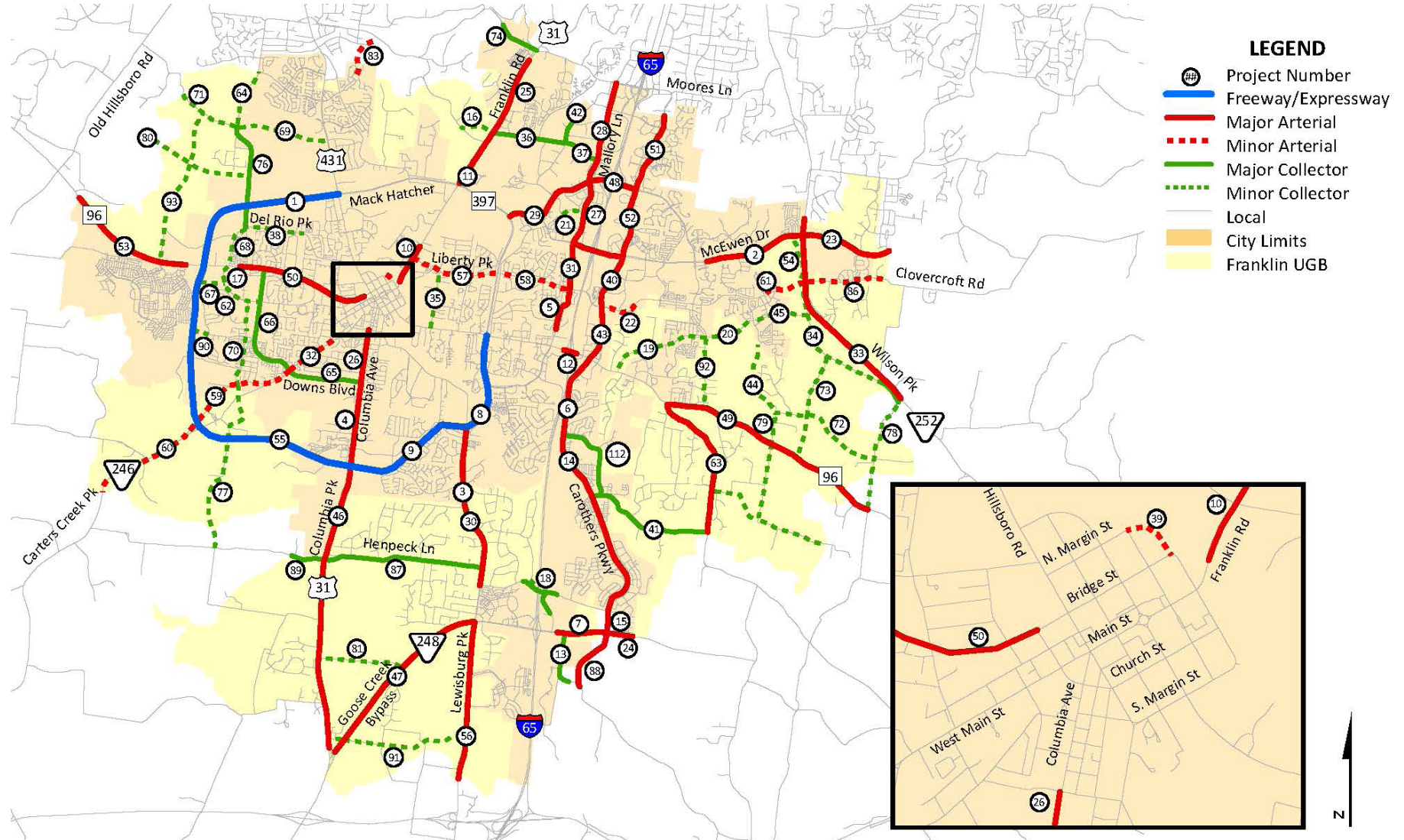


FIGURE 3.7: PROPOSED ROADWAY PROJECTS REFERENCE MAP (SHORT, MEDIUM, AND LONG TERM)



3 STREETS ELEMENT

Resolution 2019-67
Exhibit A
PG 3 of 7

TABLE 3.1: 2020 (SHORT TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
1	Mack Hatcher Parkway (SR-397)	Highway 96 West (SR-96W)	Hillsboro Road (SR-106/US-431)	2.64
2	East McEwen Drive	Cool Springs Boulevard	Wilson Pike (SR-252)	1.38
3	Lewisburg Pike (SR-106/US-431)	Mack Hatcher Parkway (SR-397)	Holly Hill Drive	0.86
4	Columbia Avenue (SR-6/US-31)	Downs Boulevard	Mack Hatcher Parkway (SR-397)	1.15
5	North Royal Oaks Boulevard	Liberty Pike	Lakeview Drive	0.60
6	Carothers Parkway	Murfreesboro Road (SR-96)	South Carothers Road	1.14
7	Goose Creek Bypass (SR-248) Extension	Carothers Parkway (Future Extension)	Existing Peytonsville Road	0.68
8	Mack Hatcher Parkway (SR-397)	Murfreesboro Road (SR-96)	Polk Place Drive	1.74
9	Mack Hatcher Parkway (SR-397)	Columbia Avenue (SR-6/US-31)	Polk Place Drive	1.46
10	Franklin Road (SR-6/US-31)	Harpeth River Bridge	Harpeth Industrial Court	0.56
11	Franklin Road (SR-6/US-31)	Mallory Station	Mack Hatcher Parkway (SR-397)	0.84
12	Murfreesboro Road (SR-96)	Western I-65 Ramp	Eastern I-65 Ramp	0.25
13	Peytonsville Road	Goose Creek Bypass (SR-248) (Future Extension)	Pratt Lane	0.74
14	Carothers Parkway	South Carothers Road	Long Lane	2.73
15	Carothers Parkway	Long Lane	Goose Creek Bypass (SR-248) (Future Extension)	0.31
16	South Berrys Chapel Road Realignment	South Berrys Chapel Road	Mallory Station Road	0.47
17	Boyd Mill Avenue	Highway 96 West (SR-96W)	Franklin Green Parkway	0.48
18	I-65 Overpass	Old Peytonsville Road	Long Lane	0.70
19	Clovercroft Road	Murfreesboro Road (SR-96)	Oxford Glen Drive	1.40
20	Clovercroft Road	Oxford Glen Drive	Market Street	0.72
21	Jordan Road	Aspen Grove Drive	Mallory Lane	0.32
22	Liberty Pike	Carothers Parkway	Columbia State Community College	0.32

TABLE 3.2: 2030 (MEDIUM TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
23	East McEwen Drive	Wilson Pike (SR-252)	Eastern City Limits	1.25
24	Goose Creek Bypass (SR-248) Extension	Carothers Parkway (Future Extension)	Long Lane	0.36
25	Franklin Road (SR-6/US-31)	Davenport Blvd	Mallory Station	1.10
26	Columbia Avenue (SR-6/US-31)	Fowlkes Street	Downs Boulevard	0.73
27	Mallory Lane	Mallory Station Road	West McEwen Drive	1.22
28	Mallory Lane	Moores Lane (SR-441)	Mallory Station Road	1.08
29	Cool Springs Boulevard	Mack Hatcher Parkway (SR-397)	Mallory Lane	1.31
30	Lewisburg Pike (SR-106/US-431)	Holly Hill Drive	Old Peytonsville Road	1.37
31	Mallory Lane	West McEwen Drive	Liberty Pike	0.64
32	West Main Street (SR-246)	Downs Boulevard	Natchez Street	0.72
33	Wilson Pike (SR-252) Realignment	East McEwen Drive	Trinity Road	2.98
34	(Old/Existing) Wilson Pike	Liberty Pike (Future Extension)	Trinity Road	2.29
35	Eddy Lane	Liberty Pike	Murfreesboro Road (SR-96)	0.78
36	Mallory Station Road	Franklin Road (SR-6/US-31)	Seaboard Lane	0.99
37	Mallory Station Road	Seaboard Lane	Mallory Lane	0.52
38	Del Rio Pike	Carlisle Lane	Poplar Grove Elementary School	0.81
39	1st Avenue North	Bridge Street	North Margin Street	0.17
40	Carothers Parkway	East McEwen Drive	Liberty Pike	0.76
41	South Carothers Road	Carothers Parkway	Arno Road	1.79
42	Seaboard Lane	Crossroads Boulevard	Mallory Station Road	0.29
43	Carothers Parkway	Liberty Pike	Murfreesboro Road (SR-96)	0.75
44	Market Street Extension	Amelia Park Subdivision	North Chapel Road (Future Extension)	1.07
45	Clovercroft Road	Market Street	(Old/Existing) Wilson Pike	0.77

3 STREETS ELEMENT

Resolution 2019-67
Exhibit A
PG 5 of 7

TABLE 3.3: 2040 (LONG TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
46	Columbia Pike (SR-6/US-31)	Mack Hatcher Parkway (SR-397)	Goose Creek Bypass (SR-248)	3.89
47	Goose Creek Bypass (SR-248)	Columbia Pike (SR-6/US-31)	Lewisburg Pike (SR-106/US-431)	2.66
48	Cool Springs Boulevard	Mallory Lane	Carothers Parkway	0.63
49	Murfreesboro Road (SR-96)	Arno Road	Trinity Road	2.75
50	Highway 96 West (SR-96W)	Carlisle Lane	7th Avenue North	1.80
51	Carothers Parkway	Bakers Bridge Avenue	Cool Springs Boulevard	1.11
52	Carothers Parkway	Cool Springs Boulevard	East McEwen Drive	0.96
53	Highway 96 West (SR-96W)	Old Hillsboro Road (SR-46)	Mack Hatcher Parkway (SR-397)	1.79
54	(Old/Existing) Wilson Pike Extension	Liberty Pike Extension	East McEwen Drive	0.71
55	Mack Hatcher Parkway (SR-397)	Highway 96 West (SR-96W)	Columbia Avenue (SR-6/US-31)	4.17
56	Lewisburg Pike (SR-106/US-431)	Goose Creek Bypass (SR-248)	McLemore Road	2.13
57	Liberty Pike	Franklin Road (SR-6/US-31)	Mack Hatcher Parkway (SR-397)	1.20
58	Liberty Pike	Mack Hatcher Parkway (SR-397)	Mallory Lane	0.97
59	Carters Creek Pike (SR-246)	Mack Hatcher Parkway (SR-397) (Future SW Quadrant)	Downs Boulevard	1.54
60	Carters Creek Pike (SR-246)	Southwest Urban Growth Boundary	Mack Hatcher Parkway (SR-397) (Future SW Quadrant)	1.66
61	Liberty Pike Extension	Terminus of Existing Liberty Pike	Wilson Pike (SR-252)	0.60
62	Boyd Mill Avenue	Franklin Green Parkway	Downs Boulevard	0.38
63	Arno Road	Murfreesboro Road (SR-96)	South Carothers Road	2.04
64	Cotton Lane	Fieldstone Parkway	Del Rio Pike	0.84
65	Downs Boulevard	West Main Street (SR-246)	Columbia Avenue (SR-6/US-31)	1.01
66	Downs Boulevard	Murfreesboro Road (SR-96)	West Main Street (SR-246)	1.70
67	Boyd Mill Avenue Connector	Mack Hatcher Parkway (SR-397)	Boyd Mill Avenue	0.34
68	Carlisle Lane	Del Rio Pike	Stone Mill Lane	0.55
69	New Roadway	Cotton Lane	Hillsboro Road (SR-106/US-431)	1.27
70	Horton Lane	Boyd Mill Avenue	West Main Street (SR-246)	1.18
71	Del Rio Pike	Old Hillsboro Road (SR-46)	Cotton Lane	0.88

TABLE 3.3: 2040 (LONG TERM) PROPOSED PROJECTS, CONTINUED

Project Number	Roadway	To	From	Length (Miles)
72	North Chapel Road	Existing Western 90 degree curve	Wilson Pike (SR-252)	1.58
73	New Road (Existing North Chapel Road)	Murfreesboro Road (SR-96)	Wilson Pike (SR-252)	1.47
74	Lynnwood Way	Northwest Urban Growth Boundary	Franklin Road (SR-6/US-431)	0.61
75	Chadwell/Reams Fleming Overpass	Berry Farms - Chadwell	Berry Farms - Reams-Fleming	0.24
76	Del Rio Pike	Cotton Lane	Carlisle Lane	1.45
77	Horton Lane Extension	Carters Creek Pike (SR-246)	Coleman Road	2.44
78	Trinity Road	Wilson Pike (SR-252)	Murfreesboro Road (SR-96)	1.64
79	North Chapel Road (Future Market Street)	Murfreesboro Road (SR-96)	Existing Western 90 degree curve	0.41
80	New Roadway	Old Hillsboro Road (SR-46)	Del Rio Pike	1.41
81	Snowbird Hollow Road	Columbia Pike (SR-6/US-31)	Goose Creek Bypass (SR-248)	1.14
82	Snowbird Hollow Road	Goose Creek Bypass (SR-248)	Lewisburg Pike (SR-106/US-431)	1.26
83	Fieldstone Parkway Extension	South Berrys Chapel Road	Bexley Park Drive	0.71
84	Ralston Lane	Murfreesboro Road (SR-96)	Lewisburg Pike (SR-106/US-431)	0.72
85	McLemore Road Extension	Lewisburg Pike (SR-106/US-431)	Lewisburg Pike (SR-106/US-431)	1.35
86	Clovercroft Road	Wilson Pike (SR-252)	Eastern City Limits	1.11
87	Henpeck Lane	Lewisburg Pike (SR-106/US-431)	Columbia Pike (SR-6/US-431)	2.16
88	Carothers Parkway (South Extension)	Goose Creek Bypass (SR-248) (Future Extension)	Peytonsville Road	0.90
89	Coleman Road	Columbia Pike (SR-6/US-31)	Western Urban Growth Boundary	0.47
90	Willowsprings Boulevard Extension	Mack Hatcher Parkway (SR-397)	Existing Willowsprings Boulevard	0.74
91	McLemore Road	Goose Creek Bypass (SR-248)	Lewisburg Pike (SR-106/US-431)	1.70
92	Oxford Glen Drive	Clovercroft Road	Murfreesboro Road	0.93
93	New Roadway	Del Rio Pike	Old Charlotte Pike	1.69

FIGURE 3.15: PROPOSED TRAFFIC SIGNAL MASTER PLAN

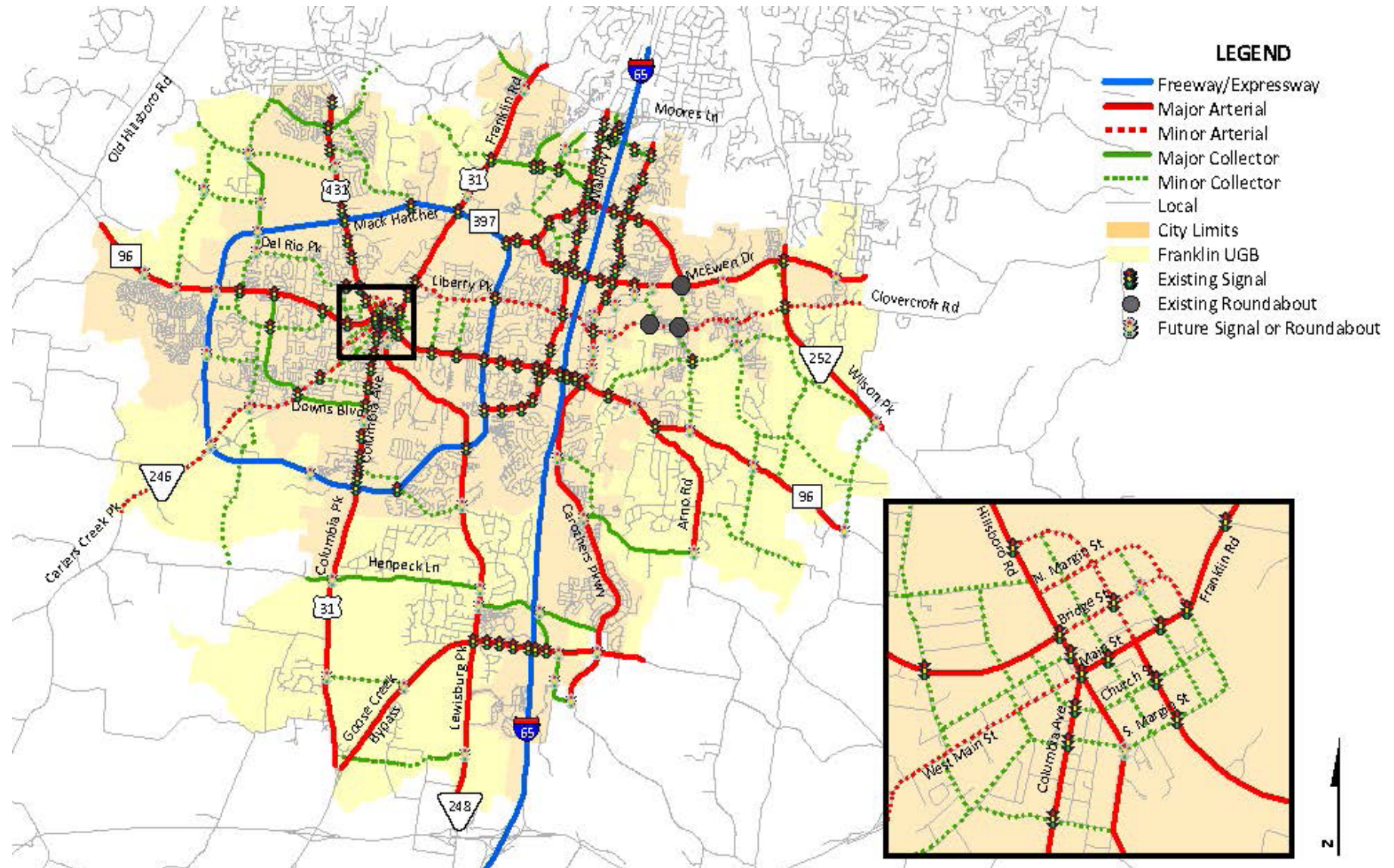
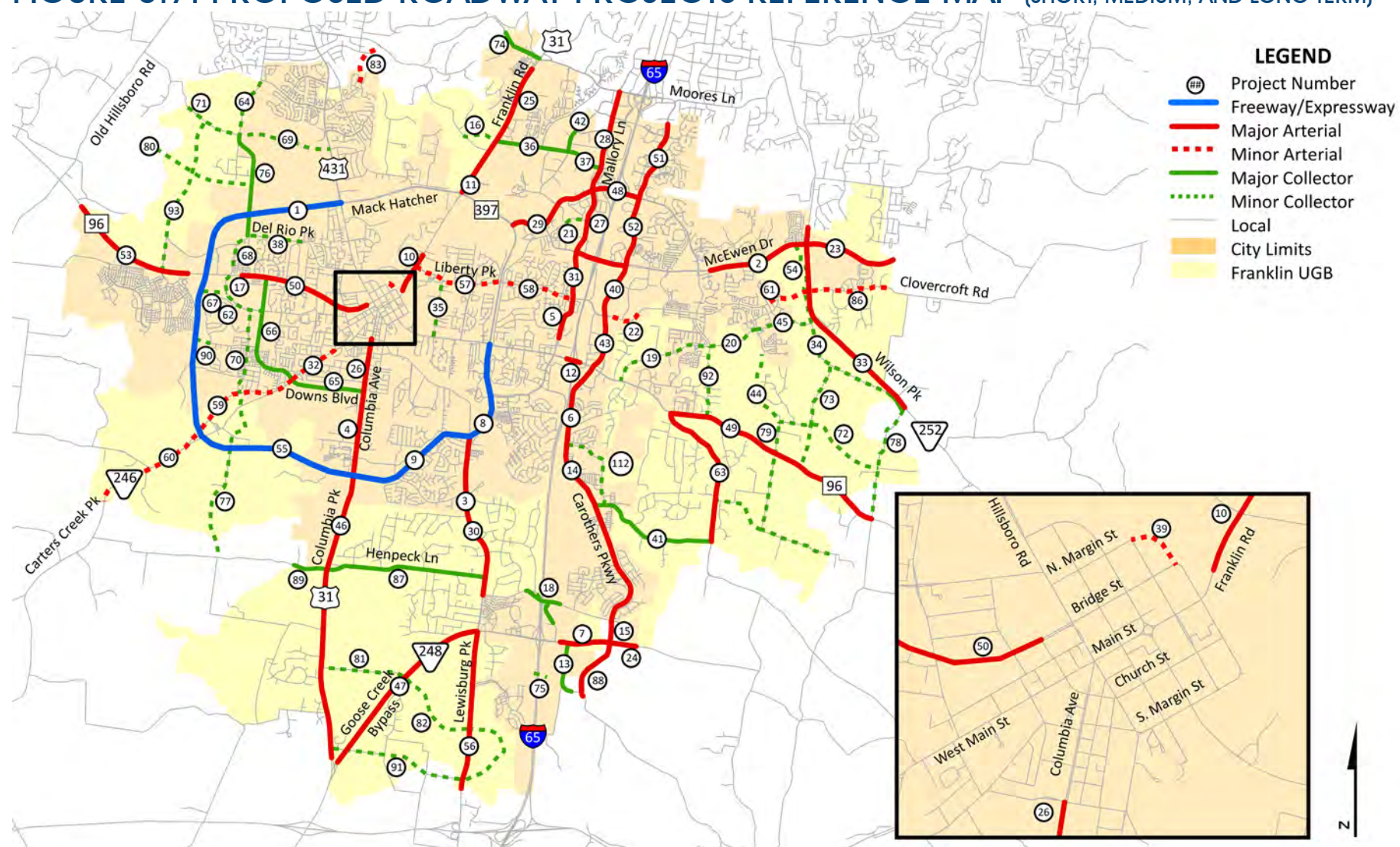


FIGURE 3.7: PROPOSED ROADWAY PROJECTS REFERENCE MAP (SHORT, MEDIUM, AND LONG TERM)



STREETS ELEMENT 3

FIGURE 3.7: PROPOSED ROADWAY PROJECTS REFERENCE MAP (SHORT, MEDIUM, AND LONG TERM)

