City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 28, 2015 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 28, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 15-0521 April 23, 2015, FMPC Meeting Minutes

Attachments: April 23, 2015, FMPC Meeting Minutes

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 15-0509 Battle Ground Academy Subdivision, site plan (Fieldhouse and Mary Campbell Visual Arts Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

3. 15-0510 Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; release the maintenance agreement for landscaping (section 1) improvements. (CONSENT AGENDA)

4. 15-0511 McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

5. 15-0512 McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

6. 15-0513 McKays Mill PUD Subdivision, site plan, section 34 (Park Run Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

7. 15-0514 Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements; extend the performance agreement for landscaping Phase B and landscaping section Phase C improvements for six months. (CONSENT AGENDA)

8. 15-0515 Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements.

9. 15-0516 Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

10. 15-0517 Westhaven PUD Subdivision, site plan, section 20, revision 4, lots 848, 1158 and 1159 (Golf Clubhouse); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

11. 15-0518 Westhaven PUD Subdivision, site plan, section 21, revision 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

12. 15-0519 Westhaven PUD Subdivision, site plan, section 32, lots 4033 and 5051; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

13. 15-0494 Consideration Of Ordinance 2015-09, To Be Entitled, “An Ordinance To Zone +/- 30.11 Acres Into The Height Overlay District (HTO) For The Property Located At The Southeast Corner Of Interstate 65 And McEwen Drive.” (05/28/15 FMPC 8-0; 06/09/15 1ST Reading BOMA 7-0; 7/14/15 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ord 2015-09 Franklin Summit HTO rezoning - Copy

5834 Franklin Summit Rezoning MAP

HTO map

Franklin Summit HTO Rezoning PLANS

14. 15-0497 Consideration Of Ordinance 2015-11, To Be Entitled, “An Ordinance To Rezone +/- 22.55 Acres From Specific Development-Variety (SD-X) District To Attached Residential 20 (RM20) District For The Property Located At 1222 Liberty Pike.” (05/28/15 FMPC 8-0; 06/09/15 1ST Reading BOMA 7-0, 7/14/15 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ord 2015-11 Standard at Cool Springs rezoning

5839 The Standard Rezoning MAP

Rezoning Request Set PLANS Set

15. 15-0495 Consideration Of Ordinance 2015-10, To Be Entitled "An Ordinance To Rezone +/- 0.85 Acres From Detached Residential 3 (R3) District To Specific Development-Residential (SD-R 4.71) District For The Property Located At 1365 And 1367 Columbia Avenue." (05/28/15 FMPC 8-0; 06/09/15 1ST Reading BOMA 7-0, 7/14/15 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: Ord 2015-10 Gist Street PUD Subd rezoning

5835 Gist Street Rezoning MAP

Gist Rezoning Request PLANS

16. 15-0496 PUBLIC HEARING: Consideration of Resolution 2015-30, To Be Entitled, "A Resolution Approving A Development Plan For The Gist Street PUD Subdivision, Located At 1365 And 1367 Columbia Avenue, By The City Of Franklin, Tennessee."; (05/28/15 FMPC 8-0; 06/09/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: Res 2015-30 Gist Street PUD Subd DP Resolution

5836 Gist Street DP MAP

Conditions of Approval_5836

Gist Street PUD Dev Plan SITE LAYOUT

Gist Street PUD Dev Plan FULL SET PLANS

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. 15-0476 City of Franklin Water Treatment Facility, site plan, a 9,170 square foot civic structure on 47.02 acres, located at 838 Lewisburg Avenue.

Attachments: 5842 CIty of Franklin Water Treatment Facility, SP, Map

5842 City of Franklin Water Treatment Facility, SP, Plans Set

5842 City of Franklin Water Treatment Facility, SP, Design Modification Reques

5842 City of Franklin Water Treatment Facility, SP, Conditions of Approval

18. 14-636 Echelon PUD Subdivision, final plat, section 1, creating 56 detached residential lots and 5 open space lots on 17.12 acres, located between South Carothers Road and Carothers Parkway, north of the Harpeth River. (CONSENT AGENDA)

Attachments: 5824 Map

5824 Final Plat

5824 Conditions of Approval

Legislative History

11/20/14	Franklin Municipal Planning Commission	deferred

19. 15-0452 Fair Park Cottages Subdivision, preliminary plat, creating 9 single-family residential lots and 2 open space lots on 3.10 acres, located at 1006 Fair Street.

Attachments: 5751 Fair Park Cottages PP Map
5751 Fair Park Cottages PP PLAN
5751 Fair Park Cottages PP, Conditions of Approval

20. 15-0505 Get Ready Subdivision, final plat, a 5,791 SF private car wash and vehicle processing facility on 4.085 acres, located at 4621 Carothers Parkway. (CONSENT AGENDA)

Attachments: 4684 Map
4684 Final Plat
4684 Conditions of Approval

21. 15-0428 The Highlands at Ladd Park PUD Subdivision, final plat, section 13, 38 detached residential lots and 4 open space lots on 11.75 acres, located west of Carothers Parkway, north of Truman Road West and along Alfred Ladd Road. (CONSENT AGENDA)

Attachments: 5830 Map
5830 Final Plat
5830 Conditions of Approval

22. 15-0433 The Highlands at Ladd Park PUD Subdivision, final plat, section 23, 59 detached residential lots and 2 open space lots on 16.99 acres, located north of Long Lane and west of the future Carothers Parkway. (CONSENT AGENDA)

Attachments: 5825 Map
5825 Final Plat
5825 Conditions of Approval

23. 15-0436 The Highlands at Ladd Park PUD Subdivision, final plat, section 25, 6 detached residential lots and 1 open space lot on 21.65 acres, located north of Truman Road East and east of Ryecroft Lane. (CONSENT AGENDA)

Attachments: 5826 MAP
5826 Conditions of Approval
5826 Final Plat

24. 15-0482 Nichol Mill Lofts PUD Subdivision, final plat, 1 attached residential lot on 6.19 acres, located at 427 and 447 Nichol Mill Lane near the intersection of Nichol Mill Lane and Mallory Lane (CONSENT AGENDA)

Attachments: 5821 Nichol Mill Lofts PUD Subdivision, FP, Project Map.pdf
5821 Nichol Mill Lofts PUD Subdivision Conditions of Approval_01.pdf
5821 Nichol Mill Lofts PUD Subdivision, Final Plat

25. 15-0437 Quail Hollow Business Park, final plat, section 2, revision 5 (Rolling Hills Hospital Addition), a 17,800 square foot building addition on 17.68 acres, located at 2014 Quail Hollow Circle. (CONSENT AGENDA)

Attachments: 5829 Map
5829 Final Plat
5829 Conditions of Approval

26. 15-0503 The Standard at Cool Springs Subdivision, final plat, (Waterford Subdivision, Revision 1), two lot subdivision on 25.00 acres, located at 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: 5840 The Standard Subd, FP MAP
Conditions of Approval_5840 The Standard Final Plat
5840 The Standard - final plat

27. 15-0481 Through the Green PUD Subdivision, final plat, section 3, revision 1, lots 52-83, 33 attached residential housing lots on 2.64 acres located on Vintage Green Lane and Shadow Green Drive near the intersection of Columbia Ave and Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: 5822 Through The Green PUD Subdivision, FP, Project Map.pdf
5822 Through The Green PUD Subdivision_FP Conditions of Approval_01.pdf
5822 Through the Green PUD Subdivision, FP

28. 15-0507 Township PUD Subdivision, site plan, section 1, a 59,736 square foot assisted living facility, on 17.30 acres, located at 1127 Murfreesboro Road. (CONSENT AGENDA)

Attachments: 5841 Township PUD SP Sec 1 MAP
5841 Township PUD Conditions of Approval
Township PUD Sec 1 SITE LAYOUT
Township PUD Sec 1 ELEVATIONS
Township PUD Sec 1 FULL PLANS SET

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes
Franklin Municipal Planning Commission

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

CALL TO ORDER

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

Absent 1 - Commissioner Lindsey

MINUTES

1. 15-0414 March 26, 2015 FMPC Meeting Minutes

Sponsors: Planning and Sustainability Dept and Emily Hunter

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, that this Planning item was approved as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Hunter stated that the Land Use Plan public meetings will be held at the Eastern Flank Battlefield Event Facility, from 6:00 to 8:00 p.m. on Monday, May 4, Tuesday, May 5, and Wednesday, May 6. The meetings will offer a citywide Land Use Plan update, and everyone living in the City of Franklin is invited to attend the meetings to discuss how Franklin plans to grown in the future.

Mr. Anthony stated that the City hosted a Smart Growth Workshop in March of 2015. One of the ideas discussed at the workshop was form base zoning, which is not at all a new idea in Franklin as it has been floated around for a long time. After a discussion with the infill working group in late March, staff decided to pursue additional information on form base zoning and has invited two nationally recognized form base experts, Mary Madden and Geoff Ferrell, to come to Franklin and conduct an introductory workshop on form base codes for both the Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Aldermen (BOMA). Ms. Madden and Mr. Ferrell will be at the public presentation on form base zoning on Tuesday, June 16, 7:00 p.m., at City Hall. They will also lead a workshop for the FMPC and the BOMA the following morning, and Mr. Anthony will send an invitation to everyone.

Chair Hathaway asked Ms. Hunter if she would like to be more specific regarding the Land Use Plan and the days the different character areas would be discussed.

Ms. Hunter stated that staff planned to divide the City into different parts and talk about different ares each night, but staff does not want to discourage people from coming the night they can actually make it. Staff will discuss any neighborhoods, which they need, regardless of the night, but in general Monday night would be West Harpeth and Berrys Chapel, so mainly West Franklin. Tuesday night would be Central Franklin, Carnton, and McEwen Character areas, so most of the central part of the City and Cool Springs. Wednesday night would be the southern and eastern portions of the City, which would be Seward Hall and Goose Creek, South Hall and McLemore Character areas. Again, she urged everyone to not worry about everything in too much detail because staff would love to see the public whenever they can make it.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

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

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

Absent: 1 - Commissioner Lindsey

SITE PLAN SURETIES

2. 15-0396 Alexander Plaza Subdivision, site plan (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. 15-0397 Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. 15-0398 Avalon PUD Subdivision, site plan, section 5; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. 15-0399 Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building); accept the landscaping Lot 703 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

6. 15-0400 Franklin Housing Authority PUD Subdivision, site plan, revision 1 (Granbury and Strahl Street); release the maintenance agreement for landscaping future improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. 15-0401 Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; accept the landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

8. 15-0402 Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; accept the landscaping street trees, landscaping open space section 1, part 8 and 9 and landscaping open space lot 2001 and 1047 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

9. 15-0403 Jamison Station PUD Subdivision, site plan, section 1; accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

10. 15-0404 McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

11. 15-0405 McKays Mill PUD Subdivision, site plan, section 37; release the maintenance agreement for landscaping Phase 2 (lot 1517) improvements. (CONSENT AGENDA)

This Planning Item was approved.

12. 15-0406 Morningside PUD Subdivision, site plan, section 9, lot 21; accept the landscaping and landscaping retaining wall improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

13. 15-0407 Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); accept the streets and landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

14. 15-0408 Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)

This Planning Item was approved.

15. 15-0409 Westhaven PUD Subdivision, site plan, section 10; accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

16. 15-0410 Westhaven PUD Subdivision, site plan, section 17, revision 2; accept the landscaping Phase 2 (north of Oleander) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

17. 15-0411 Westhaven PUD Subdivision, site plan, section 19; accept the landscaping Phase 2 (open space) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

18. 15-0412 Westhaven PUD Subdivision, site plan, section 24; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

19. 15-0413 Westhaven PUD Subdivision, site plan, section 29, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

20. 15-0392 PUBLIC HEARING: Consideration of Resolution 2015-27, To Be Entitled, "A Resolution Approving A Development Plan Revision 6 For Highlands At Ladd Park PUD Subdivision, With 3 Modifications Of Standards (MOS1-Parkland Dedication In Floodplain To Be Used As Canoe Access; MOS2-Allow Impervious Paving Surface For Canoe Access; MOS3-Receive Future Credit For Land Dedication In Excess Of 1.21 Acres), Located Along Carothers Parkway And Long Lane, By The City Of Franklin, Tennessee." (FMPC 04/23/15 7-0, 05/12/15 WS)

Sponsors: Andrew Orr

Mr. Andrew Orr stated that the most notable changes to this development plan include the reconfiguration of Section N, which is the section that is completely detached from Ladd Park and the addition of 53 homes to the Planned Unit Development (PUD). Staff recommends that the Planning Commission forward this to the BOMA with a favorable recommendation.

The applicant is also requesting three Modifications of Standards (MOS), all related Parkland Dedication. They are as follows:

MOS1 - The applicant is requesting the dedication of land entirely in the floodplain. The land would be used as canoe and river access. The Parks Department and staff are in full support of this request because of the importance of this location to the Harpeth River Blueway, and it provides first responders access to the river. Staff supports this request.

MOS2 - The applicant is requesting using an impervious surface for the canoe access parking. The City owns and maintains a canoe access at the site of the former lowhead dam. In talking with the Parks Department, they believe the pavers are no longer functional because floods have filled the pavers with sediment, rendering them impervious. For the purpose of long-term maintenance, staff supports this request.

MOS3 - The applicant is requesting that future credit be given for parkland dedicated to the City in access of 1.21 acres. The additional land would be used for any additional lots added to the PUD at a later date. Staff supports this request.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant, and he requested a favorable recommendation to the BOMA.

Mr. Harrison moved to favorably recommend approval of item 20 to the BOMA, and Mr. Franks seconded the motion.

Ms. McLemore moved to recommend approval of MOS1 to the main motion, Mr. Harrison seconded the motion, and it passed unanimously (7-0).

Mr. Orr stated that he would like for staff to state their recommendation, again, for

MOS2.

Chair Hathaway stated that the Planning Commission would get a motion first, and then staff could re-state the recommendation.

Mr. Harrison moved to recommend approval of MOS2 to the main motion, and Mr. Franks seconded the motion.

Mr. Andrew Orr stated that the applicant is requesting to use impervious surface for the canoe access parking. The rationale is that the City owns and maintains a canoe access at the site of the former lowhead dam. That is paved with pervious pavers. The Parks staff states that the pavers are no longer functional because sediment has built up in the pavers. To avoid the long term maintenance issues that could arise, staff recommends asphalt or something that is impervious.

Alderman Petersen stated that the idea of pervious pavers was intended to be a good thing. She had heard about this in other situations. She was sorry that Commissioner Lindsey was not at this meeting because he was one who had mentioned something about this. The original idea was to give better drainage, and there is not any compensation for not doing that.

Mr. Gamble stated that canoeing along the Harpeth has grown in popularity. Waters Edge is putting in a canoe launch. Rizer Point has a canoe launch. There are several that are being added along the river. This intersection of the Harpeth River and Carothers Parkway creates a unique opportunity for that emergency access that is not in some of the other neighborhoods or communities. One of the reasons that the applicant is asking for the canoe access parking to be asphalt for the permanence is for access down to the river for ambulances for emergency crews. In addition to some of the other things that the Parks stated, is seen as one of the critical sites or critical canoe launches for the emergency access off the river.

Ms. Gregory asked if there were different types of pervious pavers and if this would always happen in a floodplain.

Mr. Orr stated that it would always happen in a floodplain.

Mr. Orr stated that the canoe access would be in an area that floods frequently versus an area that does not flood.

With the motion to recommend approval of MOS2 having been made and seconded, it passed unanimously (7-0).

Mr. Harrison moved to recommend approval of MOS3 to the main motion, and Mr. Orr seconded the motion.

Alderman Petersen stated that if the applicant asked for additional units, did this mean that it would only be granted up to what was necessary for the number of units?

Chair Hathaway stated that she was correct.

With the motion to recommend approval of MOS3 to the main motion having been made and seconded, it passed unanimously (7-0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr,

that this Resolution was recommended favorably to the Board of Alderman Work Session meeting on 5/12/2015. All three modifications of standards were also favorably recommended. The main motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. 15-0084 Cool Springs East Subdivision, final plat, section 1, revision 5, lots 5 & 6, located at 9009 & 9021 Carothers Parkway. (CONSENT AGENDA)

This Planning Item was approved.

22. 15-0390 The Carothers Development Property Subdivision, final plat, revision 2, easement revisions, on 16.60 acres, located at 1217 Liberty Pike (Venture Office Building). (CONSENT AGENDA)

This Planning Item was approved.

23. 15-0382 Fair Park Cottages Subdivision, preliminary plat, creating 9 single-family residential lots and 2 open space lots on 3.10 acres, located at 1006 Fair Street.

Ms. Diaz-Barriga stated that staff feels that this site is an appropriate location for infill, as it utilizes existing infrastructure, creates a variety in housing type, and promotes walkability. It creates 8 new buildable lots accessed by a private drive off of 11th Avenue. The floodplain for the site is contained within open spaces. All houses front a single drive, and all new development is contained behind the existing setback line along 11th Avenue. All of the new lots will maintain the minimum lot size required for traditional design standards, although several of the proposed lots are very close to the minimum and include part of the private drive within the lot. An 18' incompatible lot size buffer is required along the south, west, and east borders of the development. Lastly, the majority of the lots lie within the Historic Preservation Overlay, so the houses will be reviewed against the historic guidelines before the Certificate of Appropriateness (COA) will be granted. Therefore, staff recommends approval with conditions.

Chair Hathaway asked for comments from the citizens.

Mr. John Ordung, of 311 11th Avenue North, stated that he had lived at this address since 1995, and this was the first time that he had spoken before the Planning Commission. Essentially item 23 is a situation where an astute businessman has asked to subdivide his piece of land in such a fashion as to have 9 opportunities for development, which is effectively going to increase the value of his investment. Against that one has to weigh the impact that this has on the integrity and the nature of the adjoining neighborhood. Mr. Ordung stated that he had grown up in Fort Lauderdale, Florida in the early 60s. He remembered Fort Lauderdale as a town before it became a city. Eventually with the condominiums and zero lot lines, he saw it become New York south. At some point and time, Franklin will have to face the realization of what is done with two lane highways, such as Hillsboro Road, Franklin Road, Highway 96, and what the weekday morning traffic. There are unintended consequences that impact the unique neighborhoods that Franklin has. Eventually with incremental measures, such as this, one destroys a situation like this and ends up with a situation like south Florida. He encouraged the Planning Commission to consider this and to vote no.

Mr. Jim Crutchfield, of 1012 Fair Street, stated that he and his wife had lived at this address for 42 years. He concurred with what his neighbor, Mr. Ordung, had said and added that there is a very large square block bounded by Highway 96, Fair Street, 9th Avenue North, and 11th Avenue North. The backs of their houses face a nice rural type atmosphere with woods and a little bit of open land, which means a lot to them. He was not against progress, but It looked to him as though there should come a time when development balances its wishes and desires against what homeowners and small business owners desire. He wanted his name to go on record that he was opposed to item 23.

A gentleman in the audience stated that he also opposed item 23.

Chair Hathaway asked if there was an applicant.

Mr. Sean DeCoster, of Civil Site Design Group, stated that he was representing the applicant, they agreed with staff comments and requested approval of item 23.

Mr. Harrison moved to approve item 23, and Mr. Franks seconded the motion.

Alderman Petersen stated that some of the lots included parts of the private drive. It was difficult to see this, even with the paper copy. However, it looked as though some of the lots had the entire private drive. She could understand the driveway, but she could not understand the private drive for the subdivision, and she would like to hear staff discuss this.

Ms. Hunter stated that she believed the intent was that since this was going through the Preliminary Plat process to get the square footage required by ordinance, the private drive may have been placed in those lots and have an easement over it rather than taking the right-of-way and taking it out of the actual lot in order to meet the City's current Subdivision Regulations and Zoning Ordinance requirement for minimum lot size. That was Ms. Hunter's perception from just looking at this.

Alderman Petersen asked how it was allowed that a normal street would be included as part of a lot.

Ms. Hunter stated that a public right-of-way could not be included in a portion of a lot, but since private streets are essentially PUDEs with an access easement, they can be included within a lot.

Alderman Petersen asked if there was another situation in the City where that has occurred.

Mr. DeCoster stated that it had occurred in Ledgelawn.

Ms. Hunter stated that the property lines go to the middle of the street.

Ms. Allen stated that she had a problem with that. Her opinion was that this was a mistake. She thought if one did not have enough land to qualify for minimum lot sizes without including the private drive, one had too many lots. She would not be able to support item 23.

Alderman Petersen noticed that part of it would have to be two lanes. Maybe on the piece, which she had discussed, the northern most part could be one lane; however, on the other part it would have to be two lanes because one would have to go in and out.

Mr. Jason Goddard, of Design Studio, stated that he had been working with the applicant and staff over the past year in the development of this plan. The intent with the private driveway and the easement development was not to squeak in with the lots. When they started working with staff several months ago, they had the intent to build a street that was more like a private driveway, similar to what was developed at Ledgelawn. They felt that it was a driveway rather than a through street to bring some intimacy to the street with the houses that are on it. It was at that point and time that it was discussed with Engineering and staff that the best method would be to have a right-of-way rather than to have a private driveway, which has an easement associated with it rather than right-of-way.

Alderman Petersen stated that it did make the numbers work.

Mr. Goddard stated that this was the way the numbers worked out, but it was the intent to create that driveway and that character, and then the plan was driven in conjunction with that driveway.

Ms. Diaz-Barriga stated that was 18 feet of paved surface.

Mr. Goddard stated that they provided Auto turn templates, showing the City's Fire Department's vehicle.

Ms. Diaz-Barriga stated that this was a modified version and not the standard street section, but it was approved through the Design Review Team (DRT). All of the city departments looked at it, which included Fire and Engineering and agreed that it would be acceptable. It is not the usual, it is smaller by 2 feet.

Alderman Petersen asked how the sidewalk and grass strip were going to work with what she considered to be the building envelope.

Ms. Diaz-Barriga stated that the public utility drainage and access easement did abut the building setback line. The buildings do not have to be placed at the setback line, but they could be.

Alderman Petersen noticed that it said, "the drainage easements were within the 5 foot side setbacks." The topography there goes down rather fast.

Mr. DeCoster stated that it was common practice to have 5 feet between buildings with a drainage easement. They had looked at the drainage areas, and they should be able to handle that with the areas provided. They are also providing a pervious driveway to facilitate the capture of stormwater as well as bioretention areas to meet the current regulations.

Alderman Petersen asked about the bioretention areas.

Mr. DeCoster stated that there were three bioretention areas, and only one area was in the floodplain.

Alderman Petersen stated that it was very difficult to see where the floodway and floodplain were on her plans, but everything was going to it.

Ms. Diaz-Barriga stated that no new lots were being created in the floodplain, but they were very close.

Alderman Petersen stated that she could not tell where lot 100S was located.

Mr. DeCoster stated that 100S was right outside of the floodplain. It was adjacent to the stream buffer that will be created, but the floodplain was actually about 20 feet farther towards the stream than the stream buffer.

Alderman Petersen stated that much of the stream buffer was floodway.

Mr. DeCoster stated that all of the floodway would be located in the stream buffer. This was not any where near the floodway.

Mr. Franks asked if the private drive was built to City standards, and if the applicant would lose the number of lots, or if stays the same where the City takes it over.

Mr. DeCoster referred the question to Mr. Goddard who stated that they would have to go

back, study, and re-work the calculations.

Mr. Franks' point was that the applicant would have much more runoff and more hard surface there if the applicant went with a wider right-of-way in such a small development.

Ms. Hunter stated that more than likely, having a public right-of-way in this development would require going through the PUD process in order to get this number of lots because of the setbacks and minimum lot size. One would end up having smaller lots, and that would trigger a PUD submittal to alter that lot size from what is in the Zoning Ordinance.

Alderman Petersen stated that the lot size in an R-3 zone was 4,000 square feet in Traditional. In Conventional, the minimum lot size was 5,000 square feet.

Mr. DeCoster stated that all of their lots exceeded 4,000 square feet with most being over 5,000 square feet. One lot is 4,137 square feet, but that was the closest one.

Alderman Petersen stated that the one that was 4,000 square feet was out in the road. It had both lanes inside the lot.

Ms. Hunter stated that someone from the City's Engineering Department should comment if this would even be accepted as public right-of-way. It was more than likely a private street because of the way it is designed. This may be the only option in terms of acceptance by Engineering and the City's DRT.

Ms. McLemore stated that this was a good opportunity for an infill development. The infill guidelines need to come sooner than later. The process needs to be sped up as much as possible because more and more infill will be coming to the Planning Commission. Existing neighbors are most likely going to be in opposition, so staff needs to come up with some guidelines.

Mr. Franks stated that if this was a Community Housing Project, they would want 25 or 30 units if they were trying to fill Workforce Housing, so it is inevitable that something is going to happen there. Whether it is a 4,000 square foot lot or a 2,000 square foot lot the amounts of lots are the same.

Alderman Petersen asked if the City had 2,000 square foot lots, and Mr. Anthony stated that some were very close.

Ms. McLemore asked if the process with item 23 qualified for the applicant to not have a neighborhood meeting.

Ms. Diaz-Barriga stated that the applicant had to do a public notification, so all neighbors within a 500 foot radius were notified of this public meeting, but they did not have a separate neighborhood meeting.

Ms. Allen stated that she knew they had to think about infill; however, she felt as a Planning Commissioner they would have to on a case-by-case basis still decide what is and what is not appropriate for a particular piece of land, and infill for the sake of infill does no one any good.

Mr. Scott Black, of Bristol Development, stated that the applicant still had to go before the Historic Zoning Commission for review of the design. He felt it was important that they engage the neighborhood and make sure that the neighbors are involved in that part

of the process and are committed to do that in that process so that they will be involved and engaged throughout. What is presently before the Planning Commissioners is what they understand the regulations allow on that site. There will be continued approval processes, so this is not the last process.

Alderman Petersen stated that there are some modifications that the Planning Commissioners have not generally seen.

Ms. Allen wanted to make sure this would be accepted as a City street and not a private road from now on.

Ms. Hunter stated that it would be private, and if staff needed to look into whether a public street under this configuration would be accepted, it would need further review and could not be done at this meeting.

A motion was made by Commissioner Harrison, seconded by Commissioner Franks, that this Planning Item was approved with conditions. The motion failed by the following vote:

Aye: 3 - Commissioner Harrison, Commissioner McLemore, and Commissioner Franks

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

Absent: 1 - Commissioner Lindsey

24. 15-0395 Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.

Sponsors: Franklin Municipal Planning Commission and Josh King

Mr. King stated that at the March 26 Planning Commission meeting, the site plan was deferred based on the architecture. Staff has worked with the architect during the last month, based on the comments received from the members of the Planning Commission. Staff has prepared a similar side-by-side comparison that was seen last month along with the revised design. With the existing buildings that are built in Gateway, the architect was trying to balance the client's desire for a distinctive building while still replicating other features found within Gateway Village. In each one of the facades, Mr. King annotated the modifications that were made, based on the feedback from the Planning Commission and the feedback staff gave to the architect and the continuing features found in other buildings within the site. Staff recommends approval with conditions for item 24.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Michael Hindman, of H. Michael Hindman Architects, representing Touchstone Medical Imaging, stated that he had met with staff, and Mr. King had been very helpful in working with them. Mr. King had previously described very well the changes that had been made to the building, and Mr. Hindman requested approval of item 24.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, that this Planning Item was approved with conditions. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

25. 15-0394 Longview Subdivision, final plat, revision 1, lots 11 and 12, one light industrial lot on 3.32 acres, located at the intersection of Werthan Circle and Merrill Drive (Private Drive) off Columbia Avenue. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

This Planning Item was approved.

26. 15-0380 Tywater Crossing PUD Subdivision, final plat, section 4, creating 18 single family lots and 2 open space lots on 4.796 acres, located on Downs Boulevard, between Willow Springs Boulevard and West Main Street. (CONSENT AGENDA)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:38 p.m.

Chair Michael Hathaway

ORDINANCE 2015-09

TO BE ENTITLED "AN ORDINANCE TO ZONE +/- 30.11 ACRES INTO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF INTERSTATE 65 AND MCEWEN DRIVE."

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

WHEREAS, the Height Overlay zoning district allows for buildings over 75 feet in height and no more than 12 stories, and encourages unique development forms; and

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

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

SECTION I: The following described property shall be, and are hereby, zoned Height Overlay District (HTO):

BEING A CERTIAN TRACT OF LAND LYING IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE. SAID TRACT IS MADE UP OF PARCEL 18.01, 19.01 AND 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62.SAID TRACT IS LOCATED IN THE SOUTHEASTERLY QUADRANT OF THE INTERSECTION OF INTERSTATE 65 AND EAST MCEWEN DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS;

BEGINNING AT A CONCRETE HIGHWAY MONUMENT (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MCEWEN DRIVE AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID INTERSTATE 65 WITH SAID EAST MCEWEN DRIVE, FOR THE NEXT SIX CALLS:

1) SOUTH 69 DEGREES 41 MINUTES 56 SECONDS EAST, 67.55 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RLS#1515;
2) SOUTH 69 DEGREES 53 MINUTES 11 SECONDS EAST, 5.43 FEET TO A

POINT;

3) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 13 DEGREES 59 MINUTES 55 SECONDS, A RADIUS OF 541.16 FEET, AN ARC LENGTH OF 132.22 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 26 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 131.89 FEET TO A POINT;

4) SOUTH 83 DEGREES 57 MINUTES 34 SECONDS EAST, 116.23 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

5) SOUTH 73 DEGREES 46 MINUTES 11 SECONDS EAST, 303.52 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

6) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 06 DEGREES 20 MINUTES 26 SECONDS, A RADIUS OF 1491.39 FEET, AN ARC LENGTH OF 165.04 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 50 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 164.96 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY LAND SURVEYING, AT THE NORTHWESTERLY CORNER OF THE VANDERBILT UNIVERSITY OF RECORD IN BOOK 5154, PAGE 745, R.O.W.C.T., (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE);

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID VANDERBILT, FOR THE NEXT THREE CALLS:

1) SOUTH 09 DEGREES 24 MINUTES 13 SECONDS WEST, 788.34 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

2) SOUTH 09 DEGREES 39 MINUTES 06 SECONDS WEST, 214.86 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

3) SOUTH 09 DEGREES 36 MINUTES 46 SECONDS WEST, 215.03 FEET TO A 3/8" IRON ROD (OLD) WITH NO CAP AT THE NORTHEASTERLY CORNER OF COMER R. ELLER & WIFE HAZEL M. ELLER OF RECORD IN BOOK 301, PAGE 88, R.O.W.C.T.;

THENCE, LEAVING SAID VANDERBILT WITH SAID ELLER, NORTH 82 DEGREES 34 MINUTES 24 SECONDS WEST,

1033.86 FEET TO A 1" IRON PIPE (OLD) IN THE EASTERLY RIGHT-OF-WAY LINE OF HUFFINES RIDGE DRIVE;

THENCE, LEAVING SAID ELLER WITH SAID RIGHT-OF-WAY LINE FOR THE NEXT SEVEN CALLS:

1) NORTH 07 DEGREES 02 MINUTES 51 SECONDS EAST, 429.58 FEET TO A 1" IRON PIPE (OLD);

2) NORTH 07 DEGREES 21 MINUTES 18 SECONDS EAST, 16.58 FEET TO A POINT;

3) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 00 DEGREES 15 MINUTES 57 SECONDS, A RADIUS OF 2016.50 FEET, AN ARC LENGTH OF 9.36 FEET, A CHORD BEARING OF NORTH 07 DEGREES 29 MINUTES 17

SECONDS EAST, AND A CHORD LENGTH OF 9.36 FEET TO A POINT;

4) NORTH 07 DEGREES 05 MINUTES 21 SECONDS EAST, 190.46 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RLS#1515;

5) NORTH 06 DEGREES 32 MINUTES 56 SECONDS EAST, 2.86 FEET TO A POINT;

6) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 86 DEGREES 37 MINUTES 23 SECONDS, A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 52.92 FEET, A CHORD BEARING OF NORTH 49 DEGREES 51 MINUTES 40 SECONDS EAST, AND A CHORD LENGTH OF 48.02 FEET TO A POINT;

7) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 203 DEGREES 13 MINUTES 39 SECONDS, A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 230.55 FEET, A CHORD BEARING OF NORTH 08 DEGREES 26 MINUTES 28 SECONDS WEST, AND A CHORD LENGTH OF 127.34 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65;

THENCE, WITH SAID RIGHT-OF-WAY LINE, FOR THE NEXT SIX CALLS:

1) NORTH 06 DEGREES 33 MINUTES 01 SECONDS EAST, 94.23 FEET;

2) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 06 DEGREES 03 MINUTES 02 SECONDS, A RADIUS OF 283.50 FEET, AN ARC LENGTH OF 29.94 FEET, A CHORD BEARING OF NORTH 09 DEGREES 34 MINUTES 31 SECONDS EAST, AND A CHORD LENGTH OF 29.92 FEET TO A POINT;

3) NORTH 22 DEGREES 27 MINUTES 12 SECONDS EAST, 105.75 FEET TO A POINT;

4) NORTH 27 DEGREES 55 MINUTES 04 SECONDS EAST, 206.42 FEET;

5) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 07 DEGREES 21 MINUTES 00 SECONDS, A RADIUS OF 143.50 FEET, AN ARC LENGTH OF 18.41 FEET, A CHORD BEARING OF NORTH 31 DEGREES 35 MINUTES 34 SECONDS EAST, AND A CHORD LENGTH OF 18.40 FEET TO A POINT;

6) NORTH 79 DEGREES 01 MINUTES 28 SECONDS EAST, 205.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,313,457 SQUARE FEET OR 30.15 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED TO SS MCEWEN 65, LLC BY DEED OF RECORD IN BOOK 5962, PAGE 844, BOOK 6064, PAGE 852, AND BOOK 6147, PAGE 24, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE;

Zoning Reference Number: 15-01:

Map-Group-Parcel	Acres

062-18.01	15.77
062-19.01	10.17
062-19.02	4.40
TOTAL	+/- 30.34

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

ATTEST:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

CITY OF FRANKLIN, TENNESSEE

BY:_____
DR. KEN MOORE
MAYOR

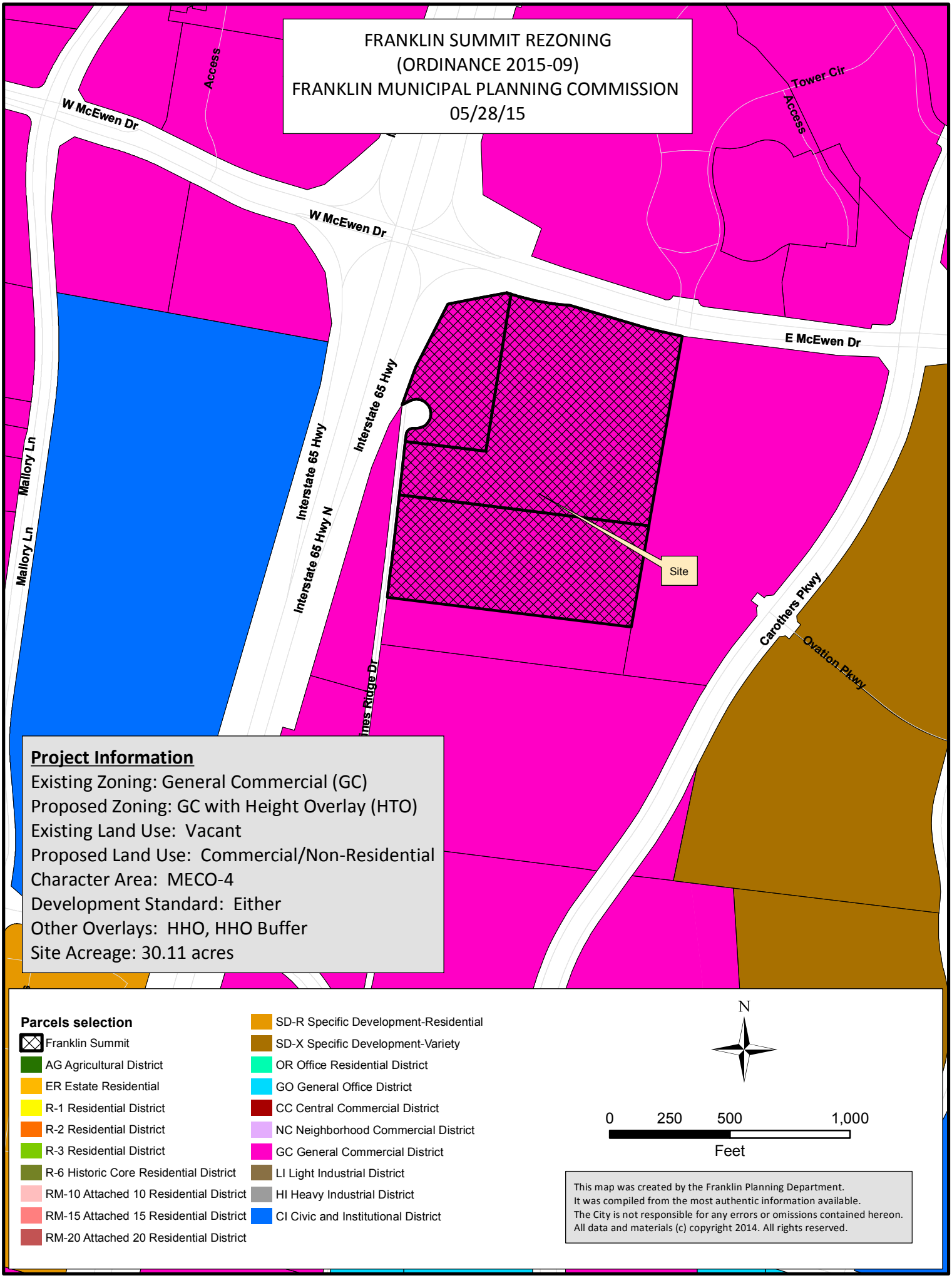
PLANNING COMMISSION RECOMMENDED APPROVAL: 05-28-2015

PASSED FIRST READING: 06/09/2015

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:


FRANKLIN SUMMIT REZONING
(ORDINANCE 2015-09)
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/15
W McEwen Dr
Access
Tower Cir
Access
W McEwen Dr
E McEwen Dr
Interstate 65 Hwy
Interstate 65 Hwy
Interstate 65 Hwy N
Mallory Ln
Mallory Ln
Site
Carothers Pkwy
Ovation Pkwy
Project Information
Existing Zoning: General Commercial (GC)
Proposed Zoning: GC with Height Overlay (HTO)
Existing Land Use: Vacant
Proposed Land Use: Commercial/Non-Residential
Character Area: MECO-4
Development Standard: Either
Other Overlays: HHO, HHO Buffer
Site Acreage: 30.11 acres
Parcels selection
Franklin Summit
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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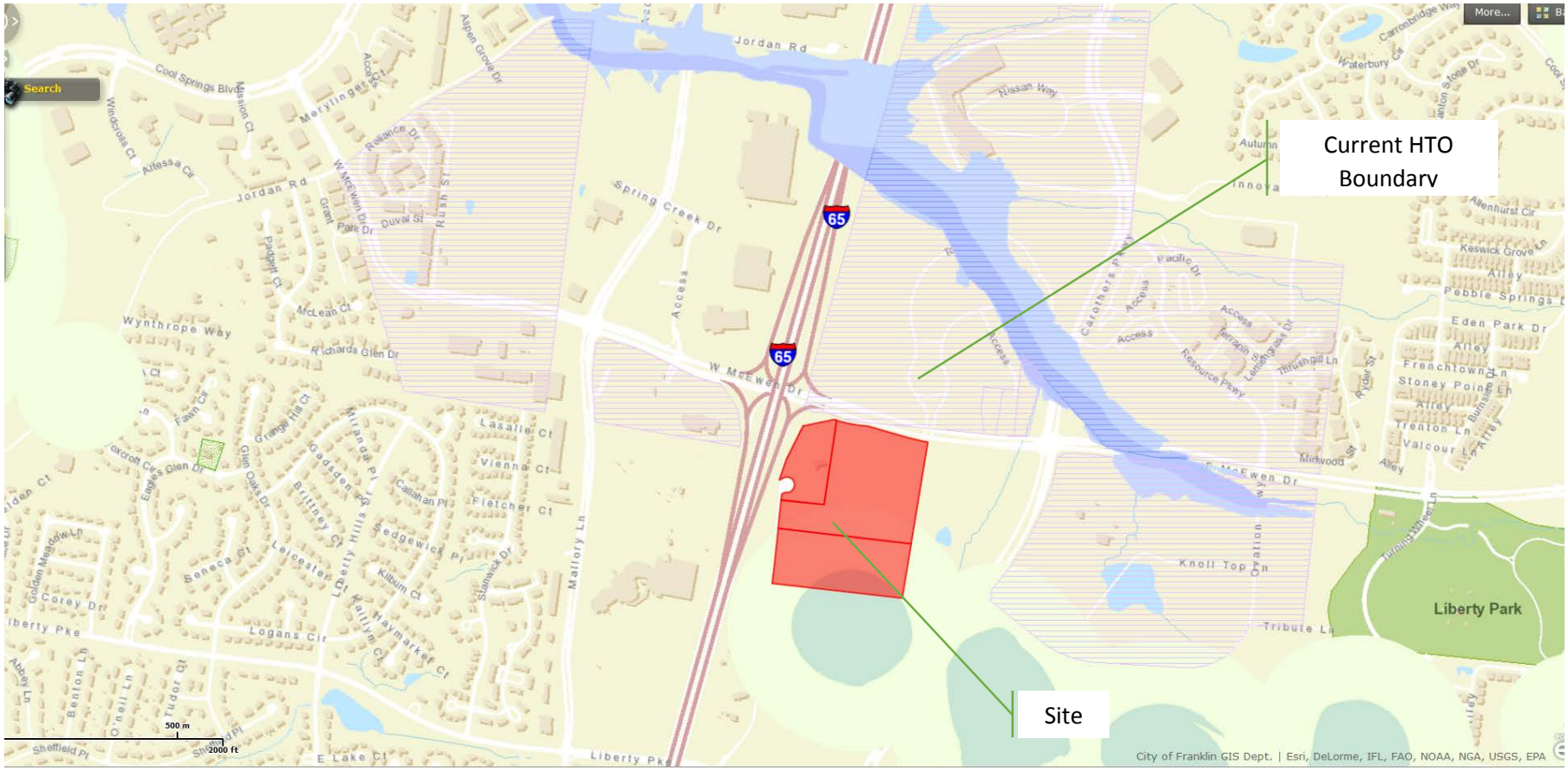
FMPC 05/28/15

COF #5834: Franklin Summit, Rezoning



HEIGHT OVERLAY ZONING REQUEST

FOR

FRANKLIN SUMMIT

SOUTHSTAR

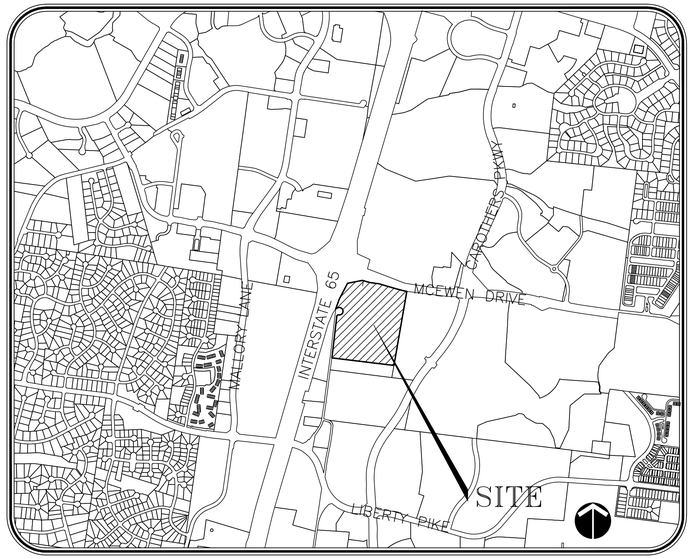
CONTACTS

OWNER/DEVELOPER

RALPH KNAUSS
SS MCEWEN 65 LLC
SOUTHSTAR LLC
501 CORPORATE CENTRE DR., SUITE 315
FRANKLIN, TN 37067
(615) 472-8916

LANDSCAPE ARCHITECTURE

ALAN THOMPSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
ATHOMPSON@RAGANSMITH.COM



LOCATION MAP
N.T.S.

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET

REZONING PLANS

C1.0	REZONING PLAN

CITY OF FRANKLIN
WILLIAMSON CO., TN

CITY OF FRANKLIN PROJECT #5834

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 200702
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(615) 244-8591
CHATTANOOGA
1416 CONNER STREET
SUITE 200
CHATTANOOGA, TN 37405
(423) 490-9400
• www.ragansmith.com •

SCOTT MICHAEL BERWICK
REGISTERED
AGRICULTURE
TENNESSEE NO. 001
LANDSCAPE ARCHITECT

FRANKLIN SUMMIT
FOR
SOUTHSTAR
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER 12049 9713
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	NTS
DATE:	APRIL 13, 2015

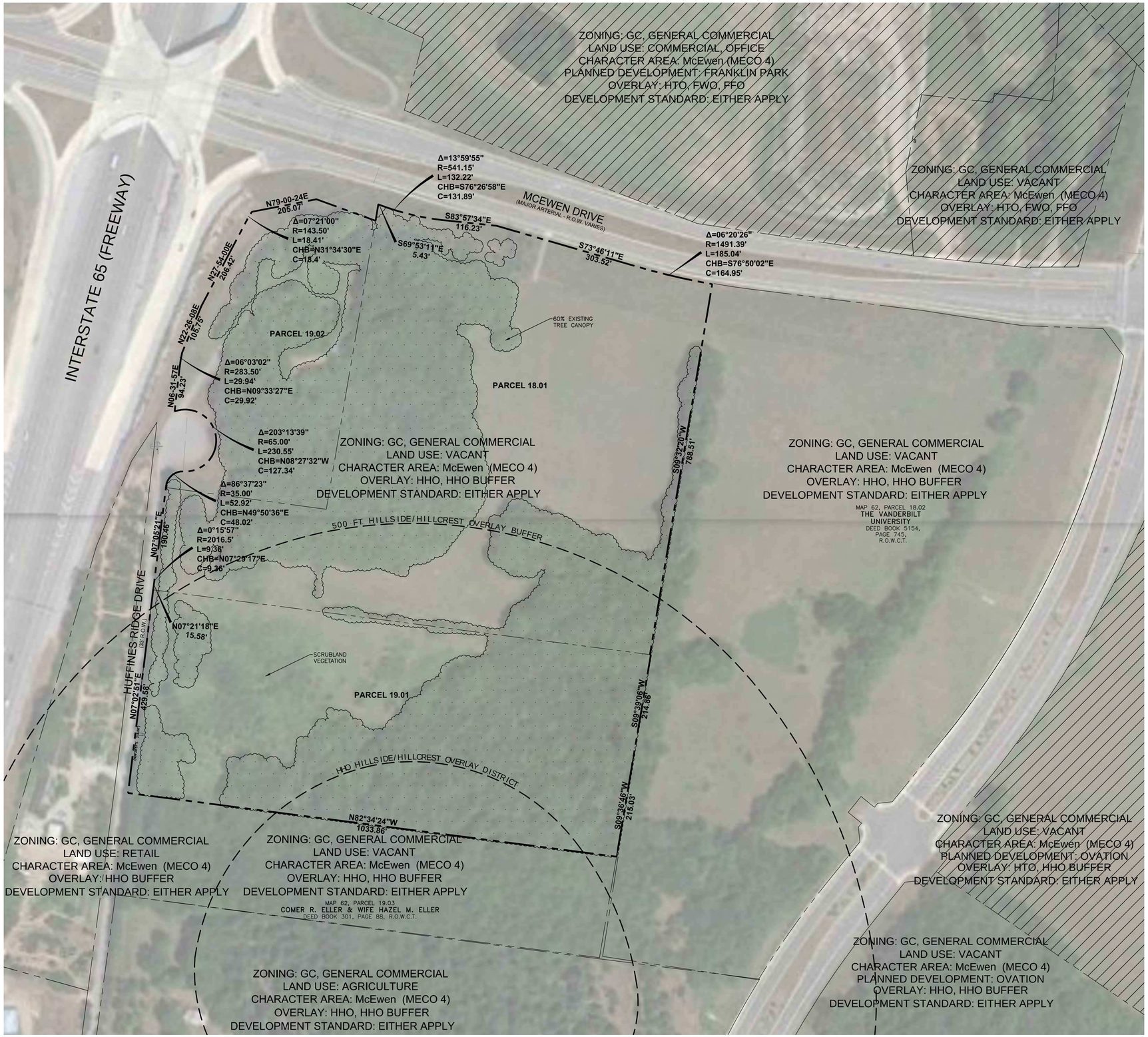
REVISIONS

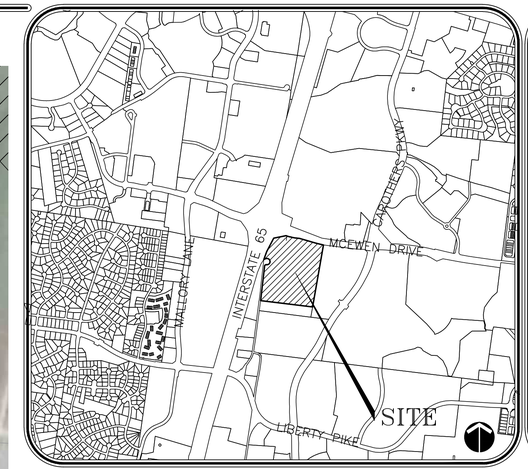
05.07.2015 (KAJ) Rev. Per City Comments.

COVER SHEET

CVR

G:\12049-SOTH-CVL ENGINEERING\CHTO REZONING\PLAN SHEETS\9713-REZONING.DWG
PLOTTED BY KYLE JACOBSON ON: 5/1/2015 10:10 AM LAST UPDATED BY KAJ ON: 5/1/2015 10:07 AM





LOCATION MAP
N.T.S.

SITE DATA:

PROPERTY INFORMATION:

STREET ADDRESS:	SOUTHEAST CORNER OF I-65 AND MCEWEN DR.
CIVIL DISTRICT:	08
TAX MAP:	062
PARCEL:	18.01,19.01,19.02
LOT SIZE:	30.11 AC. (1,311,592± S.F.)

ZONING INFORMATION:

EXISTING ZONING CLASSIFICATION:	GC, GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION:	GC, GENERAL COMMERCIAL DISTRICT
EXISTING ZONING OVERLAY:	HHO, HHO BUFFER
PROPOSED ZONING OVERLAY:	HEIGHT OVERLAY DISTRICT
CHARACTER AREA:	MECO-4
DEVELOPMENT STANDARDS:	BOTH ARE APPLICABLE
PROPOSED DEVELOPMENT STANDARDS:	BOTH ARE APPLICABLE
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	OFFICE/COMMERCIAL

OWNER/DEVELOPER:
SS MCEWEN 65 LLC
SOUTHSTAR LLC
501 CORPORATE CENTRE DRIVE
SUITE 315
FRANKLIN, TN 37067
(615) 472-8916

PROJECT LANDSCAPE ARCHITECT:
ALAN THOMPSON, R.L.A.
RAGAN-SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
athompson@ragansmith.com

SURVEY INFORMATION:
BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES DATED 08/30/2013 AND 10/31/212 AND BY KEVIN A EDMONSON ON 05/10/2007.

MINERAL RIGHTS NOTE:
ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 125839, WITH A REVISED DATE OF AUGUST 24, 2012 AT 1:20 P.M., AND A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-606412-NAS, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 7:30 A.M.THE COMPANIES MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THE SITE. DOMESTIC, FIRE AND IRRIGATION DEMAND CAN BE MET WITHIN THE DEVELOPMENT WITH PROPOSED EXTENSIONS OF WATER PER THE UTILITY DISTRICTS REQUIREMENTS. THIS WILL INCLUDE AN EXTENSION OF A 12" WATER LINE FROM MCEWEN THROUGH THE PROPOSED DEVELOPMENT TOWARD CAROTHERS PARKWAY.
2. SEWER FACILITIES: THE CITY OF FRANKLIN WILL BE THE SERVICE PROVIDER FOR THE DEVELOPMENT. CURRENTLY A 10" PUBLIC SEWER LINE HAS BEEN EXTENDED BY THE PINNACLE COMMONS DEVELOPMENT AT THE INTERSECTION OF CAROTHERS AND MCEWEN TO THE NORTHERN ROW OF MCEWEN. A TRI-PARTY AGREEMENT WILL THEN PROVIDE THE SEWER CROSSING OF MCEWEN WITH SERVICE EXTENSION TO THE DEVELOPMENT.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO REUSE WATER LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO PROVIDE AN EXTENSION.
4. STREET NETWORK: EAST MCEWEN DRIVE, LOCATED TO THE NORTH OF THE PROPERTY, IS CLASSIFIED AS A MAJOR ARTERIAL ROAD ON THE CURRENT MAJOR THOROUGHFARE PLAN. FURTHER EAST MCEWEN DRIVE WAS STUDIED AS PART OF THE INTEGRATED GROWTH PLAN IN MARCH OF 2013. HUFFINES RIDGE, LOCATED TO THE WEST OF THE PROPERTY, IS CLASSIFIED AS A LOCAL ROADWAY
5. DRAINAGE FACILITIES: ONSITE STORM WATER QUANTITY AND QUALITY WILL BE DESIGNED PER THE STORMWATER ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT. PORTIONS OF THE SITE DRAIN WEST TOWARD HUFFINES RIDGE AND EAST TOWARD THE INTERSECTION OF CAROTHERS AND EAST MCEWEN.
6. POLICE, FIRE, & RECREATIONAL FACILITIES: THE SITE IS LOCATED AS FOLLOWS FROM POLICE, FIRE AND RECREATIONAL FACILITIES.
   POLICE: THE SITE IS LOCATED 5 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS.
   FIRE: THE SITE IS APPROXIMATELY 1.7 MILES FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD.
   RECREATION: THE SITE IS LOCATED 1.1 MILES FROM LIBERTY PARK AND ITS ASSOCIATED DOG PARK AND 4.6 MILES FROM PINKERTON PARK.
7. PROJECTED STUDENT POPULATION: DUE TO THE NATURE OF THE PROPOSED OFFICE AND RETAIL DEVELOPMENT, THE STUDENT POPULATION WILL NOT BE AFFECTED.
8. REFUSE STORAGE: A CENTRALIZED TRASH COLLECTION, RECYCLING AND STORAGE FACILITY WILL BE DESIGNED ON EACH PARCEL PROPOSED WITHIN THE DEVELOPMENT AND A PRIVATE PICK-UP SERVICE WILL BE UTILIZED.
9. RESTRICTIVE COVENANTS/EASEMENTS: THERE ARE CURRENTLY NO RESTRICTIVE COVENANTS FOR THIS PROPERTY. BASED ON AN ALTA SURVEY OF THE PROPERTY, VARIOUS EASEMENTS EXIST AROUND THE PERIMETER OF THE SITE.

HTO - HEIGHT OVERLAY DISTRICT

0 100 200 300

CITY OF FRANKLIN PROJECT #5834

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
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CHATTANOOGA
1410 COMMERCE STREET, SUITE 200
CHATTANOOGA, TN 37402
(423) 490-9400
• www.ragansmith.com •

SCOTT MICHAEL BERWICK
REGISTERED
AGRICULTURE
TENNESSEE NO. 301
LANDSCAPE ARCHITECT

FRANKLIN SUMMIT
FOR
SOUTHSTAR

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	12049
WK. ORDER	9713
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=100'
DATE:	APRIL 13, 2015
REVISIONS	

REZONING PLAN

C 1.0

G:\2049\9713\CIVIL ENGINEERING\PHASE\REZONING\PLAN SHEET\9713 REZONING.DWG
PLOTTED BY KYLE JACOBSON ON: 5/12/2015 10:10 AM LAST UPDATED BY KAJON: 5/12/2015 8:07 AM

ORDINANCE 2015-11

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 22.55 ACRES FROM SPECIFIC DEVELOPMENT-VARITEY (SD-X) DISTRICT TO ATTACHED RESIDENTIAL 20 (RM20) DISTRICT FOR THE PROPERTY LOCATED AT 1222 LIBERTY PIKE."

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

WHEREAS, RM20 zoning provides for attached housing and encourages compact development; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:
SECTION I: The following described property shall be, and are hereby, zoned Attached Residential-20 (RM20):

Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located in the northwesterly quadrant of the intersection of Knoll Top Lane and Liberty Pike also being a portion of Lot 1, as shown on the final plat of Waterford Subdivision of record in Plat Book 55, Page 28, Register's Office of Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right-of-way line of Liberty Pike, said iron rod being the common corner of Lot 1 and Lot 3 of said Waterford Subdivision:

THENCE, leaving said right-of-way and with the common line of said Lot1 and Lot 3 the following calls:

N 18°07'34" E, 390.62 feet;
N 71°08'32" W, 37.21feet;
With a curve to the left an arc distance of 49.66 feet to an iron rod (old), said curve having a central angle of 02°01'57", a radius of 1,400.00 feet, and a chord of N 72°09'31" W, 49.66 feet;
N 09°01'05" E, 371.89 feet;
N 03°32'51" W, 649.42 feet to the northwesterly corner of said Lot 1, being in the southerly line of Lot 9, as shown on Ovation Resubdivision of record in Plat Book 61, Page 39, R.O.W.C.;

THENCE, with said southerly line S 83°03'22" E, 859.91 feet to the northeasterly corner of said Lot 1 being in the westerly right-of-way line of Knoll Top Lane;

THENCE, with said westerly right-of-way line the following calls:

With a curve to the left and arc distance of 242.61 feet, said curve having a central angle of 17°49'17", a radius of 780.00 feet, a tangent of 122.29 feet, and a chord of S 05°18'37" E, 241.64 feet;

With a curve to the right an arc distance of 834.96 feet, said curve having a central angle of 59°12'26", a radius of 808.00 feet, a tangent of 459.08 feet, and a chord of S 15°22'57" W, 798.30 feet;

With a curve to the left and arc distance of 233.12 feet, said curve having a central angle of 16°57'40", a radius of 787.50 feet, a tangent of 117.42 feet, and a chord of S 36°30'22" W, 232.27 feet;

THENCE, leaving said right-of-way with a severance line the following calls:

N 59°30'39" W, 88.89 feet;

With a curve to the left and arc distance of 88.13 feet, said curve having a central angle of 12°01'23", a radius of 420.00 feet, a tangent of 44.23 feet, and a chord of N 65°31'21" W, 87.97 feet;

N 71°32'02" W, 178.80 feet;

S 17°52'27" W, 317.91 feet to the northerly right-of-way line of Liberty Pike;

THENCE, with said northerly right-of-way line, N 72°07'33" W, 167.43 feet to the Point of Beginning;

Containing 982,616 square feet, or 22.55 acres, more or less.

Zoning Reference Number: 15-03:

Map-Group-Parcel	Acres
Part of 079-04012	22.55
TOTAL	+/- 22.55

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

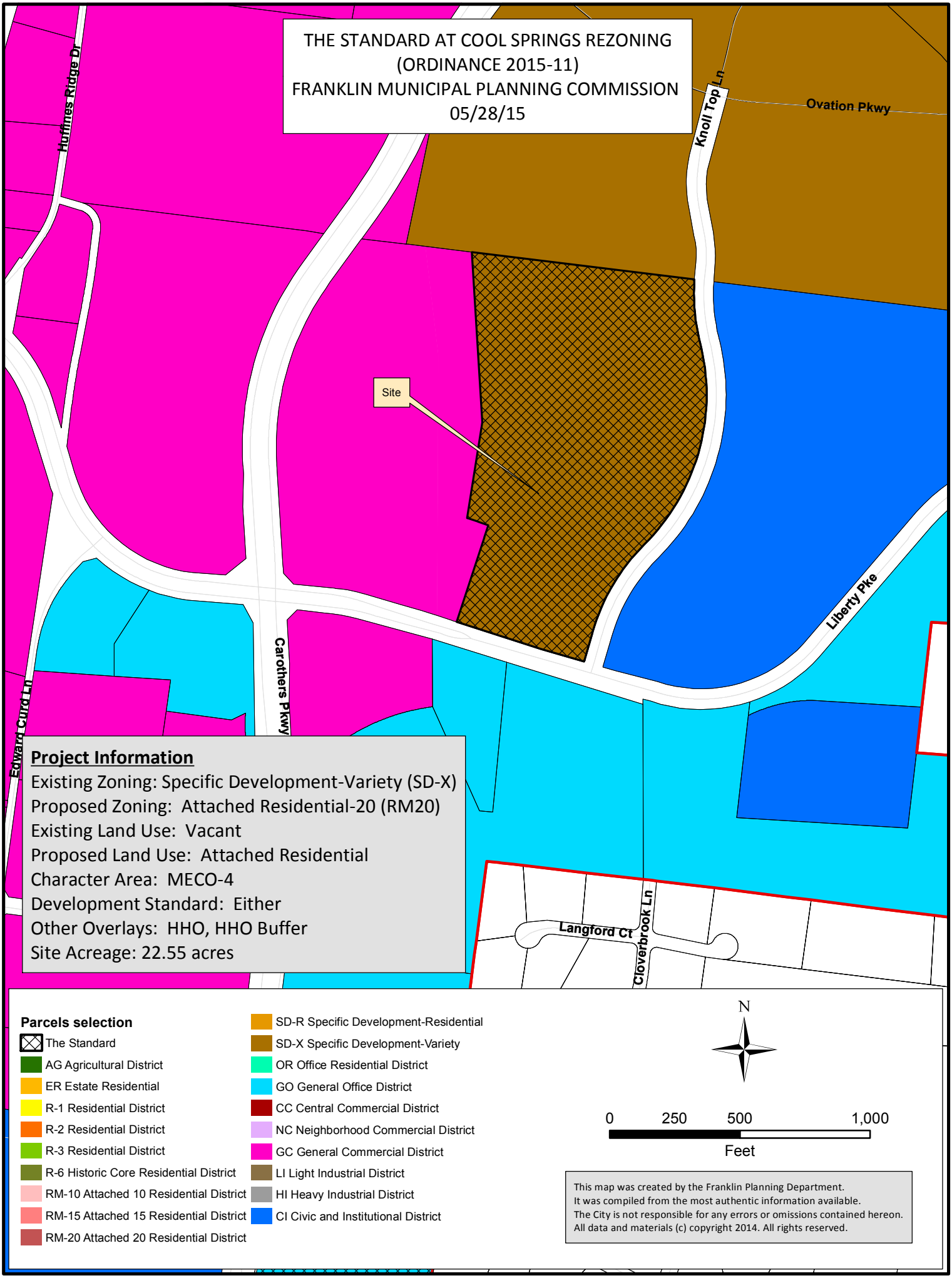
ATTEST:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

CITY OF FRANKLIN, TENNESSEE

BY:_____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 05/28/2015
PASSED FIRST READING: 06/09/2015
PUBLIC HEARING HELD: 07/14/2015
PASSED SECOND READING: 08/11/2015
PASSED THIRD READING: 08/11/2015


THE STANDARD AT COOL SPRINGS REZONING
(ORDINANCE 2015-11)
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/15
Hollines Ridge Dr
Knoll Top Ln
Ovation Pkwy
Site
Liberty Pike
Carothers Pkwy
Edward Curd Ln
Langford Ct
Cloverbrook Ln
Project Information
Existing Zoning: Specific Development-Variety (SD-X)
Proposed Zoning: Attached Residential-20 (RM20)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Either
Other Overlays: HHO, HHO Buffer
Site Acreage: 22.55 acres
Parcels selection
The Standard
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Rezoning Request
for
The Standard at Cool Springs

Map 079 Parcel 40.12
FRANKLIN, TN

OWNER:

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

APPLICANT:

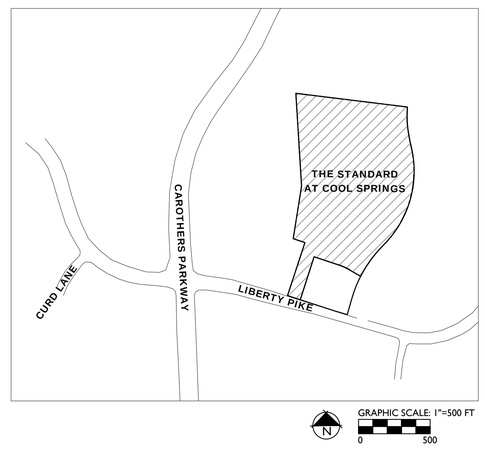
SOUTHSTAR LLC
RALPH KNAUSS
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37064
615.472.8916

PLANNER/LANDSCAPE ARCHITECT:

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

SURVEYOR:

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



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

INDEX OF SHEETS

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

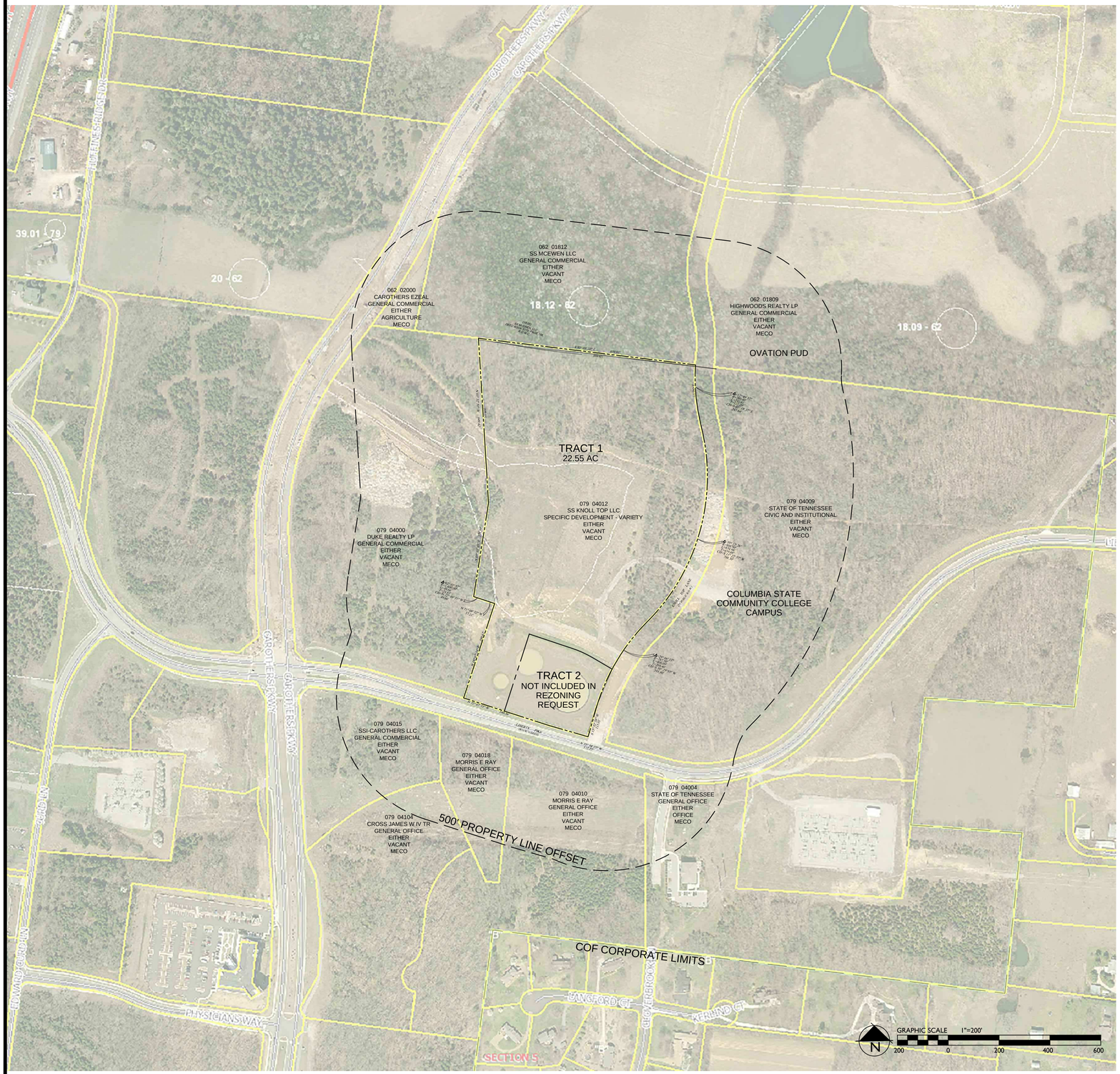
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PROJECT NO. 15009
greggamble209@gmail.com
615-975-5765

APRIL 13, 2015
REVISED: MAY 7, 2015

COF # 5839



SURVEYOR'S DESCRIPTION

BEING LAND IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE, LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF KNOLL TOP LANE AND LIBERTY PIKE ALSO BEING A PORTION OF LOT 1, AS SHOWN ON THE FINAL PLAT OF WATERFORD SUBDIVISION OF RECORD IN PLAT BOOK 55, PAGE 28, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY PIKE, SAID IRON ROD BEING THE COMMON CORNER OF LOT 1 AND LOT 3 OF SAID WATERFORD SUBDIVISION:

THENCE, LEAVING SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF SAID LOT1 AND LOT 3 THE FOLLOWING CALLS:

N 18°07'34" E, 390.62 FEET;
N 71°08'32" W, 37.21FEET;
WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 49.66 FEET TO AN IRON ROD (OLD), SAID CURVE HAVING A CENTRAL ANGLE OF 02°01'57", A RADIUS OF 1,400.00 FEET, AND A CHORD OF N 72°09'31" W, 49.66 FEET;
N 09°01'05" E, 371.89 FEET;
N 03°32'51" W, 649.42 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BEING IN THE SOUTHERLY LINE OF LOT 9, AS SHOWN ON OVATION RESUBDIVISION OF RECORD IN PLAT BOOK 61, PAGE 39, R.O.W.C.;

THENCE, WITH SAID SOUTHERLY LINE S 83°03'22" E, 859.91 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF KNOLL TOP LANE;

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT AND ARC DISTANCE OF 242.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°49'17", A RADIUS OF 780.00 FEET, A TANGENT OF 122.29 FEET, AND A CHORD OF S 05°18'37" E, 241.64 FEET;
WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 834.96 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°12'26", A RADIUS OF 808.00 FEET, A TANGENT OF 459.08 FEET, AND A CHORD OF S 15°22'57" W, 798.30 FEET;
WITH A CURVE TO THE LEFT AND ARC DISTANCE OF 233.12 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°57'40", A RADIUS OF 787.50 FEET, A TANGENT OF 117.42 FEET, AND A CHORD OF S 36°30'22" W, 232.27 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH A SEVERANCE LINE THE FOLLOWING CALLS:

N 59°30'39" W, 88.89 FEET;
WITH A CURVE TO THE LEFT AND ARC DISTANCE OF 88.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 12°01'23", A RADIUS OF 420.00 FEET, A TANGENT OF 44.23 FEET, AND A CHORD OF N 65°31'21" W, 87.97 FEET;
N 71°32'02" W, 178.80 FEET;
S 17°52'27" W, 317.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LIBERTY PIKE;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N 72°07'33" W, 167.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 982,616 SQUARE FEET, OR 22.55 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY IS LOT 2, AS SHOWN ON THE FINAL PLAT OF THE STANDARD SUBDIVISION OF RECORD IN PLAT BOOK_____, PAGE _____, R.O.W.C.

SITE DATA:

PROJECT NAME:	THE STANDARD AT COOL SPRINGS
PROJECT NUMBER:	5839
SUBDIVISION:	THE STANDARD AT COOL SPRINGS PUD
LOT NUMBER:	NA
ADDRESS:	1222 LIBERTY PIKE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCEL 40.12
EXISTING ZONING:	SD-X
PROPOSED ZONING:	RM20 (22.55 AC)
CHARACTER AREA OVERLAY:	MECO-4 HHO HILLSIDE/HILLCREST OVERLAY 500' BUFFER OF HILLSIDE/HILLCREST
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	22.55 AC
TOTAL SQUARE FOOTAGE:	982,616 SF
TRACT 1 (RM20)	22.55 AC

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 50' (ARTERIAL)
REAR YARD: 25'
SIDE YARD: 15'

OWNER:	
ADDRESS	SS KNOLL TOP LLC 501 CORPORATE CENTRE DRIVE, #315 FRANKLIN, TN 37067
APPLICANT:	
ADDRESS	SOUTHSTAR LLC 501 CORPORATE CENTRE DRIVE, SUITE 315 FRANKLIN, TN 37067
OFFICE PHONE	615.472.8916
CONTACT	RALPH KNAUSS
PLANNER/LANDSCAPE ARCHITECT:	
ADDRESS	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 TO 6 STORY
LANDSCAPE SURFACE RATIO:	.30
MINIMUM LANDSCAPE RATIO:	.30 (RM20)
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
EXISTING PARKING:	N/A
EXISTING TREE CANOPY:	11.69 AC
PRESERVED TREE CANOPY:	45% REQUIRED
PARKLAND	DETERMINE AT PRELIMINARY PLAT
OPEN SPACE:	
TOTAL REQUIRED: 1.13 AC (5%)	
FORMAL REQUIRED: 0.37 AC (33%)	
INFORMAL REQUIRED: 0.76 AC (66%)	

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON

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

DRAINAGE FACILITIES
PROPERTY DRAINS TO THE SOUTH

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

RECREATION FACILITIES
LIBERTY PARK 1.5 MILES

PROJECTED STUDENT POPULATION = Maximum 289 Students
LIBERTY ELEMENTARY SCHOOL
FREEDOM MIDDLE SCHOOL
CENTENNIAL HIGH SCHOOL

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

RESTRICTIVE COVENANTS

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

COF 5839

Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

THE STANDARD AT COOL SPRINGS REZONING REQUEST

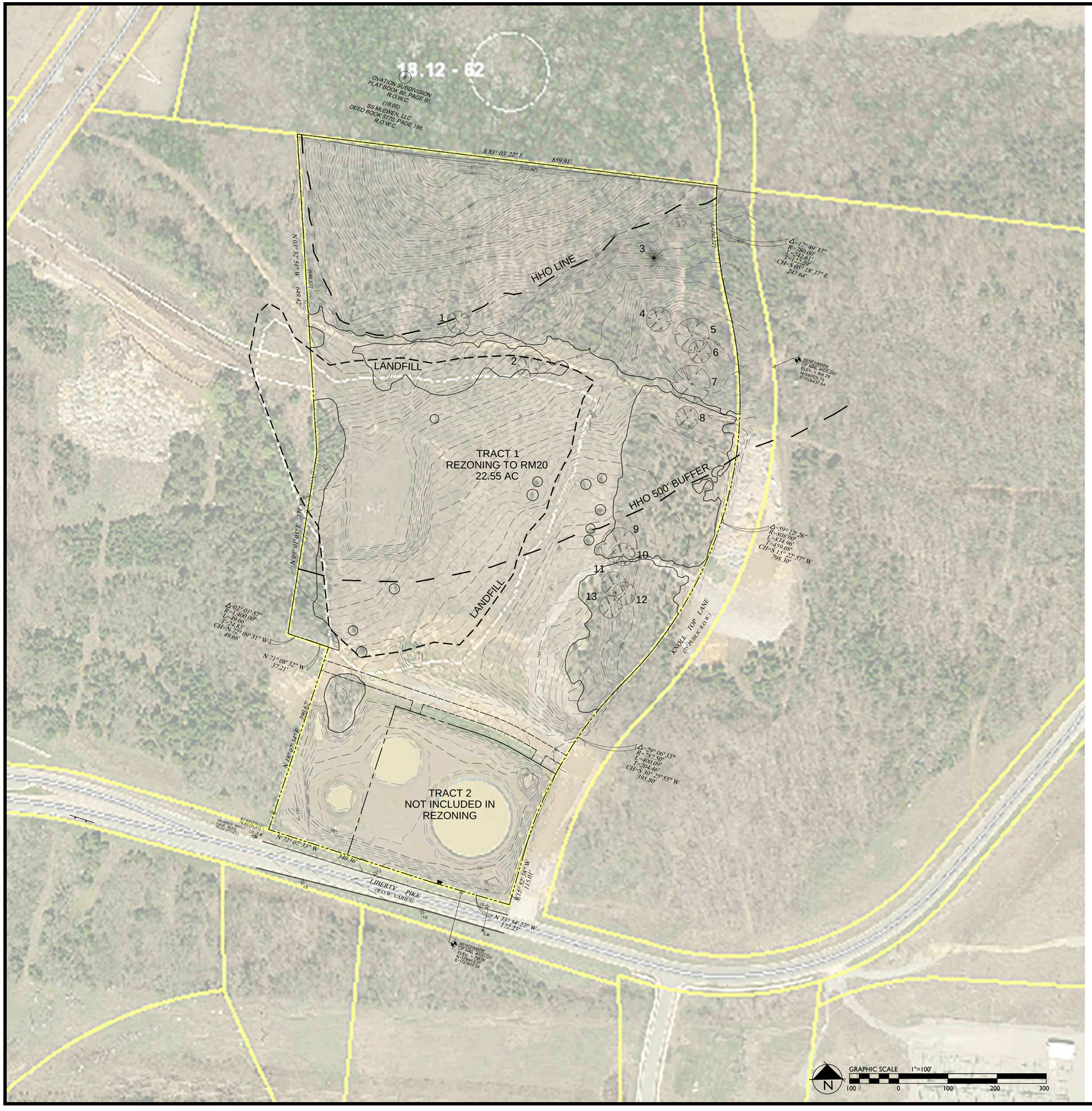
Parcel 40.12 on Map 79
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT
5-7-15

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

BOUNDARY MAP

C 1.0



SITE DATA:

PROJECT NAME:	THE STANDARD AT COOL SPRINGS
PROJECT NUMBER:	5839
SUBDIVISION:	THE STANDARD AT COOL SPRINGS PUD
LOT NUMBER:	NA
ADDRESS:	1222 LIBERTY PIKE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCEL 40.12
EXISTING ZONING:	SD-X
PROPOSED ZONING:	RM20 (22.55 AC)
CHARACTER AREA OVERLAY:	MECO-4 HHO HILLSIDE/HILLCREST OVERLAY 500' BUFFER OF HILLSIDE/HILLCREST
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	22.55 AC
TOTAL SQUARE FOOTAGE:	982,616 SF
TRACT 1 (RM20)	22.55 AC

MINIMUM REQUIRED SETBACKS:
- FRONT YARD: 50' (ARTERIAL)
- REAR YARD: 25'
- SIDE YARD: 15'

OWNER:	
ADDRESS	SS KNOLL TOP LLC 501 CORPORATE CENTRE DRIVE, #315 FRANKLIN, TN 37067
APPLICANT:	
ADDRESS	SOUTHSTAR LLC 501 CORPORATE CENTRE DRIVE, SUITE 315 FRANKLIN, TN 37067
OFFICE PHONE	615.472.8916
CONTACT	RALPH KNAUSS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 TO 6 STORY
LANDSCAPE SURFACE RATIO:	.30
MINIMUM LANDSCAPE RATIO:	.30 (RM20)
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
EXISTING PARKING:	N/A
EXISTING TREE CANOPY:	11.69 AC
PRESERVED TREE CANOPY:	45% REQUIRED
PARKLAND	DETERMINE AT PRELIMINARY PLAT
OPEN SPACE:	
TOTAL REQUIRED: 1.13 AC (5%)	
FORMAL REQUIRED: 0.37 AC (33%)	
INFORMAL REQUIRED: 0.76 AC (66%)	

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	OAK	24	POOR	
2	OAK	24	GOOD	
3	PINE	24	GOOD	
4	TWIN OAK	26	GOOD	
5	CHERRY	36	GOOD	
6	HACKBERRY	24	GOOD	
7	OAK	40	POOR	
8	OAK	24	GOOD	
9	TWIN OAK	38	GOOD	
10	OAK	24	GOOD	
11	HACKBERRY	26	GOOD	
12	CHERRY	24	GOOD	
13	OAK	24	GOOD	

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY: 509,373 SF
TRACT 1 (RM20) EXISTING TREE CANOPY: 509,373 SF
509,373 SF/1,089,259 SF = .46 (46%) OF TRACT 1
TRACT 1 REQUIRED CANOPY PRESERVATION:
45% OF TOTAL CANOPY
509,373 SF * 45% = 229,218 SF

COF 5839

Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

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

GREGORY C. GAMBLE
TENNESSEE
LICENSED
LANDSCAPE ARCHITECT
5.7.15

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

EXISTING CONDITIONS

C 2.0

ORDINANCE 2015-10

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 0.85 ACRES FROM DETACHED RESIDENTIAL 3 (R3) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 4.71) DISTRICT FOR THE PROPERTY LOCATED AT 1365 AND 1367 COLUMBIA AVENUE."

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

WHEREAS, SD-R zoning provides a maximum density and encourages innovative land use planning and design through the approval of a PUD Development Plan.

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

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

SECTION I: The following described property shall be, and are hereby, zoned Specific Development-Residential (SD-R 4.71):

Property being a consolidation of the Bob Bass and Charles DeBray properties as of record in Deed Book 2071 Page 933 and Deed Book 2071, Page 944, Register's Office for Williamson County, Tennessee, located in the northeast corner of Columbia Avenue and Gist Street, being more particularly described as follows;

Beginning at an iron pin, found, located the intersection of right of way for Columbia Avenue and Gist Street; thence with said right of way for Columbia Avenue North 05°25'56" East, a distance of 136.54 feet to the southwest corner of Lot 4, "Battlefield Subdivision" as of record in Plat Book 1, Page 105, and being the northwest corner of the herein described tract; thence with the south boundary of Battlefield Subdivision and with Lots 4, 11, 12, and 13, South 85°35'53" East, a distance of 270.09 feet, being the northwest corner of the Bessie Winchester Heithcock property as of record in Deed Book 189. Page 20, and the northeast corner of the herein described tract; thence with the west boundary of said Heithcock,

South 04°24'07" West, a distance of 136.71 feet to the southwest corner of said Heithcock located in the north right of way for Gist Street and being the southeast corner of the herein described tract; thence with said right of way North 85°33'24" West, a distance of 272.54 feet to the Point of Beginning and containing 0.85 acres, more or less.

Zoning Reference Number: 15-02:

Map-Group-Parcel	Acres
078K-B01900	0.64
078K-B01901	0.21
TOTAL	+/- 0.85

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

ATTEST:

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

CITY OF FRANKLIN, TENNESSEE

BY:_____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

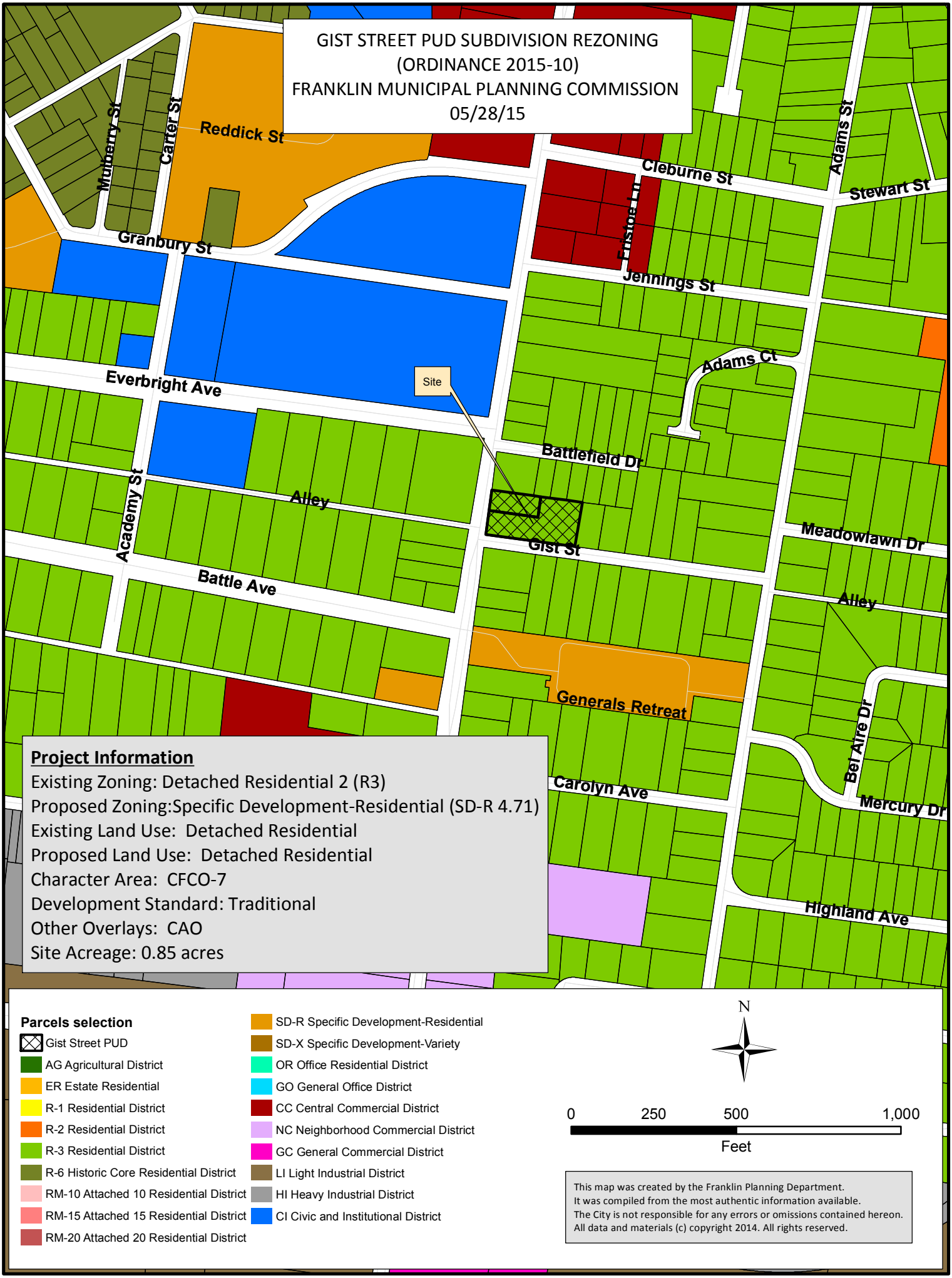
PASSED FIRST READING: 06-09-2015

PUBLIC HEARING HELD: 07-14-2015

PASSED SECOND READING: 07-14-2015

PASSED THIRD READING: 08-11-2015

GIST STREET PUD SUBDIVISION REZONING
(ORDINANCE 2015-10)
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/15



Project Information

Existing Zoning: Detached Residential 2 (R3)
Proposed Zoning:Specific Development-Residential (SD-R 4.71)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: CAO
Site Acreage: 0.85 acres

Rezoning Request
for
Gist Street PUD Subdivision

A Planned Residential Development
Map 78K Group B Parcels 01900 and 01901
FRANKLIN, TN

OWNER/APPLICANT:

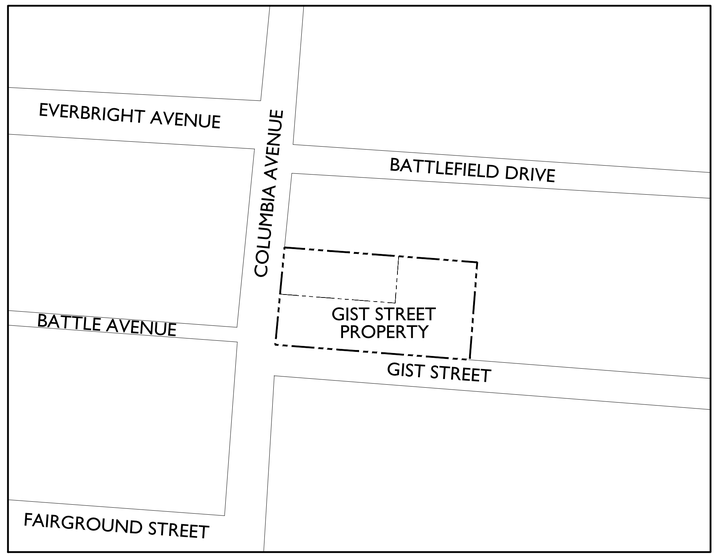
BOB BASS/CHARLES DEBRAY
204 LEWISBURG AVE
FRANKLIN, TN
BOB.BASS@COMCAST.NET

PLANNER/LANDSCAPE ARCHITECT:

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

ENGINEER:

CIVIL DESIGN CONSULTANTS, LLC
JARED R. GRAY, PE
8170 COLEY DAVIS ROAD
NASHVILLE, TN 37221
615.319.2734
jared@civilconsultants.net



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

N

SCALE: 1"=100 FT
0 100

GDC
GAMBLE
DESIGN COLLABORATIVE

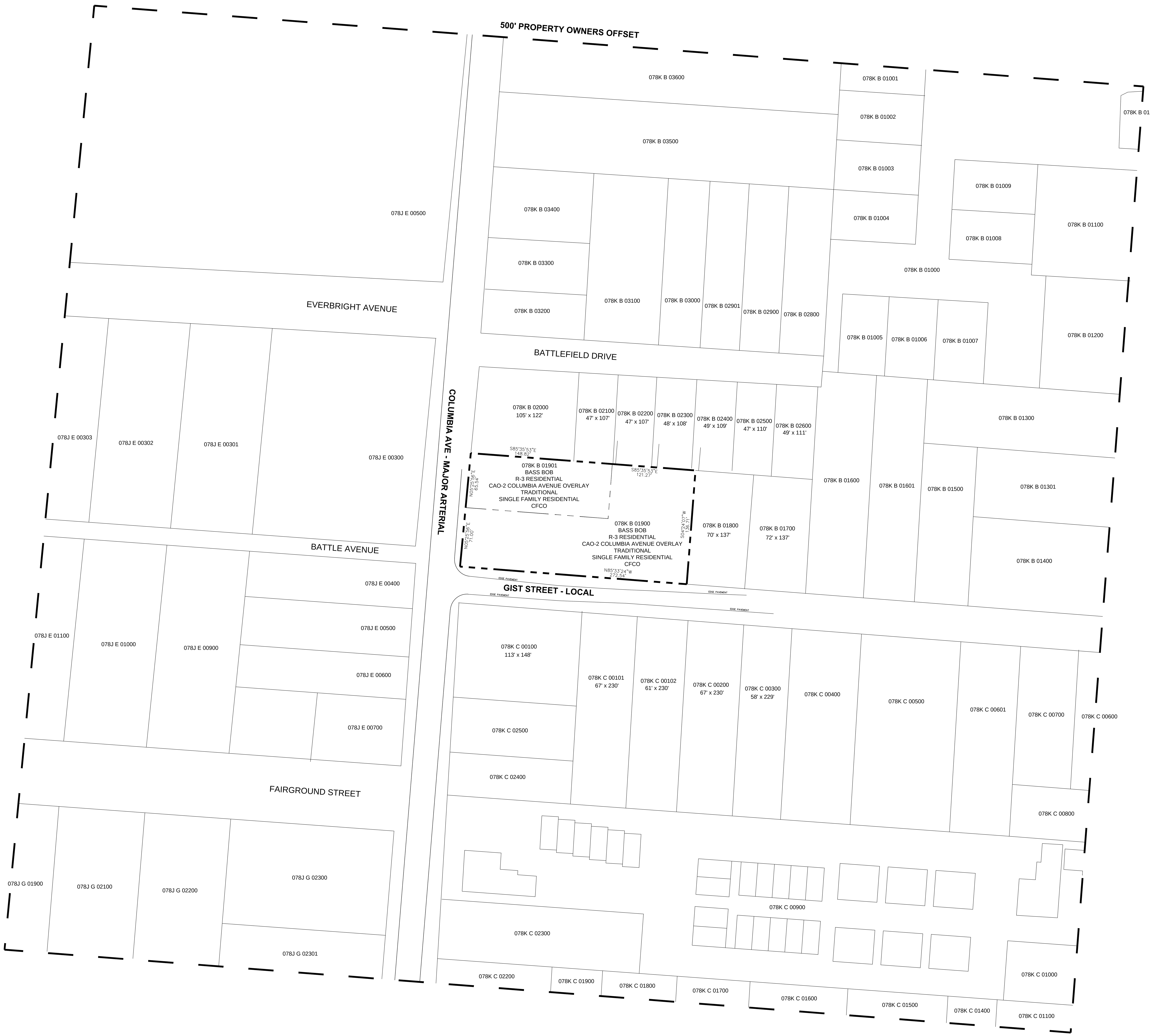
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 15006
greggamble209@gmail.com
615-975-5765

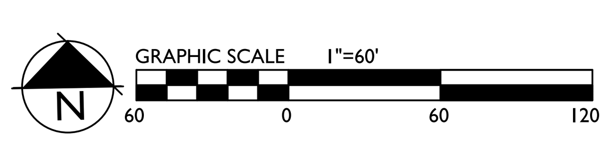
INDEX OF SHEETS

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

APRIL 13, 2015
REVISED: MAY 7, 2015

COF # 5835





SITE DATA:

PROJECT NAME:	GIST STREET PUD SUBDIVISION
PROJECT NUMBER:	5836
SUBDIVISION:	GIST STREET PUD SUBDIVISION
LOT NUMBER:	NA
ADDRESS:	1365 & 1367 COLUMBIA AVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	078K B 01900 & 01901
EXISTING ZONING:	R3
PROPOSED ZONING:	SD-R (4.71)
CHARACTER AREA OVERLAY:	CFCO-7 CAO - COLUMBIA AVE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	0.85 AC
TOTAL SQUARE FOOTAGE:	37,072.81 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: 30'	
SIDE YARD: 5'	

OWNER/APPLICANT: BOB BASS/CHARLES DEBRAY
ADDRESS: 204 LEWISBURG AVE, FRANKLIN, TN 37064
CONTACT: BOB BASS

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY, SUITE 200, FRANKLIN, TN 37064
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggamble209@gmail.com
CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE:	2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 PER HOME
RESIDENTIAL DENSITY:	4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.35 AC
PRESERVED TREE CANOPY:	0.35 AC
PARKLAND	N/A
OPEN SPACE:	N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	Zoning	Overlays	Standard	Current Use	Character Area
078J-D00500	1236 COLUMBIA AVE	WILLIAMSON COUNTY	Civic / Inst	CAO	Traditional	Institutional	CFCO
078J-E00300	103 EVERBRIGHT AVE	LEHEW CALVIN	R-3	CAO	Traditional	Institutional	CFCO
078J-E00301	105 EVERBRIGHT AVE	HOPPE PAUL T	R-3	CAO	Traditional	R-1	CFCO
078J-E00302	107 EVERBRIGHT AVE	BASS BOB	R-3	CAO	Traditional	R-1	CFCO
078J-E00303	109 EVERBRIGHT AVE	DANIEL THOMAS HUNTER	R-3	CAO	Traditional	R-1	CFCO
078J-E00400	1330 COLUMBIA AVE	BERGEY BETHANY JOY	R-3	CAO	Traditional	R-1	CFCO
078J-E00500	1332 COLUMBIA AVE	KUBICA CINDY A	R-3	CAO	Traditional	R-1	CFCO
078J-E00600	1334 COLUMBIA AVE	DEL VALLE JOSEPH C	R-3	CAO	Traditional	R-1	CFCO
078J-E00700	1336 COLUMBIA AVE	YOUNG BRANDON J	R-3	CAO	Traditional	R-1	CFCO
078J-E00800	102 BATTLE AVE	VADEN WILSON	R-3	CAO	Traditional	R-1	CFCO
078J-E00900	104 BATTLE AVE	DENTON JOSHUA R CO-TR	R-3		Traditional	R-1	CFCO
078J-E01000	106 BATTLE AVE	MULLALY ALISON C	R-3		Traditional	R-1	CFCO
078J-E01100	108 BATTLE AVE	SULLIVAN CURTIS W	R-3		Traditional	R-1	CFCO
078J-G02100	107 BATTLE AVE	CHESTER MARY FAGAN	R-3		Traditional	R-1	CFCO
078J-G02200	105 BATTLE AVE	HOOD GERALD O JR	R-3		Traditional	RM	CFCO
078J-G02300	1402 COLUMBIA AVE	STEVENS CHRISTOPHER	R-3	CAO	Traditional	R-1	CFCO
078J-G02301	1404 COLUMBIA AVE	CIVIL WAR PRESERVATION TRUST	SD-R	CAO	Traditional	Vacant	CFCO
078K-B01000	ADAMS ST	ADAMS SQUARE HOMEOWNERS ASSOC INC	R-3		Traditional	Rec/Open Space	CFCO
078K-B01002	213 ADAMS CT	HENDERSON THOMAS EDWARD	R-3		Traditional	R-1	CFCO
078K-B01003	217 ADAMS CT	POPE GREGORY	R-3		Traditional	R-1	CFCO
078K-B01004	221 ADAMS CT	MEEKS JOSHUA C	R-3		Traditional	R-1	CFCO
078K-B01005	229 ADAMS CT	LEE MARK	R-3		Traditional	R-1	CFCO
078K-B01006	233 ADAMS CT	MUNSON WILLIAM	R-3		Traditional	R-1	CFCO
078K-B01007	230 ADAMS CT	FASTER ROBERT J	R-3		Traditional	R-1	CFCO
078K-B01008	222 ADAMS CT	BALLASH ADAM J	R-3		Traditional	R-1	CFCO
078K-B01009	218 ADAMS CT	MORGAN COSTA M LIV TRUST	R-3		Traditional	R-1	CFCO
078K-B01100	1318 ADAMS ST	PICARD JESSICA	R-3	CAO	Traditional	R-1	CFCO
078K-B01200	1324 ADAMS ST	CRUTCHER ELEANOR J	R-3	CAO	Traditional	R-1	CFCO
078K-B01300	1326 ADAMS ST	CHURCH FRANKLIN SOUTHERN METHODIST	R-3	CAO	Traditional	Institutional	CFCO
078K-B01301	1328 ADAMS ST	FOSTER FAMILY REAL EST PTNRSHP LP	R-3	CAO	Traditional	RM	CFCO
078K-B01400	1336 ADAMS ST	HASSALL HAROLD C	R-3	CAO	Traditional	R-1	CFCO
078K-B01500	201 GIST ST	GIST STREET PROPERTIES LLC	R-3		Traditional	R-1	CFCO
078K-B01600	117 GIST ST	KENDALL HENRY A	R-3		Traditional	R-1	CFCO
078K-B01601	121 GIST ST	JOHNSON CLIFFORD K	R-3		Traditional	R-1	CFCO
078K-B01700	113 GIST ST	STOKLEY RITA F	R-3		Traditional	R-1	CFCO
078K-B01800	111 GIST ST	HEITHCOCK BESSIE	R-3		Traditional	R-1	CFCO
078K-B01900	1367 COLUMBIA AVE	BASS BOB	R-3	CAO	Traditional	R-1	CFCO
078K-B01901	1365 COLUMBIA AVE	BASS BOB	R-3	CAO	Traditional	R-1	CFCO
078K-B02000	1361 COLUMBIA AVE	SEEHORN JOHN S	R-3	CAO	Traditional	R-1	CFCO
078K-B02100	102 BATTLEFIELD DR	STRICKLAND JOHN	R-3		Traditional	R-1	CFCO
078K-B02200	104 BATTLEFIELD DR	HUGHES BETTY J	R-3		Traditional	R-1	CFCO
078K-B02300	106 BATTLEFIELD DR	TWO ONES FARM PROP LLC	R-3		Traditional	R-1	CFCO
078K-B02400	108 BATTLEFIELD DR	ROBERTS JOHN E	R-3		Traditional	R-1	CFCO
078K-B02500	110 BATTLEFIELD DR	CLARK WILLIAM H	R-3		Traditional	R-1	CFCO
078K-B02600	112 BATTLEFIELD DR	WHITE VICKIE A	R-3		Traditional	R-1	CFCO
078K-B02800	111 BATTLEFIELD DR	PEWITT EVA C	R-3		Traditional	R-1	CFCO
078K-B02900	109 A BATTLEFIELD DR	HOSLER FRED W II	R-3		Traditional	R-1	CFCO
078K-B02901	109 BATTLEFIELD DR	LEHMAN JAY A	R-3		Traditional	R-1	CFCO
078K-B03000	107 BATTLEFIELD DR	HUMPHREYS JOHN J	R-3		Traditional	R-1	CFCO
078K-B03100	103 BATTLEFIELD DR	HOOD GERELD O JR	R-3		Traditional	R-1	CFCO
078K-B03200	1351 COLUMBIA AVE	PARNELL JUDY S	R-3	CAO	Traditional	R-1	CFCO
078K-B03300	1345 COLUMBIA AVE	COLLINS KIRSTEN PAIGE	R-3	CAO	Traditional	R-1	CFCO
078K-B03400	1337 COLUMBIA AVE	HODGES BENNETT A	R-3	CAO	Traditional	R-1	CFCO
078K-B03500	1327 COLUMBIA AVE	ESCATON LLC	R-3	CAO	Traditional	R-1	CFCO
078K-B03600	1317 COLUMBIA AVE	SMITHSON JAMES W	R-3	CAO	Traditional	R-1	CFCO
078K-C00100	1371 COLUMBIA AVE	MCDONALD JANE B	R-3	CAO	Traditional	R-1	CFCO
078K-C00101	GIST ST 102-104	COMER MICHAEL PAUL	R-3		Traditional	R-2	CFCO
078K-C00102	GIST ST 106-108	BORUM CYNTHIA COMER	R-3		Traditional	R-2	CFCO
078K-C00200	110 GIST ST	NUZUM CHARLES B	R-3		Traditional	R-1	CFCO
078K-C00300	112 GIST ST	REED ROY	R-3		Traditional	R-1	CFCO
078K-C00400	114 GIST ST	RUTLEDGE DARIN K	R-3		Traditional	R-1	CFCO
078K-C00500	200 GIST ST	ELLIS JAZMINFLORA	R-3		Traditional	R-2	CFCO
078K-C00600	206 GIST ST	BARNETT PHIL	R-3		Traditional	R-1	CFCO
078K-C00601	204 GIST ST	MOOTS CAROLYN J	R-3		Traditional	R-1	CFCO
078K-C00700	1400 ADAMS ST	FRENCH JAMES DAVIDSON	R-3		Traditional	R-1	CFCO
078K-C00800	1404 ADAMS ST	KREADY EUNETTA M	R-3		Traditional	R-1	CFCO
078K-C00900	GENERALS RETREAT PLACE	FORD MIKE CUSTOM BUILDERS LLC	SD-R	CAO	Traditional	RM	CFCO
078K-C01600	201 CAROLYN AVE	LANIER STEPHANIE LAUREN	R-3		Traditional	R-1	CFCO
078K-C01700	109 CAROLYN AVE	GORE TOM J JR	R-3		Traditional	R-1	CFCO
078K-C01800	107 CAROLYN AVE	KEETER LAURA K	R-3		Traditional	R-1	CFCO
078K-C01900	105 CAROLYN AVE	DAVIS DAVID H	R-3		Traditional	R-1	CFCO
078K-C02200	1447 COLUMBIA AVE	REYNOLDS PATRICIA A	R-3	CAO	Traditional	R-1	CFCO
078K-C02300	1439 COLUMBIA AVE	BRANNON KIMBERLY H	R-3	CAO	Traditional	R-1	CFCO
078K-C02400	1375 COLUMBIA AVE	HUTCHINSON SCOTT G	R-3	CAO	Traditional	R-2	CFCO
078K-C02500	1373 COLUMBIA AVE	ALEXANDER HUDSON	R-3	CAO	Traditional	R-1	CFCO

Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

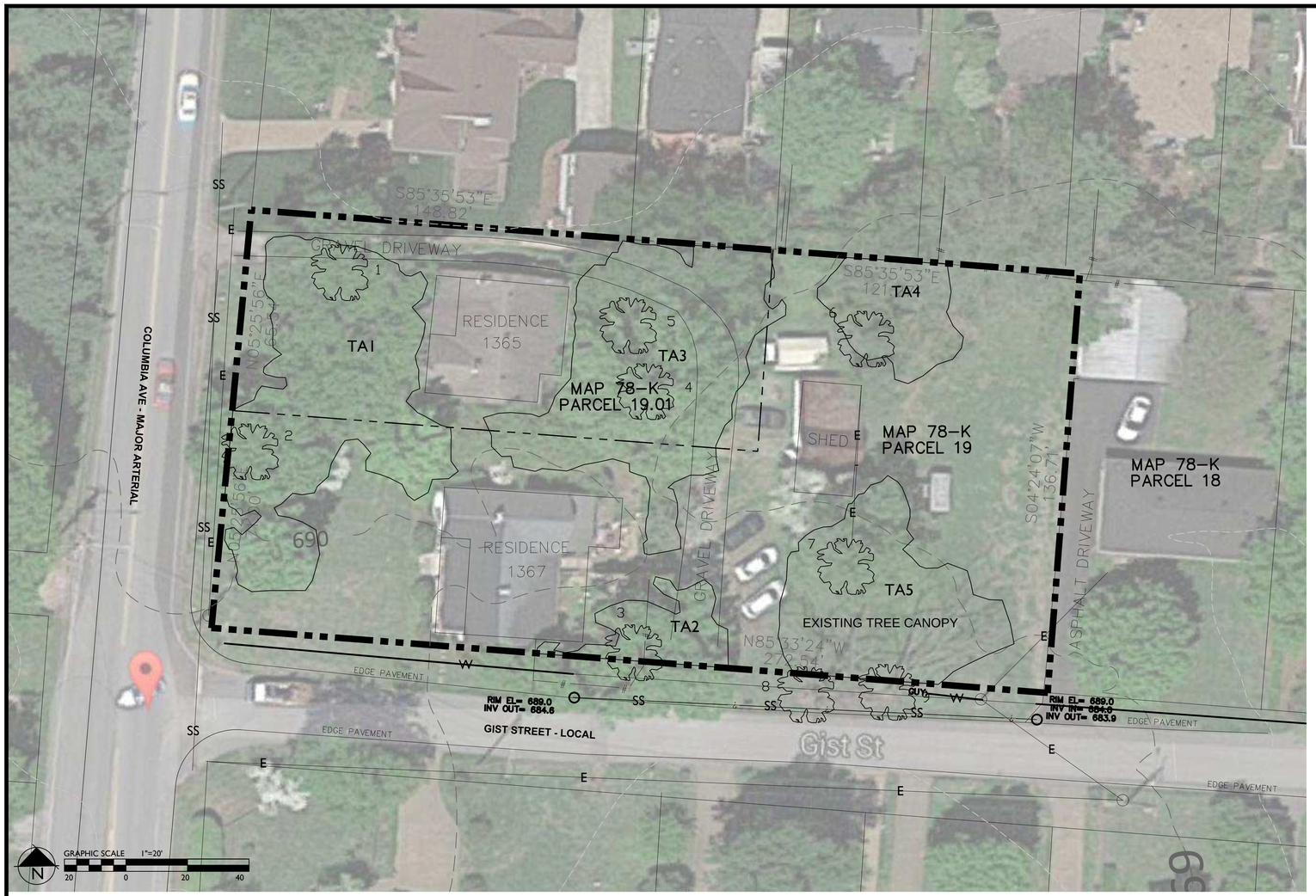
Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION
REZONING REQUEST
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

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

BOUNDARY SURVEY

C 1.0



Consolidated Property Description
Map 78K, Group B, Parcels 19.00 & 19.01
Franklin, Williamson County, Tennessee

Property being a consolidation of the Bob Bass and Charles DeBray properties as of record in Deed Book 2071 Page 933 and Deed Book 2071, Page 944, Register's Office for Williamson County, Tennessee, located in the northeast corner of Columbia Avenue and Gist Street, being more particularly described as follows;
Beginning at an iron pin, found, located the intersection of right of way for Columbia Avenue and Gist Street; thence with said right of way for Columbia Avenue North 05°25'56" East, a distance of 136.54 feet to the southwest corner of Lot 4, "Battlefield Subdivision" as of record in Plat Book 1, Page 105, and being the northwest corner of the herein described tract; thence with the south boundary of Battlefield Subdivision and with Lots 4, 11, 12, and 13, South 85°35'53" East, a distance of 270.09 feet, being the northwest corner of the Bessie Winchester Heithcock property as of record in Deed Book 189. Page 20, and the northeast corner of the herein described tract; thence with the west boundary of said Heithcock, South 04°24'07" West, a distance of 136.71 feet to the southwest corner of said Heithcock located in the north right of way for Gist Street and being the southeast corner of the herein described tract; thence with said right of way North 85°33'24" West, a distance of 272.54 feet to the Point of Beginning and containing 0.85 acres, more or less.

SITE DATA:

PROJECT NAME:	GIST STREET PUD SUBDIVISION
PROJECT NUMBER:	5836
SUBDIVISION:	GIST STREET PUD SUBDIVISION
LOT NUMBER:	NA
ADDRESS:	1365 & 1367 COLUMBIA AVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	078K B 01900 & 01901
EXISTING ZONING:	R3
PROPOSED ZONING:	SD-R (4.71)
CHARACTER AREA OVERLAY:	CFCO-7 CAO - COLUMBIA AVE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	0.85 AC
TOTAL SQUARE FOOTAGE:	37,072.81 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: 30'	
SIDE YARD: 5'	

OWNER/APPLICANT:	BOB BASS/CHARLES DEBRAY
ADDRESS	204 LEWISBURG AVE FRANKLIN, TN 37064
CONTACT	BOB BASS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 PER HOME
RESIDENTIAL DENSITY:	4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.35 AC
PRESERVED TREE CANOPY:	0.35 AC
PARKLAND	N/A
OPEN SPACE:	N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	4923 SF	0 SF	4923 SF
TA 2	893 SF	0 SF	893 SF
TA 3	4777 SF	0 SF	477 SF
TA 4	1301 SF	0 SF	1301 SF
TA 5	3148 SF	0 SF	3148 SF
TOTAL SF	15,042 SF	0 SF	15,042 SF
TOTAL ACRES	0.35 AC	0 AC	0.35 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 15,042 SF
15,042 SF/37,072.81 SF = .41 (41%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
15,042 SF * 45% = 6,768.9 SF
PROVIDED CANOPY PRESERVED =
15,042 SF (100%) OF TOTAL EXISTING CANOPY

SPECIMEN TREE LIST

Number	Type	Size	Health	Status
1	MAPLE	24"	GOOD	
2	MAPLE	24"	GOOD	
3	MAPLE	30"	GOOD	
4	POPLAR	36"	GOOD	
5	MAPLE	36"	GOOD	
6	ELM	24"	GOOD	
7	POPLAR	24"	GOOD	
8	WALNUT	26"	POOR	
9	WALNUT	26"	POOR	

STATEMENT OF IMPACTS
WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

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

DRAINAGE FACILITIES
PROPERTY DRAINS TO THE NORTHEAST

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION 5 - 1.1 MILES
COLUMBIA AVE POLICE STATION - 0.6 MILES

RECREATION FACILITIES
ASSAULT ON THE COTTON GIN HISTORIC PARK - 0.2 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 = 3 STUDENTS
FRANKLIN ELEMENTARY SCHOOL
FREEDOM MIDDLE SCHOOL
CENTENNIAL HIGH SCHOOL

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

RESTRICTIVE COVENANTS
NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

CONNECTIVITY INDEX

ALL STREETS ARE EXISTING. NO NEW STREET NETWORK PROPOSED.

PARKLAND DEDICATION
N/A UNDER THRESHOLD

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-7
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING HOMES ALONG COLUMBIA WILL REMAIN AND TWO SINGLE FAMILY RESIDENTIAL LOTS WILL BE ADDED ON GIST STREET ACROSS THE STREET FROM SIMILAR RESIDENTIAL LOTS. THE HOMES FRONTING COLUMBIA COULD CONVERT TO COMMERCIAL USE IN THE FUTURE.

LOCAL COMPATIBILITY

NEIGHBORING LOTS ON THE GIST STREET BLOCK RANGE FROM 5,676 SF TO 11,101 SQUARE FEET, WITH DEPTHS RANGING FROM 119' TO 137' AND WIDTHS FROM 46' TO 104'. THE GIST SUBDIVISION PROPSED LOTS AVERAGE 7,519 SF WITH A DEPTH OF 137' AND WIDTH OF 55'.

FRONT SETBACKS ON GIST STREET AND ADJACENT BATTLEFIELD DRIVE RANGE FROM 11' TO 46' WHILE THE PROPOSED GIST STREET LOT FRONT SETBACKS ARE SET AT 29.5'.

TRIP GENERATION

LAND USE CODE 210 - 4 RESIDENCES (2 EXISTING AND 2 PROPOSED)

AVERAGE DAILY TRAFFIC	22
DAILY ENTER	11
DAILY EXIT	11
AM PEAK HOUR TOTAL	2
AM PEAK HOUR ENTER	1
AM PEAK HOUR EXIT	1
MID PEAK HOUR TOTAL	2
MID PEAK HOUR ENTER	1
MID PEAK HOUR EXIT	1
PM PEAK HOUR TOTAL	2
PM PEAK HOUR ENTER	1
PM PEAK HOUR ENTER	1

Revisions:
5.7.2015

Drawing Notes:

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION REZONING REQUEST

Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
No. 5715
LANDSCAPE ARCHITECT

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

EXISTING CONDITIONS

C 2.0

RESOLUTION 2015-30

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE GIST STREET PUD SUBDIVISION, LOCATED AT 1365 AND 1367 COLUMBIA AVENUE, BY THE CITY OF FRANKLIN, TENNESSEE.

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

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

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

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

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
078K-B01900	0.64
078K-B01901	0.21
TOTAL	**± 0.85**

Property being a consolidation of the Bob Bass and Charles DeBray properties as of record in Deed Book 2071 Page 933 and Deed Book 2071, Page 944, Register's Office for Williamson County, Tennessee, located in the northeast corner of Columbia Avenue and Gist Street, being more particularly described as follows;
Beginning at an iron pin, found, located the intersection of right of way for Columbia Avenue and Gist Street; thence with said right of way for Columbia Avenue North 05°25'56" East, a distance of 136.54 feet to the southwest corner of Lot 4, "Battlefield Subdivision" as of record in Plat Book 1, Page 105,

and being the northwest corner of the herein described tract; thence with the south boundary of Battlefield Subdivision and with Lots 4, 11, 12, and 13, South 85°35'53" East, a distance of 270.09 feet, being the northwest corner of the Bessie Winchester Heithcock property as of record in Deed Book 189. Page 20, and the northeast corner of the herein described tract; thence with the west boundary of said Heithcock,
South 04°24'07" West, a distance of 136.71 feet to the southwest corner of said Heithcock located in the north right of way for Gist Street and being the southeast corner of the herein described tract; thence with said right of way North 85°33'24" West, a distance of 272.54 feet to the Point of Beginning and containing 0.85 acres, more or less.

2. That the overall entitlements for the Gist Street PUD Subdivision are as follows:

Entitlements	Township PUD Subdivision
Base Zone	R3
Character Area Overlay	CFCO-7
Other Zoning Overlays	Columbia Avenue Overlay (CAO)
Number of Dwelling Units	4
Number of Nonresidential Square Footage	n/a
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	Formal: 0.04 acres Informal: Total: 0.04 acres

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

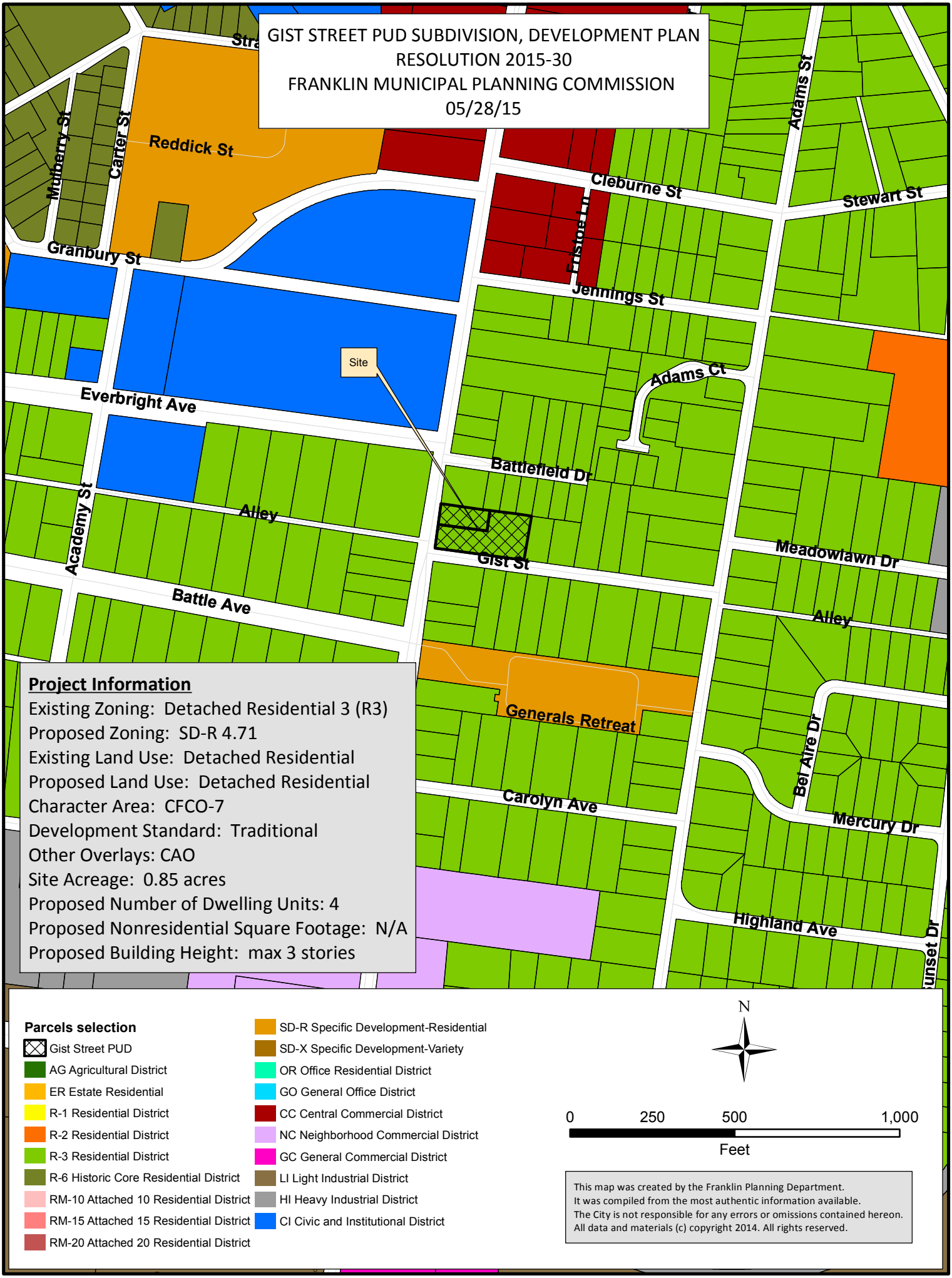
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ **BY: _____**
ERIC STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR **MAYOR**

PREAPPLICATION CONFERENCE:	03/24/15
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	03/26/15
NEIGHBORHOOD MEETING:	03/30/15
PLANNING COMMISSION RECOMMENDED APPROVAL:	05/28/15
PUBLIC HEARING AND BOMA APPROVAL:	

GIST STREET PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2015-30
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/15



Project Information

Existing Zoning: Detached Residential 3 (R3)
Proposed Zoning: SD-R 4.71
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: CAO
Site Acreage: 0.85 acres
Proposed Number of Dwelling Units: 4
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: max 3 stories

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5836
CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. F. Development Plan

- The applicant has not addressed the issue "The applicant shall place on the development plans his request and justification for an Engineering MOS for substandard driveway spacing along Gist Street." The distance between the driveways on lots 1 and 2 will require a Modification of Standards for the substandard driveway spacing of less than 20' between the radius returns on adjacent lots.

2. D. Statement of Impacts

- Applicant shall provide a statment on the plans describing the anticipated impact on water, sewer, re-claimed water, and drainage facilities, including expected needs in total gallons per day (where appropriate). The information provided in the previous response is appreciated, but should be shown on the plans as well,

Fire-Planning

Gist PUD Development Plan.pdf

3. Fire Protection

- The previous comment requesting fire flow results has not been addressed.

The applicant shall provide the results of a full demand fire flow test.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

Planning

Gist PUD Development Plan.pdf

4. Sidewalks

- The applicant shall clarify in the general notes section of sheet C3.0 that sidewalk requirements will be met with a combination of installation and fee-in-lieu payment.

Gist Street PUD Dev Plan 5.7.2015.pdf

5. Open Space

- The applicant shall revise the Site Data Chart to show the amount of open space required (5% of 0.85 acres = 0.0425 acres or 1,851 square feet), and clearly note that because the total formal open space set-aside is less than the minimum size of an individual open space (5,000 square feet), formal open space is not required on this development.

6. Land Use Compliance Statement

- The applicant shall remove the statement "the homes fronting Columbia could convert to commercial use in the future" from the paragraph under "Land Use Plan Compliance". Under both the current and proposed zoning, commercial uses would not be permitted and should not be considered in terms of land use compliance.

Gist Street Subdivision Development Plan 4.13.2015.pdf

7. Project number

- The applicant shall list the COF project number, 5836, on all sheets of the resubmittal.

Planning (Landscape)

General Comments

8. Tree Protection Fence

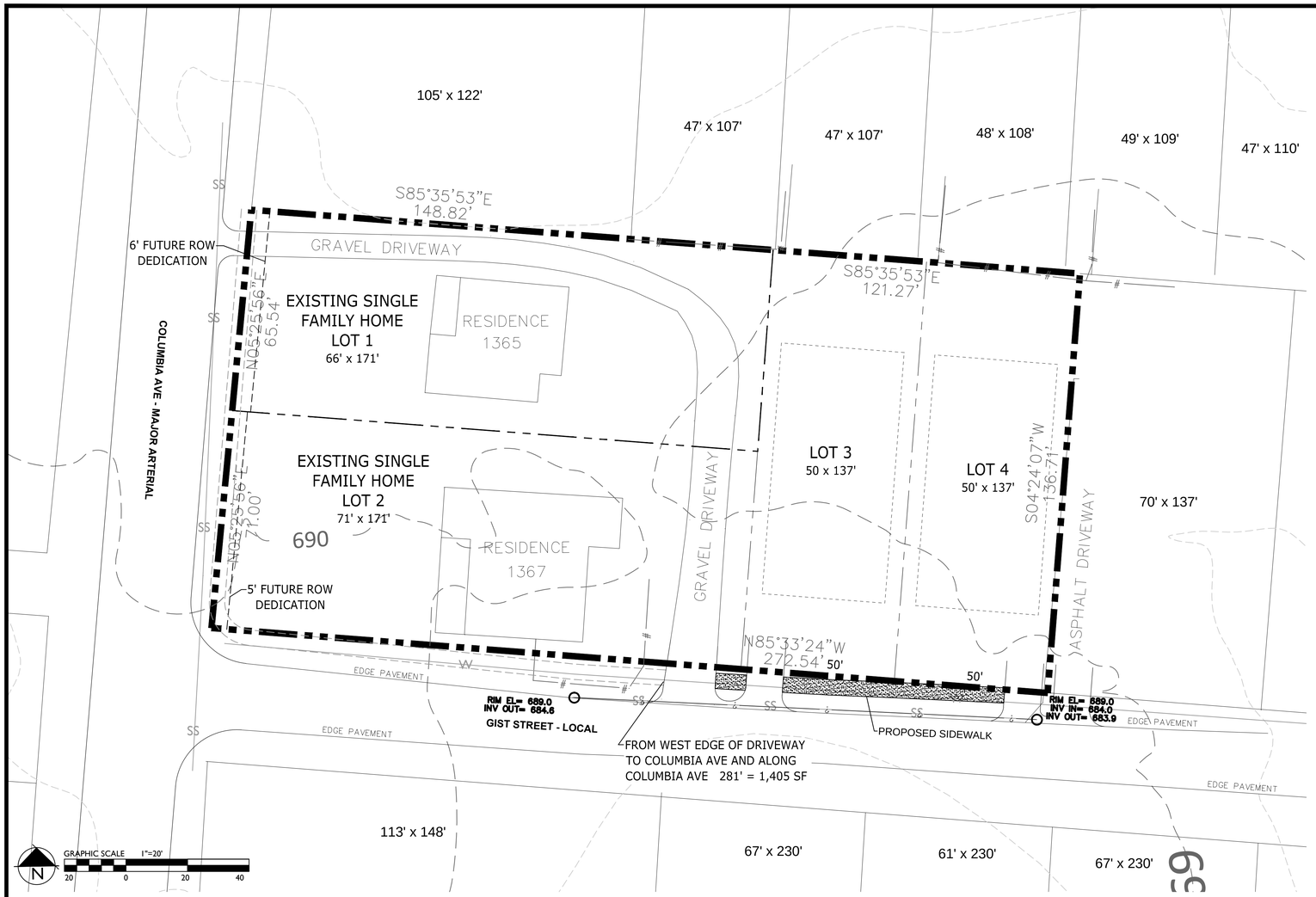
- Applicant shall indicate where tree protection fencing will be located on plans. Will it be possible to save both 36" cal. Walnut trees along Gist Street?

Water/Sewer

General Comments

9. Utilities

- Applicant shall clarify existing waterline, currently the waterline is shown crossing the property. That doesn't seem correct the label seems to be pointing at a lot line. Applicant shall clarify and correct the water line location shown on the plan.



SITE DATA:

PROJECT NAME:	GIST STREET PUD SUBDIVISION
PROJECT NUMBER:	5836
SUBDIVISION:	GIST STREET PUD SUBDIVISION
LOT NUMBER:	NA
ADDRESS:	1365 & 1367 COLUMBIA AVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	078K B 01900 & 01901
EXISTING ZONING:	R3
PROPOSED ZONING:	SD-R (4.71)
CHARACTER AREA OVERLAY:	CFCO-7 CAO - COLUMBIA AVE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	0.85 AC
TOTAL SQUARE FOOTAGE:	37,072.81 SF
MINIMUM REQUIRED SETBACKS:	FRONT YARD: 29.5' REAR YARD: 30' SIDE YARD: 5'
OWNER/APPLICANT:	BOB BASS/CHARLES DEBRAY
ADDRESS	204 LEWISBURG AVE FRANKLIN, TN 37064
CONTACT	BOB BASS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 PER HOME
RESIDENTIAL DENSITY:	4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.35 AC
PRESERVED TREE CANOPY:	0.35 AC
PARKLAND	N/A
OPEN SPACE:	N/A

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

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

DRAINAGE FACILITIES
PROPERTY DRAINS TO THE NORTHEAST

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION 5 - 1.1 MILES
COLUMBIA AVE POLICE STATION - 0.6 MILES

RECREATION FACILITIES
ASSAULT ON THE COTTON GIN HISTORIC PARK - 0.2 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 = 3 STUDENTS
FRANKLIN ELEMENTARY SCHOOL
FREEDOM MIDDLE SCHOOL
CENTENNIAL HIGH SCHOOL

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

RESTRICTIVE COVENANTS
NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

CONNECTIVITY INDEX

ALL STREETS ARE EXISTING. NO NEW STREET NETWORK PROPOSED.

PARKLAND DEDICATION
N/A UNDER THRESHOLD

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY:	CFCO-7
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL

THE EXISTING HOMES ALONG COLUMBIA WILL REMAIN AND TWO SINGLE FAMILY RESIDENTIAL LOTS WILL BE ADDED ON GIST STREET ACROSS THE STREET FROM SIMILAR RESIDENTIAL LOTS. THE HOMES FRONTING COLUMBIA COULD CONVERT TO COMMERCIAL USE IN THE FUTURE.

LOCAL COMPATIBILITY

NEIGHBORING LOTS ON THE GIST STREET BLOCK RANGE FROM 5,676 SF TO 11,101 SQUARE FEET, WITH DEPTHS RANGING FROM 119' TO 137' AND WIDTHS FROM 46' TO 104'. THE GIST SUBDIVISION PROPSED LOTS AVERAGE 7,519 SF WITH A DEPTH OF 137' AND WIDTH OF 55'.

FRONT SETBACKS ON GIST STREET AND ADJACENT BATTLEFIELD DRIVE RANGE FROM 11' TO 46' WHILE THE PROPOSED GIST STREET LOT FRONT SETBACKS ARE SET AT 29.5'.

TRIP GENERATION

LAND USE CODE 210 - 4 RESIDENCES (2 EXISTING AND 2 PROPOSED)

AVERAGE DAILY TRAFFIC	22
DAILY ENTER	11
DAILY EXIT	11
AM PEAK HOUR TOTAL	2
AM PEAK HOUR ENTER	1
AM PEAK HOUR EXIT	1
MID PEAK HOUR TOTAL	2
MID PEAK HOUR ENTER	1
MID PEAK HOUR EXIT	1
PM PEAK HOUR TOTAL	2
PM PEAK HOUR ENTER	1
PM PEAK HOUR ENTER	1

Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

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

DEVELOPMENT PLAN

C 3.0

Development Plan
for
Gist Street PUD Subdivision

A Planned Residential Development
Map 78K Group B Parcels 01900 and 01901
FRANKLIN, TN

OWNER/APPLICANT:

BOB BASS/CHARLES DEBRAY
204 LEWISBURG AVE
FRANKLIN, TN
BOB.BASS@COMCAST.NET

PLANNER/LANDSCAPE ARCHITECT:

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

ENGINEER:

CIVIL DESIGN CONSULTANTS, LLC
JARED R. GRAY, PE
8170 COLEY DAVIS ROAD
NASHVILLE, TN 37221
615.319.2734
jared@civilconsultants.net

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

N

SCALE: 1"=100 FT
0 100

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

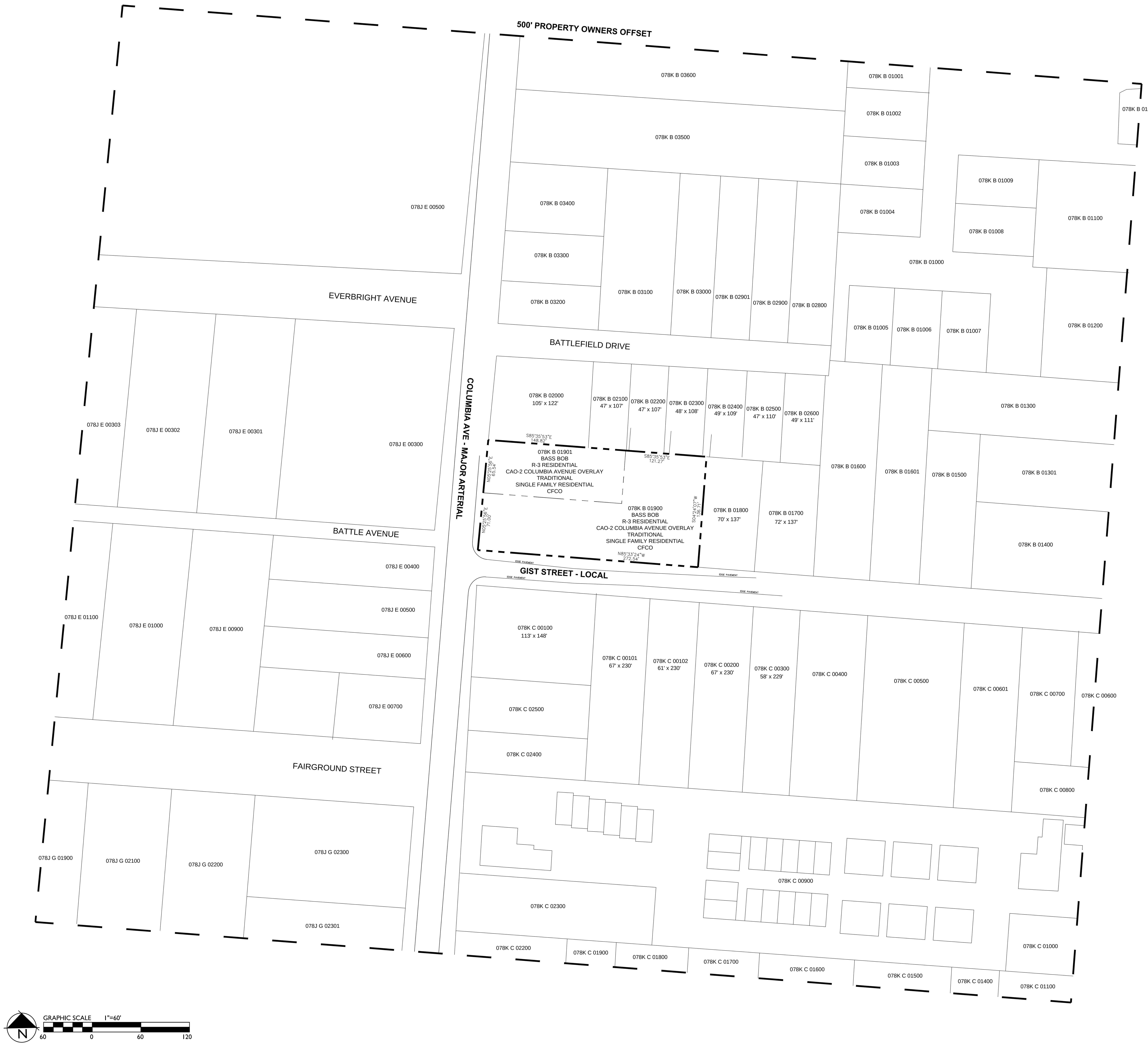
PROJECT NO. 15006
greggamble209@gmail.com
615-975-5765

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL
C 3.0	DEVELOPMENT PLAN
C 4.0	TREE PRESERVATION PLAN
C 5.0	STORM WATER PLAN
C 6.0	GRADING / DRAINAGE / UTILITY PLAN
A 1.0	ARCHITECTURAL ELEVATION

APRIL 13, 2015
REVISED: MAY 7, 2015

COF # 5836



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REAR YARD: 30'
SIDE YARD: 5'

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CONTACT BOB BASS

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
OFFICE PHONE 615.975.5765
EMAIL ADDRESS greggamble209@gmail.com
CONTACT GREG GAMBLE

BUILDING SQUARE FOOTAGE: 2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT: 3 STORY MAX
LANDSCAPE SURFACE RATIO: .40
MINIMUM LANDSCAPE RATIO: .20
INCOMPATIBLE-USE BUFFER REQUIRED: NOT REQUIRED
MINIMUM PARKING REQUIRED: 2 PER HOME
EXISTING PARKING: N/A
PARKING PROVIDED: 2 PER HOME
RESIDENTIAL DENSITY: 4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)

EXISTING TREE CANOPY: 0.35 AC
PRESERVED TREE CANOPY: 0.35 AC
PARKLAND N/A
OPEN SPACE: N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	Zoning	Overlays	Standard	Current Use	Character Area
078J-D00500	1236 COLUMBIA AVE	WILLIAMSON COUNTY	Civic / Inst	CAO	Traditional	Institutional	CFCO
078J-E00300	103 EVERBRIGHT AVE	LEHEW CALVIN	R-3	CAO	Traditional	Institutional	CFCO
078J-E00301	105 EVERBRIGHT AVE	HOPPE PAUL T	R-3	CAO	Traditional	R-1	CFCO
078J-E00302	107 EVERBRIGHT AVE	BASS BOB	R-3	CAO	Traditional	R-1	CFCO
078J-E00303	109 EVERBRIGHT AVE	DANIEL THOMAS HUNTER	R-3	CAO	Traditional	R-1	CFCO
078J-E00400	1330 COLUMBIA AVE	BERGEY BETHANY JOY	R-3	CAO	Traditional	R-1	CFCO
078J-E00500	1332 COLUMBIA AVE	KUBICA CINDY A	R-3	CAO	Traditional	R-1	CFCO
078J-E00600	1334 COLUMBIA AVE	DEL VALLE JOSEPH C	R-3	CAO	Traditional	R-1	CFCO
078J-E00700	1336 COLUMBIA AVE	YOUNG BRANDON J	R-3	CAO	Traditional	R-1	CFCO
078J-E00800	102 BATTLE AVE	VADEN WILSON	R-3	CAO	Traditional	R-1	CFCO
078J-E00900	104 BATTLE AVE	DENTON JOSHUA R CO-TR	R-3		Traditional	R-1	CFCO
078J-E01000	106 BATTLE AVE	MULLALY ALISON C	R-3		Traditional	R-1	CFCO
078J-E01100	108 BATTLE AVE	SULLIVAN CURTIS W	R-3		Traditional	R-1	CFCO
078J-G02100	107 BATTLE AVE	CHESTER MARY FAGAN	R-3		Traditional	R-1	CFCO
078J-G02200	105 BATTLE AVE	HOOD GERALD O JR	R-3		Traditional	RM	CFCO
078J-G02300	1402 COLUMBIA AVE	STEVENS CHRISTOPHER	R-3	CAO	Traditional	R-1	CFCO
078J-G02301	1404 COLUMBIA AVE	CIVIL WAR PRESERVATION TRUST	SD-R	CAO	Traditional	Vacant	CFCO
078K-B01000	ADAMS ST	ADAMS SQUARE HOMEOWNERS ASSOC INC	R-3		Traditional	Rec/Open Space	CFCO
078K-B01002	213 ADAMS CT	HENDERSON THOMAS EDWARD	R-3		Traditional	R-1	CFCO
078K-B01003	217 ADAMS CT	POPE GREGORY	R-3		Traditional	R-1	CFCO
078K-B01004	221 ADAMS CT	MEEKS JOSHUA C	R-3		Traditional	R-1	CFCO
078K-B01005	229 ADAMS CT	LEE MARK	R-3		Traditional	R-1	CFCO
078K-B01006	233 ADAMS CT	MUNSON WILLIAM	R-3		Traditional	R-1	CFCO
078K-B01007	230 ADAMS CT	FASTER ROBERT J	R-3		Traditional	R-1	CFCO
078K-B01008	222 ADAMS CT	BALLASH ADAM J	R-3		Traditional	R-1	CFCO
078K-B01009	218 ADAMS CT	MORGAN COSTA M LIV TRUST	R-3		Traditional	R-1	CFCO
078K-B01100	1318 ADAMS ST	PICARD JESSICA	R-3	CAO	Traditional	R-1	CFCO
078K-B01200	1324 ADAMS ST	CRUTCHER ELEANOR J	R-3	CAO	Traditional	R-1	CFCO
078K-B01300	1326 ADAMS ST	CHURCH FRANKLIN SOUTHERN METHODIST	R-3	CAO	Traditional	Institutional	CFCO
078K-B01301	1328 ADAMS ST	FOSTER FAMILY REAL EST PTNRSHP LP	R-3	CAO	Traditional	RM	CFCO
078K-B01400	1336 ADAMS ST	HASSALL HAROLD C	R-3	CAO	Traditional	R-1	CFCO
078K-B01500	201 GIST ST	GIST STREET PROPERTIES LLC	R-3		Traditional	R-1	CFCO
078K-B01600	117 GIST ST	KENDALL HENRY A	R-3		Traditional	R-1	CFCO
078K-B01601	121 GIST ST	JOHNSON CLIFFORD K	R-3		Traditional	R-1	CFCO
078K-B01700	113 GIST ST	STOKLEY RITA F	R-3		Traditional	R-1	CFCO
078K-B01800	111 GIST ST	HEITHCOCK BESSIE	R-3		Traditional	R-1	CFCO
078K-B01900	1367 COLUMBIA AVE	BASS BOB	R-3	CAO	Traditional	R-1	CFCO
078K-B01901	1365 COLUMBIA AVE	BASS BOB	R-3	CAO	Traditional	R-1	CFCO
078K-B02000	1361 COLUMBIA AVE	SEEHORN JOHN S	R-3	CAO	Traditional	R-1	CFCO
078K-B02100	102 BATTLEFIELD DR	STRICKLAND JOHN	R-3		Traditional	R-1	CFCO
078K-B02200	104 BATTLEFIELD DR	HUGHES BETTY J	R-3		Traditional	R-1	CFCO
078K-B02300	106 BATTLEFIELD DR	TWO ONES FARM PROP LLC	R-3		Traditional	R-1	CFCO
078K-B02400	108 BATTLEFIELD DR	ROBERTS JOHN E	R-3		Traditional	R-1	CFCO
078K-B02500	110 BATTLEFIELD DR	CLARK WILLIAM H	R-3		Traditional	R-1	CFCO
078K-B02600	112 BATTLEFIELD DR	WHITE VICKIE A	R-3		Traditional	R-1	CFCO
078K-B02800	111 BATTLEFIELD DR	PEWITT EVA C	R-3		Traditional	R-1	CFCO
078K-B02900	109 A BATTLEFIELD DR	HOSLER FRED W II	R-3		Traditional	R-1	CFCO
078K-B02901	109 BATTLEFIELD DR	LEHMAN JAY A	R-3		Traditional	R-1	CFCO
078K-B03000	107 BATTLEFIELD DR	HUMPHREYS JOHN J	R-3		Traditional	R-1	CFCO
078K-B03100	103 BATTLEFIELD DR	HOOD GERELD O JR	R-3		Traditional	R-1	CFCO
078K-B03200	1351 COLUMBIA AVE	PARNELL JUDY S	R-3	CAO	Traditional	R-1	CFCO
078K-B03300	1345 COLUMBIA AVE	COLLINS KIRSTEN PAIGE	R-3	CAO	Traditional	R-1	CFCO
078K-B03400	1337 COLUMBIA AVE	HODGES BENNETT A	R-3	CAO	Traditional	R-1	CFCO
078K-B03500	1327 COLUMBIA AVE	ESCATON LLC	R-3	CAO	Traditional	R-1	CFCO
078K-B03600	1317 COLUMBIA AVE	SMITHSON JAMES W	R-3	CAO	Traditional	R-1	CFCO
078K-C00100	1371 COLUMBIA AVE	MCDONALD JANE B	R-3	CAO	Traditional	R-1	CFCO
078K-C00101	GIST ST 102-104	COMER MICHAEL PAUL	R-3		Traditional	R-2	CFCO
078K-C00102	GIST ST 106-108	BORUM CYNTHIA COMER	R-3		Traditional	R-2	CFCO
078K-C00200	110 GIST ST	NUZUM CHARLES B	R-3		Traditional	R-1	CFCO
078K-C00300	112 GIST ST	REED ROY	R-3		Traditional	R-1	CFCO
078K-C00400	114 GIST ST	RUTLEDGE DARIN K	R-3		Traditional	R-1	CFCO
078K-C00500	200 GIST ST	ELLIS JAZMINFLORA	R-3		Traditional	R-2	CFCO
078K-C00600	206 GIST ST	BARNETT PHIL	R-3		Traditional	R-1	CFCO
078K-C00601	204 GIST ST	MOOTS CAROLYN J	R-3		Traditional	R-1	CFCO
078K-C00700	1400 ADAMS ST	FRENCH JAMES DAVIDSON	R-3		Traditional	R-1	CFCO
078K-C00800	1404 ADAMS ST	KREADY EUNETTA M	R-3		Traditional	R-1	CFCO
078K-C00900	GENERALS RETREAT PLACE	FORD MIKE CUSTOM BUILDERS LLC	SD-R	CAO	Traditional	RM	CFCO
078K-C01600	201 CAROLYN AVE	LANIER STEPHANIE LAUREN	R-3		Traditional	R-1	CFCO
078K-C01700	109 CAROLYN AVE	GORE TOM J JR	R-3		Traditional	R-1	CFCO
078K-C01800	107 CAROLYN AVE	KEETER LAURA K	R-3		Traditional	R-1	CFCO
078K-C01900	105 CAROLYN AVE	DAVIS DAVID H	R-3		Traditional	R-1	CFCO
078K-C02200	1447 COLUMBIA AVE	REYNOLDS PATRICIA A	R-3	CAO	Traditional	R-1	CFCO
078K-C02300	1439 COLUMBIA AVE	BRANNON KIMBERLY H	R-3	CAO	Traditional	R-1	CFCO
078K-C02400	1375 COLUMBIA AVE	HUTCHINSON SCOTT G	R-3	CAO	Traditional	R-2	CFCO
078K-C02500	1373 COLUMBIA AVE	ALEXANDER HUDSON	R-3	CAO	Traditional	R-1	CFCO

Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

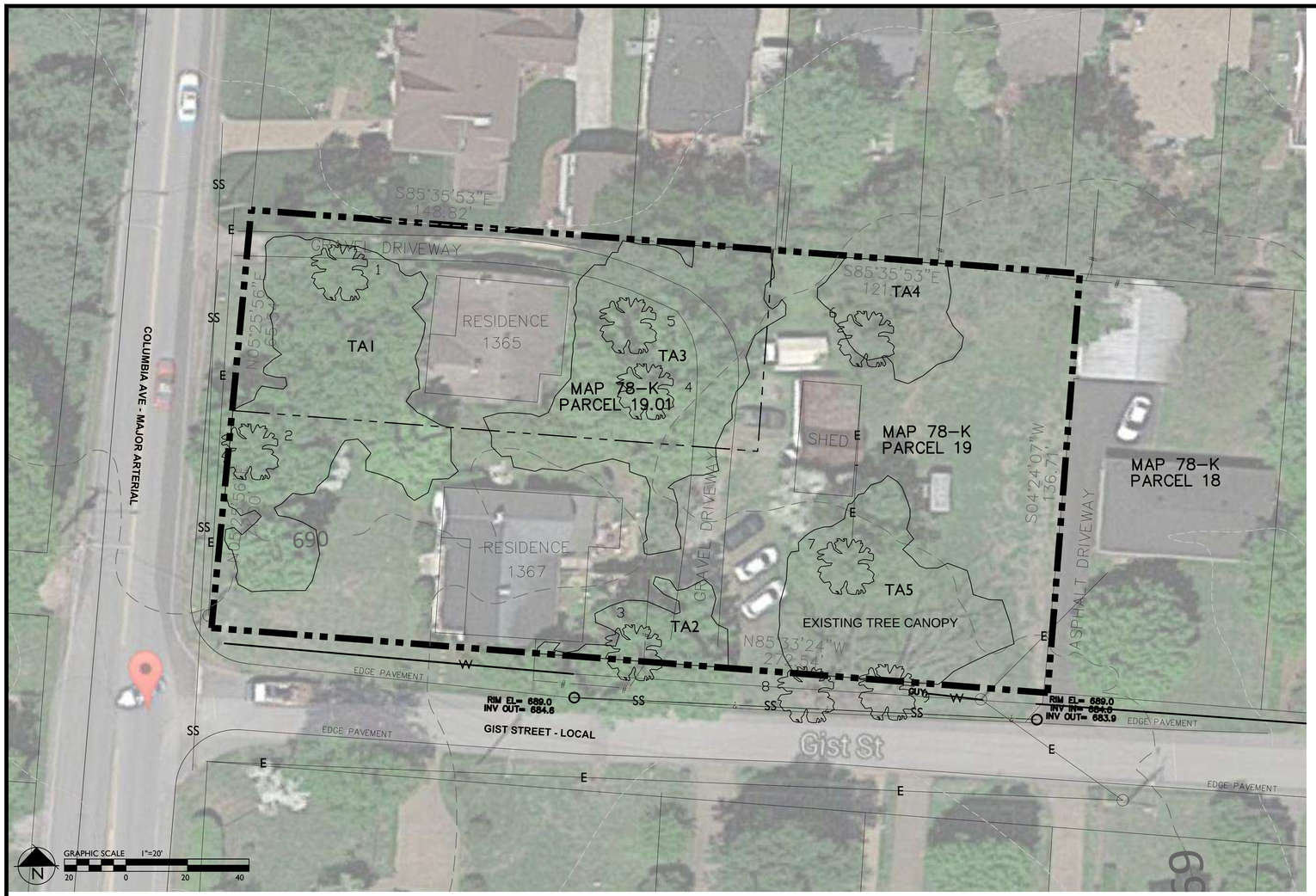
GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE LANDSCAPE ARCHITECT 5715

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

BOUNDARY SURVEY

C 1.0



Consolidated Property Description
Map 78K, Group B, Parcels 19.00 & 19.01
Franklin, Williamson County, Tennessee

Property being a consolidation of the Bob Bass and Charles DeBray properties as of record in Deed Book 2071 Page 933 and Deed Book 2071, Page 944, Register's Office for Williamson County, Tennessee, located in the northeast corner of Columbia Avenue and Gist Street, being more particularly described as follows;
Beginning at an iron pin, found, located the intersection of right of way for Columbia Avenue and Gist Street; thence with said right of way for Columbia Avenue North 05°25'56" East, a distance of 136.54 feet to the southwest corner of Lot 4, "Battlefield Subdivision" as of record in Plat Book 1, Page 105, and being the northwest corner of the herein described tract; thence with the south boundary of Battlefield Subdivision and with Lots 4, 11, 12, and 13, South 85°35'53" East, a distance of 270.09 feet, being the northwest corner of the Bessie Winchester Heithcock property as of record in Deed Book 189. Page 20, and the northeast corner of the herein described tract; thence with the west boundary of said Heithcock, South 04°24'07" West, a distance of 136.71 feet to the southwest corner of said Heithcock located in the north right of way for Gist Street and being the southeast corner of the herein described tract; thence with said right of way North 85°33'24" West, a distance of 272.54 feet to the Point of Beginning and containing 0.85 acres, more or less.

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	4923 SF	0 SF	4923 SF
TA 2	893 SF	0 SF	893 SF
TA 3	4777 SF	0 SF	477 SF
TA 4	1301 SF	0 SF	1301 SF
TA 5	3148 SF	0 SF	3148 SF
TOTAL SF	15,042 SF	0 SF	15,042 SF
TOTAL ACRES	0.35 AC	0 AC	0.35 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 15,042 SF
15,042 SF/37,072.81 SF = .41 (41%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
15,042 SF * 45% = 6,768.9 SF
PROVIDED CANOPY PRESERVED =
15,042 SF (100%) OF TOTAL EXISTING CANOPY

SPECIMEN TREE LIST

Number	Type	Size	Health	Status
1	MAPLE	24"	GOOD	
2	MAPLE	24"	GOOD	
3	MAPLE	30"	GOOD	
4	POPLAR	36"	GOOD	
5	MAPLE	36"	GOOD	
6	ELM	24"	GOOD	
7	POPLAR	24"	GOOD	
8	WALNUT	26"	POOR	
9	WALNUT	26"	POOR	

SITE DATA:

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EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	2 EXISTING SINGLE FAMILY HOMES
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 PER HOME
RESIDENTIAL DENSITY:	4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.35 AC
PRESERVED TREE CANOPY:	0.35 AC
PARKLAND	N/A
OPEN SPACE:	N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN

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

DRAINAGE FACILITIES
PROPERTY DRAINS TO THE NORTHEAST

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION 5 - 1.1 MILES
COLUMBIA AVE POLICE STATION - 0.6 MILES

RECREATION FACILITIES
ASSAULT ON THE COTTON GIN HISTORIC PARK - 0.2 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 = 3 STUDENTS
FRANKLIN ELEMENTARY SCHOOL
FREEDOM MIDDLE SCHOOL
CENTENNIAL HIGH SCHOOL

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

RESTRICTIVE COVENANTS
NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

CONNECTIVITY INDEX

ALL STREETS ARE EXISTING. NO NEW STREET NETWORK PROPOSED.

PARKLAND DEDICATION
N/A UNDER THRESHOLD

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY:	CFCO-7
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL

THE EXISTING HOMES ALONG COLUMBIA WILL REMAIN AND TWO SINGLE FAMILY RESIDENTIAL LOTS WILL BE ADDED ON GIST STREET ACROSS THE STREET FROM SIMILAR RESIDENTIAL LOTS. THE HOMES FRONTING COLUMBIA COULD CONVERT TO COMMERCIAL USE IN THE FUTURE.

LOCAL COMPATIBILITY

NEIGHBORING LOTS ON THE GIST STREET BLOCK RANGE FROM 5,676 SF TO 11,101 SQUARE FEET, WITH DEPTHS RANGING FROM 119' TO 137' AND WIDTHS FROM 46' TO 104'. THE GIST SUBDIVISION PROPSED LOTS AVERAGE 7,519 SF WITH A DEPTH OF 137' AND WIDTH OF 55'.

FRONT SETBACKS ON GIST STREET AND ADJACENT BATTLEFIELD DRIVE RANGE FROM 11' TO 46' WHILE THE PROPOSED GIST STREET LOT FRONT SETBACKS ARE SET AT 29.5'.

TRIP GENERATION

LAND USE CODE 210 - 4 RESIDENCES (2 EXISTING AND 2 PROPOSED)

AVERAGE DAILY TRAFFIC	22
DAILY ENTER	11
DAILY EXIT	11
AM PEAK HOUR TOTAL	2
AM PEAK HOUR ENTER	1
AM PEAK HOUR EXIT	1
MID PEAK HOUR TOTAL	2
MID PEAK HOUR ENTER	1
MID PEAK HOUR EXIT	1
PM PEAK HOUR TOTAL	2
PM PEAK HOUR ENTER	1
PM PEAK HOUR ENTER	1

Revisions:
5.7.2015

Drawing Notes:

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION DEVELOPMENT PLAN

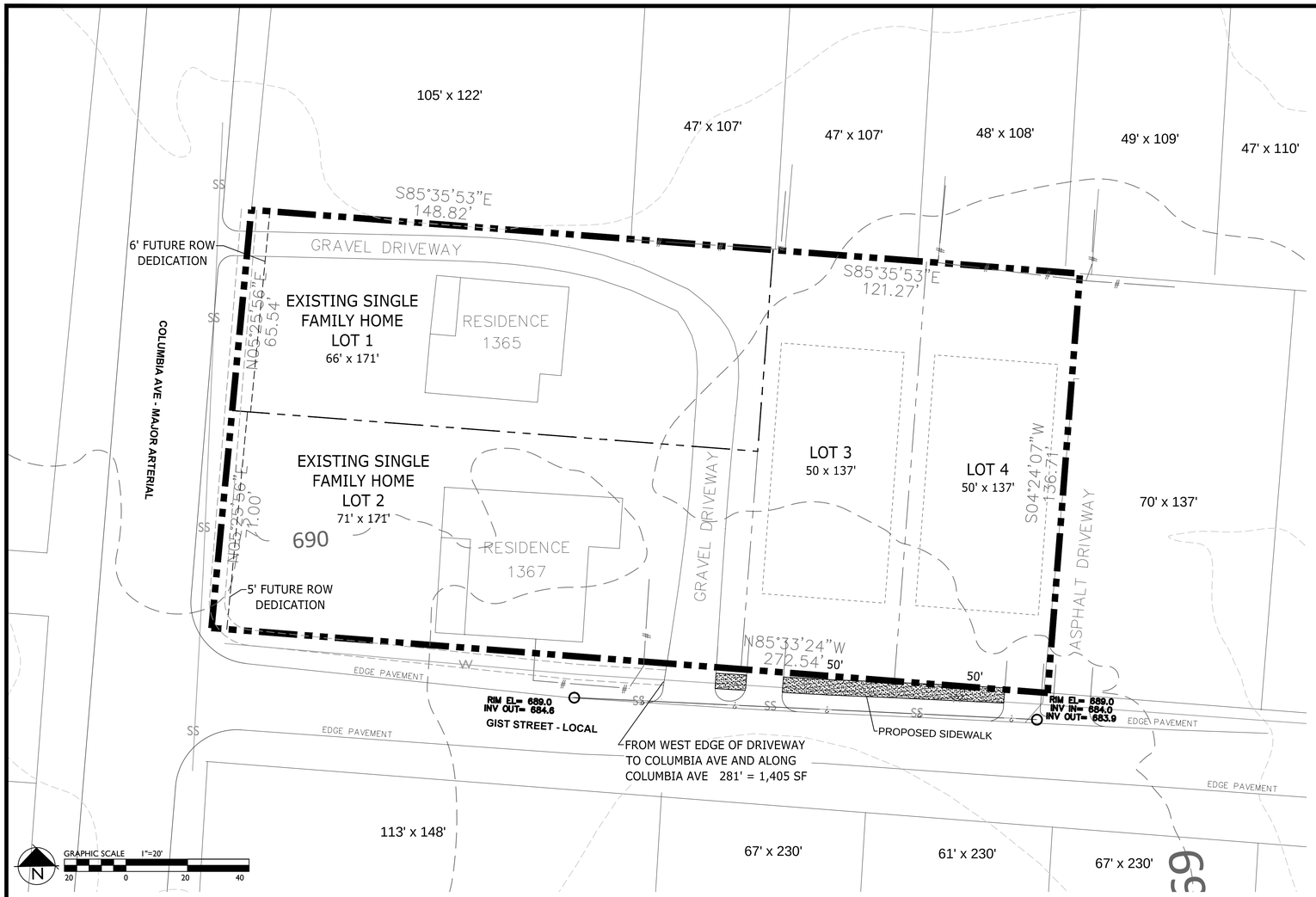
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
No. 101
LICENSED
LANDSCAPE ARCHITECT
5/7/15

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

EXISTING CONDITIONS

C 2.0



SITE DATA:

PROJECT NAME:	GIST STREET PUD SUBDIVISION
PROJECT NUMBER:	5836
SUBDIVISION:	GIST STREET PUD SUBDIVISION
LOT NUMBER:	NA
ADDRESS:	1365 & 1367 COLUMBIA AVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	078K B 01900 & 01901
EXISTING ZONING:	R3
PROPOSED ZONING:	SD-R (4.71)
CHARACTER AREA OVERLAY:	CFCO-7 CAO - COLUMBIA AVE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	0.85 AC
TOTAL SQUARE FOOTAGE:	37,072.81 SF
MINIMUM REQUIRED SETBACKS:	FRONT YARD: 29.5' REAR YARD: 30' SIDE YARD: 5'
OWNER/APPLICANT:	BOB BASS/CHARLES DEBRAY
ADDRESS	204 LEWISBURG AVE FRANKLIN, TN 37064
CONTACT	BOB BASS
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
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BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	2 PER HOME
RESIDENTIAL DENSITY:	4.71 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.35 AC
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PARKLAND	N/A
OPEN SPACE:	N/A

STATEMENT OF IMPACTS

WATER
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Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

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GREG GAMBLE
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DEVELOPMENT PLAN

C 3.0

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CHARACTER AREA OVERLAY:	CFCO-7 CAO - COLUMBIA AVE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	0.85 AC
TOTAL SQUARE FOOTAGE:	37,072.81 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: 30'	
SIDE YARD: 5'	

OWNER/APPLICANT:	BOB BASS/CHARLES DEBRAY
ADDRESS	204 LEWISBURG AVE FRANKLIN, TN 37064
CONTACT	BOB BASS

PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
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OFFICE PHONE	615.975.5765
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EXISTING TREE CANOPY:	0.35 AC
PRESERVED TREE CANOPY:	0.35 AC
PARKLAND	N/A
OPEN SPACE:	N/A

NOTE: NO SLOPES EXCEEDING 14% ON SITE

REQUIRED TREE CANOPY PRESERVATION CHART

TOTAL SITE AREA:	37,072.81 SF (0.85 AC)
EXISTING CANOPY AREA:	15,042 SF (0.35 AC) 41% OF SITE
SD-R REQUIRED PRESERVATION:	45%, 6,768.9 SF (0.16 AC)
PROVIDED PRESERVATION:	100%, 15,042 SF (0.35 AC)

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	4923 SF	0 SF	4923 SF
TA 2	893 SF	0 SF	893 SF
TA 3	4777 SF	0 SF	477 SF
TA 4	1301 SF	0 SF	1301 SF
TA 5	3148 SF	0 SF	3148 SF
TOTAL SF	15,042 SF	0 SF	15,042 SF
TOTAL ACRES	0.35 AC	0 AC	0.35 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 15,042 SF
15,042 SF/37,072.81 SF = .41 (41%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
15,042 SF * 45% = 6,768.9 SF
PROVIDED CANOPY PRESERVED =
15,042 SF (100%) OF TOTAL EXISTING CANOPY

Revisions:
5.7.2015

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TREE PRESERVATION

C 4.0

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCING SHOWN THUS ▬▬▬▬ ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6–INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6–12–12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%–80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION CONTROL SCHEDULE:

STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM BRENTWOOD CODES AND ENGINEERING DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.

STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.

STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY AFTER A PROPER STAND OF GRASS IS OBTAINED AND ONLY UPON APPROVAL FROM THE FRANKLIN STORMWATER DEPARTMENT AND ENGINEER.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

WATER QUALITY BMP NOTE:

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

EXISTING CONDITIONS NOTE:

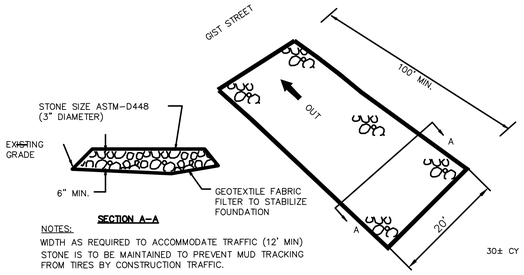
EXISTING CONDITIONS SHOWN TAKEN FROM AVAILABLE GIS AND FIELD RUN INFORMATION. CDC LLC AND THIS ENGINEER HAVE NO LIABILITY AS TO THE ACCURACY OF WHAT IS SHOWN RELATIVE TO EXISTING ELEVATIONS. CONTRACTOR TO ESTABLISH A BENCHMARK AND CONFIRM ALL ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

AREA TABLE:

EXISTING AREA LOTS 1–4: .85± ACRE
DISTURBED AREA LOTS 1–4: .29± ACRE
IMPERVIOUS AREA LOTS 1–4: ANTICIPATED .28± ACRE

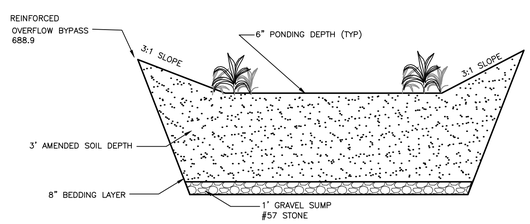
IF YOU DIG TENNESSEE...
CALL US FIRST!
1–800–351–1111
1–615–366–1987
TENNESSEE ONE CALL
IT'S THE LAW

THE CITY OF FRANKLIN IS NOT A PART OF TN ONE CALL.
PLEASE CONTACT THE CITY DIRECTLY FOR LOCATION MARKINGS.

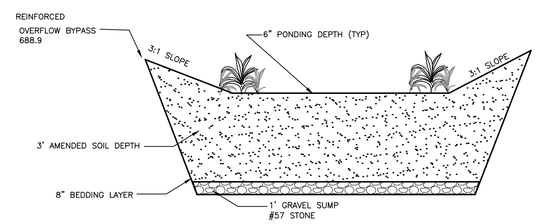


NOTES:
WIDTH AS REQUIRED TO ACCOMMODATE TRAFFIC (12' MIN)
STONE IS TO BE MAINTAINED TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



BIO-INFILTRATION DRAIN LOT 3
NOT TO SCALE



BIO-INFILTRATION DRAIN LOT 4
NOT TO SCALE

N

0 20 40 60
GRAPHIC SCALE 1"=20'

STORMWATER PLAN

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
CIVIL DESIGN CONSULTANTS, LLC
1025 KIRBY PARKWAY, SUITE 101
MEMPHIS, TN 38120
PHONE: (615) 319–2724 EMAIL: CDCLOGISTICS@BELLSOUTH.NET

Gist Street Subdivision
DEVELOPMENT PLAN
PARCELS 19 AND 19.01 ON TAX MAP 78K
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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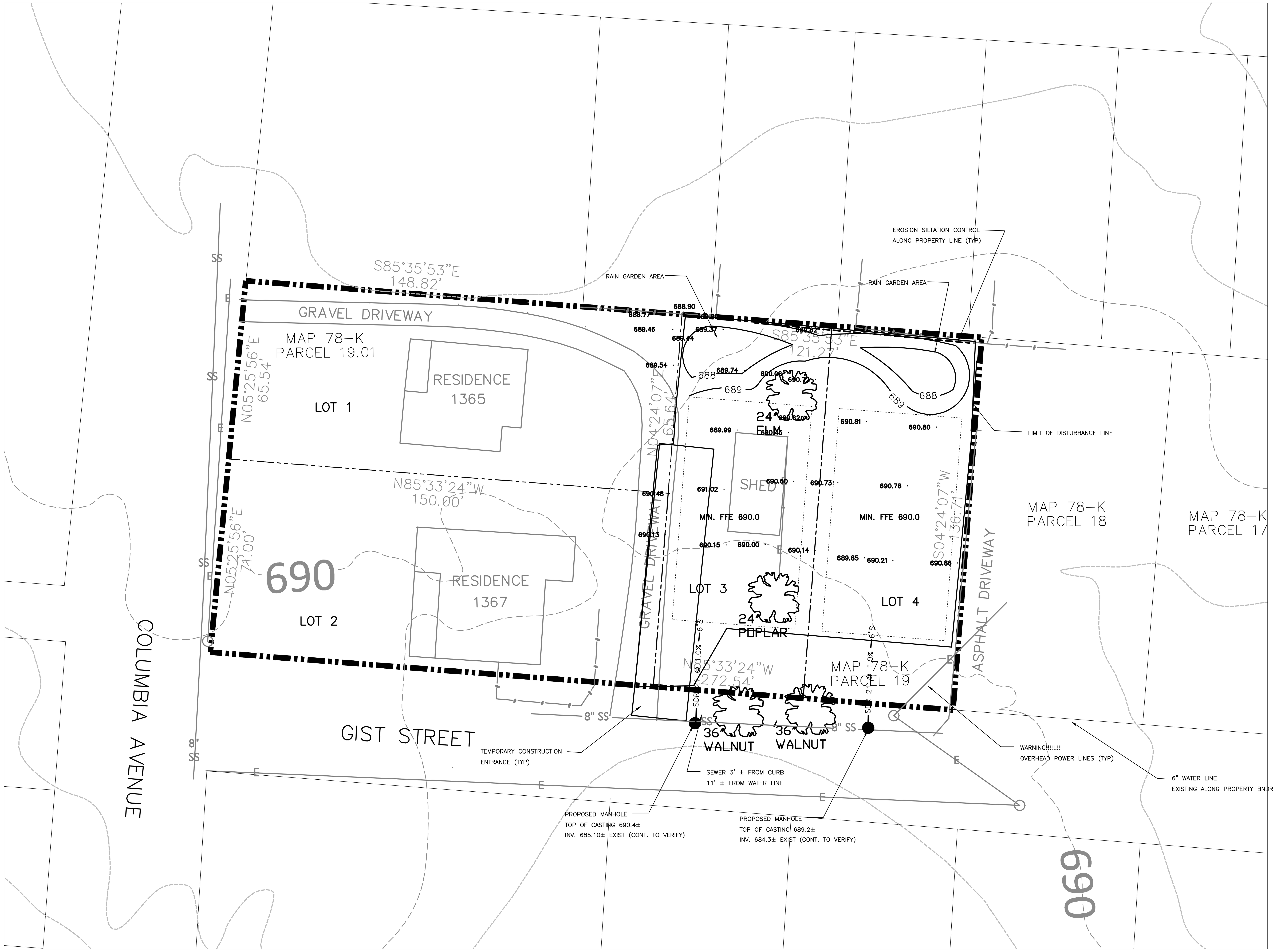
615.975.5765

rev.	date
1	5–7–15 JRG
2	
△	
△	

GDC Job No. 15006
Mar 13, 2015

SHEET
C5.0

COF # 5836



GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE FRANKLIN ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

WATER QUALITY BMP NOTE:

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

EXISTING CONDITIONS NOTE:

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EXISTING WATER SERVICE NOTE:

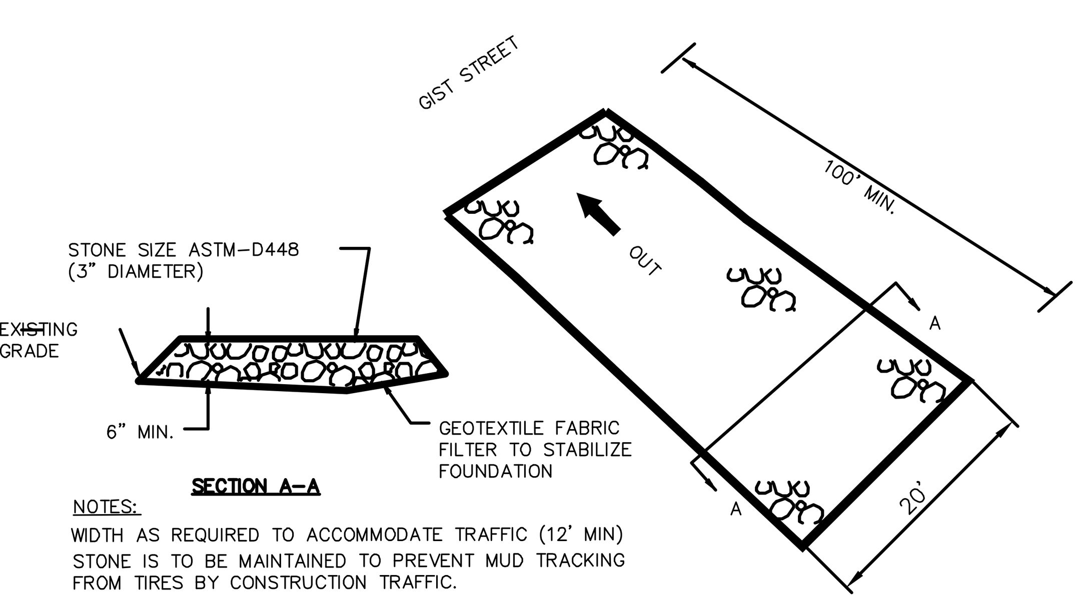
SURVEY WORK IS ONGOING TO DETERMINE WATER LINE LOCATIONS ALONG GIST DRIVE. EACH LOT SHALL BE SERVED BY A 1" WATER LINE FROM THE GIST DRIVE WATER MAIN LOCATION.

SEWER SERVICE NOTE:

THE FINISH ELEVATIONS OF THE PROPOSED HOMES MUST CONSIDER THE LIMITED AMOUNT OF COVER OVER THE EXISTING SEWER LINE AND SHALL PROVIDE COVER SUITABLE TO THE CITY OF FRANKLIN ENGINEERING/PUBLIC WORKS DEPT.

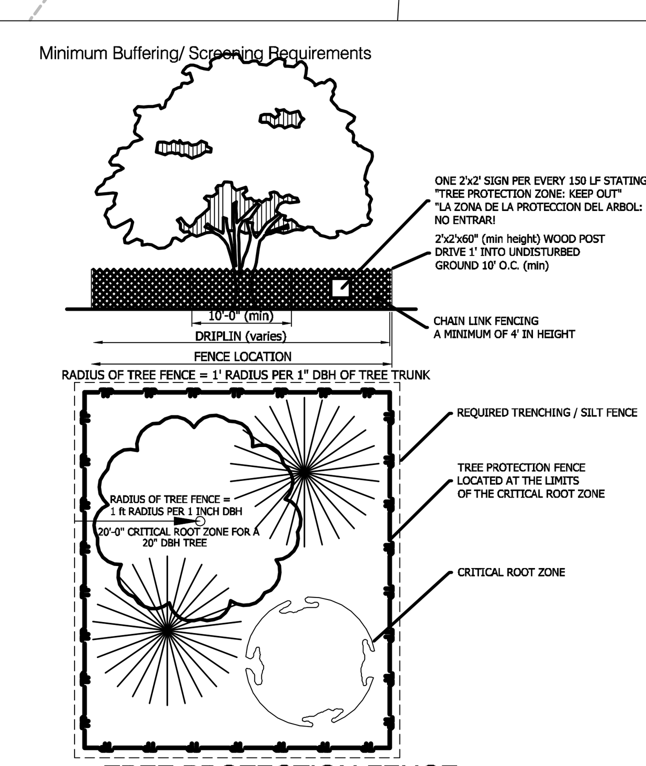
IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

THE CITY OF FRANKLIN IS NOT A PART OF TN ONE CALL. PLEASE CONTACT THE CITY DIRECTLY FOR LOCATION MARKINGS.



NOTES:
WIDTH AS REQUIRED TO ACCOMMODATE TRAFFIC (12' MIN)
STONE IS TO BE MAINTAINED TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TREE PROTECTION FENCE
1" = 1'-0"
DETAIL-FILE

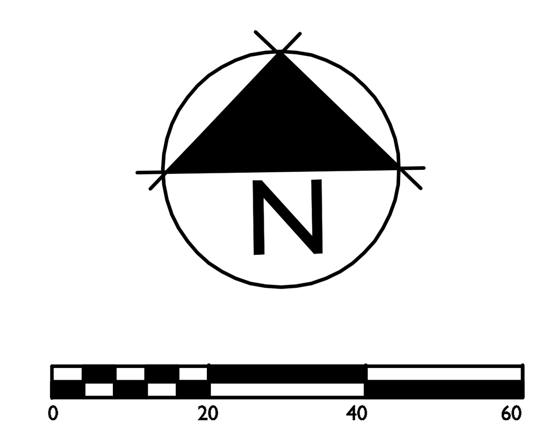
5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing of installed trees from damage both during and after construction in accordance with the standards of this subsection.
(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.
(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least on sign for every 150 linear feet. The size of each sign must be a minimum of two feet be two feet tall and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."
(d) Trenching Prior to Clearing Activities
The removal of tree adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities,trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.
(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5,2,7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.

AREA TABLE:

EXISTING AREA LOTS 1-4: .85± ACRE
DISTURBED AREA LOTS 1-4: .29± ACRE
IMPERVIOUS AREA LOTS 1-4: ANTICIPATED .28± ACRE

IMPACT STATEMENT:

IMPACT FROM STORMWATER & RECLAIMED WILL BE MINIMAL DUE TO THE RAIN GARDEN AREAS ACCEPTING THE ADDITIONAL RUNOFF FROM THE SITE SANITARY SEWER ANTICIPATED IMPACT WILL BE 700 GPD (2 SFUE) WATER IMPACT WOULD BE ANTICIPATED AT 800 GPD



JARED R. GRAY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108403
STATE OF TENNESSEE

GRADING/DRAINAGE/ UTILITY PLAN

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734 EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET

Gist Street Subdivision
DEVELOPMENT PLAN
PARCELS 19 AND 19.01 ON TAX MAP 78K
FRANKLIN, TENNESSEE

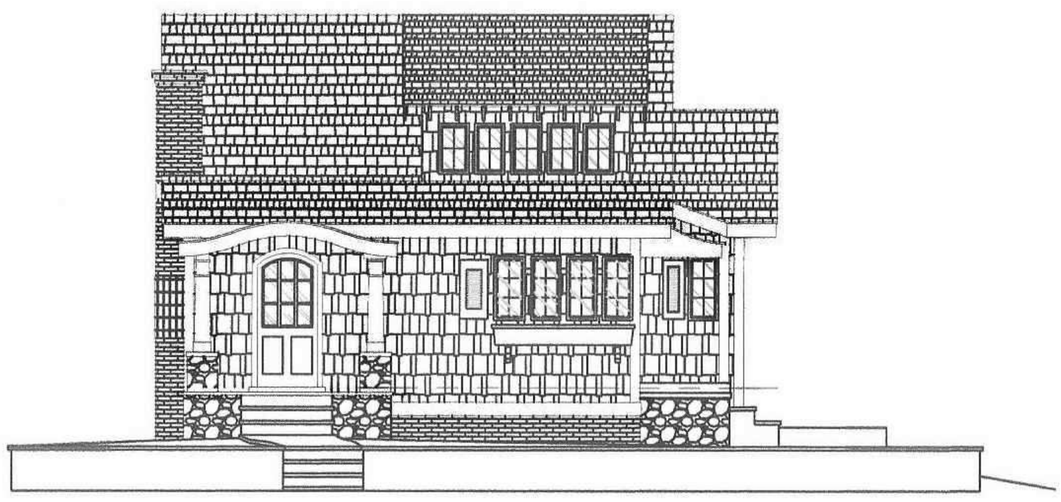
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

rev.	date
1	5-7-15 JRG
2	

GDC Job No. 15006
Mar 13, 2015

SHEET
C6.0

COF # 5836



STANDARD HOME FRONT ELEVATIONS
CONCEPTUAL ONLY / NOT FOR APPROVAL

ELEVATIONS PROVIDED BY: MIKE MURDOCK

GENERAL ARCHITECTURAL ELEVATION NOTES:

1. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.

2. Materials include brick and concrete board.

3. Tabulations will be provided at site plan as elevations are conceptual at this point.

4. Buildings will be limited to 35' in height and will not exceed 2 stories per the Columbia Avenue Overlay and may be further limited based on transitional features requirements.

5. Building front facades will not exceed 45' in width.

6. Roof pitches will be not less than 5:12 and not greater than 12:12.

7. Front porches will be less than or equal to 6' in depth.

The elevations shown here are representative of the buildings planned for this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

Revisions:
5.7.2015

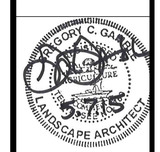
Drawing Notes:

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: APRIL 13, 2015

GIST STREET PUD SUBDIVISION DEVELOPMENT PLAN

Parcels 19 & 19.01 on Map 78K B
Franklin, Williamson County, Tennessee

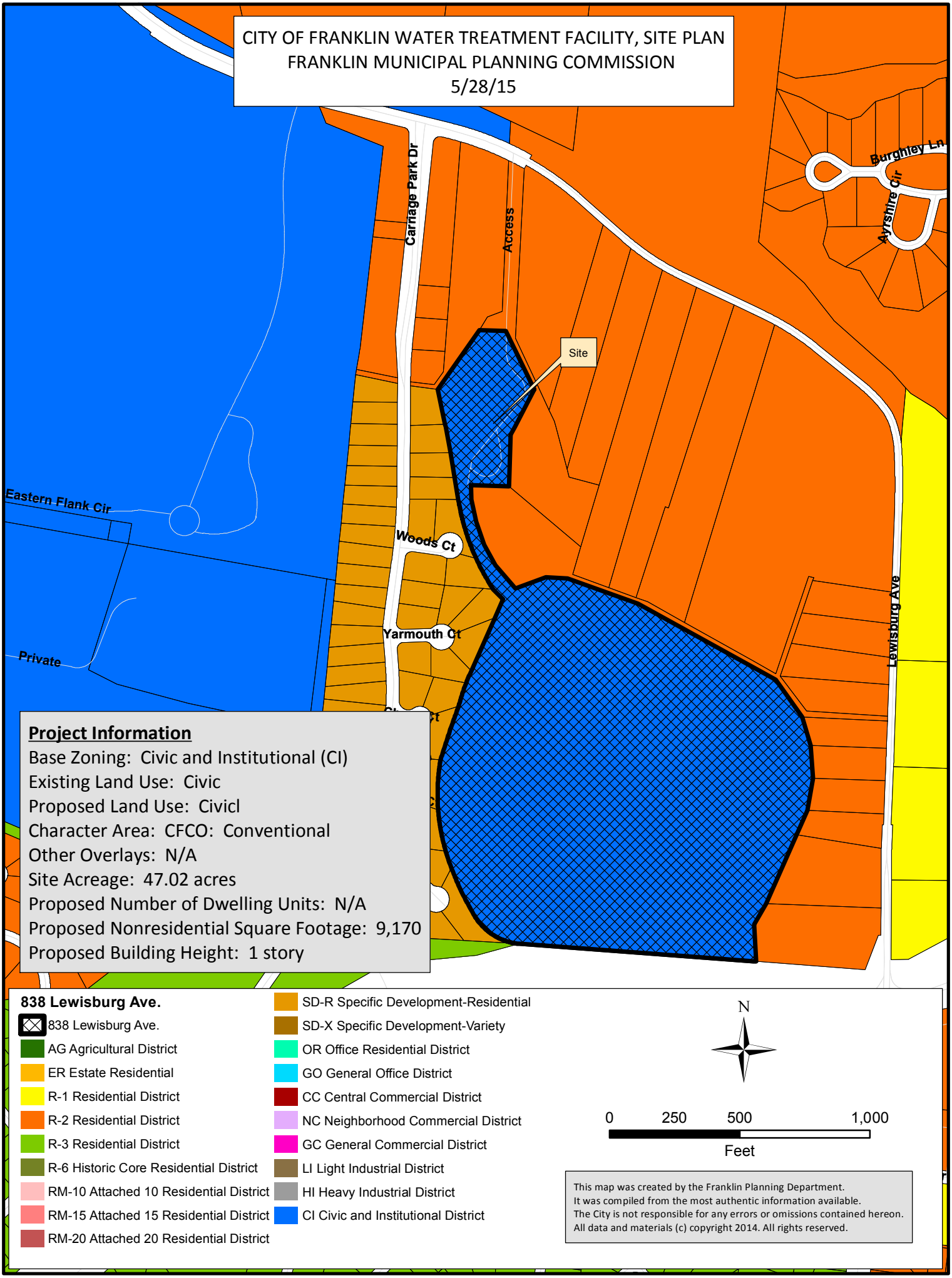


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TYPICAL ARCHITECTURE

A1.0

CITY OF FRANKLIN WATER TREATMENT FACILITY, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15



Project Information

Base Zoning: Civic and Institutional (CI)
Existing Land Use: Civic
Proposed Land Use: Civicl
Character Area: CFCO: Conventional
Other Overlays: N/A
Site Acreage: 47.02 acres
Proposed Number of Dwelling Units: N/A
Proposed Nonresidential Square Footage: 9,170
Proposed Building Height: 1 story

838 Lewisburg Ave.

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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City of Franklin
Water Treatment Facility, Site Plan
COF-Project NO. 5842

838 Lewisburg Pike
Franklin, Tennessee
May 2015

INDEX OF DRAWINGS

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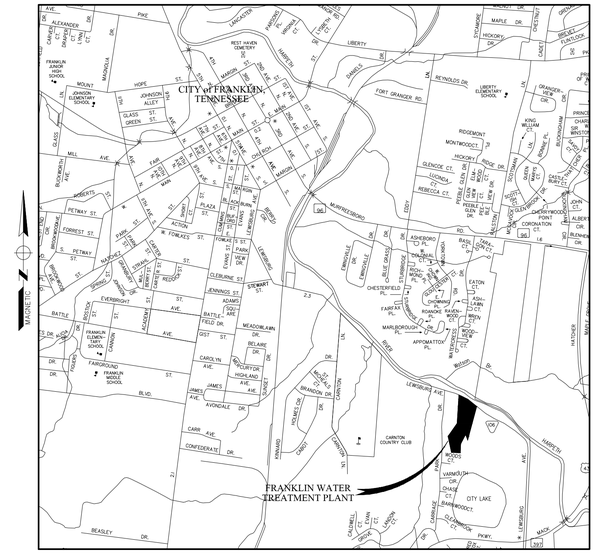
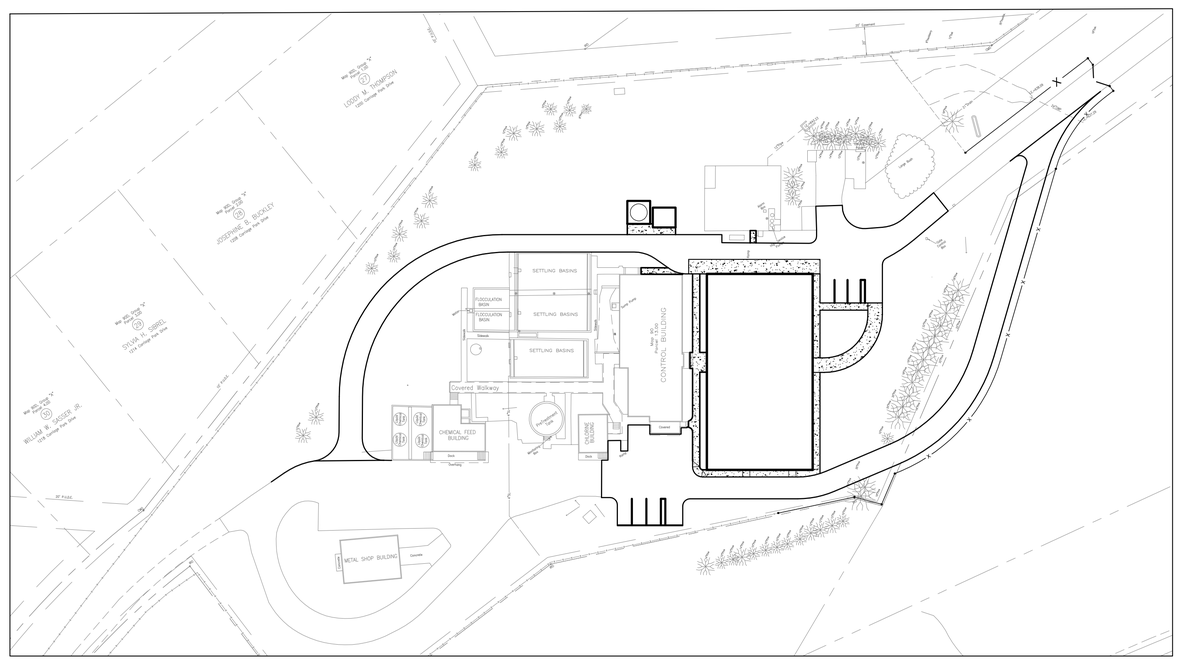


VICINITY MAP
NTS



SITE DATA

PROJECT NAME:	CITY OF FRANKLIN, TENNESSEE WATER & SEWER DEPARTMENT WATER TREATMENT PLANT IMPROVEMENTS
PROJECT # :	C.O.F. # 2015-0062
SUBDIVISION:	N/A
LOT NUMBER:	XXX
ADDRESS:	838 LEWISBURG PIKE
CITY:	CITY OF FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT: 9th	
EXISTING ZONING & CHARACTER AREA OVERLAY:	CI (CIVIC & INSTITUTIONAL) (CARNTON OVERLAY DISTRICT)
DESIGN STANDARD:	CONVENTIONAL
OTHER APPLICABLE OVERLAYS:	FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	UTILITY
ACREAGE OF SITE:	4.12 OF 47.02 ACRES
SQUARE FOOTAGE OF SITE:	179,277 SF
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	CITY OF FRANKLIN, TENNESSEE
ADDRESS:	838 LEWISBURG PIKE FRANKLIN, TN 37064
PHONE NO.:	(615) 550-6660
FAX NO.:	
EMAIL ADDRESS:	DAVIDP@FRANKLIN.GOV
CONTACT NAME:	DAVID PARKER
APPLICANT:	SMITH SECKMAN REID, INC
ADDRESS:	2995 SIDCO DRIVE NASHVILLE, TENNESSEE 37204
PHONE NO:	(615) 383-1113
FAX NO.:	(615) 386-8469
EMAIL ADDRESS:	AJOHNSON@SSR-INC.COM
CONTACT NAME:	ANDREW JOHNSON
BUILDING SQUARE FOOTAGE:	9,170 S.F. (PROPOSED) 4,162 S.F. (EXISTING)
MAXIMUM BUILDING HEIGHT:	PROPOSED - 38'-0" (EXISTING - 22'-0")
LANDSCAPE SURFACE RATIO:	0.17
MINIMUM LANDSCAPE SURFACE RATIO:	N/A
INCOMPATIBLE BUFFER REQUIRED:	NO BUFFER REQUIRED
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	8 TOTAL, 4 EXISTING, 4 NEW
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	
TOTAL SITE CANOPY COVERAGE:	N/A
MINIMUM REQUIRED CANOPY RETENTION	N/A
TOTAL SITE CANOPY TO REMAIN	N/A
PARKLAND:	N/A
OPEN SPACE:	
TOTAL OPEN SPACE PROVIDED:	6.75 ACRES

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION.

CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

ANDREW THOMAS JOHNSON
REGISTERED ENGINEER
AGRICULTURE
No. 00110292
STATE OF TENNESSEE
5/6/2015

SSR Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
www.ssr-inc.com

SSR JOB. NO. 12410130

GENERAL NOTES:

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY DATED JULY 25, 2012, SMITH, SECKMAN, REID, INC. THE PROJECT DESIGN TEAM SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, TAX MAP 79 & 79-K.
3. THE SITE LAYOUT IS BASED ON CONTROL POINTS AS NOTED. DIGITAL INFORMATION WILL BE PROVIDED FOR LAYOUT PURPOSES UPON REQUEST AND EXECUTION OF A DISCLAIMER.
4. THE CONTRACTOR IS TO CHECK ALL EXISTING CONDITIONS (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
7. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR REPLACED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION OR GRADE CHANGE REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
8. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
9. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE MINIMUM.
11. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
13. THE PROPOSED ADDITIONS SHALL BE LAID OUT UTILIZING THE ARCHITECTURAL DRAWINGS, CONTROL POINTS AND DIGITAL INFORMATION PROVIDE. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
14. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
15. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
16. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
17. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
18. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
19. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT STANDARDS AND SPECIFICATIONS.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES. OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
3. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ETC. SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
6. IN AREAS WHERE EXISTING PAVEMENT WALKS OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT WORK.
7. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
11. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION, IN ACCORDANCE WITH THE LANDSCAPE DRAWINGS.
12. NO UTILITY OR STORM SEWER INFRASTRUCTURE SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
13. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL REFERENCE CITY OF FRANKLIN BMP MANUAL FOR ALL GRADING AND EROSION CONTROL WORK.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.12 ACRES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA FLOOD PANEL FOR THE SITE.
4. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
5. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. SEE LANDSCAPE DRAWINGS.
6. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING
7. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED WHEN CAPACITY HAS BEEN REDUCED 33%.
8. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE THEY ARE NO LONGER NEEDED.
9. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
11. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
12. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
13. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. MINOR GRADE ADJUSTMENTS MAY BE REQUIRED. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
14. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
15. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
16. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
17. MINIMUM GRADE ON EXPOSED ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS SPECIFICALLY NOTED OR SPOT ELEVATIONS SHOW DIFFERENTLY.
18. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
19. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
20. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS OR OTHER MEASURES MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
21. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
22. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC. INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
23. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES. REFER TO LANDSCAPE DRAWINGS.
24. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
25. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DRAWINGS. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES AND SHALL BE FLUSH WITH SURROUNDING SURFACE AND NOT RATTLE.
26. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
27. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND LANDSCAPE ARCHITECT.
28. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE ACCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
29. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III.
30. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
31. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
32. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED AND SURROUND WITH SILT FENCE SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
33. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
34. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARL MATERIAL ARE NOT AVAILABLE ON SITE.
35. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A GRADING PERMIT. SEE LANDSCAPE DRAWINGS.

SITE UTILITY NOTES:

1. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE FRANKLIN WATER MANAGEMENT REQUIREMENTS AND SPECIFICATIONS AND DETAILS.
2. PROVIDE A MINIMUM 30" OF COVER OVER ALL WATER LINES.
3. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES, WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
4. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
8. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.
10. ALL TRENCHES CUT IN PARKING AREAS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED(100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.
11. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC.)TO PRE-CONSTRUCTION CONDITION.
12. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING, RODDING AND/OR CONCRETE THRUST RESTRAINT ALL BENDS AND TEES AS REQUIRED BY CITY OF FRANKLIN WATER MANAGEMENT.
13. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON NEW SERVICE FOR CENTRAL ENERGY PLANT (CEP) AND MUST BE APPROVED BY THE FRANKLIN WATER MANAGEMENT.
14. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
15. WATER METERS SHALL BE PER THE SIZE AND DETAILS SHOWN ON THE DRAWINGS.
16. THE CITY OF FRANKLIN IS NOT A MEMBER OF TN. ONE CALL. CONTRACTOR TO NOTIFY UTILITY OWNER NO LESS THAN 72 HRS. PRIOR TO EXCAVATION.
17. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS, INVERTS, EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
18. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
19. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
20. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
21. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
22. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
23. EXISTING MANHOLES, CLEANOUTS, VALVES AND OTHER UTILITY CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
24. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
25. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
26. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
27. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER), HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
28. CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE INSTALLED WHERE SHOWN.
29. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE TO THE CEP SHALL BE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLANS.
30. THE FIRE LINE SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF TENNESSEE. REFER TO FIRE PROTECTION DRAWINGS.
31. THE DOMESTIC LINE WATER METER SHALL BE APPROVED BY FRANKLIN WATER MANAGEMENT PRIOR TO PURCHASE AND INSTALLATION.

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DESCRIPTION	BY	DATE	

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

VICINITY MAP & GENERAL NOTES

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

G0.2

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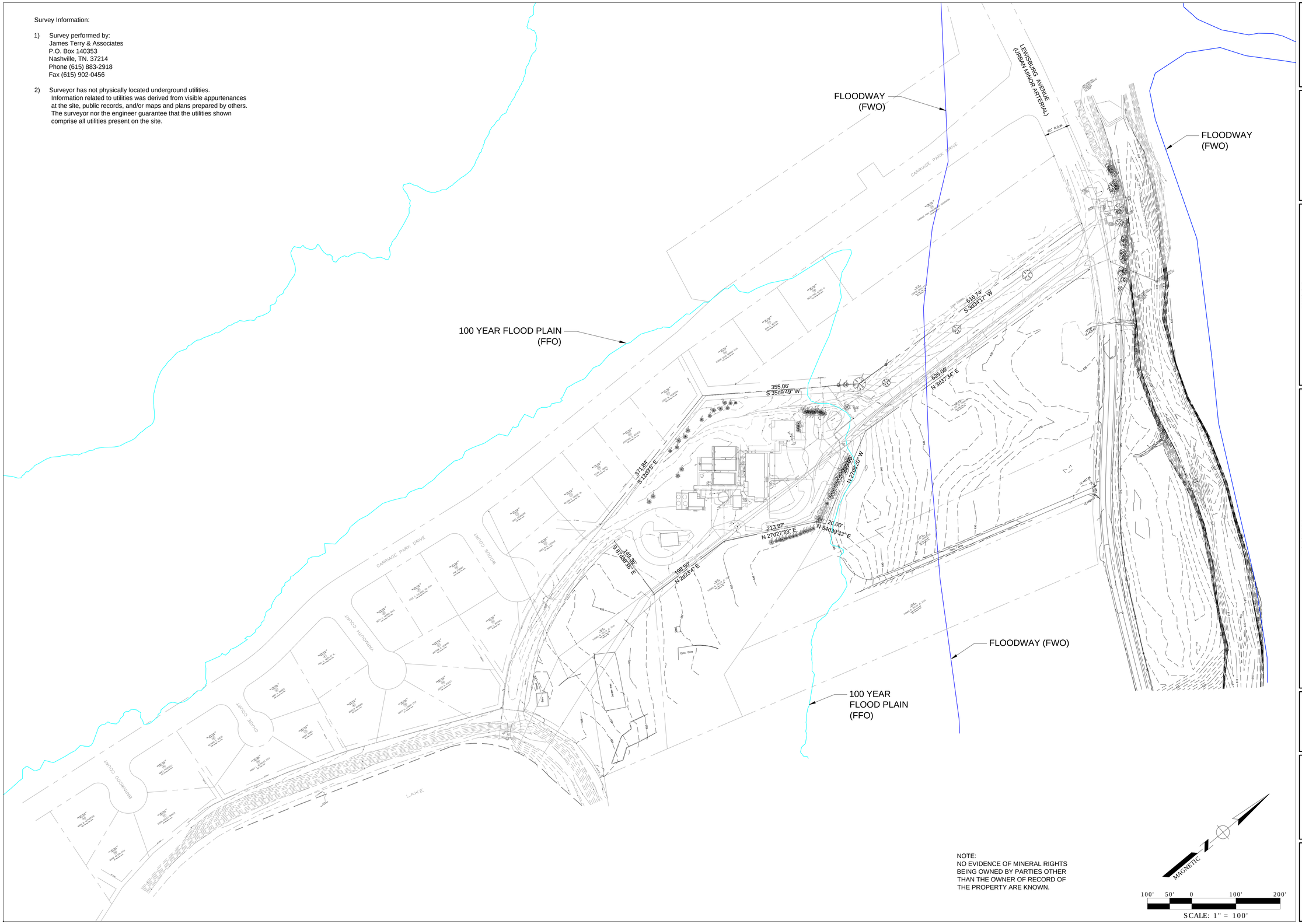
Survey Information:

1) Survey performed by:
James Terry & Associates
P.O. Box 140353
Nashville, TN. 37214
Phone (615) 883-2918
Fax (615) 902-0456

2) Surveyor has not physically located underground utilities.
Information related to utilities was derived from visible appurtenances at the site, public records, and/or maps and plans prepared by others. The surveyor nor the engineer guarantee that the utilities shown comprise all utilities present on the site.



NOTE:
NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY PARTIES OTHER THAN THE OWNER OF RECORD OF THE PROPERTY ARE KNOWN.

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PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

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DESIGNED BY	INITIALS
CHECKED BY	INITIALS

SHEET TITLE

EXISTING SITE SURVEY

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

CS1.1

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T:\Team41\2012\12410130\Cadd\Site-Submittal\CS1.1 EXISTING SITE SURVEY.dwg

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City of Franklin
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COF - Project NO. 5842

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SHEET TITLE

BASE ZONING,
EXISTING LAND USE &
CHARACTER AREAS

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER
C1.01

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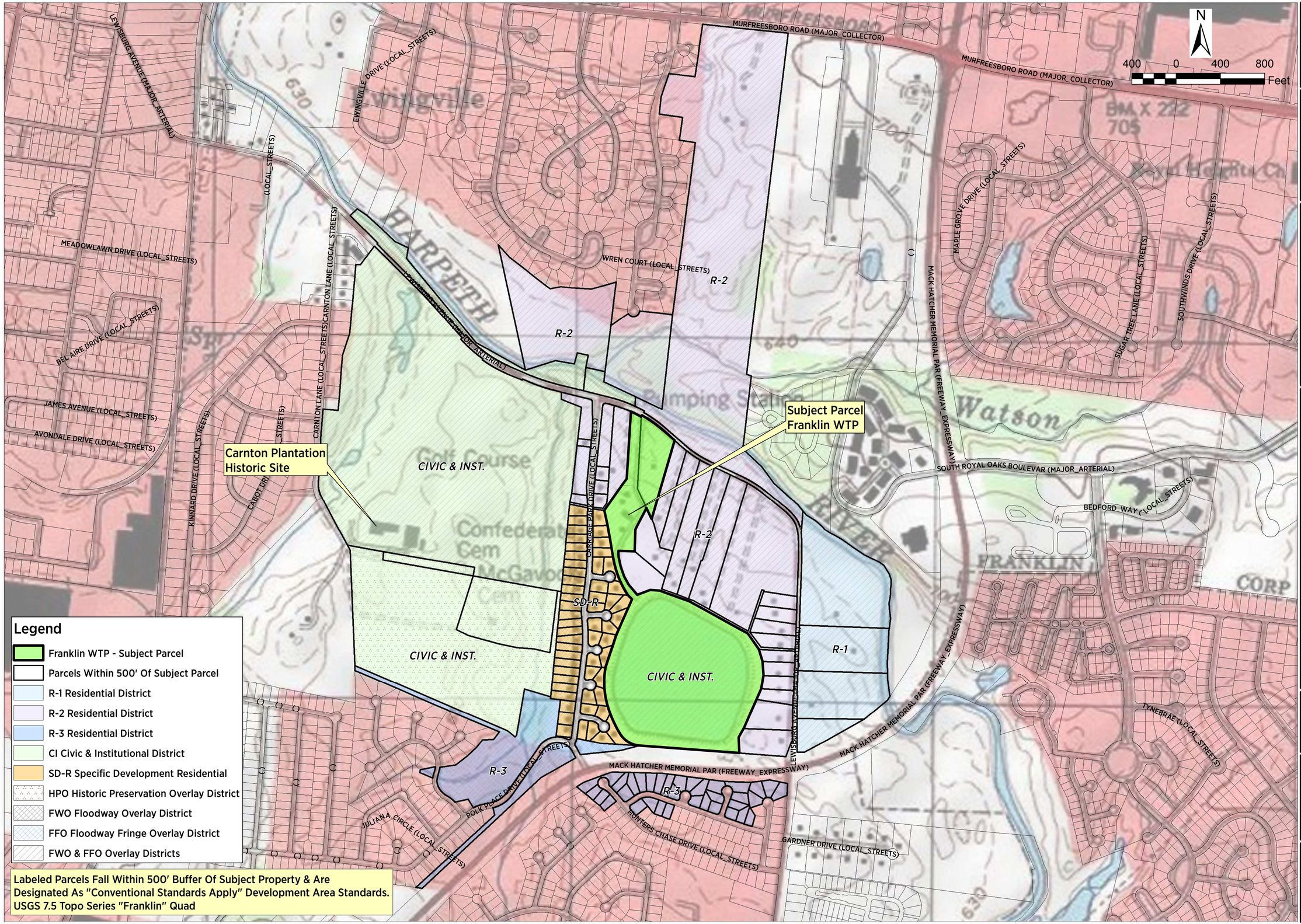

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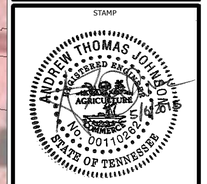

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DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

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DESIGNED BY	
CHECKED BY	

SHEET TITLE

BASE ZONING, ZONING OVERLAYS & USGS CONTOURS

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER
C1.02

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Parcel No.	Owner
1	MAGLI COOPER
2	THOMPSON LODDY M
3	BUCKLEY JOSEPHINE B
4	TAYLOR M THOMAS JR
5	SIBREL SYLVIA H
6	SASSER WILLIAM W JR
7	FLEENOR CAROLYN R
8	MCCLURE ELAINE G
9	DUDLEY JUDITH A
10	LUNDRY NANCY G
11	JOSEPHSON BENHAM ZEH
12	WILHITE BILLY JOHN
13	REYNOLDS RANDY L
14	CHANCE TRAVIS
15	PERRY KATHY M
16	TILLMAN O STEPHIE
17	NAPOLITANO RICHARD
18	POLK PLACE COMMUNITY
19	TAYLOR M THOMAS JR
20	FERRELL DAN S
21	PASSARELLA ANITA H
22	LENOIR SYLVESTER JR
23	MACKEY THOMAS CLAY
24	BARKER BRUCE W
25	CARPENTER DUANE E
26	HAHN JOHN L

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Water Treatment Facility, Site Plan
COF - Project NO. 5842

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DESIGNED BY	
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SHEET TITLE

ADJACENT PARCELS
OWNER LIST

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER
C1.03

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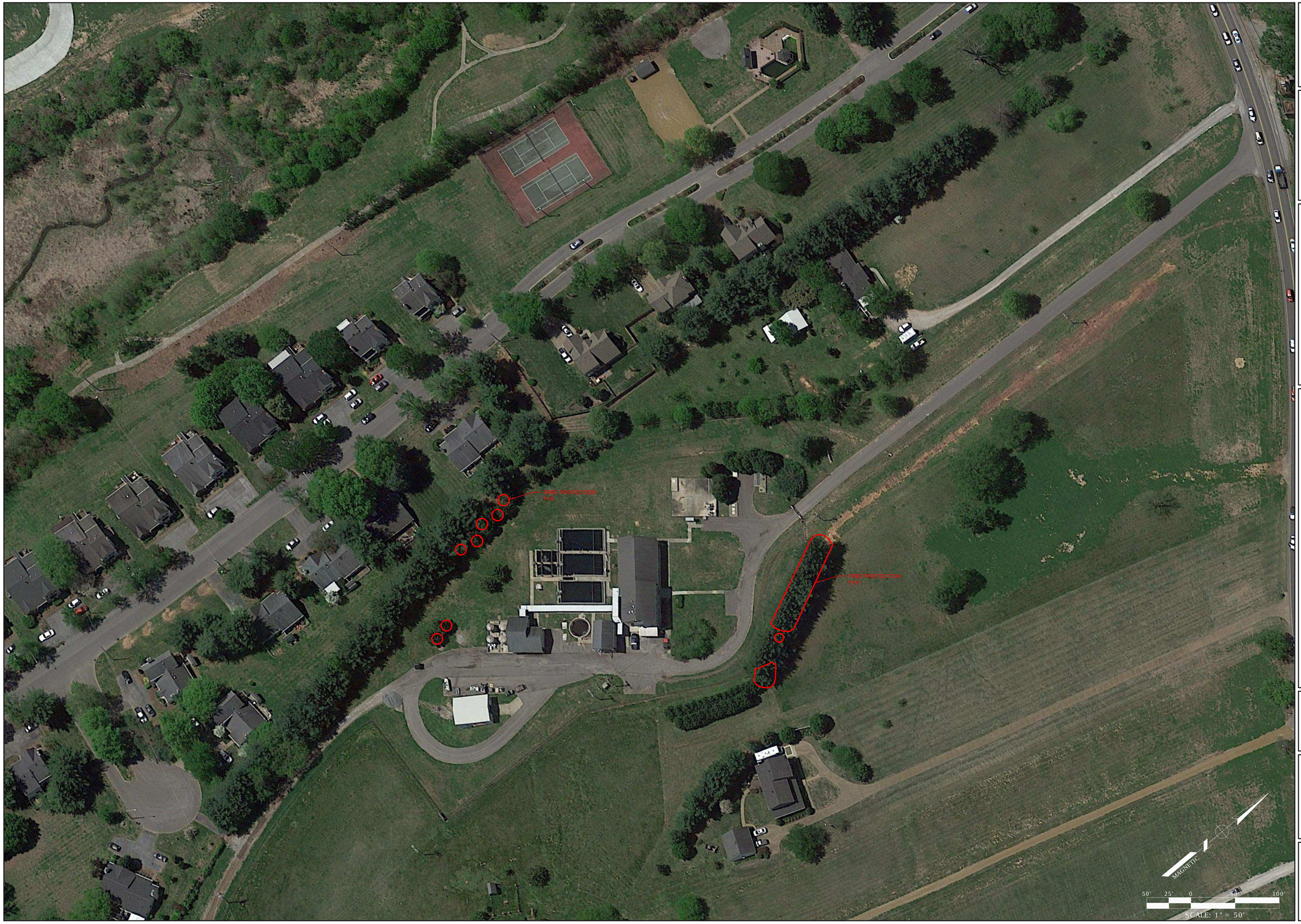

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REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

TREE PRESERVATION PLAN

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER
C1.04

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NOTES:

1) ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, ETC., IN THE AREA UNDER NEW BUILDING CONSTRUCTION SHALL BE REMOVED TO WHATEVER DEPTH ENCOUNTERED.

2) AREAS OF ASPHALT PAVING WHERE PAVEMENT WILL REMAIN SHALL BE MILLED 1 ½" AND RESURFACED.

3) CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.

4) ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTION THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

5) CONTRACTOR TO PROVIDE PROTECTION TO ALL TREES, UTILITIES, AND DRIVES TO REMAIN.

6) CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.

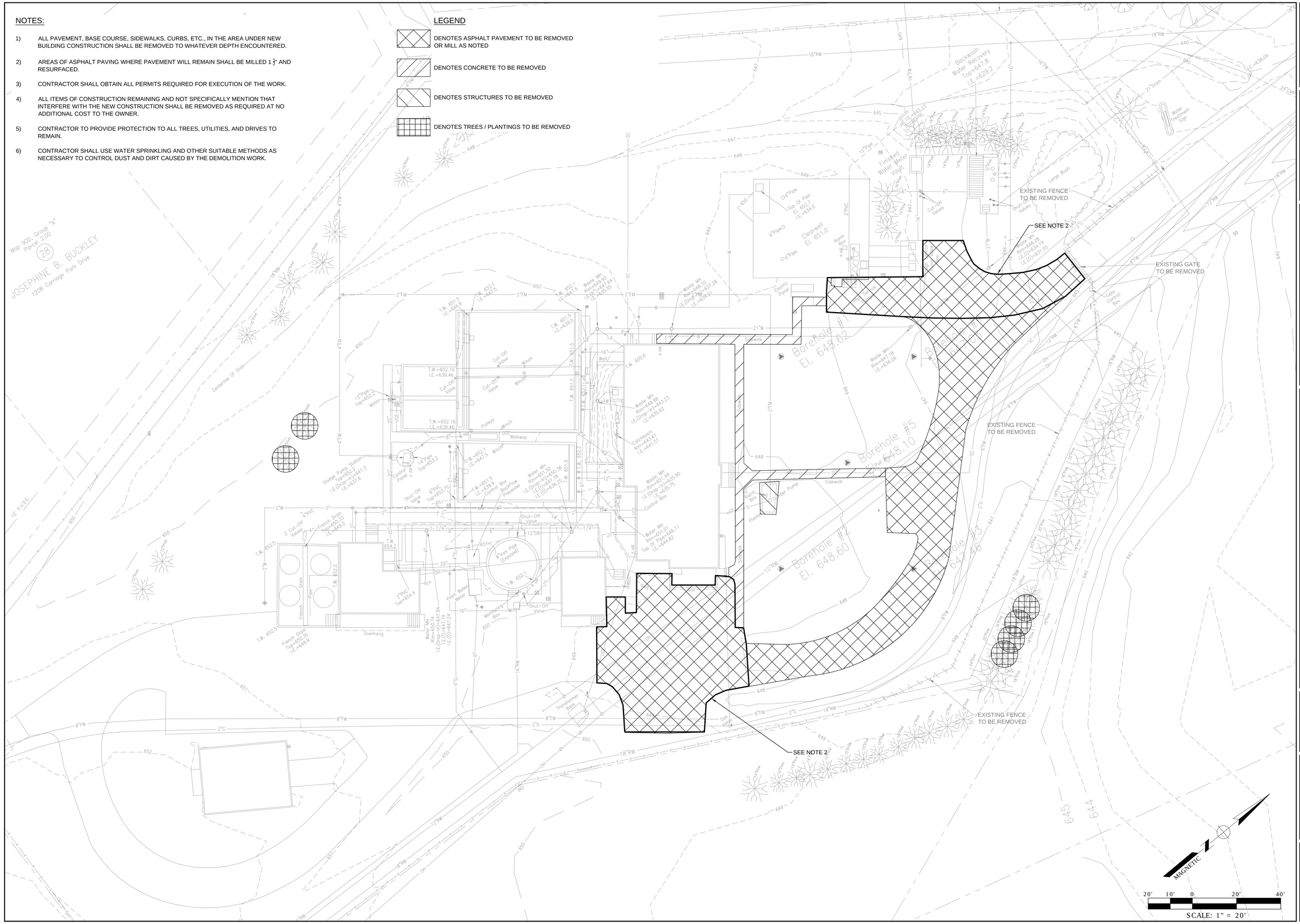
LEGEND

DENOTES ASPHALT PAVEMENT TO BE REMOVED OR MILL AS NOTED

DENOTES CONCRETE TO BE REMOVED

DENOTES STRUCTURES TO BE REMOVED

DENOTES TREES / PLANTINGS TO BE REMOVED



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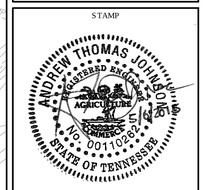

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City of Franklin
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COF - Project NO. 5842

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CHECKED BY	JAG

SHEET TITLE

PLANT SITE DEMOLITION PLAN

PROJECT NUMBER
12410130

DATE	SCALE
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NOTES:

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH AND SIZE OF THE EXISTING UTILITIES TO BE DEMOLISHED, AND THE EXTENT OF WORK REQUIRED TO CARRY OUT DEMOLITION OF THE EXISTING UTILITIES AND ITS DISPOSAL.

2) THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK.

3) ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4) THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL TREES, UTILITIES, AND DRIVES TO REMAIN.

5) THE CONTRACTOR SHALL REMOVE ALL UTILITY LINES TO BE ABANDONED FROM SITE TO THE FULLEST EXTENT POSSIBLE. FOR THOSE PORTIONS OF LINES THAT CANNOT BE REMOVED FROM SITE, CONTRACTOR SHALL CUT & CAP.

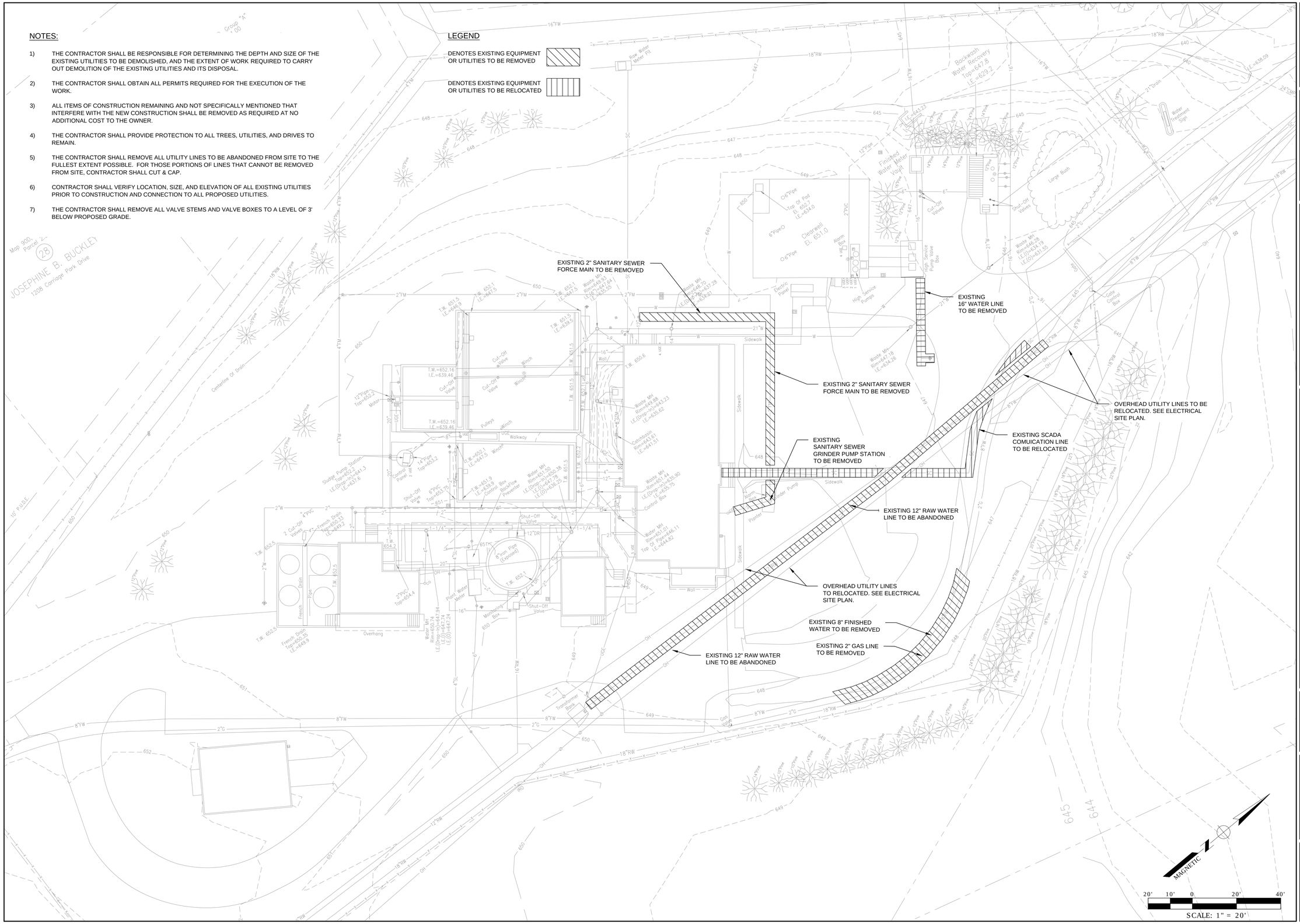
6) CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONNECTION TO ALL PROPOSED UTILITIES.

7) THE CONTRACTOR SHALL REMOVE ALL VALVE STEMS AND VALVE BOXES TO A LEVEL OF 3' BELOW PROPOSED GRADE.

LEGEND

DENOTES EXISTING EQUIPMENT OR UTILITIES TO BE REMOVED

DENOTES EXISTING EQUIPMENT OR UTILITIES TO BE RELOCATED



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COF - Project NO. 5842

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DESIGNED BY	JAG
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SHEET TITLE

SITE PIPING DEMOLITION PLAN

PROJECT NUMBER 12410130

DATE	SCALE
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NOTES:

1) CONTRACTOR TO MATCH EDGE OF NEW PAVEMENT AT EXISTING BUILDINGS, EXISTING PAVEMENT, EXISTING GRASS AND EXISTING GROUND TO ENSURE A SMOOTH TRANSITION.

2) CONTRACTOR TO COORDINATE ALL EQUIPMENT PAD SIZES WITH EQUIPMENT MANUFACTURER TO ENSURE PROPER SIZING.

3) CONTRACTOR TO COORDINATE ALL SIDEWALKS AND DOORWAY PADS WITH BUILDING DRAWINGS TO ENSURE PROPER LOCATIONS.

LEGEND

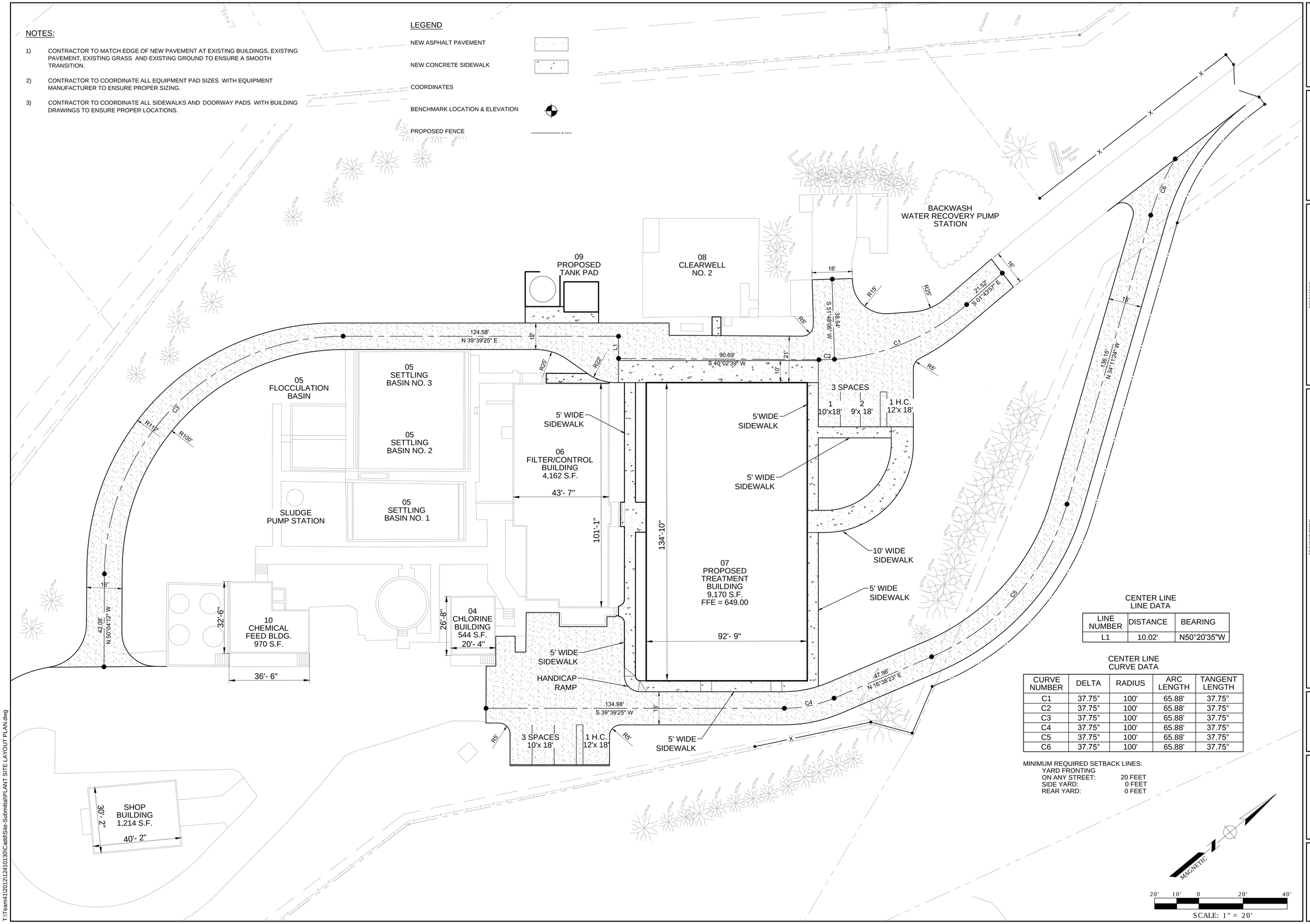
NEW ASPHALT PAVEMENT

NEW CONCRETE SIDEWALK

COORDINATES

BENCHMARK LOCATION & ELEVATION

PROPOSED FENCE



CENTER LINE
LINE DATA

LINE NUMBER	DISTANCE	BEARING
L1	10.02'	N50°20'35"W

CENTER LINE
CURVE DATA

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH
C1	37.75°	100'	65.88'	37.75°
C2	37.75°	100'	65.88'	37.75°
C3	37.75°	100'	65.88'	37.75°
C4	37.75°	100'	65.88'	37.75°
C5	37.75°	100'	65.88'	37.75°
C6	37.75°	100'	65.88'	37.75°

MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING
ON ANY STREET: 20 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET

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REVISIONS	DATE	BY	DESCRIPTION

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

PLANT SITE LAYOUT PLAN

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

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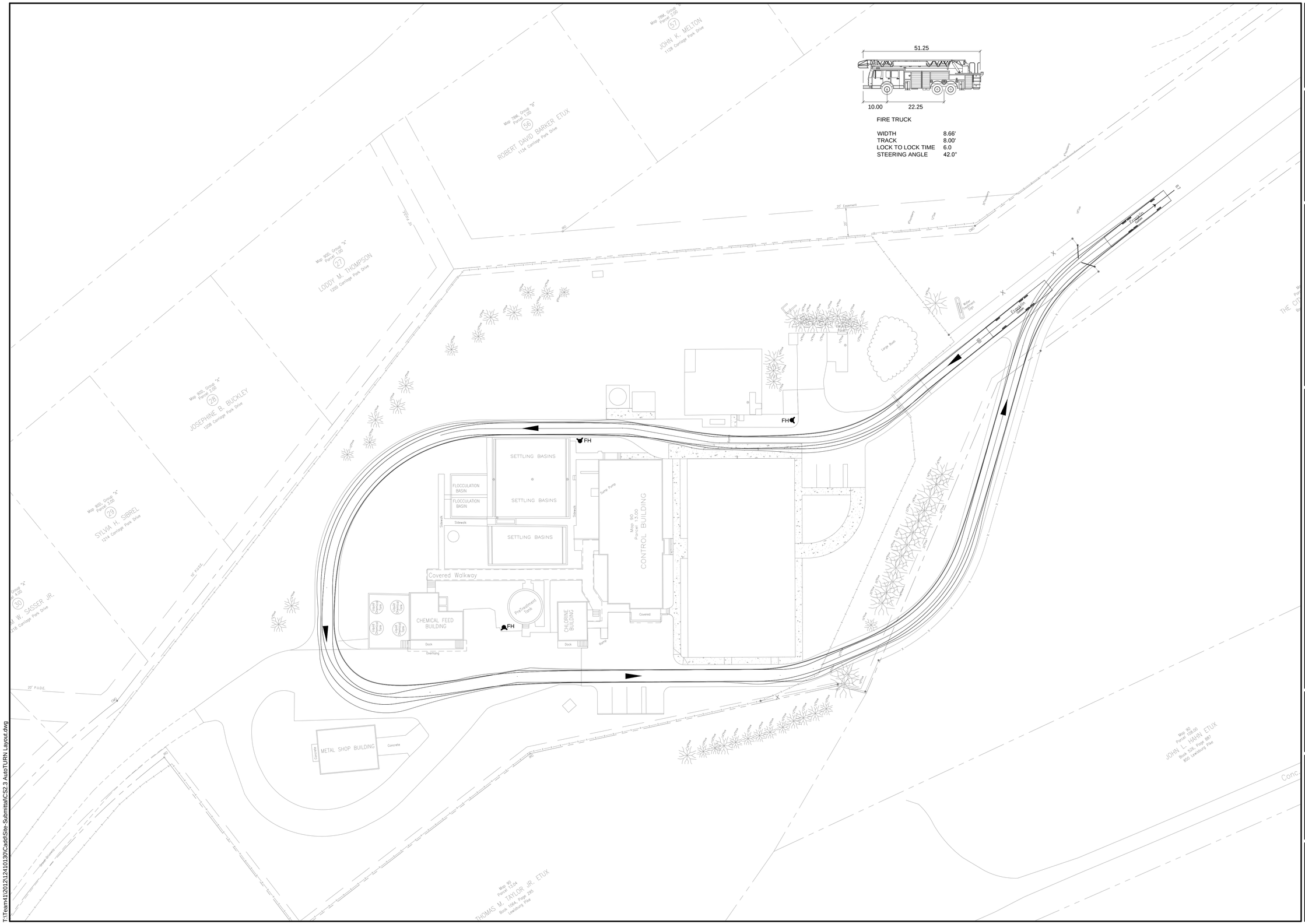

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DRAWN BY	INITIALS
DESIGNED BY	INITIALS
CHECKED BY	INITIALS

SHEET TITLE

AUTOTURN LAYOUT

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

CS2.3

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NOTES:

1) REFER TO THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR THE UTILITY PIPING REQUIREMENTS WITHIN 5 FEET OF PROPOSED STRUCTURES.

2) THE CITY OF FRANKLIN IS NOT A MEMBER OF TN. ONE CALL. CONTRACTOR TO NOTIFY UTILITY OWNER NO LESS THAN 72 HRS. PRIOR TO EXCAVATION.

3) UTILITY CONTACT INFORMATION FOR WATER AND SEWER IS "THE CITY OF FRANKLIN 124 LUMBER DR. FRANKLIN, TN 37064 ATTN: UTILITY INSPECTOR."

4) EXISTING UTILITIES WHICH ARE NOT SHOWN, THAT ARE DISCOVERED DURING EXCAVATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR FOR PROPER COORDINATION. CONTRACTOR SHALL REMOVE, REWORK, AND/OR REROUTE THE EXISTING UTILITIES AS DIRECTED BY THE OWNER AND ENGINEER.

5) CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES HAVING JURISDICTION OVER THE UTILITIES WHICH WILL BE INVOLVED ON THIS PROJECT PRIOR TO TO SUBMISSION OF BID. CONTRACTOR SHALL ASCERTAIN FROM THE LOCAL AUTHORITIES THE LOCATIONS AT WHICH EACH SEPARATE UTILITY MAY BE MADE AVAILABLE TO THE FACILITY.

6) CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND PAY ALL PRESCRIBED FEES NECESSARY FOR CONNECTION TO EACH UTILITY INVOLVED.

7) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.

8) CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH THE VARIOUS TRADES SO AS TO MINIMIZE CONFLICTS IN JURISDICTIONS AND INDIVIDUAL RESPONSIBILITY THUS ENSURING ALL NECESSARY UTILITIES ARE PROVIDED IN AN ORDERLY MANNER TO SERVICE THIS PROJECT.

9) CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONNECTION TO ALL PROPOSED UTILITIES.

10) CONTRACTOR TO INSPECT EXISTING PIPING AND PIPE FITTINGS TO ENSURE PROPER CONNECTION TO PROPOSED PIPES. ANY PIPE DEFECTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

11) MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL WATER AND CHEMICAL SOLUTIONS LINES.

12) ALL PIPE ENTERING OR LEAVING A STRUCTURE SHALL HAVE (2) JOINTS WITHIN FOUR (4) FEET FROM WALL OF STRUCTURE, THE FIRST JOINT SHALL BE A MAX OF TWO (2) FEET FROM WALL.

13) CONTRACTOR SHALL PROVIDE ALL BENDS REQUIRED TO MAINTAIN SMOOTH FLOW LINES, CHANGES IN ELEVATION, AND TO MEET ALL TRANSITIONS.

14) FOR CONNECTION BETWEEN NEW AND EXISTING PIPING, CUT BACK EXISTING PIPING AND MAKE CONNECTION WITH NEW FITTING. ALL CONNECTIONS BETWEEN OLD AND NEW PIPES SHALL BE OF THE RESTRAINED JOINT TYPE.

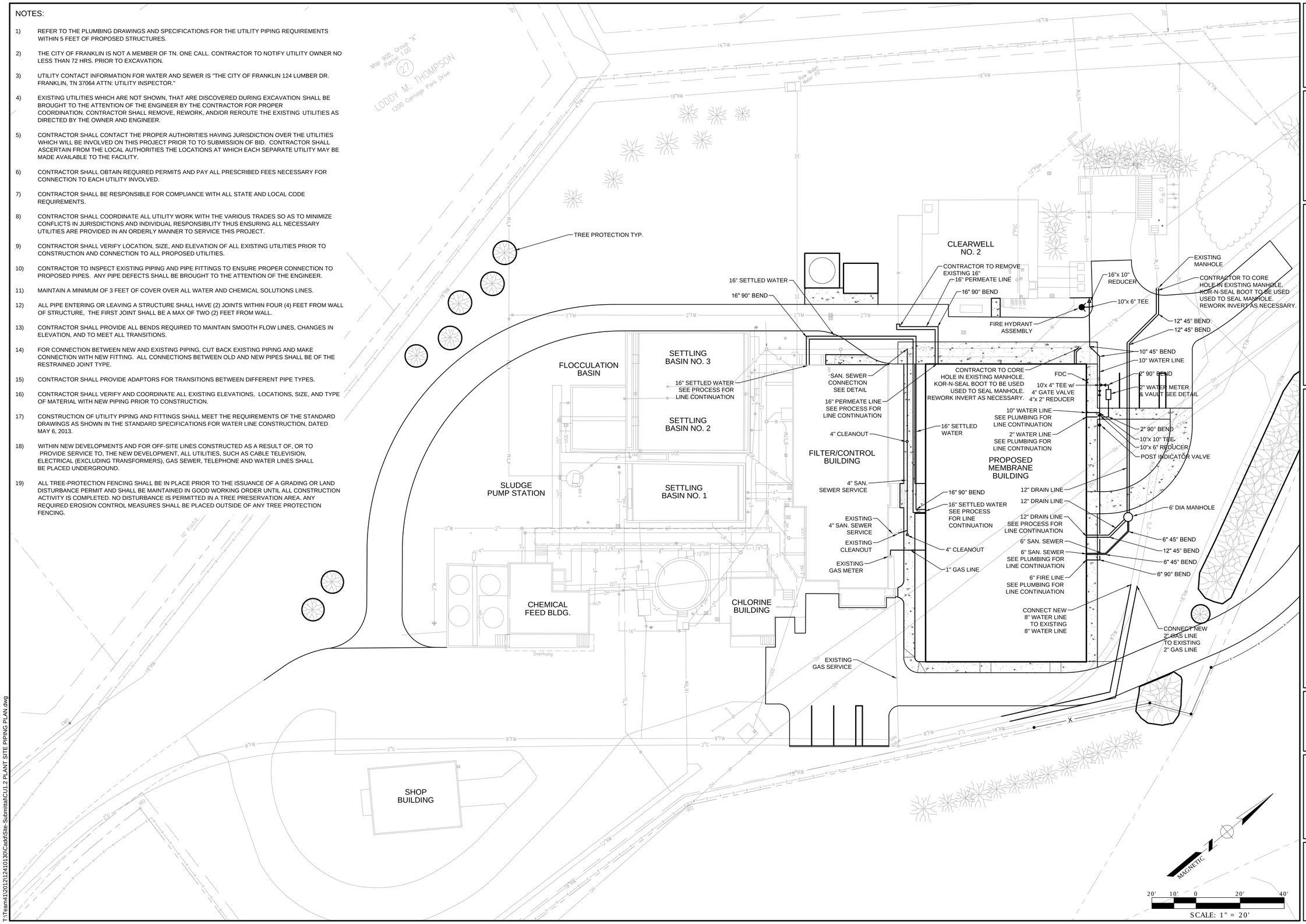
15) CONTRACTOR SHALL PROVIDE ADAPTORS FOR TRANSITIONS BETWEEN DIFFERENT PIPE TYPES.

16) CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING ELEVATIONS, LOCATIONS, SIZE, AND TYPE OF MATERIAL WITH NEW PIPING PRIOR TO CONSTRUCTION.

17) CONSTRUCTION OF UTILITY PIPING AND FITTINGS SHALL MEET THE REQUIREMENTS OF THE STANDARD DRAWINGS AS SHOWN IN THE STANDARD SPECIFICATIONS FOR WATER LINE CONSTRUCTION, DATED MAY 6, 2013.

18) 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.

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



T:\Team41\2012\12410130\Cadd\Site-Submittal\CU1.2 PLANT SITE PIPING PLAN.dwg

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ANDREW THOMAS JOHNSON REGISTERED ENGINEER AGRICULTURE No. 00110291 STATE OF TENNESSEE

REVISIONS	DATE	BY
DESCRIPTION		

PROJECT TITLE

City of Franklin Water Treatment Facility, Site Plan COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

PLANT SITE PIPING PLAN

PROJECT NUMBER	
12410130	
DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

CU1.2

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EROSION CONTROL LEGEND

SYMBOL	PRACTICE		APPLICABLE DETAILS
	REINFORCED SILT FENCE		C8.02
	TUBES & WATTLES (SEDIMENT CONTROL)		C8.02
	SEDIMENT TRAP		C8.02
DIVERSION	TEMP. DIVERSION BERM		
	TEMP. CHECK DAM		C8.02
	OUTLET PROTECTION		
	FILTER RING		C8.02
	TUBES & WATTLES (RUNOFF CONTROL)		C8.02
	INITIAL PROTECTION	INTERMEDIATE PROTECTION	C8.02
	SOD		

MAGNETIC

30' 15' 0 30' 60'

SCALE: 1" = 30'

EROSION CONTROL NOTES

1) REFER TO ALL EROSION & SEDIMENT CONTROL NOTES ON SHEET G0.2 NOTES APPLY TO ALL SHEETS.

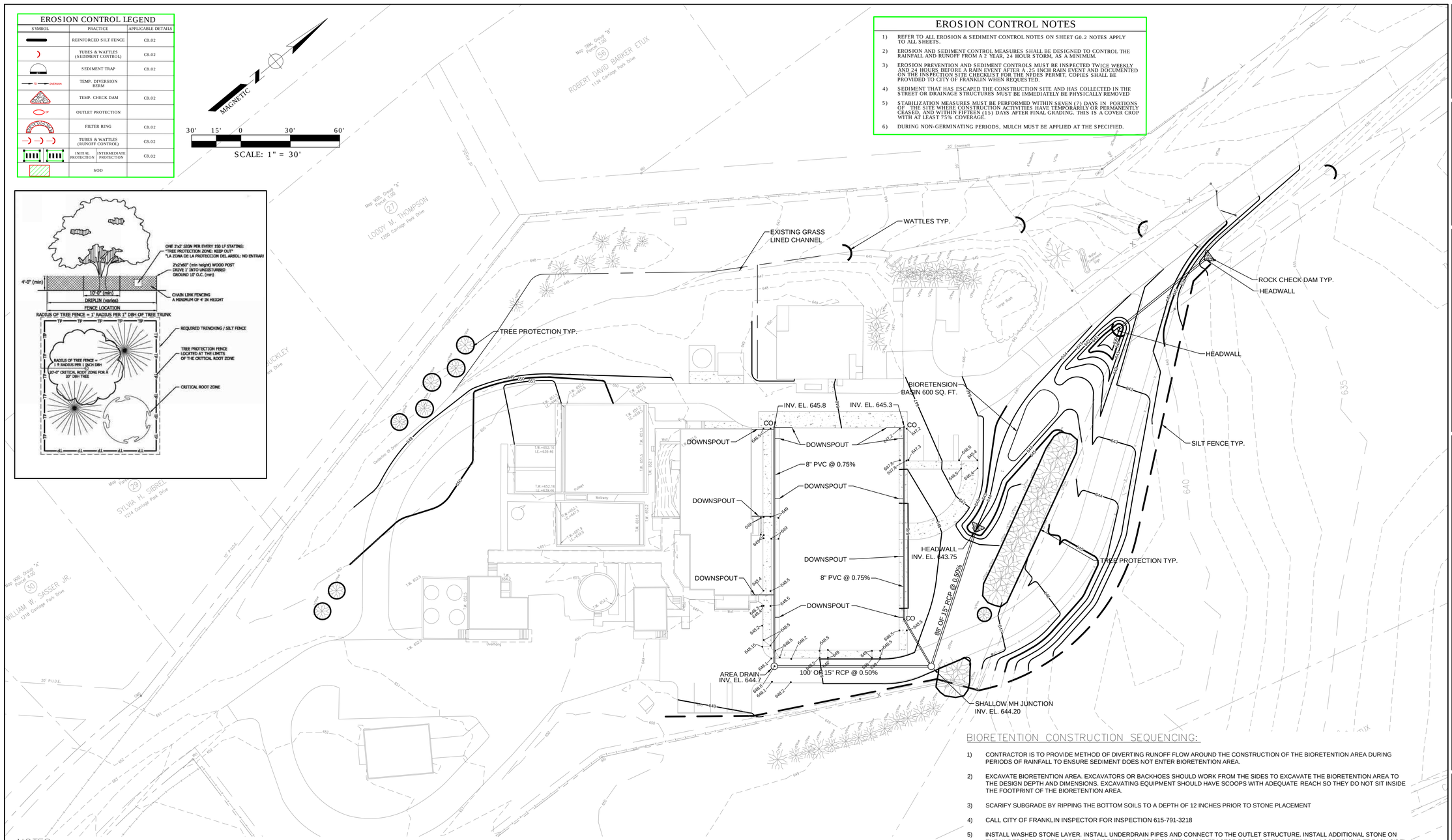
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2 YEAR, 24 HOUR STORM, AS A MINIMUM.

3) EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED TWICE WEEKLY AND 24 HOURS BEFORE A RAIN EVENT AFTER A .25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST FOR THE NPDES PERMIT. COPIES SHALL BE PROVIDED TO CITY OF FRANKLIN WHEN REQUESTED.

4) SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST BE IMMEDIATELY BE PHYSICALLY REMOVED

5) STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.

6) DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED.



BIORETENTION CONSTRUCTION SEQUENCING:

1) CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.

2) EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.

3) SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT

4) CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218

5) INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.

6) INSTALL PERMEABLE GEOTEXTILE FABRIC.

7) DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.

8) CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218

9) INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.

10) PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.

11) INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA

12) SOD SLOPES

13) CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

NOTES:

1) 100 YEAR FLOOD PLAIN ELEVATION ON THIS SITE IS 644.00.

2) THE CONTRACTOR IS TO CHECK ALL EXISTING GRADES, FINISHED GRADES, AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

3) CUT AND FILL QUANTITIES ARE NOT GUARANTEED TO BALANCE. PROVISIONS FOR SUPPLYING ADDITIONAL MATERIAL OF DISPOSING OF SPOIL MATERIAL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PROVIDED AT NO ADDITIONAL COST.

4) A LAND DISTURBANCE PERMIT MUST BE OBTAINED FROM THE CITY OF FRANKLIN AND NOTICE OF COVERAGE ISSUED FROM TDEC PRIOR TO ANY GRADING ACTIVITIES ON SITE.

5) THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY AGC OF AMERICA, INCORPORATED AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

6) PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF THE DETAILED ENGINEERING GRADING DESIGN AND REFLECT INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEM WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT ALL INTERFACES OF PROPOSED PAVEMENT AND GREEN SPACE. PONDING OF WATER AT THIS INTERFACE OR ANY OTHER LOCATION NOT SHOWN AS A COLLECTION AREA WILL NOT BE ACCEPTED.

7) THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, HIS REPRESENTATIVE AND/OR IN ACCORDANCE WITH THE SPECIFICATIONS.

8) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ENGINEER SHALL BE NOTIFIED OF ANY UTILITY CONFLICTS.

9) ANY DAMAGE RESULTING FROM NEW CONSTRUCTION TO EXISTING ASPHALT OR UTILITIES TO REMAIN, SHALL BE REPLACED WITH LIKE MATERIALS BY THE CONTRACTOR AT HIS EXPENSE.

10) CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON THE PLANS. ALL 4:1 OR GREATER SLOPES SHALL RECEIVE GROUND COVER PER THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL ACHIEVE POSITIVE DRAINAGE OVER THE ENTIRE SITE AT ALL TIMES THROUGH THE PROGRESS OF CONSTRUCTION.

11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE OCCURS TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS GOVERNING SUCH WORK.

12) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

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

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

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REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

PLANT SITE GRADING & EROSION CONTROL

PROJECT NUMBER 12410130

DATE	SCALE
APRIL 2015	AS NOTED

SHEET NUMBER

CG1.1

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NOTES:

1) THE DESIGNATED STORMWATER MAINTENANCE AREA SHALL NEVER BE REMOVED OR BUILT ON, AND IF IT IS REQUIRED, NEW STORMWATER QUALITY CALCULATIONS WILL NEED TO BE COMPLETED TO SUPPORT 80% TOTAL SUSPENDED SOLIDS REMOVAL AND EROSION CONTROL MEASURES.

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

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5) INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.

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12) SOD SLOPES

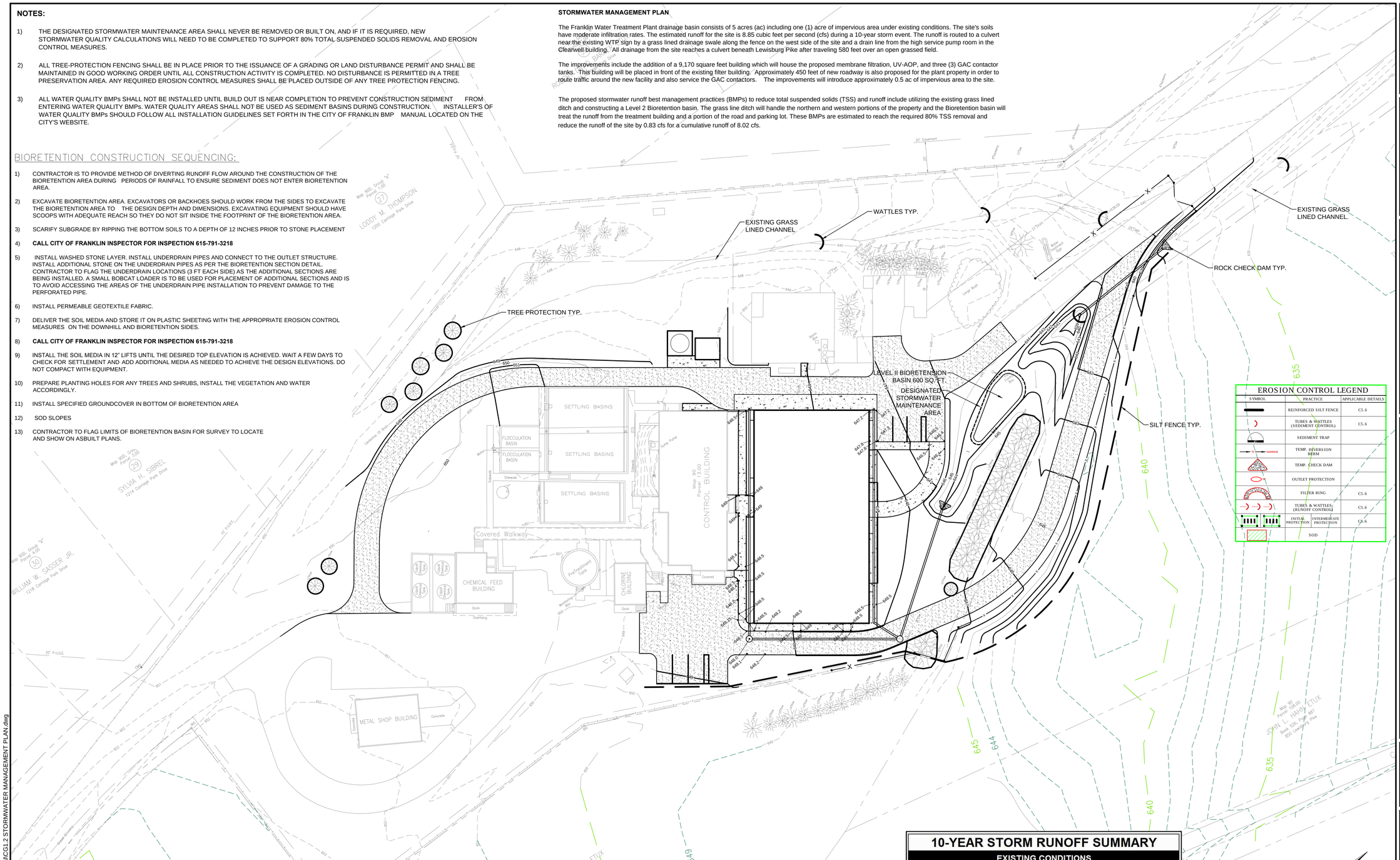
13) CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

STORMWATER MANAGEMENT PLAN

The Franklin Water Treatment Plant drainage basin consists of 5 acres (ac) including one (1) acre of impervious area under existing conditions. The site's soils have moderate infiltration rates. The estimated runoff for the site is 8.85 cubic feet per second (cfs) during a 10-year storm event. The runoff is routed to a culvert near the existing WTP sign by a grass lined drainage swale along the fence on the west side of the site and a drain line from the high service pump room in the Clearwell building. All drainage from the site reaches a culvert beneath Lewisburg Pike after traveling 580 feet over an open grassed field.

The improvements include the addition of a 9,170 square feet building which will house the proposed membrane filtration, UV-AOP, and three (3) GAC contactor tanks. This building will be placed in front of the existing filter building. Approximately 450 feet of new roadway is also proposed for the plant property in order to route traffic around the new facility and also service the GAC contactors. The improvements will introduce approximately 0.5 ac of impervious area to the site.

The proposed stormwater runoff best management practices (BMPs) to reduce total suspended solids (TSS) and runoff include utilizing the existing grass lined ditch and constructing a Level 2 Bioretention basin. The grass line ditch will handle the northern and western portions of the property and the Bioretention basin will treat the runoff from the treatment building and a portion of the road and parking lot. These BMPs are estimated to reach the required 80% TSS removal and reduce the runoff of the site by 0.83 cfs for a cumulative runoff of 8.02 cfs.



EROSION CONTROL LEGEND

SYMBOL	PRACTICE	APPLICABLE DETAILS
	REINFORCED SILT FENCE	C5.6
	TUBES & WATTLES (SEDIMENT CONTROL)	C5.6
	SEDIMENT TRAP	
DIVERSION	TEMP. DIVERSION BERM	
	TEMP. CHECK DAM	
	OUTLET PROTECTION	
	FILTER RING	C5.6
	TUBES & WATTLES (RUNOFF CONTROL)	C5.6
	INITIAL PROTECTION / INTERMEDIATE PROTECTION	C5.6
	SOD	

Subareas		Step 1a Basic Land Use			Step 1b Modified LU			Step 2 Intrinsic GIPs			Step 3a Structural GIPs			Structure ID	IA Capture		Step 3b Structural GIPs			Structure ID	IA Capture	
Subareas	Description	Code	Acres	Base Rv	Code	Acres	Eff Rv1	Code	Trtmt VR1	Eff Rv2	Code	Trtmt VR2	Eff Rv3		Tv Multiplier	Tv (cf)	Code	Trtmt VR2	Eff Rv4		Tv Multiplier	Structure in Series Tv (cf)
1	Membrane Treatment Building and Parking Lot	IA	0.6	0.95		0.6	0.95			0.95	B2	0.80	0.19	1	1.25	2586	GAB	0.2	0.16	1	0	0
2	Grass Lined Channel	TB	4.4	0.18		4.4	0.18			0.18	GAB	0.20	0.15	2	0	0			0.15			
			5	0.27		5	0.27			0.27			0.15			2586			0.15			0
		% Removal (Goal is 80%):		72.8%		% Removal	72.8%		% Removal	72.8%		% Removal	84.5%					% Removal	84.9%			

10-YEAR STORM RUNOFF SUMMARY

EXISTING CONDITIONS

Description	Area (acres)	% Impervious	Runoff (cfs)
Existing Grass Lined Channel	5	21%	8.85

PROPOSED CONDITIONS

Description	Area (acres)	% Impervious	Runoff (cfs)
Existing Grass Lined Channel	4.4	18%	7.44
Bioretention Pond	0.6	100%	0.58

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STAMP

REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	INITIALS
DESIGNED BY	INITIALS
CHECKED BY	INITIALS

SHEET TITLE

STORMWATER MANAGEMENT PLAN

PROJECT NUMBER 12410130

DATE MAY 2015 | SCALE AS NOTED

SHEET NUMBER CG1.2

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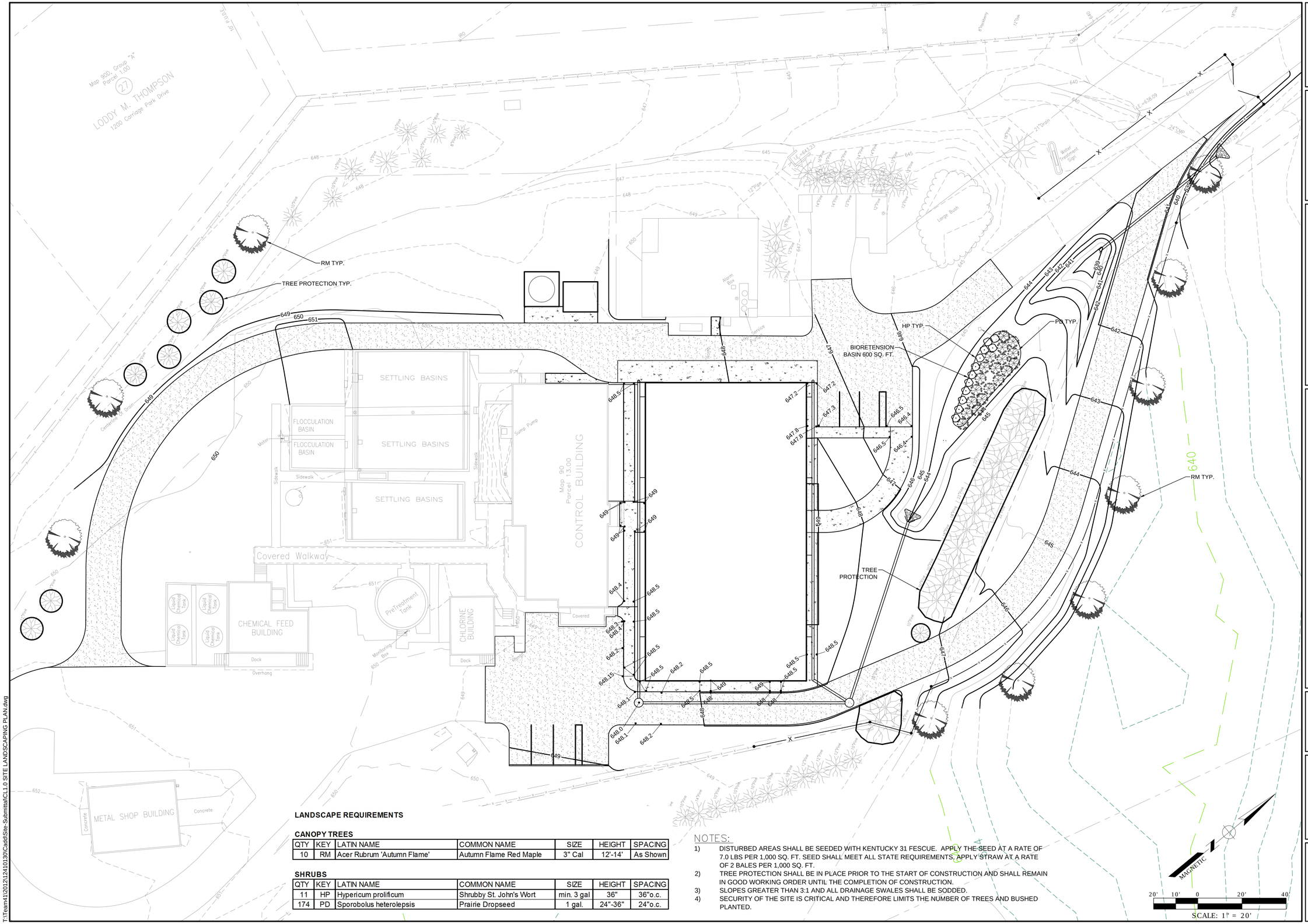

LANDSCAPE REQUIREMENTS

CANOPY TREES

QTY	KEY	LATIN NAME	COMMON NAME	SIZE	HEIGHT	SPACING
10	RM	Acer Rubrum 'Autumn Flame'	Autumn Flame Red Maple	3" Cal	12'-14'	As Shown

SHRUBS

QTY	KEY	LATIN NAME	COMMON NAME	SIZE	HEIGHT	SPACING
11	HP	Hypericum prolificum	Shrubby St. John's Wort	min. 3 gal	36"	36"o.c.
174	PD	Sporobolus heterolepsis	Prairie Dropseed	1 gal.	24"-36"	24"o.c.

NOTES:

1) DISTURBED AREAS SHALL BE SEEDED WITH KENTUCKY 31 FESCUE. APPLY THE SEED AT A RATE OF 7.0 LBS PER 1,000 SQ. FT. SEED SHALL MEET ALL STATE REQUIREMENTS. APPLY STRAW AT A RATE OF 2 BALES PER 1,000 SQ. FT.
2) TREE PROTECTION SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN GOOD WORKING ORDER UNTIL THE COMPLETION OF CONSTRUCTION.
3) SLOPES GREATER THAN 3:1 AND ALL DRAINAGE SWALES SHALL BE SODDED.
4) SECURITY OF THE SITE IS CRITICAL AND THEREFORE LIMITS THE NUMBER OF TREES AND BUSHED PLANTED.

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ANDREW THOMAS JOHNSON REGISTERED ENGINEER AGRICULTURE No. 00110694 STATE OF TENNESSEE

REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	INITIALS
DESIGNED BY	INITIALS
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SHEET TITLE

SITE LANDSCAPING PLAN

PROJECT NUMBER 12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

CL1.0

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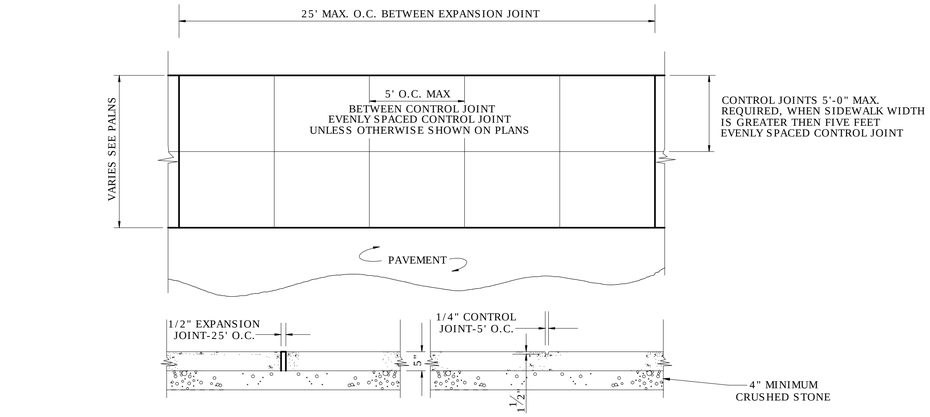
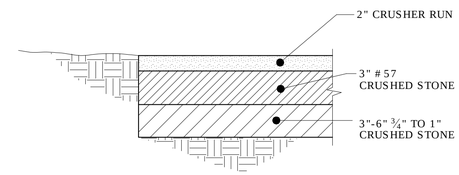


NOTE:
SEE SPECIFICATION SECTION 02528.

SIDEWALK JOINT DETAIL

SCALE: NONE

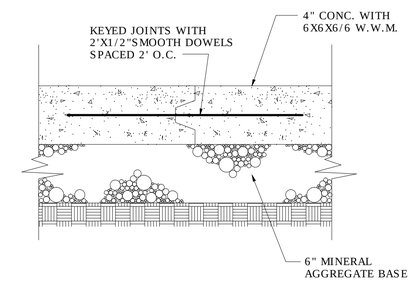


NOTE:
SEE SPECIFICATION SECTION 02507.

TEMPORARY GRAVEL DRIVE DETAIL

SCALE: NONE

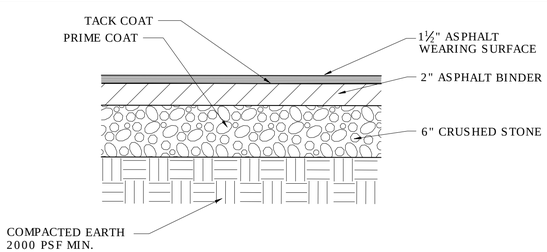
NOTE:
EXPANSION JOINTS
NOT TO EXCEED 20'O.C.
EACH WAY.



NOTE:
SEE SPECIFICATION SECTION 02515.

CONCRETE PAVING DETAIL

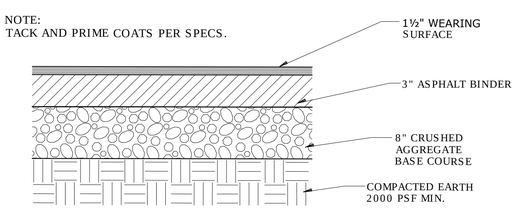
SCALE: NONE



LIGHT DUTY ASPHALT PAVEMENT

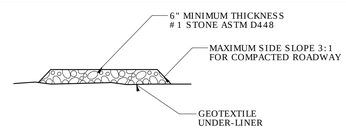
SCALE: NONE

NOTE:
TACK AND PRIME COATS PER SPECS.

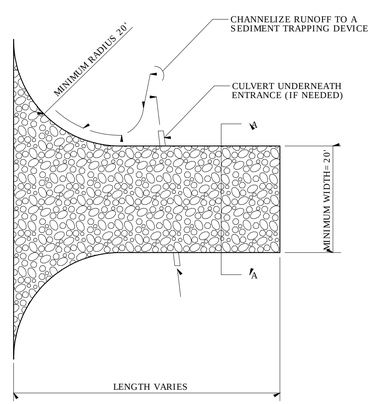


HEAVY DUTY ASPHALT PAVEMENT

SCALE: NONE



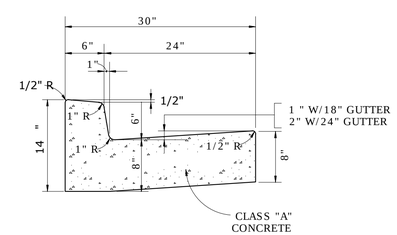
SECTION A



PLAN VIEW

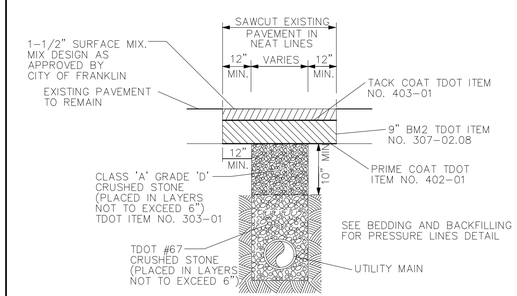
CONSTRUCTION ENTRANCE DETAIL

SCALE: NONE



TYPICAL CURB & GUTTER DETAIL

SCALE: NONE



NOTES:
1. REPAINT PRE-EXISTING PAVEMENT STRIPING AND MARKINGS DISTURBED BY CONSTRUCTION.

ASPHALT PAVEMENT TRENCH REPAIR

SCALE: NONE

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2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
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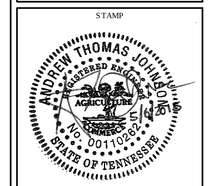
STAMP



REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

MISCELLANEOUS DETAILS

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER
C5.1

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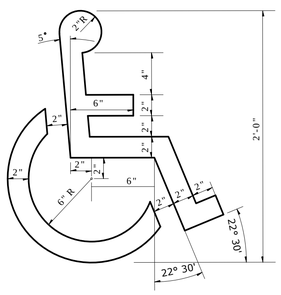
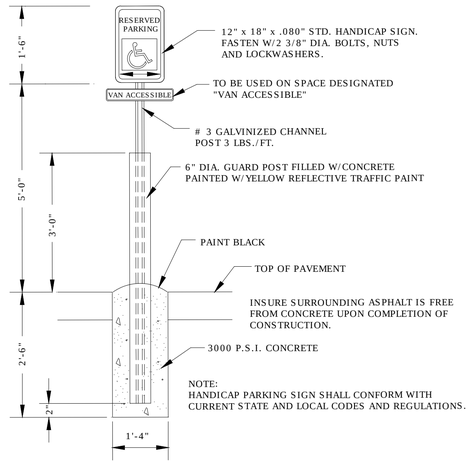


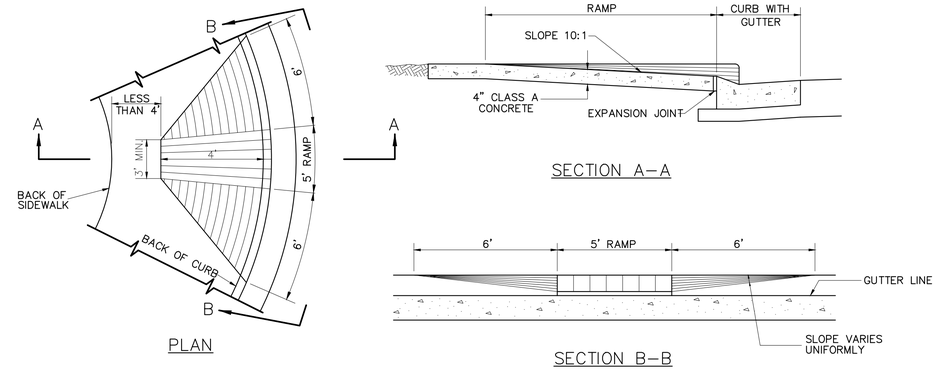
PAINTED HANDICAP SYMBOL DETAIL

SCALE: NONE



HANDICAP PARKING SIGN DETAIL

SCALE: NONE

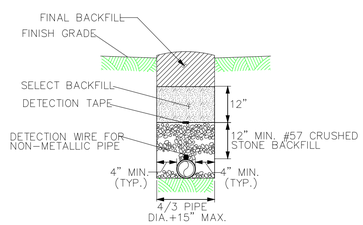


STANDARD HANDICAP RAMP

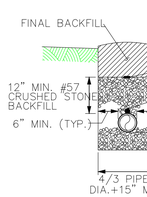
SCALE: NONE

NOTE:
FLOWABLE FILL REQUIRED FOR ALL WORK IN STATE RIGHT OF WAY. FILL FOR OTHER STREETS AS SPECIFIED BY CITY OF FRANKLIN.

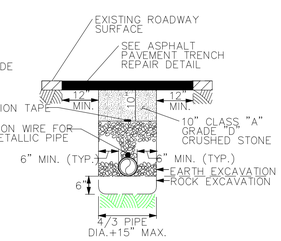
NOTE:
36" MIN. COVER FOR ALL UTILITIES UNLESS OTHERWISE IDENTIFIED ON THE DRAWINGS



ALL PIPE IN EARTH



ALL PIPE IN ROCK



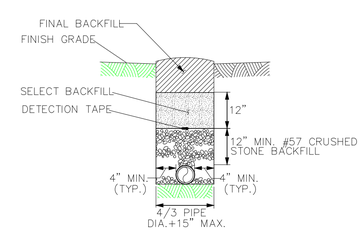
ALL PIPE IN TRAFFIC AREAS

BEDDING AND BACKFILLING FOR PRESSURE LINES

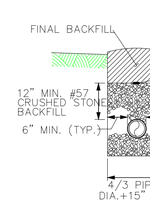
SCALE: NONE

NOTE:
FLOWABLE FILL REQUIRED FOR ALL WORK IN STATE RIGHT OF WAY. FILL FOR OTHER STREETS AS SPECIFIED BY CITY OF FRANKLIN.

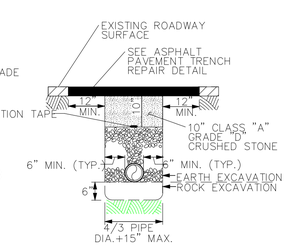
NOTE:
36" MIN. COVER FOR ALL UTILITIES UNLESS OTHERWISE IDENTIFIED ON THE DRAWINGS



ALL PIPE IN EARTH



ALL PIPE IN ROCK



ALL PIPE IN TRAFFIC AREAS

BEDDING AND BACKFILLING FOR GRAVITY LINES

SCALE: NONE

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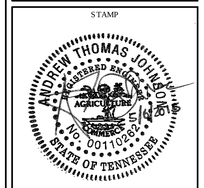

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COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

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DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

C5.2

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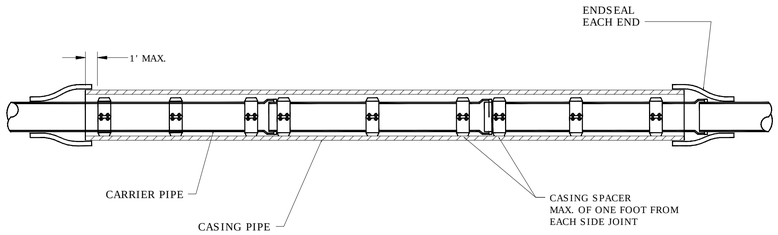


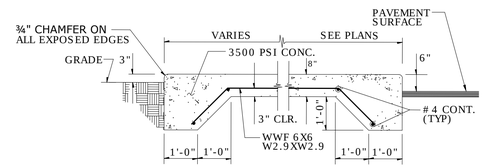
SECTION

NOTE:

1. SEE SPECIFICATION SECTION 02347.

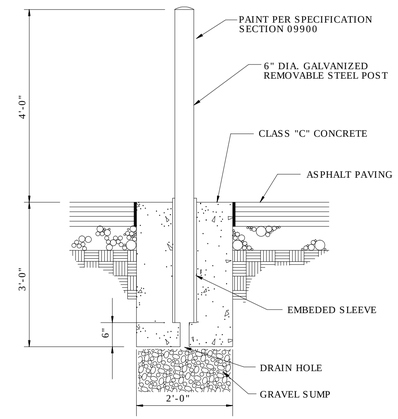
TYPICAL ENCASEMENT DETAIL

SCALE: NONE



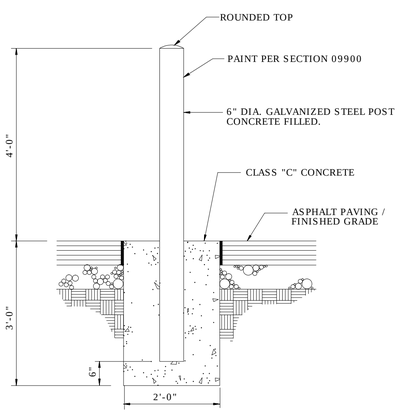
TYPICAL UTILITY PAD DETAIL

SCALE: NONE



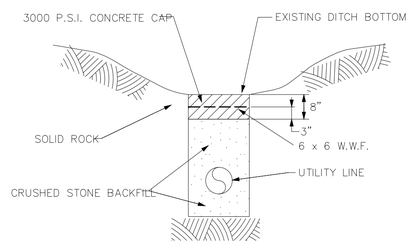
REMOVABLE BOLLARD DETAIL

SCALE: NONE

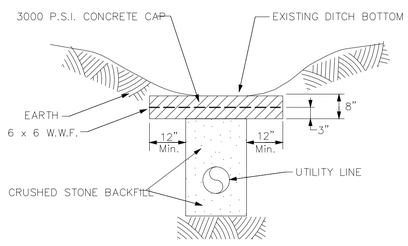


CONCRETE BOLLARD DETAIL

SCALE: NONE



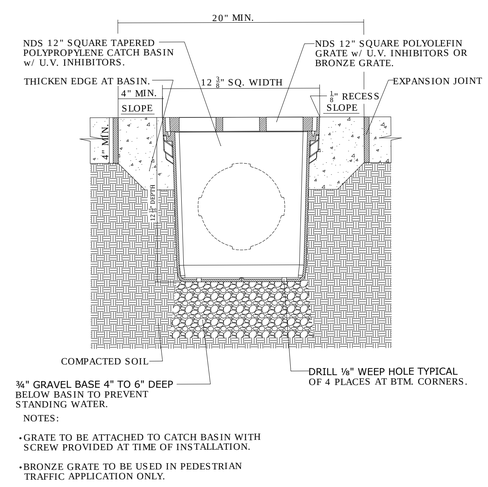
ROCK EXCAVATION



EARTH EXCAVATION

CONCRETE CAP FOR UTILITY LINES

SCALE: NONE



NOTES:

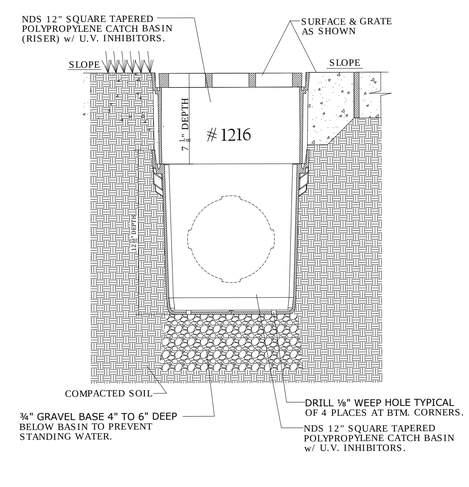
- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- BRONZE GRATE TO BE USED IN PEDESTRIAN TRAFFIC APPLICATION ONLY.

NDS 12" SQ. CATCH BASIN
TYPICAL INSTALLATION (HARDSCAPE)

SCALE: NONE

CONCRETE CAP FOR UTILITY LINES

SCALE: NONE



NDS 12" SQ. CATCH BASIN WITH
RISER INSTALLATION

SCALE: NONE

CONCRETE CAP FOR UTILITY LINES

SCALE: NONE

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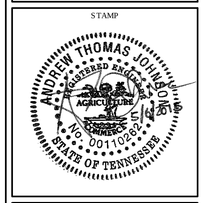

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CHECKED BY	JAG

SHEET TITLE

MISCELLANEOUS DETAILS

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

C5.3

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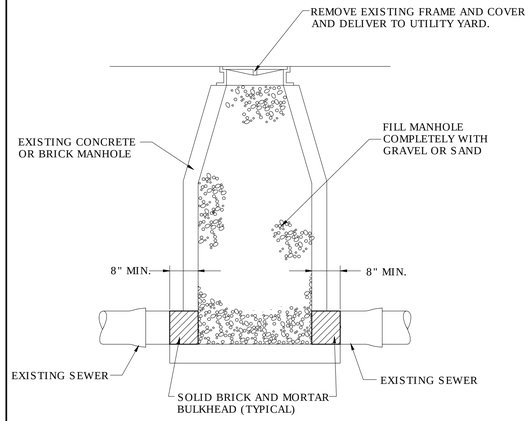
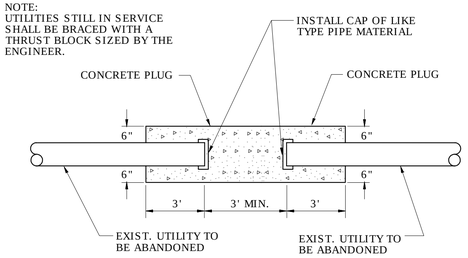
T:\Team4\2012\12410130\Cadd\Site-Submittal\C5.3 MISCELLANEOUS DETAILS.dwg



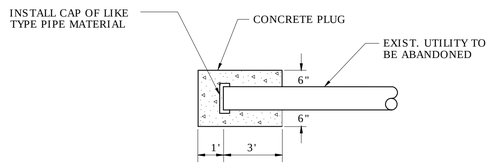
TYPICAL EXISTING MANHOLE ABANDONMENT

SCALE: NONE

NOTE:
UTILITIES STILL IN SERVICE SHALL BE BRACED WITH A THRUST BLOCK SIZED BY THE ENGINEER.



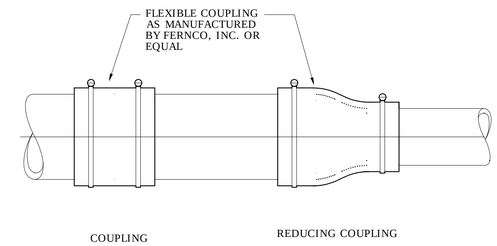
UTILITY DISCONNECTION PLUG



END OF LINE PLUG

CONCRETE PLUG FOR UTILITY LINE ABANDONMENT

SCALE: NONE

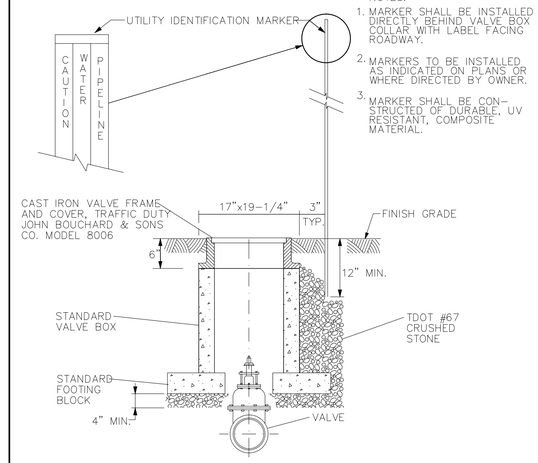


NOTE:
SEE SECTION 15060 FOR ADDITIONAL COUPLING DETAILS.

TYPICAL DETAIL JOINING VARIOUS GRAVITY PIPES

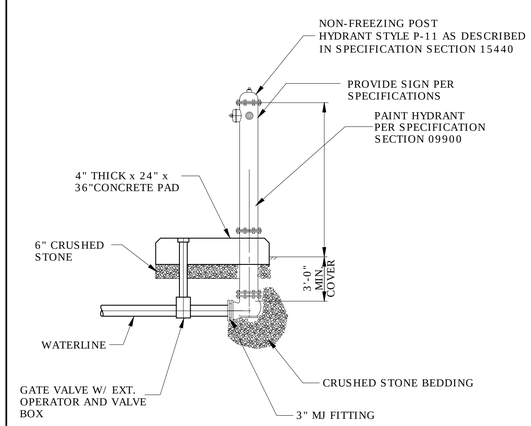
SCALE: NONE

NOTES:
1. MARKER SHALL BE INSTALLED DIRECTLY BEHIND VALVE BOX COLLAR WITH LABEL FACING ROADWAY.
2. MARKERS TO BE INSTALLED AS INDICATED ON PLANS OR WHERE DIRECTED BY OWNER.
3. MARKER SHALL BE CONSTRUCTED OF DURABLE, UV RESISTANT, COMPOSITE MATERIAL.



VALVE BOX SETTING DETAIL

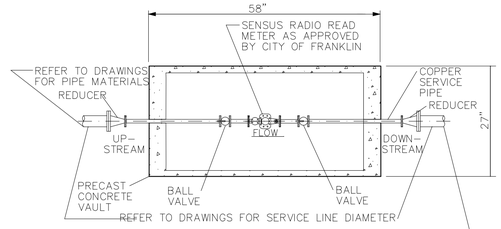
SCALE: NONE



NOTE:
SEE SPECIFICATION SECTIONS 15060, 15100 & 15440 FOR ADDITIONAL DETAILS.

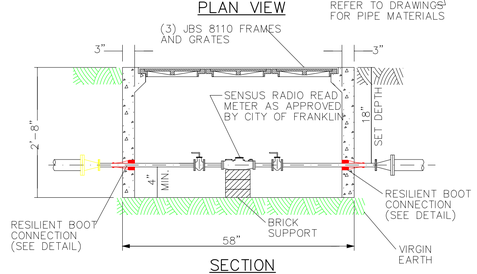
TYPICAL YARD HYDRANT

SCALE: NONE



PLAN VIEW

REFER TO DRAWINGS FOR PIPE MATERIALS

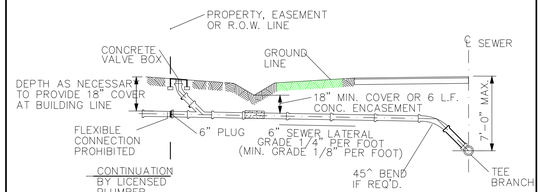


SECTION

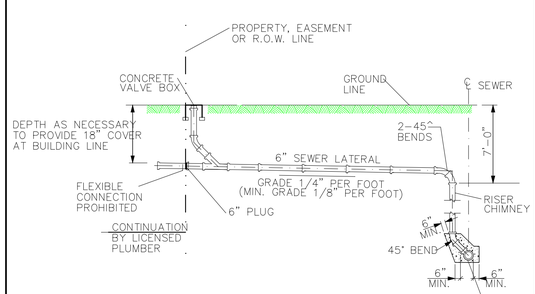
NOTE:
ALL PRECAST COMPONENTS MEET OR EXCEED "SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" AS INDICATED BY ASTM C-478 LATEST REVISIONS.

2" METER ASSEMBLY

SCALE: NONE



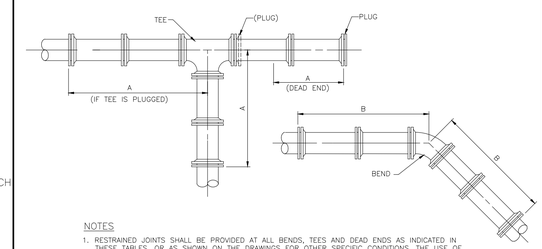
TYPICAL TEE BRANCH



TEE BRANCH FOR SEWER DEPTHS GREATER THAN 7', (10" DIAMETER OR SMALLER)

SANITARY SEWER LATERALS

SCALE: NONE



NOTES

1. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL BENDS, TEES AND DEAD ENDS AS INDICATED IN THESE TABLES, OR AS SHOWN ON THE DRAWINGS FOR OTHER SPECIFIC CONDITIONS. THE USE OF CONCRETE THRUST BLOCKING IS PROHIBITED, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. MAXIMUM LENGTHS OF PIPE SHALL BE USED WITHIN RESTRAINED SECTIONS.
3. LENGTH OF PIPE WITH RESTRAINED JOINTS IS BASED ON INSTALLATION IN GW SOILS. IF OTHER SOIL CONDITIONS ARE ENCOUNTERED, LENGTH OF RESTRAINED PIPE SHALL BE ADJUSTED ACCORDINGLY. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.

LENGTH OF PIPE TO BE RESTRAINED FOR DIP (FEET)

SIZE	A DEAD END	A TEE & PLUG	B 90° BEND	B 45° BEND	B 22 ½° BEND	B 11 ¼° BEND
4"	27	27	15	7	3	2
6"	38	38	21	9	5	3
8"	49	49	27	12	6	3
10"	59	59	33	14	7	4
12"	69	69	38	16	8	4
14"	79	79	43	18	9	5
16"	89	89	48	20	10	5
20"	107	107	58	24	12	6
24"	125	125	67	28	14	7
>24"	SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS					

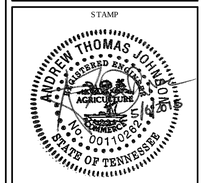
TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:
1. TEST PRESSURE: 200 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 2
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5

RESTRAINED JOINT TABLE - DIP

SCALE: NONE

SSR Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
www.ssr-inc.com

STAMP



REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

MISCELLANEOUS DETAILS

PROJECT NUMBER 12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

C5.4

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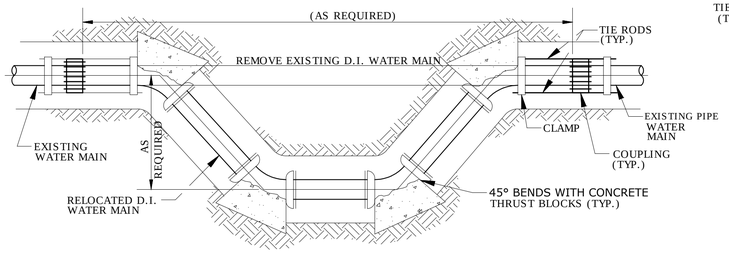
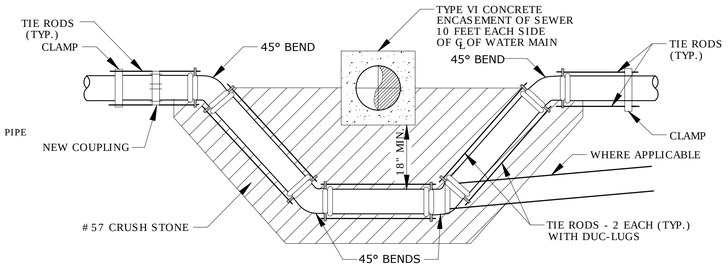
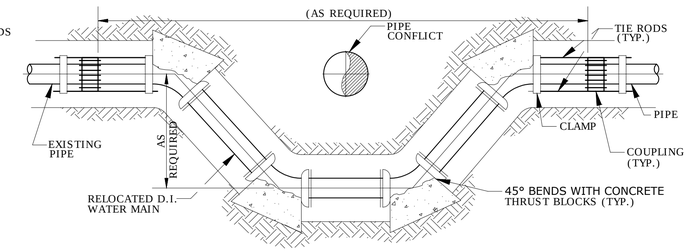


NOTE: THRUST BLOCKS TO EXTEND TO UNDISTURBED EARTH.

HORIZONTAL MAIN RELOCATION DETAIL



MAIN RELOCATION AND MINIMUM SEPARATION DETAIL

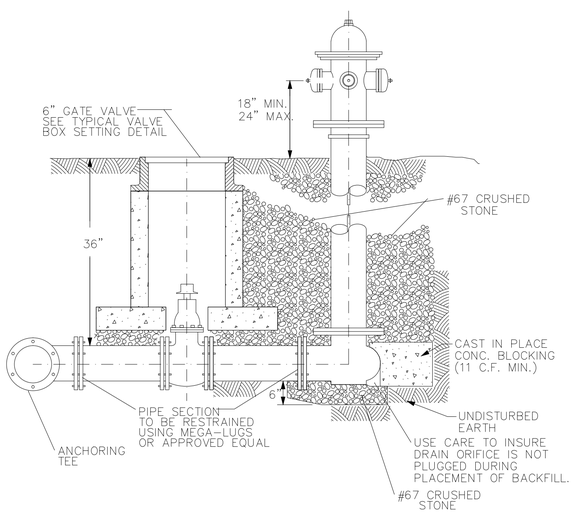


PIPE CONFLICT RELOCATION DETAIL

NOTES:
1. THRUST BLOCKS TO EXTEND TO UNDISTURBED EARTH.
2. SEE SECTION 15060.

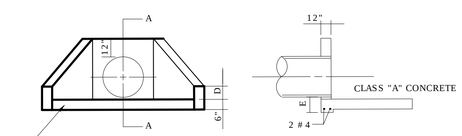
WATER MAIN RELOCATION DETAILS

SCALE: NONE



FIRE HYDRANT INSTALLATION DETAIL

SCALE: NONE



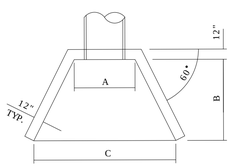
ELEVATION

SECTION A-A

EXCEPT WHERE NOTED, CONTRACTOR MAY UTILIZE PRE-FABRICATED HEADWALLS BY SHERMAN DIXIE OR EQUAL.

TABLE OF DIMENSIONS					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	46"	60"	120	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

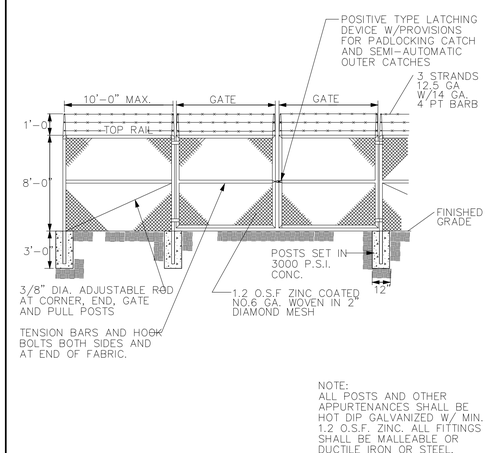
EDGE OF ALL EXPOSED CONCRETE TO BE CHAMFERED 3/4".



PLAN

STANDARD CONCRETE HEADWALL

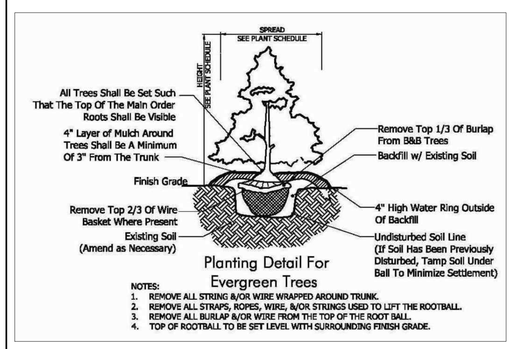
SCALE: NONE



NOTE:
ALL POSTS AND OTHER APPURTENANCES SHALL BE HOT DIP GALVANIZED W/ MIN. 1.2 O.S.F. ZINC. ALL FITTINGS SHALL BE MALLEABLE OR DUCTILE IRON OR STEEL.

CHAIN-LINK FENCE WITH DOUBLE GATES

SCALE: NONE



Planting Detail For Evergreen Trees

NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
4. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.

EVERGREEN TREE PLANTING DETAIL

SCALE: NONE

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Nashville, TN 37204
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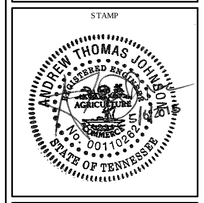

REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

MISCELLANEOUS DETAILS

PROJECT NUMBER 12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

C5.5

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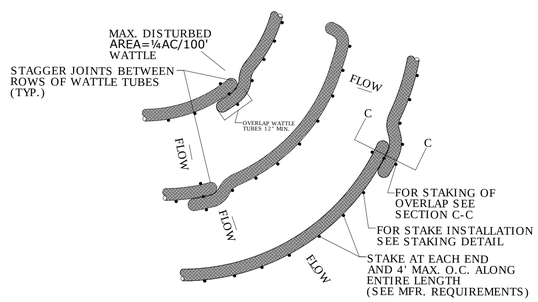
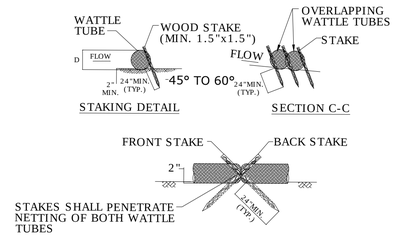


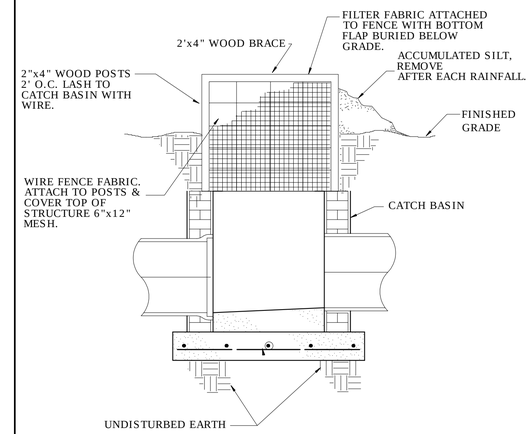
PLAN VIEW FOR SLOPE APPLICATION



JOINT STAKING DETAIL

TUBES & WATTLES SLOPE DETAIL

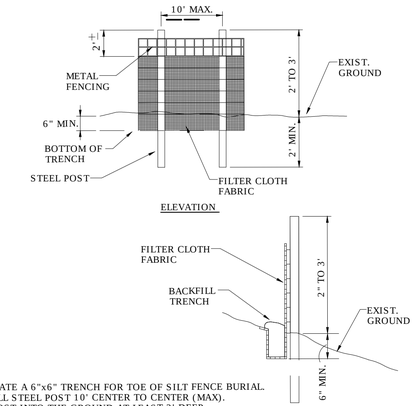
SCALE: NONE



NOTE:
1.ALL INLET GRATES TO BE 26"x26"
2.SEE SECTION 01568

INLET PROTECTION DETAIL FOR EXISTING INLETS

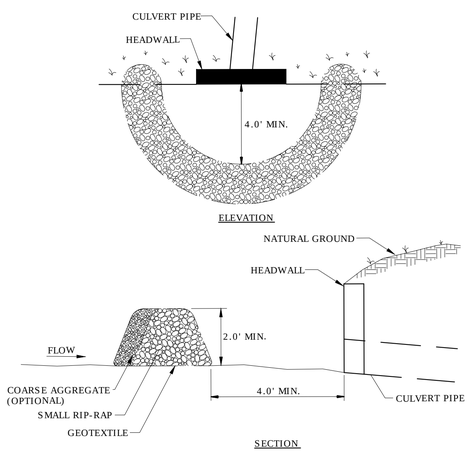
SCALE: NONE



NOTES:
1)EXCAVATE A 6"x6" TRENCH FOR TOE OF SILT FENCE BURIAL.
2)INSTALL STEEL POST 10' CENTER TO CENTER (MAX). DRIVE POST INTO THE GROUND AT LEAST 2' DEEP.
3)SECURELY ATTACH THE METAL FENCE TO THE STEEL POST.
4)USE HOG RINGS (OR EQUIVALENT) TO SECURE THE SILT FENCE TO THE METAL FENCE.
5)BURY THE TOE OF THE SILT FENCE WITH THE PREVIOUSLY EXCAVATED MATERIAL AND TAMP IN PLACE TO SECURE THE TOE OF THE FENCE.
6)INSPECT THE INSTALLATION ON A REGULAR BASIS AND MAKE REPAIRS AS NEEDED.

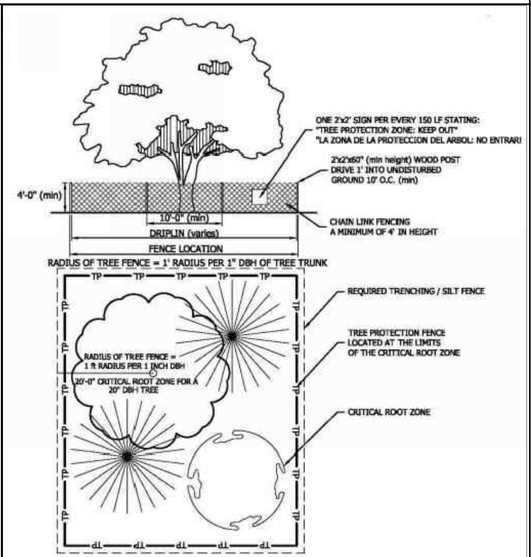
REINFORCED TEMPORARY SILT FENCE

SCALE: NONE



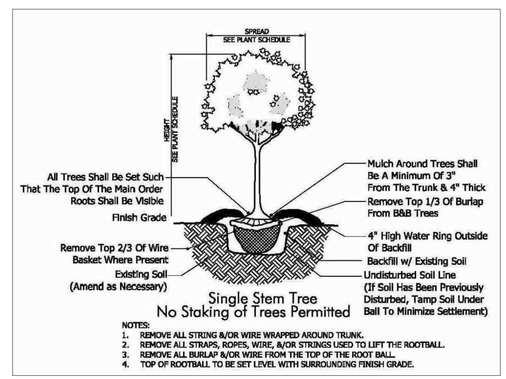
STONE FILTER RING

SCALE: NONE



TREE PROTECTION DETAIL

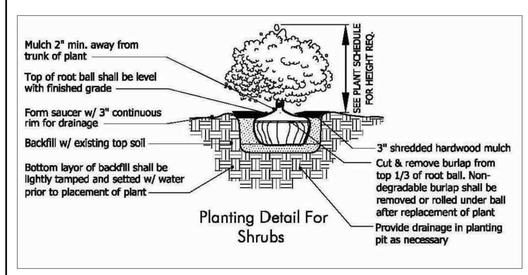
SCALE: NONE



NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
4. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.

TREE PLANTING DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE

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2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
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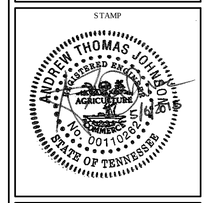

REVISIONS	DATE	BY	DESCRIPTION

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	CDJ
DESIGNED BY	JAG
CHECKED BY	JAG

SHEET TITLE

MISCELLANEOUS DETAILS

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER
C5.6

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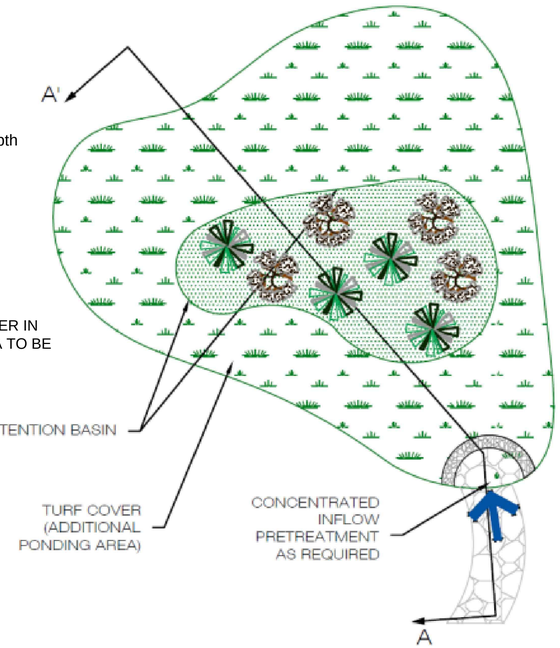
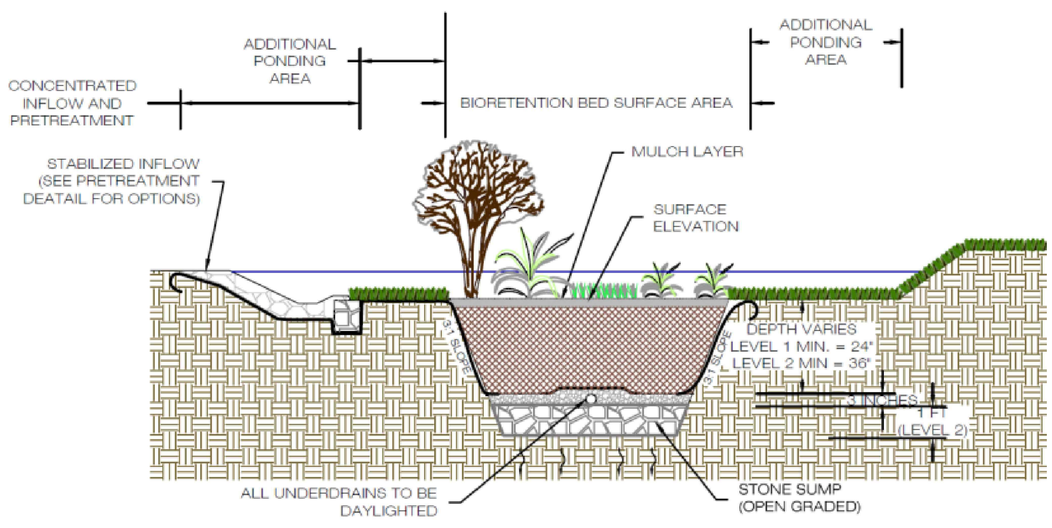
Note: Soil Composition
Maximum 60% sand
Less than 40% silt
5%-10% Organic matter
Less than 20% clay
Soil Media shall be 36" depth



PLAN VIEW



SECTION VIEW

Bioretention Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area.

2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area.

3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement.

4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**

5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.

6. Install permeable geotextile fabric.

7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.

8. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**

9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.

10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly.

11. Install specified groundcover in bottom of bioretention area.

12. Sod slopes.

13. Contractor to flag limits of bioretention basin for survey to locate and show on ASBUILT plans.

BIORETENTION BASIN DETAIL

SCALE: NONE

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2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
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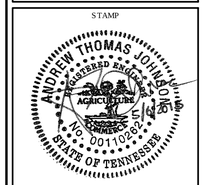

REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	INITIALS
DESIGNED BY	INITIALS
CHECKED BY	INITIALS

SHEET TITLE

MISCELLANEOUS DETAILS

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	AS NOTED

SHEET NUMBER

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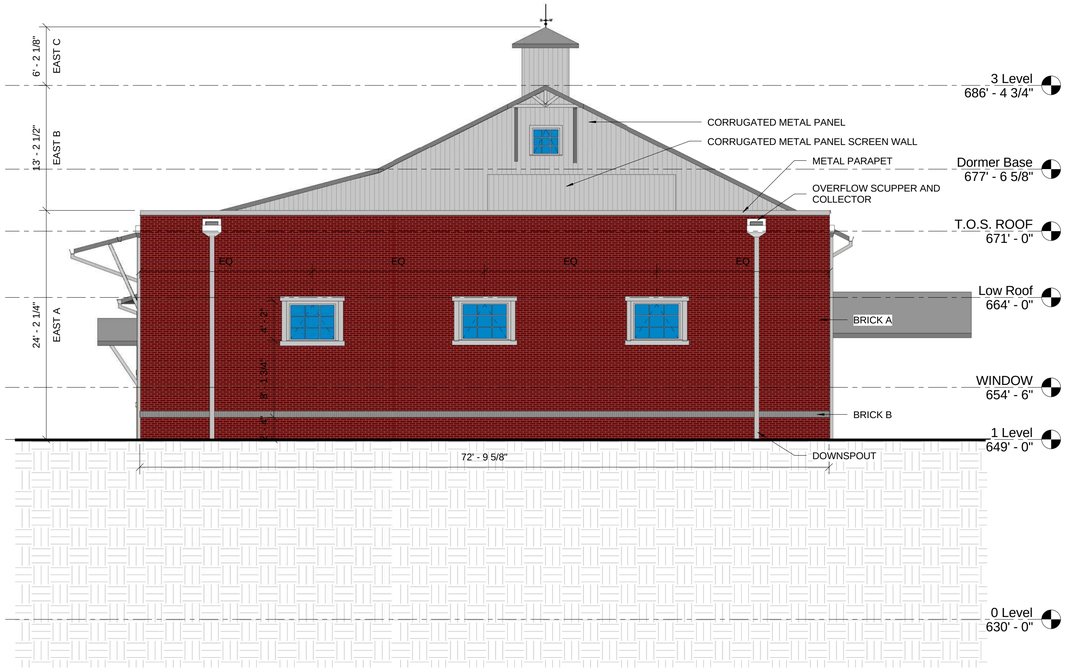
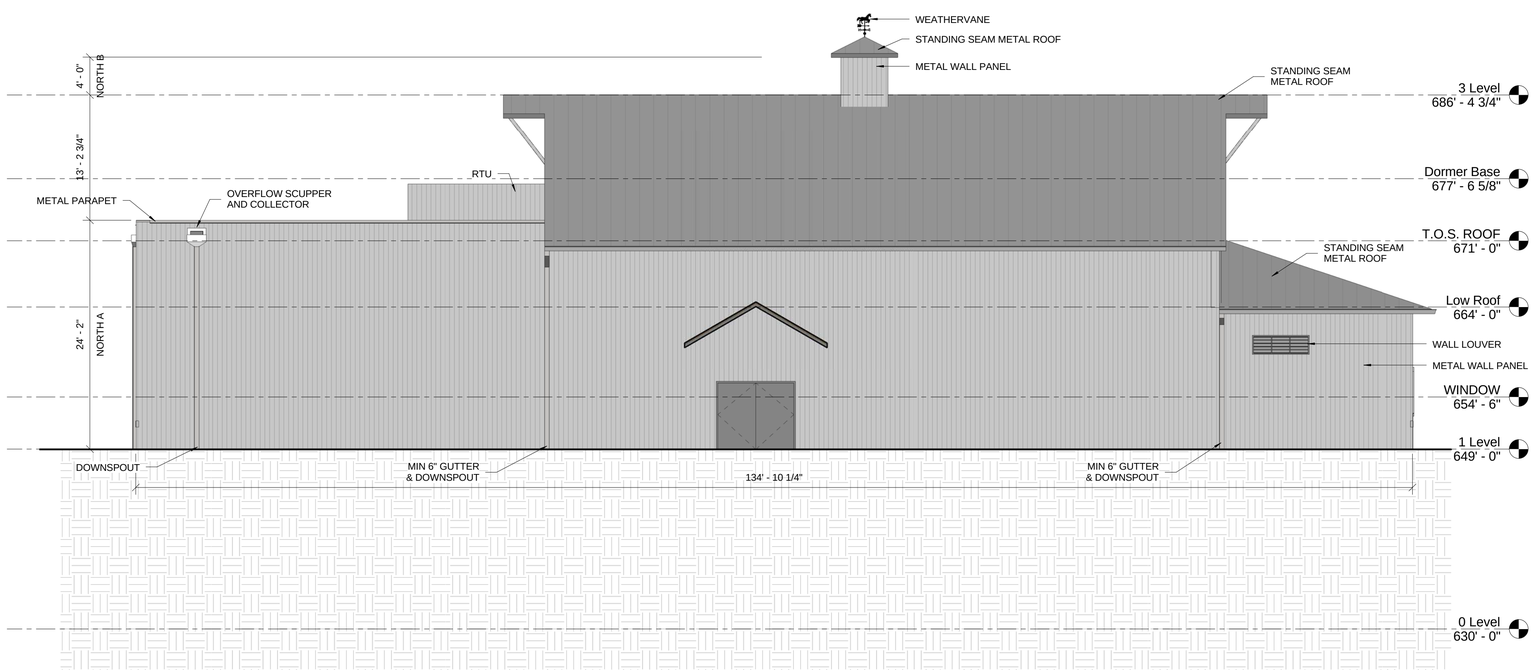


1 NORTH WEST
1/8" = 1'-0"

NORTH & EAST WALLS					
ORIENTATION	MATERIAL	TYPE	GROSS OF WALL	NET OF WALL	PERCENTAGE OF NET
EAST A	BRICK	W-1	1619 SF	1729 SF	94%
EAST B	METAL PANEL	W-3	479 SF	489 SF	98%
EAST C	METAL PANEL	W-4	31 SF	31 SF	100%
NORTH A	METAL PANEL	W-2	2898 SF	2942 SF	98%
NORTH B	METAL PANEL	W-4	27 SF	27 SF	100%



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

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

M. SHANKS ARCHITECTS
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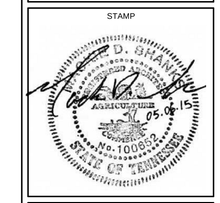

REVISIONS

DESCRIPTION	DATE	BY

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	SRB
DESIGNED BY	-
CHECKED BY	MDS

SHEET TITLE

ELEVATION

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	1/8" = 1'-0"

SHEET NUMBER

A2.0

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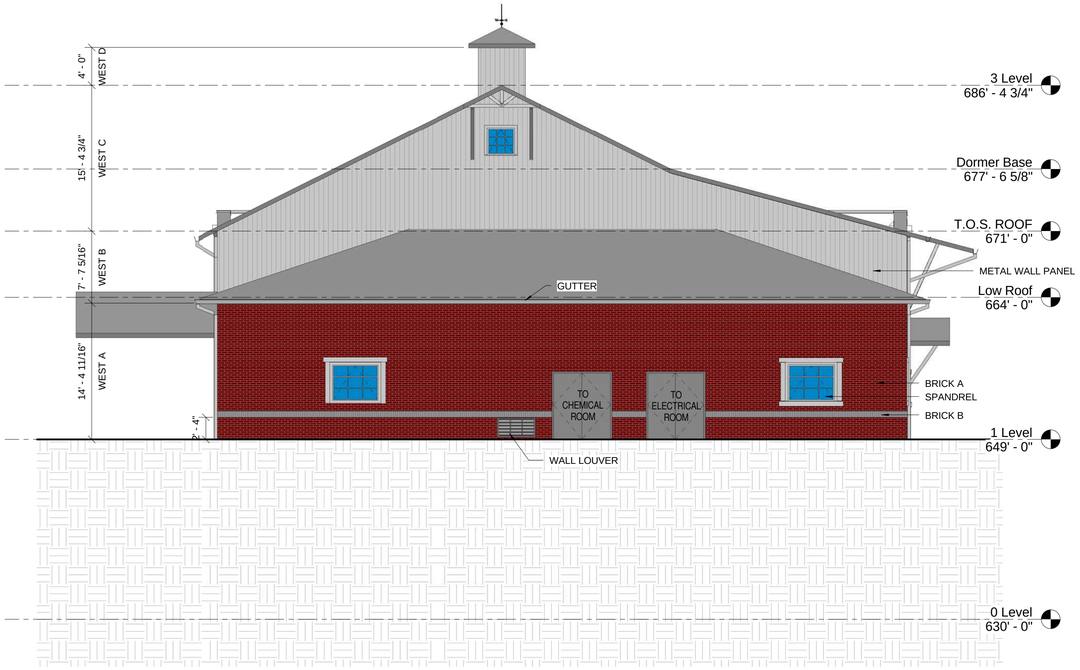
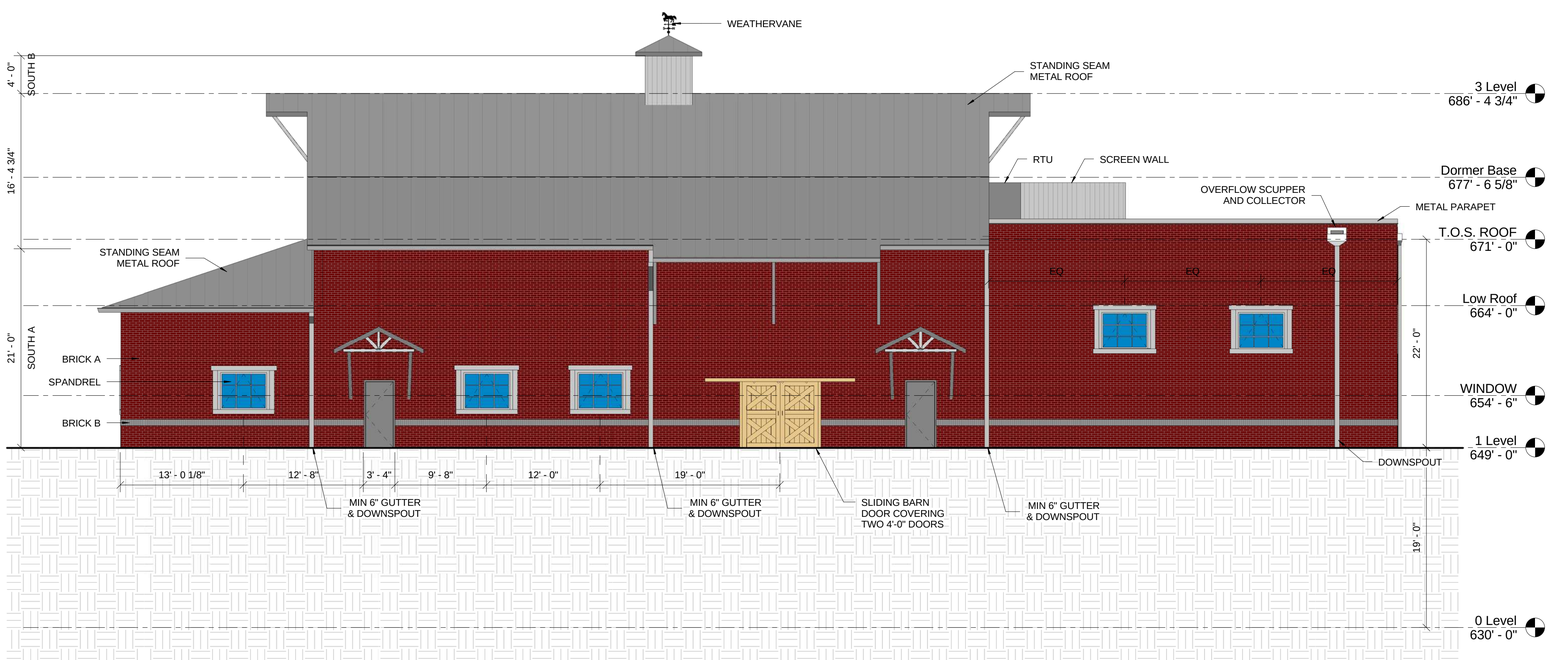


1 SOUTH EAST
1/8" = 1'-0"

SOUTH & WEST WALLS					
ORIENTATION	MATERIAL	TYPE	GROSS OF WALL	NET OF WALL	PERCENTAGE OF NET
SOUTH A	BRICK	W-1	2708 SF	2934 SF	92%
SOUTH B	METAL PANEL	W-4	31 SF	31 SF	100%
WEST A	BRICK	W-1	913 SF	1058 SF	86%
WEST C	METAL PANEL		646 SF	487 SF	98%
WEST D	METAL PANEL	W-4	35 SF	35 SF	100%



2 NORTH EAST
1/8" = 1'-0"

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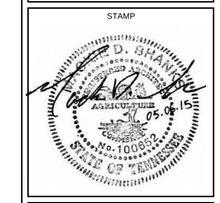

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COF - Project NO. 5842

DRAWN BY	SRB
DESIGNED BY	-
CHECKED BY	MDS

SHEET TITLE

ELEVATION

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	1/8" = 1'-0"

SHEET NUMBER

A2.1

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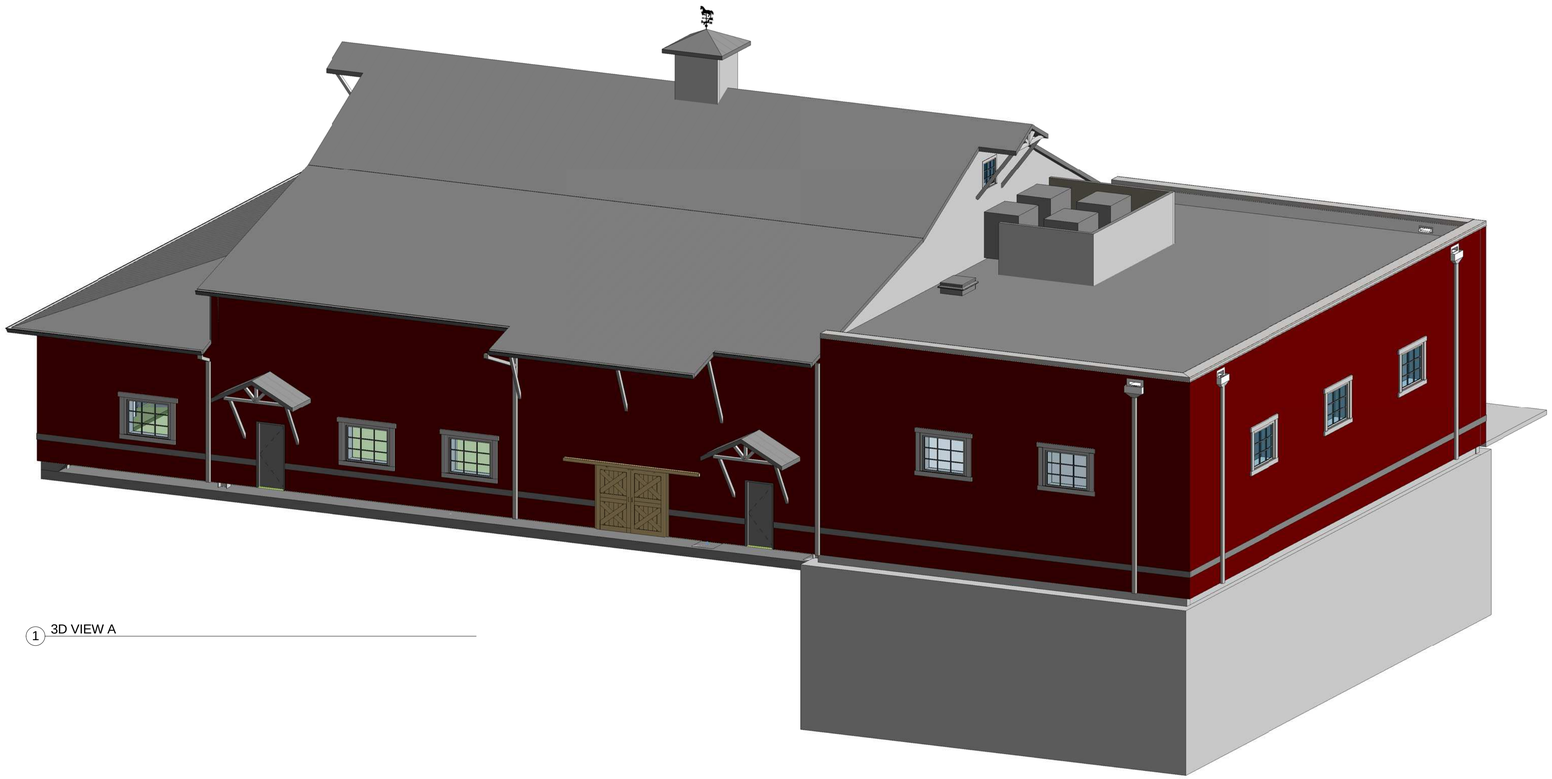
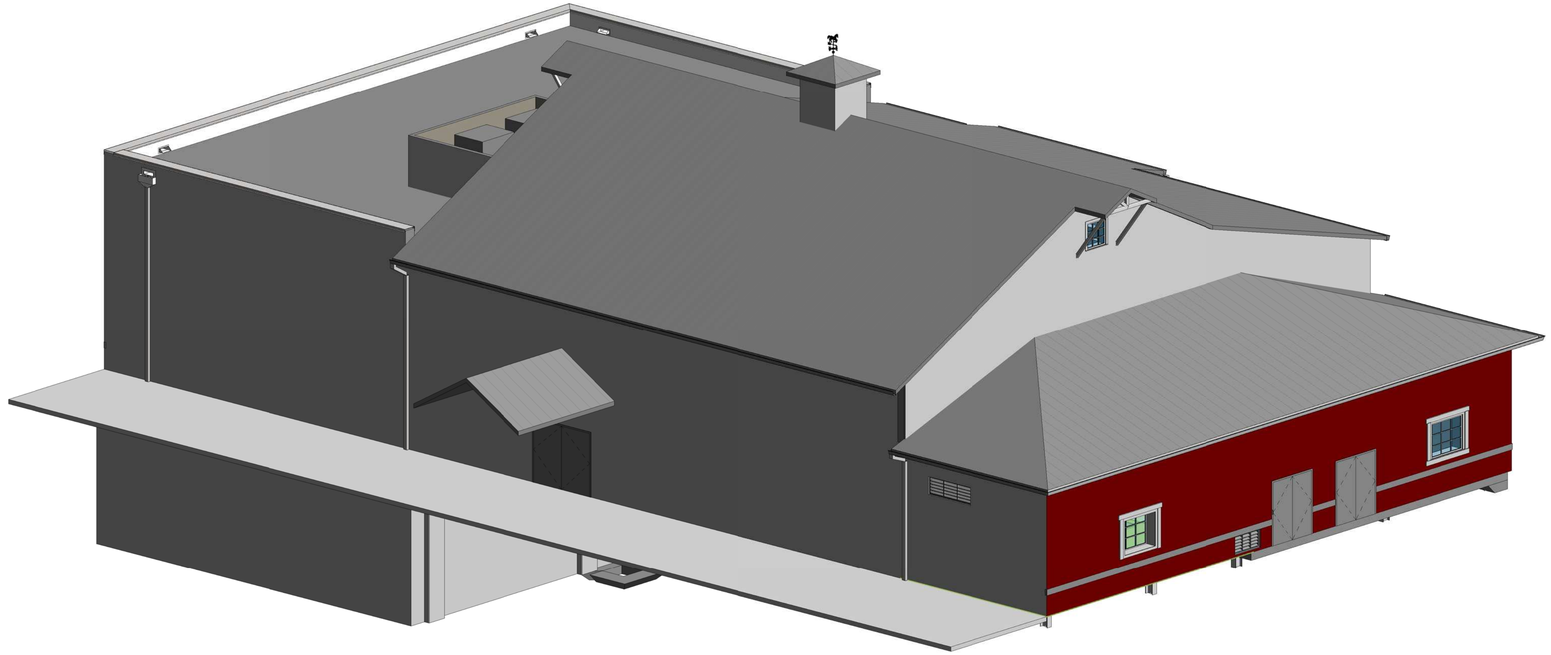


1 3D VIEW A



2 3D VIEW B

M. SHANKS ARCHITECTS
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REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	SRB
DESIGNED BY	-
CHECKED BY	MDS

SHEET TITLE

3D VIEW

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	

SHEET NUMBER

A2.2

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PLUMBING LEGEND

NOT ALL SYMBOLS MAY BE USED

SYMBOL	ABB.	DESCRIPTION	SYMBOL	ABB.	DESCRIPTION
CW	CW	DOMESTIC COLD WATER			PIPE TURN DOWN
CW	CW	DOM. COLD WATER (BELOW)			PIPE TURN UP
CW HP	CW HP	DOMESTIC COLD WATER HIGH PRESSURE			BALL VALVE
HW	HW	DOMESTIC HOT WATER			GATE VALVE
HW	HW	DOMESTIC HOT WATER (BELOW)			CHECK VALVE
HW 140	HW 140	DOMESTIC HOT WATER 140			BALANCING VALVE
HWR	HWR	DOMESTIC HOT WATER RECIRC.			BUTTERFLY VALVE
HWR	HWR	DOMESTIC HOT WATER RECIRC. (BELOW)		PRV	PRESSURE REGULATING VALVE
D	D	DRAIN			SOLENOID VALVE
D	D	DRAIN (BELOW)			STRAINER
PD	PD	PUMP DISCHARGE			REDUCER
PD	PD	PUMP DISCHARGE (BELOW)			PIPE GUIDE
SHW	SHW	SOFTENED HOT WATER			ANCHOR
SCW	SCW	SOFTENED COLD WATER			PRESSURE GAUGE
DI	DI	DEIONIZED WATER SUPPLY			THERMOMETER
DIR	DIR	DEIONIZED WATER RETURN			CAP/PLUG
RO	RO	REVERSE OSMOSIS		CO	CLEANOUT (ABOVE CEILING)
TW	TW	TEMPERED WATER			UNION
G	G	NATURAL GAS		PR	PRESSURE RELIEF VALVE
TP	TP	TRAP PRIMER			SHOCK ARRESTOR
W	W	WASTE	FCO	FCO	FLOOR CLEAN OUT
W	W	WASTE (BELOW)		WCO	WALL CLEAN OUT
V	V	SANITARY VENT		FD	FLOOR DRAIN
SW	SW	STORM WATER		VTR	VENT THRU ROOF
SW	SW	STORM WATER (BELOW)		I.E.	INVERT ELEVATION
OD	OD	STORM OVERFLOW DRAIN		AFF	ABOVE FINISHED FLOOR
SSD	SSD	SUB-SURFACE DRAINAGE (BELOW)	OD- "		OVERFLOW DRAIN STACK NO.
GW	GW	GREASE WASTE			STACK SIZE
GW	GW	GREASE WASTE (BELOW)	P- "		SAN. WASTE/VENT STACK NO.
GV	GV	GREASE VENT			STACK SIZE
AW	AW	ACID WASTE	SW- "		STORM DOWNSPOUT NO.
AW	AW	ACID WASTE (BELOW)			STACK SIZE
AV	AV	ACID VENT	AW- " AV- "		ACID WASTE/VENT STACK NO.
					STACK SIZE

PUMP SCHEDULE - PLUMBING SYSTEMS

DESIGNATION	SERVICE	TYPE	MANUFACTURER	MODEL NUMBER	GPM	HEAD FEET	MOTOR/PUMP RPM	MOTOR HP	ELECTRICAL VOLTAGE	ELECTRICAL PHASE	ACCESSORIES / REMARKS
SP-L-1	WASTE SUMP	SUBMERSIBLE			0		0	0	0 V	0	
SP-L-2	WASTE SUMP	SUBMERSIBLE			0		0	0	0 V	0	

1 DISCONNECT AND STARTER
2 HIGH WATER ALARM
3 LOW SUCTION CUTOFF
4 CONTROL PANEL

DOMESTIC WATER HEATER SCHEDULE

DESIGNATION	SERVICE	MANUFACTURER	MODEL NUMBER	EWT °F	LWT °F	RECOVERY GPH	FUEL	INPUT BTU	KW	ELECTRICAL VOLTAGE	ELECTRICAL PHASE	STORAGE TANK MODEL #	STORAGE TANK GAL.	REMARKS
WH-1-1	EMERGENCY SHOWERS	KELTECH	SNA1083/480D	40	85	N/A	ELECTRIC	0	108	4800 V	3	N/A	0	1,2,3

1 PROVIDE NEMA 4X STAINLESS STEEL CORROSION RESISTANT CABINET
2 HEATER TO FAIL TO COLD WATER SUPPLY ON ELECTRICAL FAILURE
3 SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ACCESSORIES.

NATURAL GAS PRESSURE REGULATING VALVE SCHEDULE

DESIGNATION	SERVICE	MANUFACTURER	MODEL NUMBER	INLET PRESSURE	OUTLET PRESSURE	VALVE SIZE	SSR VOLUME	REMARKS
GPRV-R-1	RTU-1	PIETRO FIORENTINI	300151	2.00 psi	0.50 psi	1/2"	0.00 CF	1
GPRV-R-2	RTU-2	PIETRO FIORENTINI	300151	2.00 psi	0.50 psi	1/2"	0.00 CF	1
GPRV-R-3	RTU-3	PIETRO FIORENTINI	300151	2.00 psi	0.50 psi	1/2"	0.00 CF	1

1 INSTALL IN ACCESSIBLE LOCATION.

WATER PRESSURE REDUCING VALVE SCHEDULE

DESIGNATION	SERVICE	MANUFACTURER	MODEL NUMBER	VALVE SIZE	INLET PRESSURE	OUTLET PRESSURE	MAX. FLOW GPM	REMARKS
PRV-L-1	PROCESS WATER	ZURN	ZW209	10"	130.00 psi	75.00 psi	300.00	1
PRV-L-2	POTABLE WATER	ZURN	ZW209	2"	130.00 psi	75.00 psi	65.00	1

1 SEE PLANS FOR LOCATION.

PLUMBING GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE PROJECT SCOPE, UTILITY CONNECTIONS AND ALL BUILDING SERVICES. EXISTING SITE UTILITIES SHALL BE FIELD LOCATED FOR EXACT LOCATION AND ELEVATION BEFORE BEGINNING CONSTRUCTION OR DEMOLITION.
2. CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH SUPPLIER AND INSTALLATION DRAWINGS. INSTALL EQUIPMENT AND MAKE FINAL CONNECTIONS, FURNISHING CUTOFF VALVES, P-TRAPS, PRVS AND PIPING AS REQUIRED.
3. COORDINATE WATER, WASTE, VENT, GAS, RAIN WATER AND OTHER PIPING WITH ALL TRADES TO AVOID SPACING AND ROUTING PROBLEMS
4. FIXTURES, EQUIPMENT, CONNECTIONS AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED STATE AND LOCAL CODES AND REQUIREMENTS.
5. PLUMBING VENTS AND STACKS THROUGH ROOF SHALL BE INSTALLED A MINIMUM OF 25 FEET CLEAR OF HVAC OUTSIDE AIR INTAKES AND ANY OPERABLE WINDOW OR BUILDING OPENING.
6. INSTALL A WATERPROOFING MEMBRANE AT EACH FLOOR DRAIN AND NON PREFABRICATED SHOWER LOCATED ABOVE SLAB ON GRADE AS SPECIFIED. CONTRACTOR SHALL COORDINATE THE WORK TO AVOID CONFLICT BETWEEN WATERPROOFING MEMBRANE INSTALLATION AND STRUCTURAL COMPONENT INSTALLATION.
7. VENT AND WASTE STACKS LESS THAN THREE INCHES IN DIAMETER SHALL NOT ROUTE THROUGH THE ROOF. PROVIDE INCREASERS ON PIPING BELOW ROOF.
8. PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE SLEEVED, SEALED AND FIRESAFED TO MAINTAIN THE INTEGRITY OF THE WALL AND FLOOR UL FIRE RESISTANCE RATING.
9. DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND WITH ALL OTHER TRADES.
10. PROVIDE HOUSEKEEPING PADS UNDER ALL EQUIPMENT. COORDINATE PAD SIZE AND FLOOR DRAIN LOCATIONS WITH FINAL EQUIPMENT PAD LOCATIONS. LOCATE DRAINS NEAR EQUIPMENT DRAINS AND DISCHARGE TO AVOID ROUTING OF PIPING ACROSS WALK PATHS.
11. SUPPORTS, ANCHOR BOLTS AND HANGERS FOR ALL EQUIPMENT SPECIFIED SHALL CONFORM TO THE SPECIFICATIONS. MISCELLANEOUS STEEL BRACING SUPPORTS AND REINFORCING STEEL NEEDED TO SUPPORT EQUIPMENT AND PIPING SYSTEMS SPECIFIED SHALL BE FURNISHED AND INSTALLED AS PART OF THE WORK.
12. MAINTAIN ACCESSIBILITY OF ALL EQUIPMENT AND VALVES. PROVIDE ACCESS PANELS AS REQUIRED. COORDINATE PLACEMENT WITH THE ARCHITECT PRIOR TO INSTALLATION.
13. INSTALL EXTERIOR WALL HYDRANTS AT 18" ABOVE FINISHED GRADE.
14. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT PRIOR TO CUTTING ANY OPENING IN THE STRUCTURE. COORDINATE SLEEVING OF BEAMS AND CORING OF STRUCTURE WITH STRUCTURAL DRAWINGS AND DETAILS PRIOR TO INSTALLATION.
15. CONTRACTOR SHALL PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS NOT RECEIVING CONSTANT DISCHARGE FROM FIXTURES AND/OR EQUIPMENT AND AS REQUIRED BY STATE AND LOCAL CODES.
16. ALL SANITARY AND STORM WATER PIPING BELOW GRADE IN AREAS SUBJECT TO TRAFFIC WITH LESS THAN TWO FEET OF EARTH COVER SHALL BE DUCTILE IRON.
17. PROVIDE PIPING EXPANSION JOINTS AT EACH PIPE CROSSING AN INTERIOR BUILDING EXPANSION JOINT.

FIRE PROTECTION GENERAL NOTES

1. ALL WORK ON DESIGNATED SPRINKLER/STANDPIPE SYSTEMS SHALL PERFORMED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
2. THE CONTRACTOR SHALL PROVIDE SPRINKLER SYSTEM AS SPECIFIED AND AS INDICATED FOR THE ENTIRE FACILITY, UNLESS NOTED OTHERWISE IN SPECIFIC AREAS. PROVIDE AUTOMATIC SPRINKLER ZONING AND/OR AUXILIARY FIRE PROTECTION SYSTEMS AS INDICATED ON THE FIRE PROTECTION DRAWINGS. COMPLETE FIRE SPRINKLER SHOP DRAWINGS, INCLUDING HYDRAULIC CALCULATIONS, AND EQUIPMENT CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, THE LOCAL FIRE MARSHAL, AND ANY OTHER AUTHORITIES HAVING JURISDICTION FOR REVIEW AND APPROVAL. NO WORK SHALL BEGIN PRIOR TO OBTAINING APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO INSTALLATION.
4. THE FIRE PROTECTION SYSTEM, EQUIPMENT AND COMPONENTS SHALL BE DESIGNED, HYDRAULICALLY CALCULATED, AND INSTALLED IN FULL ACCORDANCE WITH APPLICABLE SECTIONS OF NFPA 10, 13, AND 101. FINAL SYSTEM DESIGN AND INSTALLATION SHALL ALSO COMPLY WITH ALL LOCAL, COUNTY AND STATE BUILDING CODES ALONG WITH THE REQUIREMENTS OF ANY INSURANCE UNDERWRITERS. WHENEVER A CONFLICT IN CRITERIA OCCURS, THE MORE STRINGENT REQUIREMENT TAKES PRECEDENCE.
5. ALL CONTROL VALVES SHALL HAVE TAMPER SWITCHES CONNECTED TO THE FACILITY'S FIRE ALARM SYSTEM. REFER TO FIRE ALARM DRAWINGS FOR FIRE ALARM DEVICES, FIRE DETECTION DEVICES AND INTERFACE POINTS WITH TAMPER SWITCHES, FLOW SWITCHES AND RELATED ITEMS INDICATED ON THE FIRE PROTECTION PLANS.
6. DRAWINGS ARE SCHEMATIC ONLY, INDICATE DESIGN INTENT AND SHALL NOT BE SCALED. ACTUAL LOCATION OF PIPE, SPRINKLERS, AND EQUIPMENT SHOWN ON DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. COORDINATE FIRE PIPE ROUTING WITH ALL TRADES TO MAXIMIZE AVAILABLE CLEARANCES AND AVOID FIELD INSTALLATION CONFLICTS. ALL EXPOSED PIPING SHALL BE ROUTED AS CLOSE AS POSSIBLE TO THE BUILDING STRUCTURAL MEMBERS, UNLESS NOTED OTHERWISE.
7. MAINTAIN ACCESSIBILITY OF VALVES, FLOW AND TAMPER SWITCHES, INSPECTOR'S TEST STATIONS, FIRE DEPARTMENT CONNECTIONS AND RELATED ITEMS. PROVIDE LABELED ACCESS DOORS WHERE NECESSARY AND AS APPROVED BY THE ARCHITECT.
8. ALL CONTROL, DRAIN, AND TEST CONNECTION VALVES SHALL BE PROVIDED WITH PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC IDENTIFICATION SIGNS INDICATING THE FUNCTION AND THE PORTION OF THE BUILDING/FACILITY SERVED.
9. INSTALL ALL PIPING, FITTINGS AND JOINTS TO FOLLOW THE GEOMETRY OF THE STRUCTURE. LOCATE EXPOSED PIPING IN PUBLIC AREAS OUT OF DIRECT VIEW WHERE PRACTICAL. EXPOSED PIPING SHALL BE INSTALLED PARALLEL TO ADJACENT BUILDING COMPONENTS.
10. COORDINATE INSTALLATION OF PIPING AND EQUIPMENT WITH ELECTRICAL EQUIPMENT TO MAINTAIN WORKING CLEARANCES IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. PROVIDE UL APPROVED PENETRATION ASSEMBLIES FOR ALL FIRE PROTECTION PIPING PASSING THROUGH RATED ASSEMBLIES.
12. PROVIDE AUTOMATIC SPRINKLERS BELOW ALL DUCTWORK OR OTHER OBSTRUCTIONS AS REQUIRED BY NFPA 13. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR APPLICABLE LOCATIONS. COORDINATE PLACEMENT WITH ACTUAL INSTALLATION.
13. CONTRACTOR SHALL INSTALL AN INSPECTOR'S TEST, MAIN DRAIN, AND AUXILIARY DRAINS FOR ALL SYSTEMS AS REQUIRED. ROUTE ALL TEST AND DRAIN PIPING OUTSIDE OF THE BUILDING, UNLESS NOTED OTHERWISE.
14. THE CONTRACTOR SHALL CONTACT AUTHORITIES HAVING JURISDICTION, ANY INSURANCE UNDERWRITERS, ARCHITECT/ENGINEER AND THE OWNER'S REPRESENTATIVE TO WITNESS THE FINAL ACCEPTANCE TESTING OF ALL SYSTEMS.
15. SEE PLUMBING GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

PLUMBING FIXTURE CONNECTION SCHEDULE

DESIGNATION	FIXTURE DESCRIPTION	COLD WATER	HOT WATER	DRAIN	VENT	NOTES
P-17B	Floor Drain-Equipment Rooms	0"	0"	0"	0"	1. 2.
P-20A	Trap Primer-Floor Drain Connection	1/2"	0"	0"	0"	1. 2. 4.
P-22B	Hose Bibb-Cold Water, Equipment Rooms	3/4"	0"	0"	0"	1. 4.
P-24E	Emergency Shower-Eye/Face Wash Safety Station, Barrier Free	1 1/2"	1"	0"	0"	4.

1. 0" size in hot water or cold water column indicates no connection of that service.
2. 0" size in drain and vent columns for sanitary floor drains—see floor plans for sizes.
3. 0" size in drain columns for exterior drains and roof drains—see floor plans for sizes. No vent connection required.
4. 0" size in the drain and vent columns indicates no connection of that service.

FIRE COMPONENT SCHEDULE

DESIGNATION	DESCRIPTION
FP-2	FIRE EXTINGUISHER (WALL HUNG-ABC)
FP-12	FIRE DEPARTMENT CONNECTION (SIAMESE)

PLUMBING SHEET INDEX

ORDER	NUMBER	SHEET NAME
1	P0.0	PLUMBING LEGENDS, INDEX, AND NOTES
2	PU1.0-07	TREATMENT BUILDING LOWER LEVEL - PLUMBING UNDERGROUND PLAN
3	P1.0-07	TREATMENT BUILDING LOWER LEVEL - PLUMBING PLAN
4	P1.1-07	TREATMENT BUILDING UPPER LEVEL - PLUMBING PLAN
5	P1.2-07	PLUMBING ROOF PLAN
6	P5.1	PLUMBING DETAILS
7	P5.2	PLUMBING DETAILS

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City of Franklin
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COF - Project NO. 5842

DRAWN BY	SSR
DESIGNED BY	SSR
CHECKED BY	SSR

SHEET TITLE

PLUMBING LEGENDS, INDEX, AND NOTES

PROJECT NUMBER 12410130

DATE	SCALE
MAY 2015	1/8" = 1'-0"

SHEET NUMBER

P0.0

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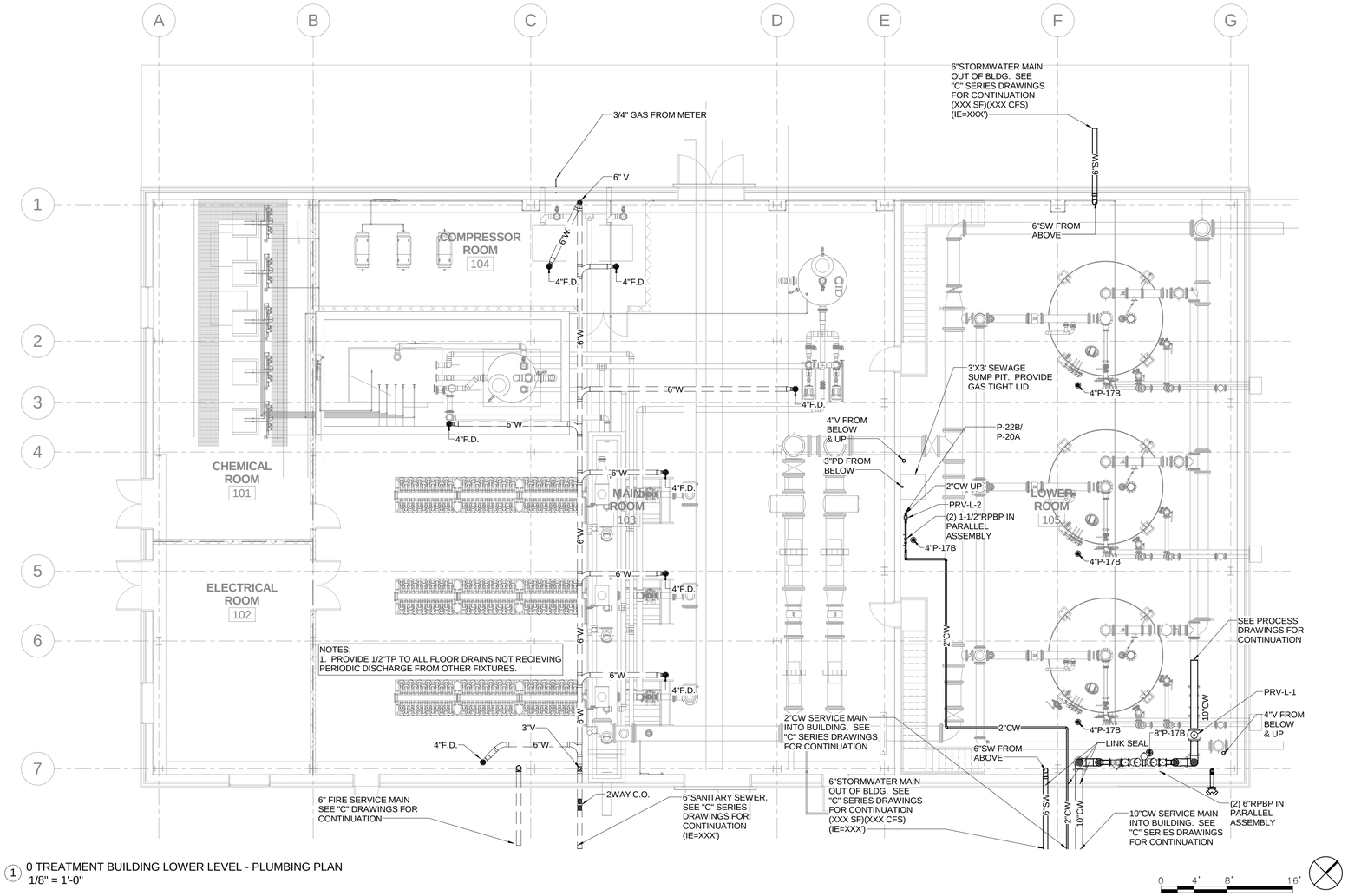

1 0 TREATMENT BUILDING LOWER LEVEL - PLUMBING PLAN
1/8" = 1'-0"

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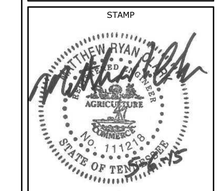

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CHECKED BY	SSR

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TREATMENT BUILDING LOWER LEVEL - PLUMBING PLAN

PROJECT NUMBER
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DATE	SCALE
MAY 2015	1/8" = 1'-0"

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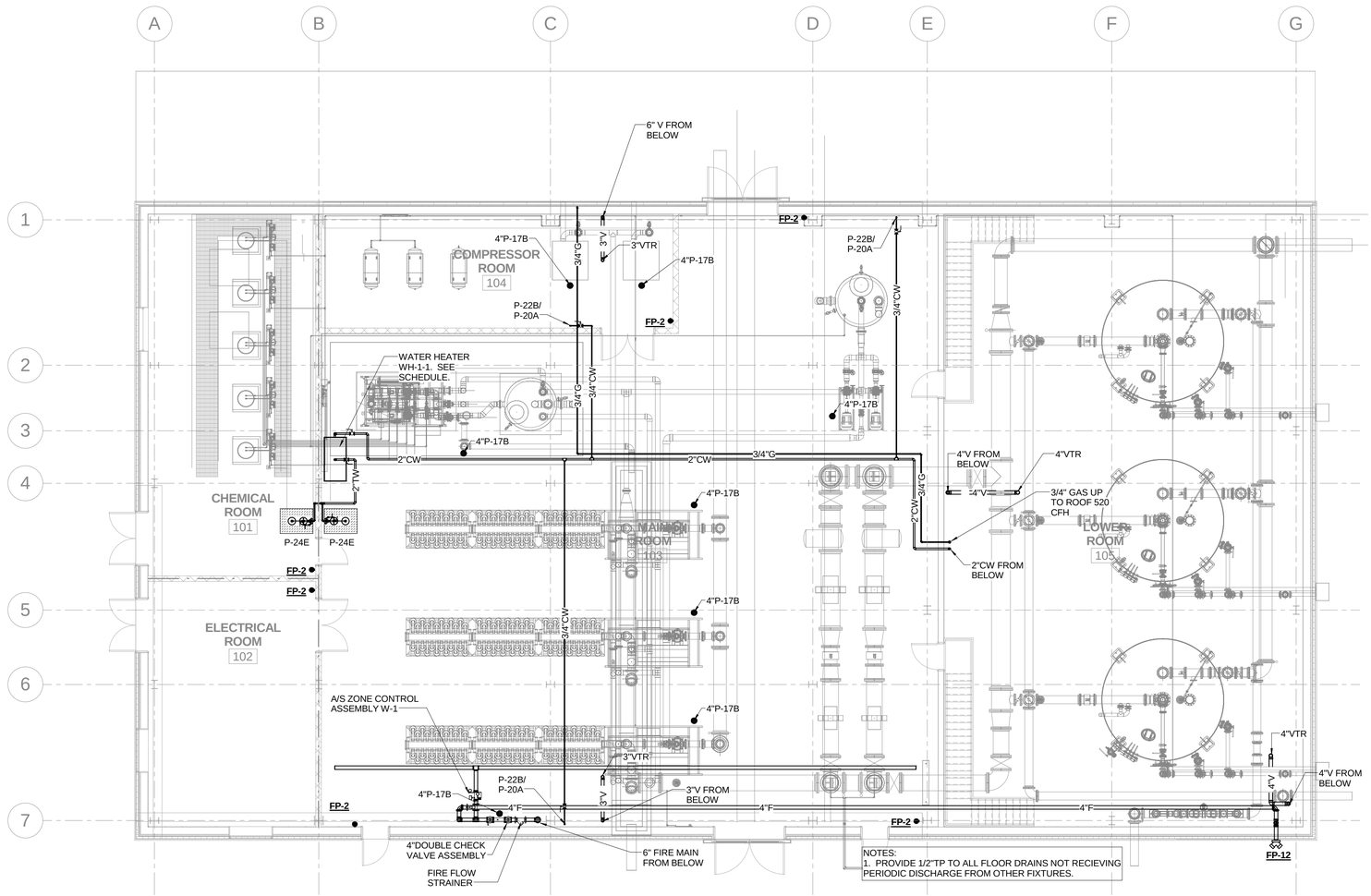

1 1 TREATMENT BUILDING UPPER LEVEL - PLUMBING PLAN
1/8" = 1'-0"

0 4' 8' 16'

WALL RATINGS LEGEND

1 HOUR FIRE RATED WALL

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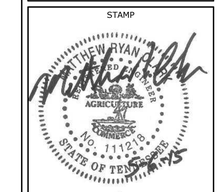

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CHECKED BY	SSR

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TREATMENT BUILDING UPPER LEVEL - PLUMBING PLAN

PROJECT NUMBER
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DATE	SCALE
MAY 2015	As indicated

SHEET NUMBER

P1.1-07

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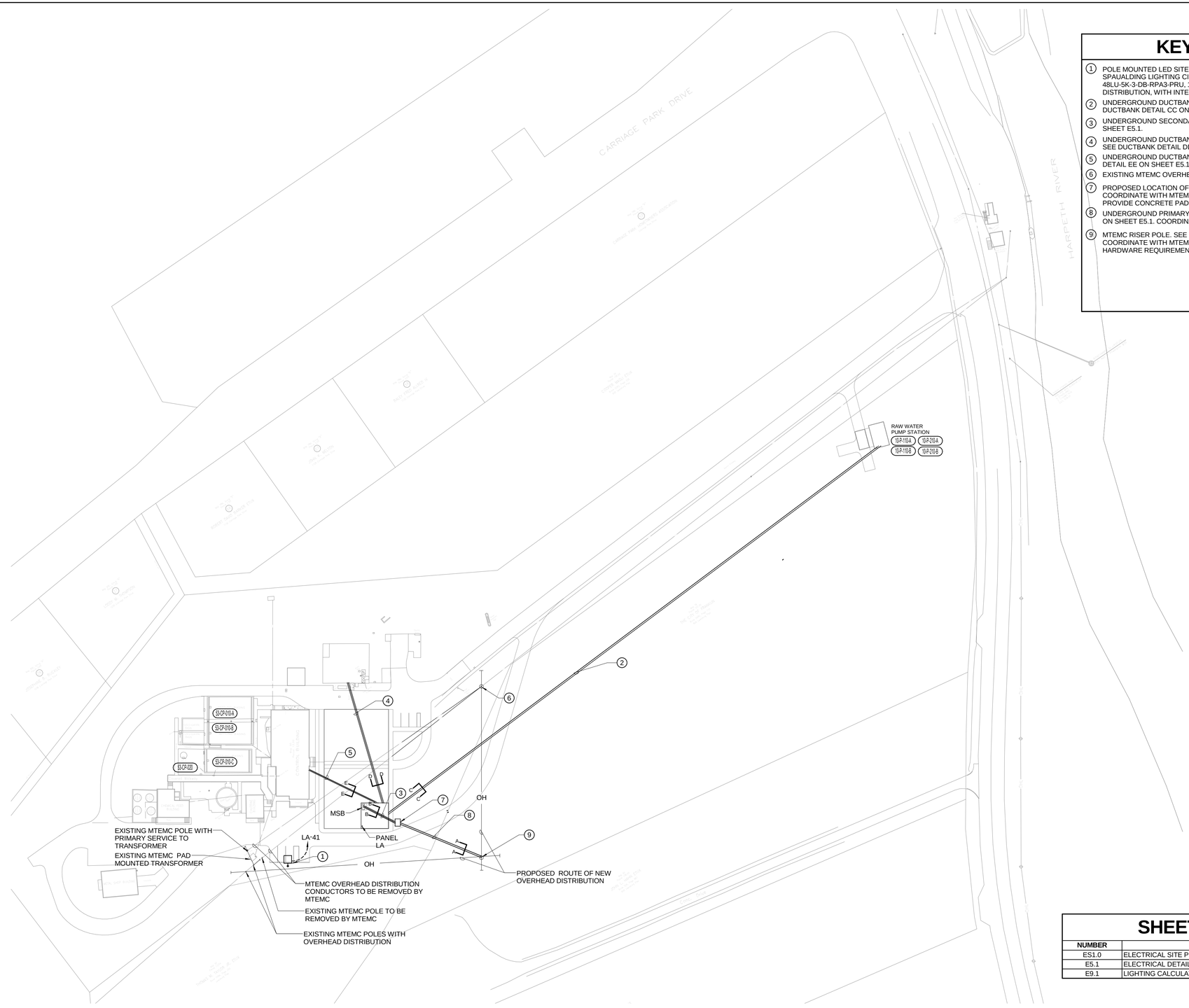

1 ELECTRICAL SITE PLAN
1" = 60'-0"

KEYED NOTES

1. POLE MOUNTED LED SITE LIGHTING FIXTURE. FIXTURE SHALL BE SPAULDING LIGHTING CIMARRON LED CL1S SERIES, MODEL # CL1S-A-48LU-5K-3-DB-RPA3-PRU, 120V. BRONZE FINISH, 9395 LUMENS, TYPE 3 DISTRIBUTION, WITH INTEGRAL PHOTOCELL.
2. UNDERGROUND DUCTBANK SERVING RAW WATER PUMP STATION. SEE DUCTBANK DETAIL CC ON SHEET E5.1.
3. UNDERGROUND SECONDARY DUCTBANK. SEE DUCTBANK DETAIL BB ON SHEET E5.1.
4. UNDERGROUND DUCTBANK SERVING CLEARWELL HIGH SERVICE PUMPS. SEE DUCTBANK DETAIL DD ON SHEET E5.1.
5. UNDERGROUND DUCTBANK SERVING MEMBRANE PUMPS. SEE DUCTBANK DETAIL EE ON SHEET E5.1.
6. EXISTING MTEMC OVERHEAD DISTRIBUTION POWER POLE.
7. PROPOSED LOCATION OF MTEMC PAD MOUNTED TRANSFORMER. COORDINATE WITH MTEMC FOR EXACT LOCATION AND TERMINATIONS. PROVIDE CONCRETE PAD PER MTEMC REQUIREMENTS.
8. UNDERGROUND PRIMARY SERVICE DUCTBANK. SEE DUCTBANK DETAIL AA ON SHEET E5.1. COORDINATE WITH MTEMC FOR DUCTBANK REQUIREMENTS.
9. MTEMC RISER POLE. SEE RISER POLE TERMINATION DETAIL ON SHEET E5.1. COORDINATE WITH MTEMC FOR EXACT TERMINATION, CONDUIT AND HARDWARE REQUIREMENTS.

SHEET INDEX

NUMBER	SHEET NAME
ES1.0	ELECTRICAL SITE PLAN
E5.1	ELECTRICAL DETAILS
E9.1	LIGHTING CALCULATION

1" = 60'

0 60 120 180 240

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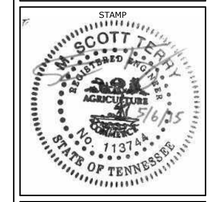

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ELECTRICAL SITE PLAN

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ES1.0

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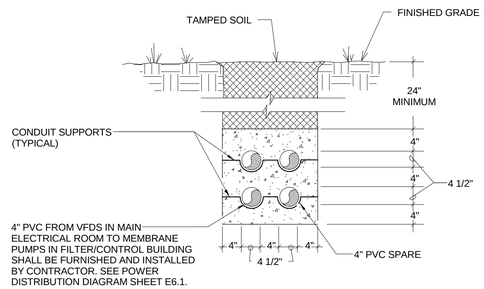
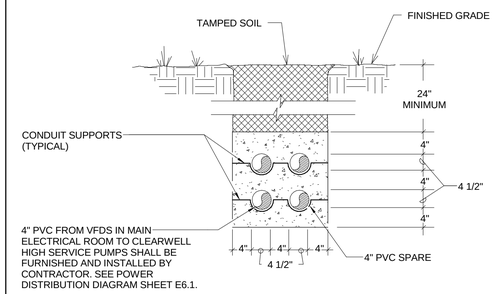


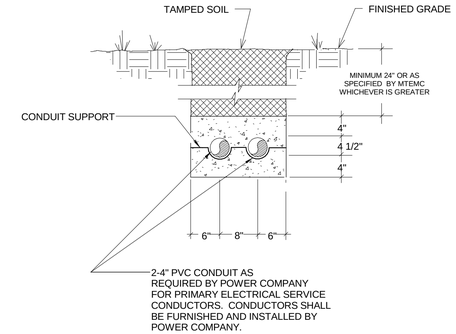
11E008

FEEDER DUCTBANK E-E | EE



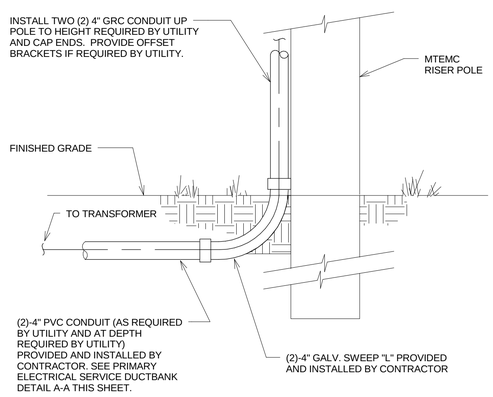
11E008

FEEDER DUCTBANK D-D | DD



11E003

PRIMARY ELECTRICAL SERVICE DUCT BANK A-A | AA

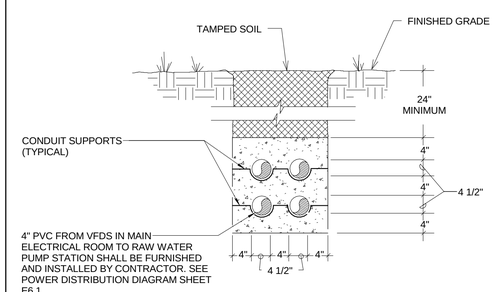


NOTE:

COORDINATE ALL WORK WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP COOP (MTEMC).

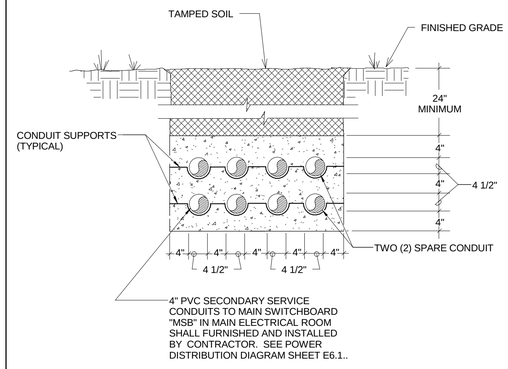
11E002

POLE RISER TERMINATION DETAIL



11E008

FEEDER DUCTBANK C-C | CC

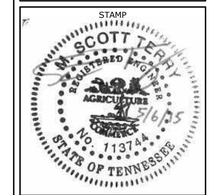


11E007

SECONDARY SERVICE DUCT BANK B-B | BB

SSR Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
FAX: (615) 386-8469
www.ssr-inc.com

STAMP



REVISIONS

DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	SSR
DESIGNED BY	SSR
CHECKED BY	SSR

SHEET TITLE

ELECTRICAL DETAILS

PROJECT NUMBER 12410130

DATE	SCALE
MAY 2015	1/8" = 1'-0"

SHEET NUMBER

E5.1

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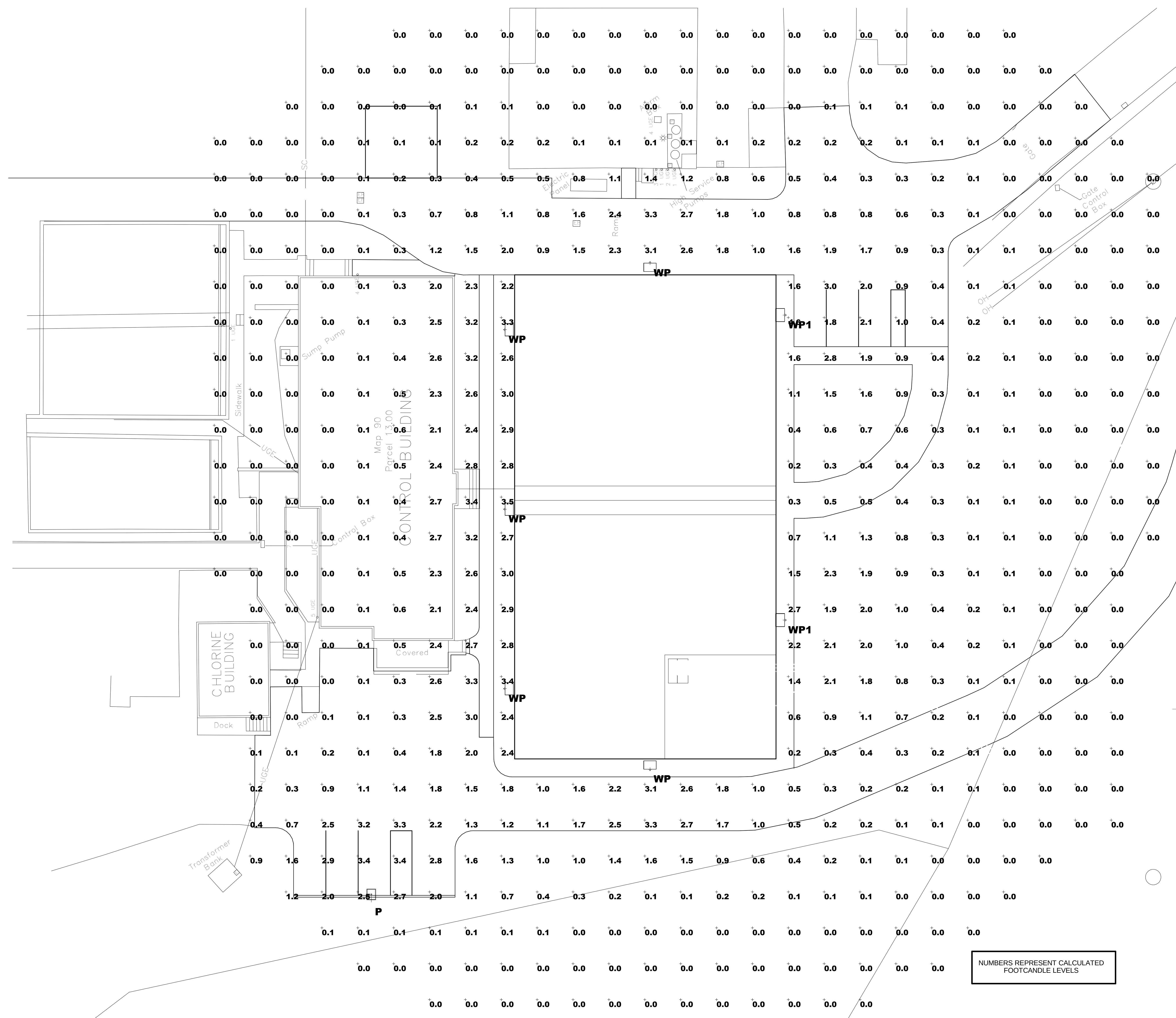


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	[MANUFAC]
	5	WP	SINGLE	N.A.	0.900	LMC-30LU-4K-3	SPAULDING LIGHTING
	2	WP1	SINGLE	N.A.	0.900	LMC-30LU-4K-4	SPAULDING LIGHTING
	1	P	SINGLE	N.A.	0.900	CL1S-48LU-4K-3-BC	SPAULDING LIGHTING

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.60	4.6	0.0	N.A.	N.A.

SITE LIGHTING DATA

DEVELOPMENT STANDARD:	CONVENTIONAL
LAND USE:	NONRESIDENTIAL
ZONING DISTRICT:	CIVIC AND INSTITUTIONAL
HEIGHT OF PROPOSED BUILDING:	37'-4 3/4"
POLE HEIGHT:	16 FT.
POLE/FIXTURE COLOR:	BRONZE
COLOR OF LIGHT:	5000K

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

CIMARRON LED CL1S

Cat.# | Job | Type | Approvals

SPAULDING LIGHTING

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris
- Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance
- One piece die-cut silicone gasket with mechanically compressed stainless steel bezel ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Complements the Cimarron LED CL1 i
- Weight - 19 pounds, EPA - .45 ft²

Optics:
- Choice of 126 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- 3000K, 80 CRI; 4000K, 70 CRI; 5000K, 67 CRI, Turtle friendly Amber

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 10% THD
- 700mA drive current standard, 350mA and 525mA options available with 32L and 48L LED models
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20μs waveform
- Optional 0-10VDC continuous dimming to 10%
- Automatic thermal self-protection
- LED electrical assembly, including PR devices, consumes no power in the 'off' state

Controls:
- Drivers are 0-10V dimming standard. Photocell and occupancy sensors available for complete on/off and dimming control

Installation:
- Quick-mount plate included for easy installation
- The decorative integral arm houses two stage hinge mechanism
- Safety latch holds luminaire door to prevent "free swing"
- Quick-connect wiring for simplified, hassle-free installation
- Suitable for applications requiring 3G testing prescribed by ANSI @136.31

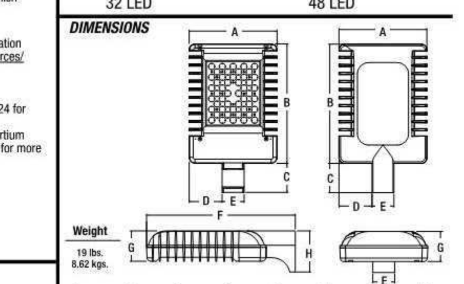
Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:
Five year limited warranty, for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- 700mA models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved
- IP66
- IES Progress Award Winner - 2013

PRODUCT IMAGE(S)

DIMENSIONS



Weight	A	B	C	D	E	F	G	H
19 lbs. 8.62 kgs.	12" 305mm	16.312" 414mm	4" 102mm	4.5" 114mm	3" 76mm	20.312" 515mm	4.13" 105mm	5.625" 143mm

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION

ORDERING EXAMPLE: CL1S-A-48LU-5K-3-DB-RPA3

CL1S - A - ___ - ___ - ___ - ___ - ___ - ___

SERIES: CL1S Cimarron LED Pedestrian Scale

MOUNTING: A 4" straight arm attached to housing complete with quick-mount plate

NO. OF LEDS: 16L 16 High brightness LEDs; 32L 32 High brightness LEDs; 48L 48 High brightness LEDs

VOLTAGE: U² Universal 120V-277V, 50/60 Hz; 1¹ 120V; 2¹ 208V; 3¹ 240V; 4¹ 277V; 5 480V, 60 Hz; F 347V, 60 Hz; E³ 220V, 50 Hz

CCT: 3K 3000K, 80 CRI; 4K 4000K, 70 CRI; 5K 5000K, 67 CRI

DISTRIBUTION: 2 Type II; 3 Type III; 4 Type IV; 5M Type V Medium; 5S Type V Short; 5W Type V Wide; 2L Type II rotated left; 3L Type III rotated left; 4L Type IV rotated left; 2R Type II rotated right; 3R Type III rotated right; 4R Type IV rotated right

DRIVE CURRENT: Leave blank for 700mA (standard); 035⁵,⁹ 350mA (32L, 48L); 053⁹ 525mA (32L) 520mA (48L)

COLOR: DB Dark Bronze; BL Black; WH White; GR Gray; PS Platinum Silver; RD Red (premium color); FG Forest Green (premium color); CC Custom Color

OPTIONS: BC⁴ Backlight control; CD⁶ Continuous dimming; F(X)²,³ Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, 6-347V); RPA3 3" Round pole adapter; RPA4 4" Round pole adapter; TB Terminal block; WB Wall bracket; PR(X) NEMA Photo cell receptacle (replace X with voltage: U=120-277, 5=480, 6=347)

MOTION CONTROL OPTIONS: SCO⁸,¹⁰ Motion sensor On/Off control, No light output when no motion detected; SCP⁸,¹⁰ Programmable motion control, factory default is 10%; Controls Guide

Notes:
1 - Select only when using voltage specific options F, WH
2 - Fuse option not available with U voltage
3 - Select F3 fusing option for 220V
4 - Not recommended for Type 5S, 5M or 5W
5 - Order to match larger Cimarron CL1 with white bezels
6 - Dimming leads accessible for connection to third party dimming systems
7 - Only available with 120V or 277V input
8 - 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one remote control to program dimming settings (see accessories)
9 - 32L and 48L available with 035 and 053 drive current
10 - 120V/277V/347V/480V only

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HUBBELL Lighting

LAREDO SERIES
LMC - 30LEDs

Cat.# | Job | Type | Approvals

SPAULDING LIGHTING

SPECIFICATIONS

Intended Use:
Full cut-off IDA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 60%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Lektrocote® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

Optics/Electrical
LED:
30 High power LEDs delivers up to 6070 lumens at 700mA and up to 3489 lumens at 350mA. Variety of distributions – Types II, III and IV (Forward throw). High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

- CCT- 5000K/ 67 CRI, 4000K/ 70 CRI, 3000K/ 80 CRI
- Electronic driver 71w system (2 drivers, 2 circuits), 0.4 AMPS max, or 35w (1 driver, 2 circuits), 0.3 amps max, 120-277V, 50/60Hz
- 10 KVA surge protector

Lenses:
Full cut-off distribution - individual acrylic LED optics provide IES Type III and Type IV distributions.

Installation:
Quick mount system provides rigid mounting over recessed junction boxes – fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio. Minimum operating temperature is -40°C/ -40°F.

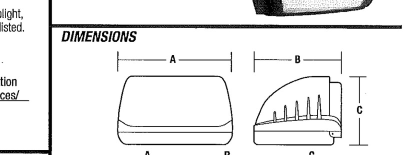
Listings:
- Listed to UL1598 for wet locations
- UL certified for thru-wiring.
- 25° C ambient environments.
- U.S. Patent No. D563,587
- DesignLights Consortium (DLC) qualified, Consult DLC website for more details: http://www.designlights.org/QPL

LMC-30LU Egress Wallpack:
Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. 44w - 350mA drives 30LEDs at 3500 lumens at full power/ 2046 average lumens in battery mode. Outer clear impact resistant glass lens protects LED lenses. No uplight, external test button, quick mount, wet location listed. (Note: must use Type III).

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS



A	B	C
16.0" (406 mm)	12.125" (308 mm)	9.0" (229 mm)

ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC - ___ - ___ - ___ - ___ - ___ - ___

SERIES: LMC Laredo Medium Cut-off

NUMBER OF LEDS/SOURCE/VOLTAGE: 30LU 30 LEDs, 71w input, Universal voltage 120-277V; 30LF 30 LEDs, 71w input, 347V

CCT: 3K 3000K nominal; 4K 4000K nominal; 5K 5000K nominal

IES DISTRIBUTION: 2 Type II; 3 Type III; 4 Type IV (Forward throw)

DRIVE CURRENT: BLANK STD 700MA; 035 350MA

FINISH: 1 Bronze; 2 Black; 3 Gray; 4 White; 5 Platinum

OPTIONS: PC(X)¹ Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V; F(X)¹ Fusing (specify voltage per footnote)

ORDERING INFORMATION EGRESS LMC-30LU

ORDERING EXAMPLE: LMC-30LU-5K-3-035-1-BBU277

LMC - ___ - ___ - 3 - 035 - ___ - ___

SERIES: LMC Laredo Medium Cut-off

NUMBER OF LEDS/SOURCE/VOLTAGE: 30LU 30 LEDs, 43w input, Universal voltage 120-277V; 30LF 30 LEDs, 43w input, 347V

CCT: 3K 3000K nominal; 4K 4000K nominal; 5K 5000K nominal

IES DISTRIBUTION: 3² Type III

DRIVE CURRENT: 035 350MA

FINISH: 1 Bronze; 2 Black; 3 Gray; 4 White; 5 Platinum

OPTIONS: BBU Integral battery for 120-277V rated for -20° C ambient; BOC Integral battery for 120-277V rated for 0° C ambient; PC(X) Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V

1 PC(X) and F Replace X with 1-120V, 2-208V, 3-240V, 4-277V
2 Egress versions only Type III

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STAMP

M. SCOTT TERRY
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 113744
STATE OF TENNESSEE
5/6/15

REVISIONS		
DESCRIPTION	BY	DATE

PROJECT TITLE

City of Franklin
Water Treatment Facility, Site Plan
COF - Project NO. 5842

DRAWN BY	SSR
DESIGNED BY	SSR
CHECKED BY	SSR

SHEET TITLE

LIGHTING CALCULATION

PROJECT NUMBER
12410130

DATE	SCALE
MAY 2015	1" = 20'-0"

SHEET NUMBER

E9.1

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Donald Anthony

From: Andrew Johnson <ajohnson@ssr-inc.com>
Sent: Tuesday, May 12, 2015 9:24 AM
To: Donald Anthony
Subject: RE: Water Treatment Facility building material

Donald,

We appreciate the email and specific reference to the ordinance. We will seek the design modification as you mention below in No. 2. We feel such a request is proper in this case due to the layout with the wall in question being generally out of view, in addition to the restricted public access to the site. Is there any other information you need from our team in this regard at this time?

Andrew T Johnson, PE • LEED AP
D: 615.460.0522
C: 615.202.8015
E: ajohnson@ssr-inc.com

From: Donald Anthony [mailto:donald.anthony@franklintn.gov]
Sent: Monday, May 11, 2015 12:57 PM
To: Andrew Johnson
Subject: Water Treatment Facility building material
Importance: High

Andrew –

Thanks for providing a metal sample for the water treatment facility. This metal appears to fall under Zoning Ordinance Section 5.3.5(f), "Prohibited Materials." Specifically, subsection (iv) indicates that "exposed metal panels (e.g. corrugated metal) on vertical wall surfaces" are prohibited. However, "this subsection shall not be construed to prohibit metal roofs, flashing, aluminum storefront associated with windows, or high-quality metal siding such as copper, bronze, or other decorative metal, which may be used on a case-by-case basis."

What this means for your project is that I will have to include a condition requiring that the building materials meet City requirements.

There are a couple of ways to handle this:

1) At post-PC, remove the metal and replace it with a compliant material.
2) Seek a design modification. If you choose this route, you would simply make a request to the Planning Commission, which may allow a modification to the design standards. I will still include the condition mentioned above, but if the Planning Commission grants the modification, that condition will go away.

Please let me know which way you want to proceed by close-of-business on Tuesday, 5/12/15.

Best,
Donald

Donald Anthony
AICP | City of Franklin

Planning and Sustainability
615.550.6734 | franklintn.gov

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COF# 5842

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties Site Plan Calculations

- No sureties required for city project.

2. Landscape

- No landscape surety required for a city project.

Planning

General Comments

3. Building materials

- Applicant requests a design modification to allow metal panels on the structure. If the FMPC does not grant the design modification, applicant shall comply with the building material requirements found in Section 5.3.6 (7) of the Franklin Zoning Ordinance.

Planning (Landscape)

General Comments

4. Shrubs

- Applicant should visit UTIA website and review Tennessee Native Plant database. Based on size, location and anticipated function of the bioretention area, applicant shall consider using an intermixed or massing of the three following plant species:

1. Rudbeckia fulgida (Perennial Black-eye Susan)
2. Echinacea purpurea (Purple Coneflower)
3. Schizachyrium scoparium (Little Bluestem)

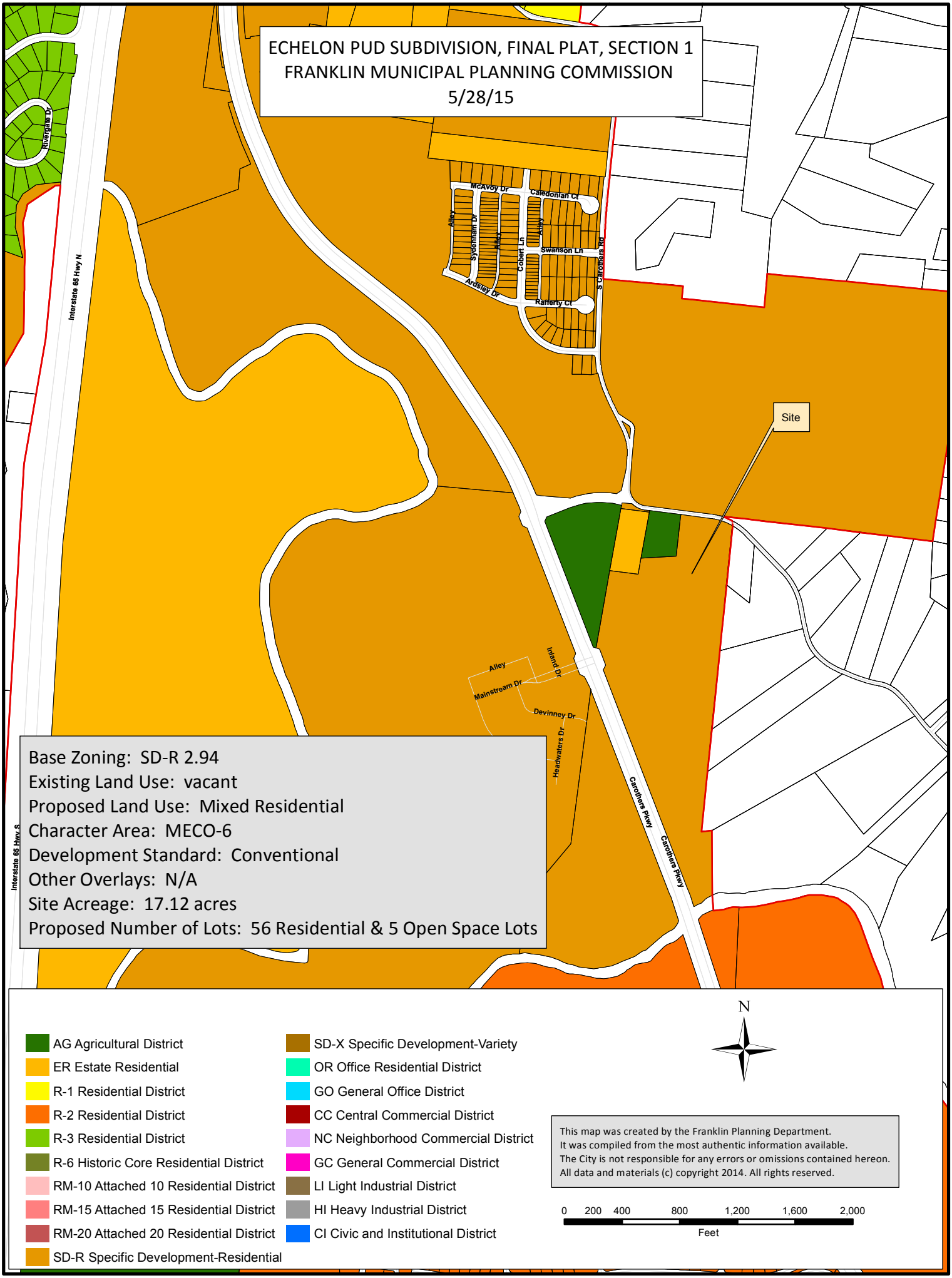
Water/Sewer

General Comments

5. Water and sewer design

- This comment is to remain open until the Water Management and SSR work out final layouts. applicant shall work with the Water Management Department to finalize domestic water and sewer alignment for existing and proposed structures. This includes raw water line and finished water line alignments.

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15



Notes

1. The purpose of this plat is to create 56 single-family residential lots.
2. The entire property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
3. The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 089.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee Grid, NAD 83.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be public drainage easement.
10. Homeowner's association will maintain all open space, landscape and stormwater management feature areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
13. There shall be a minimum of 10' between buildings.
14. Any and all mineral rights for the subject property shall transfer to the owner.
15. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
16. Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall be dedicated at the time of the Final Plat for Section 4, approximately 2018.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number

Total area: 745,642 S.F. or 17.12 Acres

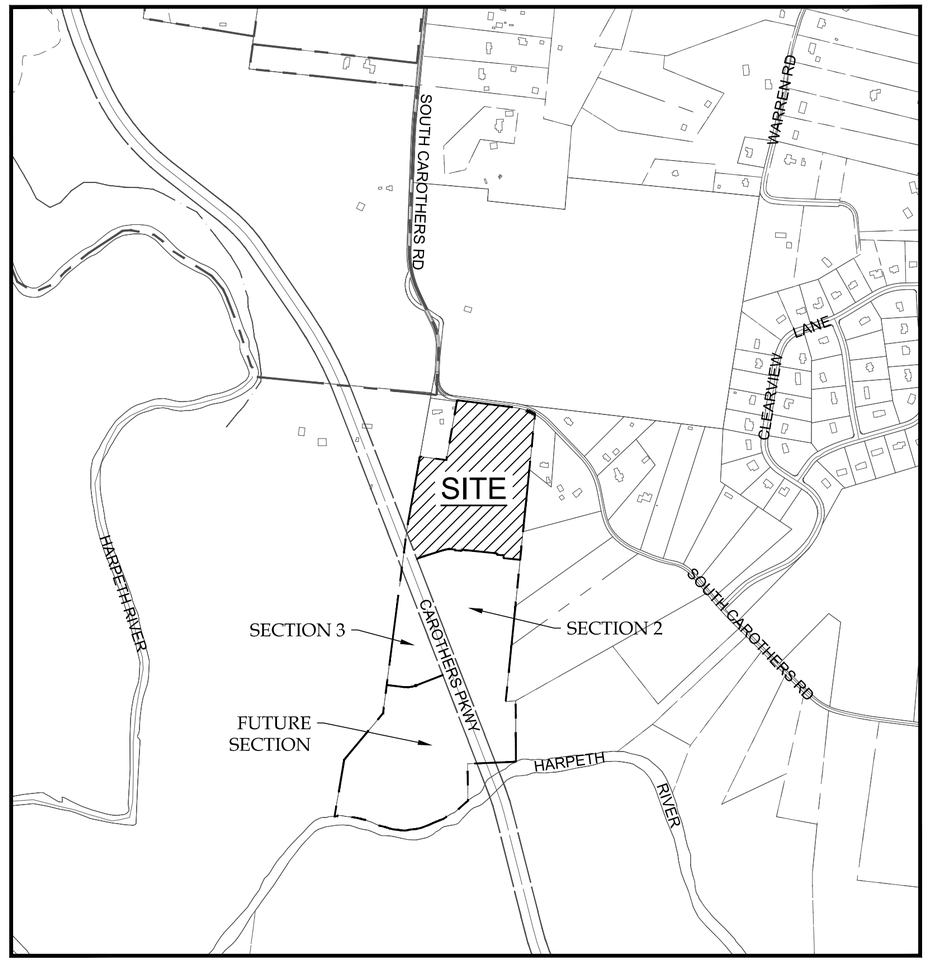
Road Data:

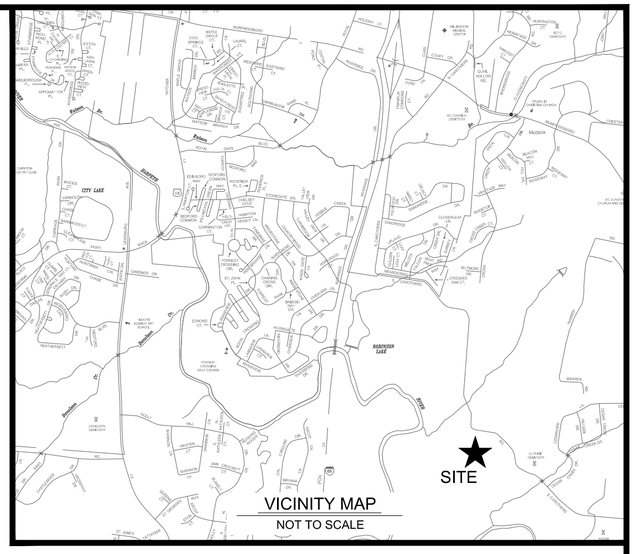
Acreage in new roads	4.40 Acres
Linear footage of new roads	3,334 Feet
Linear footage of alleys	634 Feet

GRAPHIC SCALE (IN FEET)
800 0 800 1600
1 inch = 800ft.

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM





Site Data

Project Name:	Echelon Subdivision - Section 1
COF Project #	5824
Subdivision	Echelon
Lot numbers:	Lots 13-47 & Lots 59-79
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R (Specific Development-Residential) - MECO-6
Other applicable overlays:	N/A
Applicable development standard:	Conventional
Acreage of site:	17.12
Approved Density:	SD-R 2.94
Minimum required setback lines:	Manor Lots (Lots 13-39)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Garden Lots (40-47)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Cottage Lots (Lots 69-79)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet
Minimum required setback lines:	Townhome Lots (59-68)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet (4 Feet for attached units)
Owners representative:	Crescent Helm, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	615.312.8242
Email address:	kpascarella@pearlstreetpartners.com
Contact name:	Khris Pascarella
Applicant:	Edge Planning, Landscape Arch. & Graphic Design
Address:	210 12th Avenue S, Suite 202 - Nashville, Tn 37203
Phone number:	(615) 250-8154
Fax number:	(615) 250-8155
Email address:	jhaas@edgela.com
Contact name:	John Haas
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Michael Ray

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Detached Residential Lot Tree Chart

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
13	9,042/0.21	2"	3
14	9,119/0.21	2"	3
15	10,607/0.24	2"	6
16	10,610/0.24	2"	6
17	10,619/0.24	2"	6
18	8,377/0.19	2"	3
19	8,383/0.19	2"	3
20	8,389/0.19	2"	3
21	9,397/0.22	2"	3
22	9,946/0.23	2"	3
23	11,935/0.27	2"	6
24	10,871/0.25	2"	6
25	9,396/0.22	2"	3
26	8,227/0.19	2"	3
27	9,155/0.21	2"	3
28	11,090/0.25	2"	6
29	8,652/0.20	2"	3
30	11,548/0.27	2"	6
31	13,224/0.30	2"	6
32	19,108/0.44	2"	6
33	7,860/0.18	2"	3
34	8,132/0.19	2"	3
35	13,999/0.32	2"	6
36	16,775/0.39	2"	6
37	16,896/0.39	2"	6
38	12,619/0.29	2"	6
39	13,121/0.30	2"	6
40	7,897/0.18	2"	3
41	7,209/0.17	2"	3
42	6,240/0.14	2"	3
43	5,412/0.12	2"	3
44	5,906/0.14	2"	3
45	6,498/0.15	2"	3
46	6,278/0.14	2"	3
47	8,611/0.20	2"	3
59	3,410/0.08	2"	3
60	2,948/0.07	2"	3
61	2,880/0.07	2"	3
62	2,880/0.07	2"	3
63	3,928/0.09	2"	3
64	3,932/0.09	2"	3
65	2,880/0.07	2"	3
66	2,880/0.07	2"	3
67	2,967/0.07	2"	3
68	3,479/0.08	2"	3
69	5,653/0.13	2"	3
70	5,106/0.12	2"	3
71	5,183/0.12	2"	3
72	5,028/0.12	2"	3
73	5,261/0.12	2"	3
74	5,619/0.13	2"	3
75	5,008/0.11	2"	3
76	4,980/0.11	2"	3
77	4,980/0.11	2"	3
78	4,980/0.11	2"	3
79	5,648/0.13	2"	3
O/S 1	31,433/0.72	-	-
O/S 2	7,677/0.18	-	-
O/S 3	33,818/0.78	-	-
O/S 4	24,270/0.56	-	-
O/S 5A	6,253/0.14	-	-

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Tennessee811
Know what's below. Call before you dig.

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or

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

Director, Streets Department
City of Franklin, Tennessee Date

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District Date

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor Date 05-01-15

J. L. WHITSON REGISTERED LAND SURVEYOR 05-01-15 TENNESSEE NO. 1732

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack. whitson @ eli-llc.com

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 574, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or 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: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner Date

Owner Information
Khris Pascarella
Crescent Helm, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency Date

City of Franklin Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or

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

Director, Water Management Department
City of Franklin, Tennessee Date

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

ECHELON PUD SUBDIVISION SECTION 1

SHEET 1 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

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

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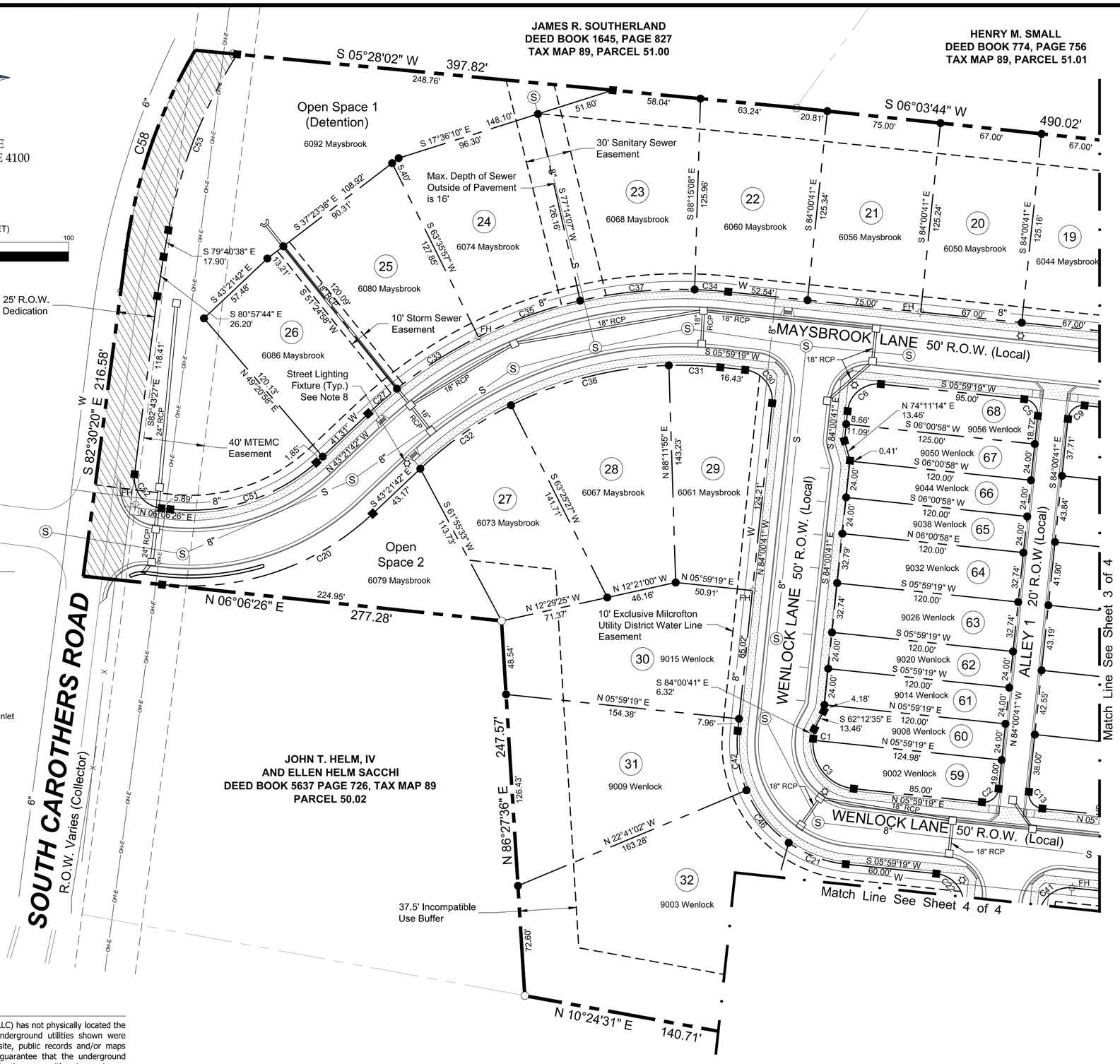
TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.



Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number

Utility Disclaimer

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

J. L. WHITSON
REGISTERED LAND SURVEYOR
Jack Whitson
05-01-15
TENNESSEE NO. 1732

ECHELON PUD SUBDIVISION
SECTION 1
SHEET 2 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

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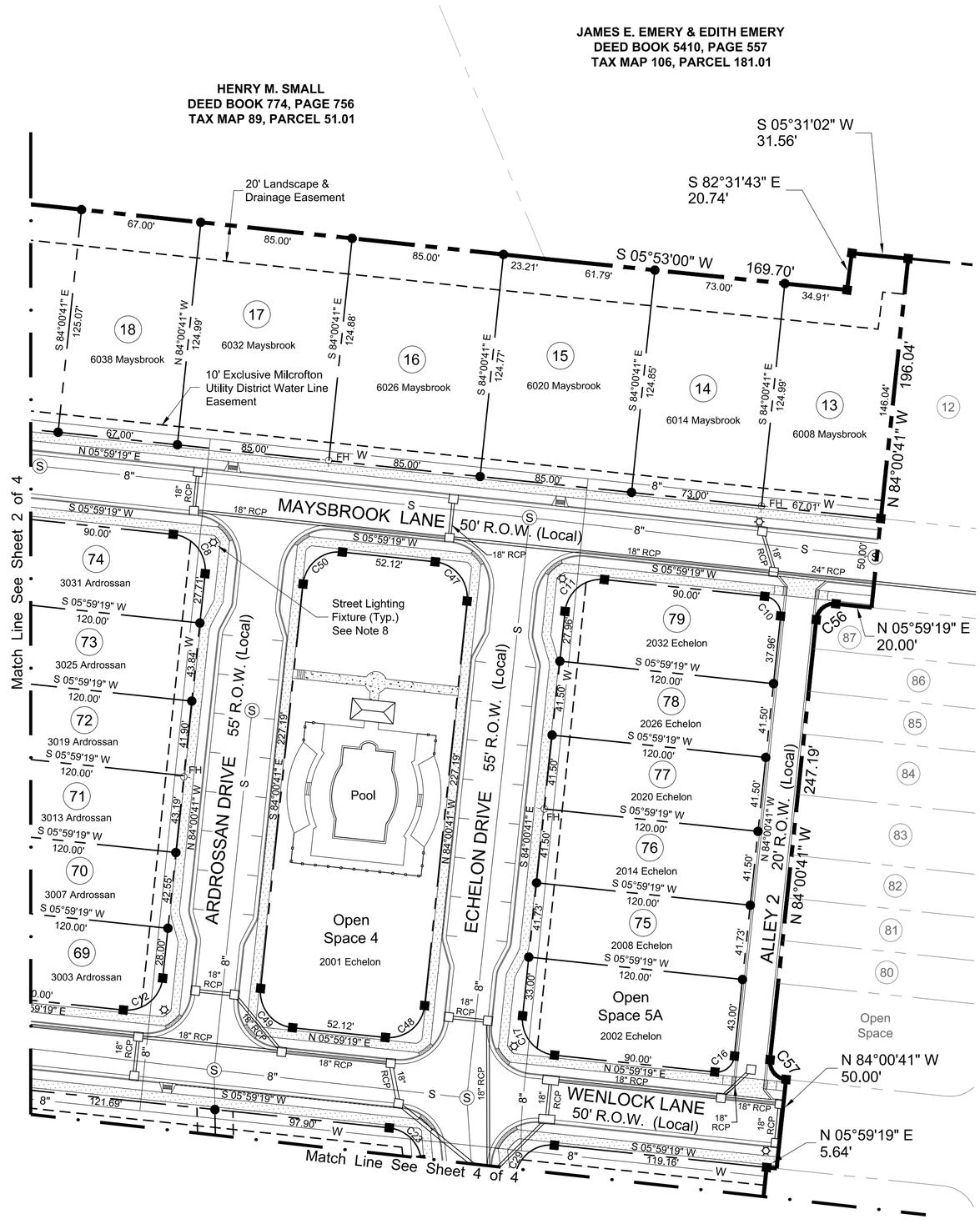
TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
50 0 50 100
1 inch = 50 ft.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number



Curve Data Chart

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	1.00'	1.00'	S 84°57'59" E	1°54'37"
C2	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C3	30.00'	46.12'	41.71'	N 50°02'01" E	88°05'23"
C4	150.00'	2.98'	2.98'	N 72°53'37" E	1°08'13"
C5	10.00'	15.71'	14.14'	S 50°59'19" W	90°00'00"
C6	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C7	150.00'	38.16'	38.06'	N 65°02'14" E	14°34'33"
C8	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C9	10.00'	15.71'	14.14'	S 39°00'41" E	90°00'00"
C10	10.00'	15.71'	14.14'	S 50°59'19" W	90°00'00"
C11	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C12	20.00'	31.42'	28.28'	N 39°00'41" W	90°00'00"
C13	10.00'	15.71'	14.14'	N 50°59'19" E	90°00'00"
C14	150.00'	20.57'	20.55'	N 61°40'39" E	7°51'23"
C15	62.00'	46.05'	45.00'	S 05°59'19" W	42°33'26"
C16	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C17	20.00'	31.42'	28.28'	N 50°59'19" E	90°00'00"
C18	150.00'	20.57'	20.55'	N 69°32'02" E	7°51'23"
C19	325.00'	25.88'	25.87'	S 75°44'36" W	4°33'45"
C20	175.00'	151.09'	146.44'	S 18°37'38" E	49°28'08"
C21	80.00'	40.62'	40.19'	S 20°32'08" W	29°05'37"
C22	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C23	20.00'	27.25'	25.19'	S 45°01'06" W	78°03'33"
C24	325.00'	34.17'	34.15'	S 81°02'10" W	6°01'25"
C25	38.00'	22.48'	22.16'	N 67°03'38" W	33°54'05"
C26	62.00'	33.78'	33.37'	N 65°43'10" W	31°13'07"
C27	300.00'	25.02'	25.01'	N 40°58'22" W	4°46'40"
C28	275.00'	30.10'	30.08'	N 76°35'51" E	6°16'16"
C29	20.00'	37.09'	32.00'	S 47°08'21" E	106°15'20"
C30	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C31	250.00'	33.99'	33.96'	S 02°05'37" W	7°47'25"
C32	250.00'	73.24'	72.98'	S 34°58'07" E	16°47'09"
C33	300.00'	63.79'	63.67'	N 32°29'33" W	12°10'59"
C34	300.00'	22.21'	22.20'	N 03°52'06" E	4°14'27"
C35	300.00'	71.40'	71.23'	N 19°34'58" W	13°38'10"
C36	250.00'	108.10'	107.26'	S 14°11'19" E	24°46'28"
C37	300.00'	75.99'	75.78'	N 05°30'30" W	14°30'45"
C38	62.00'	59.56'	57.29'	S 79°35'06" E	55°02'18"
C39	62.00'	44.84'	43.87'	N 52°10'34" E	41°26'23"
C40	38.00'	42.80'	40.57'	N 63°43'21" E	64°31'57"
C41	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C42	80.00'	40.03'	39.62'	S 81°39'09" W	28°40'21"
C43	62.00'	42.20'	41.39'	S 79°10'17" W	38°59'59"
C44	62.00'	35.06'	34.60'	S 43°28'10" W	32°24'15"
C45	62.00'	39.80'	39.12'	S 33°40'40" E	36°46'33"
C46	80.00'	45.01'	44.42'	S 51°11'57" W	32°14'02"
C47	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C48	20.00'	31.42'	28.28'	N 39°00'41" W	90°00'00"
C49	20.00'	31.42'	28.28'	N 50°59'19" E	90°00'00"
C50	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C51	125.00'	107.92'	104.60'	N 18°37'38" W	49°28'08"
C52	20.00'	31.82'	28.57'	N 51°41'29" E	91°10'07"
C53	325.44'	125.25'	124.48'	S 68°39'06" E	22°03'04"
C54	150.00'	41.14'	41.01'	S 81°19'06" W	15°42'46"
C55	150.00'	41.14'	41.01'	S 81°19'06" W	15°42'46"
C56	10.00'	15.71'	14.14'	S 39°00'41" E	90°00'00"
C57	10.00'	15.71'	14.14'	N 50°59'19" E	90°00'00"
C58	349.23'	140.56'	139.62'	S 70°58'29" E	23°03'41"

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

J. L. WHITSON
REGISTERED LAND SURVEYOR
No. 1732
TENNESSEE
05-01-15

ECHELON PUD SUBDIVISION
SECTION 1
SHEET 3 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

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

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GRAPHIC SCALE (IN FEET)
50 0 50 100
1 inch = 50 ft.

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

Match Line See Sheet 2 of 4

Match Line See Sheet 3 of 4

OBREE COURT
50' R.O.W. (Local)

ECHELON DRIVE
50' R.O.W. (Local)

PROPOSED CAROTHERS PARKWAY
(COLLECTOR)
CITY OF FRANKLIN
DEED BOOK 4971, PAGE 337

CAROTHERS LAND CO., LLC.
DEED BOOK 4740, PAGE 414
TAX MAP 89, PARCEL 49.00

33 104 Obree
34 110 Obree
35 116 Obree
36 122 Obree
37 123 Obree
38 111 Obree
39 105 Obree
40 1035 Echelon
41 1029 Echelon
42 1023 Echelon
43 1004 Echelon
44 1010 Echelon
45 1016 Echelon
46 1022 Echelon
47 1028 Echelon
48
49
50

Open Space 3
(Detention)
1011 Echelon

10' Exclusive Milcrofton Utility District Water Line Easement

10.6' Maximum Depth on Sanitary Sewer line

20' Sanitary Sewer Easement

37.5' Incompatible Use Buffer

25' Incompatible Use Buffer

45' Access Easement

5' Storm Sewer Easement

10' Storm Sewer Easement

Street Lighting Fixture (Typ.) See Note 8

Slope Easement

40' Proposed Utility Easement (By Others)

Permanent Drainage Easement

Proposed 16' Water Line (By Others)

N 84°00'41" W 43.94'

S 78°36'03" W 27.10'

S 73°27'43" W 17.67'

S 72°50'52" W 159.15'

S 68°42'20" W 45.01'

N 21°06'03" W 120.00'

N 21°05'38" W 53.45'

N 28°28'57" E 38.56'

N 70°41'02" W 16.08'

N 09°45'50" E 552.22'

S 82°48'45" E 196.86'

Legend

FH	Fire Hydrant
W	Water Line
S	Sewer Line
S	Sewer Manhole
●	Iron Rod (New)
■	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
1	Lot Number

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J. L. WHITSON
REGISTERED LAND SURVEYOR
XVI
Jack Whitson
05-01-15
TENNESSEE NO. 1732

ECHELON PUD SUBDIVISION
SECTION 1
SHEET 4 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

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REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

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COF# 5824

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. sewer services

- The previous comment "Provide sewer service locations to each lot" was not addressed. There are lots on this plat that do not appear to have access to the sewer line.

Performance Agreement and Surety

General Comments

2. Engineering Sureties Final Plat Transfer

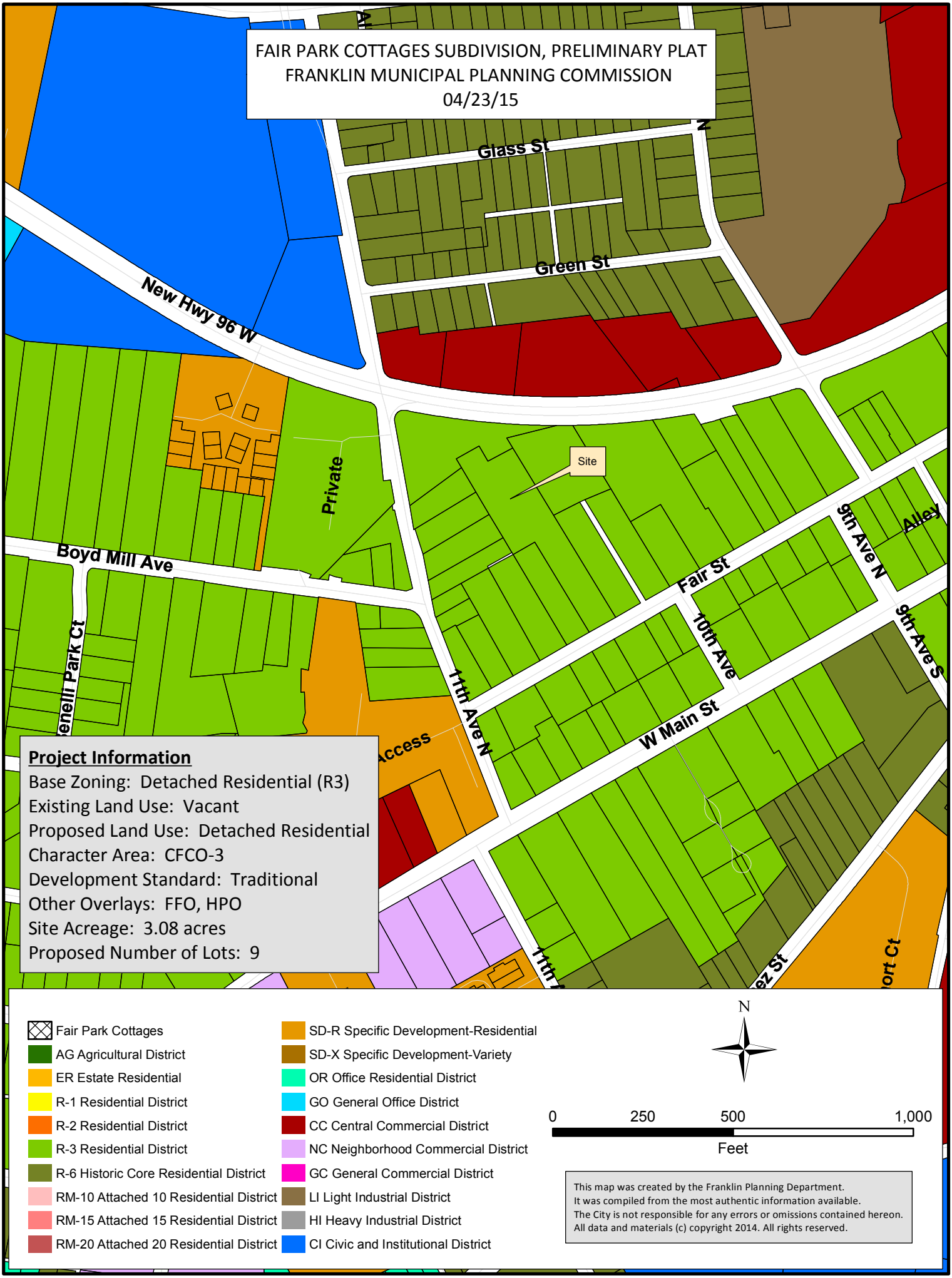
- Sureties were calculated during final plat review COF4688 and shall be posted in the amount of:

II. City Sewer: $490,000
III. Streets (including private streets): $931,000
V. Sidewalks: $290,000
VI. Drainage: $302,000
VII. Green Infrastructure: $261,000

The above does not include the surety for the off-site sewer construction required to serve this development which shall also be posted for this final plat in the amount of:

II. City Sewer: $463,000

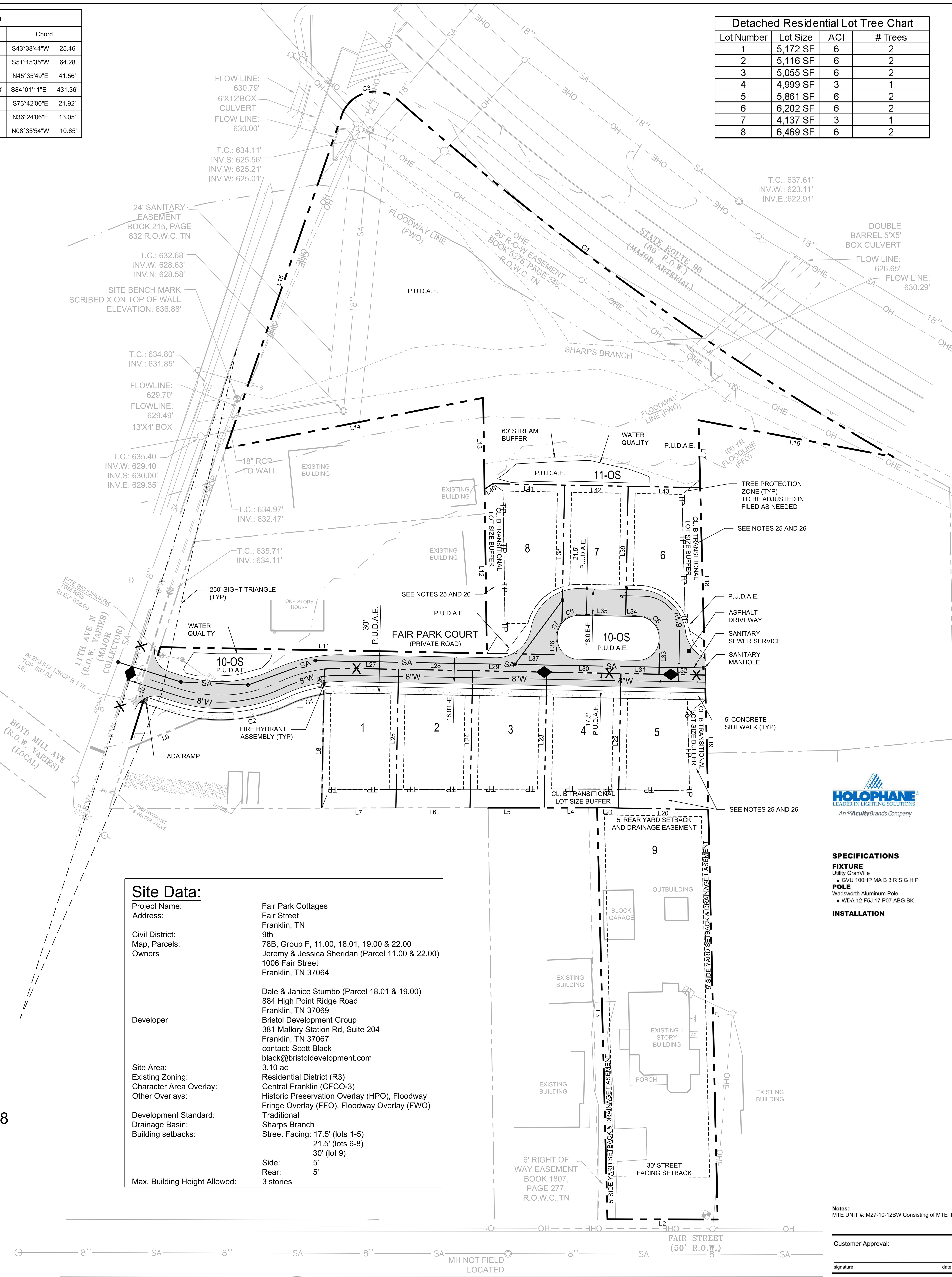
FAIR PARK COTTAGES SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/23/15

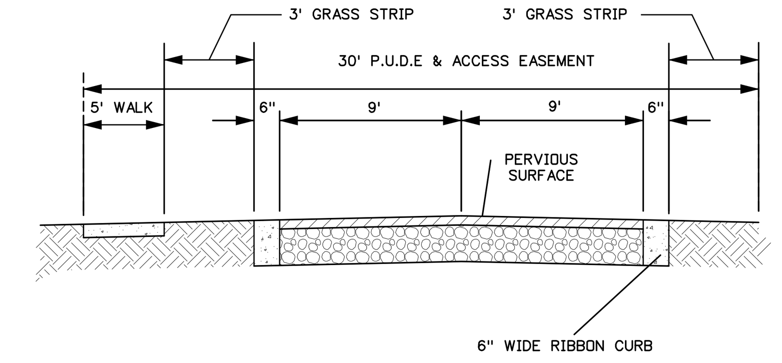


Parcel Line Table		
Line #	Length	Direction
L1	289.94	S31° 05' 11"E
L2	77.99	S60° 18' 17"W
L3	291.55	N31° 12' 52"W
L4	37.42	S60° 02' 45"W
L5	52.50	S60° 02' 45"W
L6	52.50	S60° 02' 45"W
L7	52.50	S60° 02' 45"W
L8	80.63	N28° 42' 00"W
L9	54.65	S37° 36' 07"W
L10	75.04	N12° 11' 52"W
L11	231.27	N61° 18' 00"E
L12	116.07	N30° 38' 59"W
L13	64.66	N30° 38' 59"W
L14	185.41	S49° 08' 42"W
L15	249.29	N10° 36' 57"W
L16	140.21	S70° 52' 18"W
L17	47.74	S31° 27' 34"E
L18	132.62	S31° 10' 10"E
L19	95.24	S31° 10' 45"E
L20	63.62	S61° 18' 00"W
L21	15.07	S62° 10' 21"W
L22	95.15	N28° 42' 00"W
L23	95.74	N28° 42' 00"W
L24	96.89	N28° 42' 00"W
L25	98.04	N28° 42' 00"W
L26	17.68	N28° 41' 58"W
L27	39.13	N61° 18' 00"E
L28	52.49	N61° 18' 00"E
L29	52.49	N61° 18' 00"E
L30	52.49	N61° 18' 00"E
L31	26.95	N61° 18' 00"E
L32	32.56	N61° 18' 00"E
L33	25.50	N28° 42' 00"W
L34	8.84	S61° 18' 00"W
L35	33.16	S61° 18' 00"W
L36	12.00	S28° 42' 00"E
L37	48.91	S61° 18' 00"W
L38	96.99	N28° 42' 00"W
L39	91.50	N28° 42' 00"W
L40	6.93	N26° 02' 22"E
L41	50.86	N61° 18' 00"E
L42	45.00	N61° 18' 00"E
L43	51.00	N61° 18' 00"E

Curve Data					
Curve	Delta	Length	Radius	Chord	
C1	17°14'38"	25.56'	84.93'	S43°38'44"W	25.46'
C2	32°28'19"	65.15'	114.95'	S51°15'35"W	64.28'
C3	112°25'32"	49.05'	25.00'	N45°35'49"E	41.56'
C4	11°39'32"	432.10'	2123.48'	S84°01'11"E	431.36'
C5	90°00'00"	24.35'	15.50'	S73°42'00"E	21.92'
C6	49°47'50"	13.47'	15.50'	N36°24'06"E	13.05'
C7	40°12'10"	10.88'	15.50'	N08°35'54"W	10.65'

Detached Residential Lot Tree Chart			
Lot Number	Lot Size	ACI	# Trees
1	5,172 SF	6	2
2	5,116 SF	6	2
3	5,055 SF	6	2
4	4,999 SF	3	1
5	5,861 SF	6	2
6	6,202 SF	6	2
7	4,137 SF	3	1
8	6,469 SF	6	2





PRIVATE ROAD SECTION

N.T.S.

** APPROVED BY CITY ENGINEER

CONNECTIVITY INDEX

◆ NODES 3

X LINKS 5

LINKS/NODES 5/3 = 1.67

(1.65 MIN. REQUIRED)

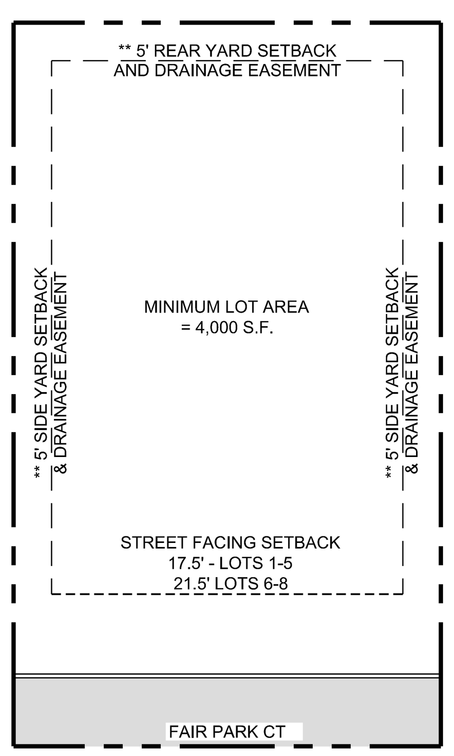
VICINITY MAP N.T.S.

Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	5,172	0.12
2	5,116	0.12
3	5,055	0.12
4	4,999	0.11
5	5,861	0.13
6	6,202	0.14
7	4,137	0.09
8	6,469	0.15
9	22,755	0.52
10-OS	10,414	0.24
11-OS	58,318	1.34

LOT #	LOT AREA (SF)	LOT AREA (AC)	% IMPERVIOUS SHOWN ON PRELIM. PLAT	% IMPERVIOUS ALLOWED
1	5,172	0.12	15%	40%
2	5,116	0.12	15%	40%
3	5,055	0.12	15%	40%
4	4,999	0.11	15%	40%
5	5,861	0.13	11%	40%
6	6,202	0.14	23%	40%
7	4,137	0.09	21%	40%
8	6,469	0.15	13%	40%

Notes:

1. This plat shall void and vacate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 of the JJ Green Subdivision (Bk DB30, Pg 424), and lot 9 of JJ Green Subdivision, Revision 1 (to be recorded).
2. The purpose of this plat is to consolidate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 of the JJ Green Subdivision (Bk DB30, Pg 424), and lot 9 of JJ Green Subdivision, Revision 1 (to be recorded) and re-subdivide the land into 9 residential lots and 2 open space lots.
3. The project site is located at 1006 Fair Street and 322 & 326 11th Avenue North in Franklin between Highway 96 and Fair Street in the 9th Civil District. The scope of this project is to subdivide the ±3.10 acre property into nine residential lots served by a private road.
4. The property is within the City of Franklin service district for domestic water and sanitary sewer service. This project will have a domestic water demand of approximately 3,150 gallons per day.
5. This development of eight new lots is expected to have an average daily domestic water demand / sanitary sewer production of approximately 2,800 gallons. If available, this project can use re-purified water for its irrigation requirements. The stormwater runoff for this project will be handled according to the City of Franklin Stormwater Management requirements.
6. The traffic production from these eight lots will be approximately 64 trips per day.
7. The proposed eight lots will create a very slight increase to the demand for police, fire, solid waste and recreational facilities. However by being located in an urban district of the City, most of these city services are much closer and require less fuel and personnel time.
8. The school districts that could be affected by this development are:
   - Elementary: Johnson
   - Middle: Freedom Intermediate
   - High: Franklin High
9. This property drains north to an existing stream on the south side of Highway 96 and is eventually tributary to the Harpeth River.
10. The acreage of this development is 3.10 acres.
11. Driving distance from this property to Public Service Facilities:
    - Franklin Police Department: 0.36 Miles
    - Directions from Site - Head S on 11th Ave, turn Left on Fair St, turn right on 9th Ave
    - Franklin Fire Department: 0.12 Miles
    - Directions from Site - Head N on 11th Ave, turn Left on TN-96
12. The proposed Fair Park preliminary plat involves the subdivision of the 3.10 acre property into nine single family lots, 8 new and 1 existing. Proposed lots will be accessed via a private access easement off of 11th Ave. The existing structures on parcel 11.00 are to remain as part of this application and will be located on Lot 9 of the proposed Preliminary Plat with access off of Fair Street. Any existing structures on parcels 18.01 and 19.00 are to be removed. Refer to sheet C1.00 for existing structure locations. The proposed Preliminary Plat is in compliance with the properties current R-3 Zoning.
13. There are no known mineral rights other than the owner.
14. Stormwater Management features and drainage easements shall be maintained by the homeowner's association.
15. Minimum driveway width shall be 10' except when Hollywood driveways are utilized.
16. Open space lots 10 and 11 shall be public utility, access and drainage easements.
17. Private road and sidewalk shall be maintained by homeowner's association.
18. Existing drainage easements on lots 3-9 shall be abandoned with this plat.
19. Lot 9 sanitary sewer shall come from Fair Street.
20. The major thoroughfare plan indicates future improvements to Highway 96 (major arterial) adjacent to the site. The plan calls for a widening from 2 lanes to a 4 lane section from the future Mack Hatcher extension to 7th Avenue North. The proposed 8 new residential lots are not expected to have a noticeable impact on the surrounding road systems.
21. Proposed density is 2.90 DUA (9 / 3.10)
22. Units on lots 1-8 shall be sprinklered.
23. Lots 3-9 are within the Historic Preservation Overlay.
24. Solid waste service shall be by private hauler.
25. Transitional lot size buffer size required is 18', but can be reduced to 13' with the installation of a fence meeting zoning ordinance standards. All fences on parcels within the HPO must be reviewed and approved for a Certificate of Appropriateness.
26. Transitional lot size buffer areas are to be maintained by homeowner's association.



TYPICAL LOT DETAIL LOTS 1-8

N.T.S.

** SETBACKS FOR LOTS WITH TRANSITIONAL LOT SIZE BUFFERS MAY BE GREATER THAN THE MINIMUM. REFER TO PLAN FOR DIMENSIONS

Site Data:

Project Name:	Fair Park Cottages
Address:	Fair Street Franklin, TN
Civil District:	9th
Map, Parcels:	78B, Group F, 11.00, 18.01, 19.00 & 22.00
Owners	Jeremy & Jessica Sheridan (Parcel 11.00 & 22.00) 1006 Fair Street Franklin, TN 37064 Dale & Janice Stumbo (Parcel 18.01 & 19.00) 884 High Point Ridge Road Franklin, TN 37069
Developer	Bristol Development Group 381 Mallory Station Rd, Suite 204 Franklin, TN 37067 contact: Scott Black black@bristoldevelopment.com
Site Area:	3.10 ac
Existing Zoning:	Residential District (R3)
Character Area Overlay:	Central Franklin (CFCO-3)
Other Overlays:	Historic Preservation Overlay (HPO), Floodway Fringe Overlay (FFO), Floodway Overlay (FWO)
Development Standard:	Traditional
Drainage Basin:	Sharps Branch
Building setbacks:	Street Facing: 17.5' (lots 1-5) 21.5' (lots 6-8) 30' (lot 9) Side: 5' Rear: 5'
Max. Building Height Allowed:	3 stories

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

Catalog Number GVU 100HP MA B 3 R S G H P WDA 12 F5J 17 P07 ABG BK	
Notes	Type

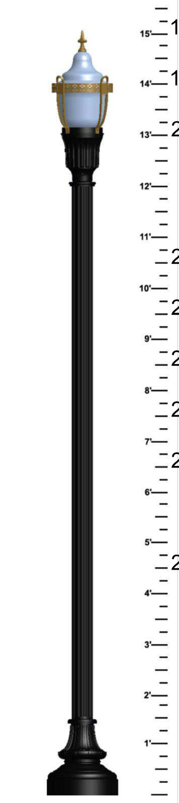
SPECIFICATIONS

FIXTURE
Utility GranVille
- GVU 100HP MA B 3 R S G H P

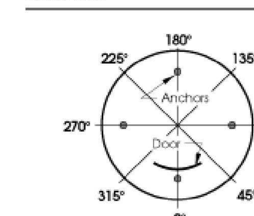
POLE
Wadsworth Aluminum Pole
- WDA 12 F5J 17 P07 ABG BK

INSTALLATION

WADSWORTH ALUMINUM POLE UTILITY GRANVILLE



Anchorage/Orientation Plan
Street Side



Notes:
MTE UNIT #: M27-10-12BW Consisting of MTE Item #: 6123, 6156

Customer Approval: signature date

Job Name: Product Basket
Client Name: MTEMC--MTE UNIT #: M27-10-12BW
Created By: ll_main\sxc01 Date: 11-Mar-11

Catalog #GVU 100HP MA B 3 R S G H P WDA 12 F5J 17 P07 ABG BK Dwg. # HLP-12294 Page: 2 of 2

MAP 078B, GROUP F, PARCELS 11.00, 19.00 & 22.00

PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00

NORTH

0 10 20 30 40 80 120
GRAPHIC SCALE 1"=40'

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

SEAN K. DECOSTER, REGISTERED ENGINEER, STATE OF TENNESSEE, NO. 00106250, AGRICULTURE COMMERCE 04/02/15

PRELIMINARY PLAT

PRELIMINARY PLAT
FAIR PARK COTTAGES
FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	PRE-APP SUBMITTAL	11/24/2014	SKD	LEB
	PRELIMINARY PLAT SUBMITTAL	12/15/2014	SKD	LEB
	RESUBMITTAL	04/02/2015	SKD	LEB

C3.00

JOB NO.: 14-156-01

CITY OF FRANKLIN PROJ# 5751

Apr 02, 2015 - 8:29am T:\CADD\2014\14-156-01\CAD\Civil\Preliminary Plat\14-156-01_C300 - Preliminary Plat.dwg

COF# 5751

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. J. Stormwater Managment Plan

- The previous comment "Applicant shall show sufficient drainage areas and topographic information to confirm watershed boundaries and time of concentration flow paths. Provide all drainage areas that flow across the site from adjacent properties" was not completely addressed.

2. J. Stormwater Managment Plan

- Previous comment "Applicant shall show all applicable offsite drainage areas and include in design. Drainage that flows across the site prior to development must be able to flow across the site after development is completed. Provide drainage easements for the continuing flow of offsite stormwater drainage from adjacent properties. The drainage easements must not conflict with the vegetated buffers, fences or utilities" was not completely addressed.

Planning

Fair Park Cottages - submittal 001.pdf

3. Setbacks

- The applicant shall clearly state that the 10' drainage easement and 25' setback are to be abandoned with the final plat.

Zoning

General Comments

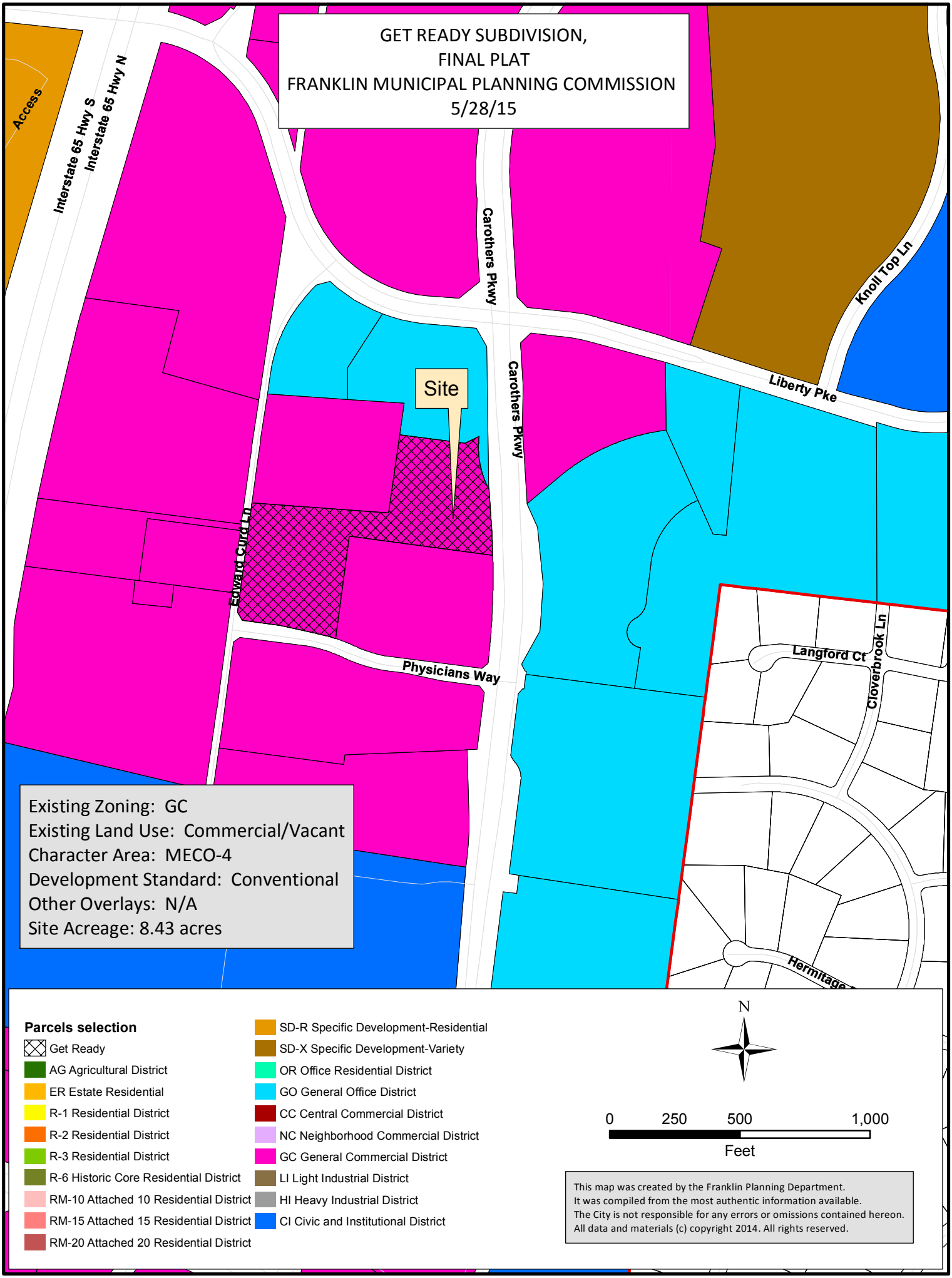
4. Plat

- With the final plat submittal, the name of this plat shall include references to the plats that are being voided and vacated.

Fair Park Cottages - submittal 001.pdf

5. FFO/FEMA

- A floodplain development permit is required prior to any disturbance in the flood plain.


GET READY SUBDIVISION,
FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15
Access
Interstate 65 Hwy S
Interstate 65 Hwy N
Carothers Pkwy
Carothers Pkwy
Knoll Top Ln
Liberty Pke
Site
Edward Curd Ln
Physicians Way
Langford Ct
Cloverbrook Ln
Hermitage
Existing Zoning: GC
Existing Land Use: Commercial/Vacant
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 8.43 acres
Parcels selection
Get Ready
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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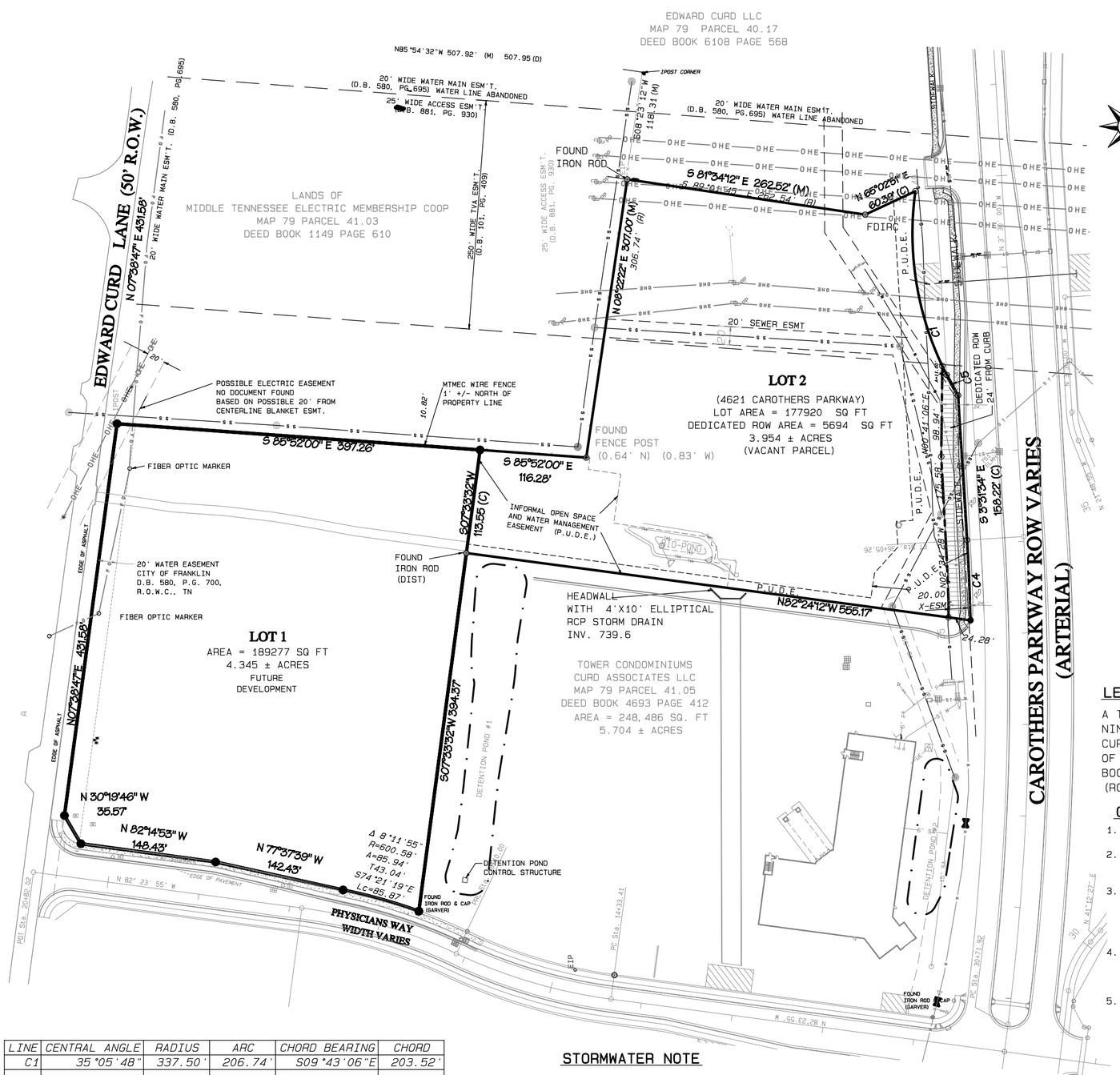


SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.

VICINITY MAP

NOT TO SCALE

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS GENERAL COMMERCIAL (PER CITY GIS)
   CHARACTER OVERLAY IS MECO-4
   CONVENTIONAL AND TRADITIONAL STANDARDS

2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS: MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS. BASED ON ZONING CLASSIFICATION THE SOLLOWING SETBACKS APPLY.

FRONT 30 FEET
SIDE 15 FEET
REAR 25 FEET

LEGEND

●	FOUND IRON ROD (FDIR)
⊙	SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
□	FOUND CONCRETE MONUMENT (TDOT)
□	SET CONCRETE MONUMENT
◎	EXISTING SANITARY MANHOLE
	POWER POLE
←	GUY ANCHOR
W	WATER METER
	WATER VALVE
—ST—	STORM SEWER
—W—	WATER LINE
—OHE—OHE	OVERHEAD POWER LINE
—SS—	SANITARY SEWER LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
	BOLLARDS
	LIGHT POLE
	FIRE HYDRANT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C., TN.	REGISTER'S OFFICE OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY

TEMPORARY EASEMENT NOTE:

THERE WILL BE A 10' TEMPORARY CONSTRUCTION EASEMENT ADJACENT TO EASEMENTS FOR THE PURPOSE OF CONSTRUCTION OF PLANNED UTILITIES.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. THIS PORTION IS LOCATED EAST OF EDWARD CURD LANE AND WEST OF CAROTHERS ROAD. SAID AND ALSO BEING FURTHER DESCRIBED AS A PARCEL OF LAND DESIGNATED AS PARCEL 41.02 ON MAP 79 (8.43 ACRES) AND AS DESCRIBED IN DEED BOOK 3741 AT PAGE 185 IN THE PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY (ROWC).

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 datum.

3. THE ZONING FOR THIS PROPERTY IS (GC) GENERAL COMMERCIAL.
   CHARACTER AREA: MECO 4
   DEVELOPMENT STANDARDS: CONVENTIONAL
   OVERLAY: HTO.

4. SUBJECT PROPERTY IS A PARCEL 41.02 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 79.

5. OWNER / SUBDIVIDER:
   CONTACT: MR. JIM CROSS IV TRUSTEE
   ADDRESS: _____
   FRANKLIN, TN. 37067
   TELEPHONE NO.: _____
   EMAIL:

   SURVEYOR: HARRAH & ASSOCAITES
   CONTACT: ROGER HARRAH RLS
   ADDRESS: 504 AUTUMN SPRINGS COURT
   SUITE B-15, FRANKLIN, TN 37067
   TEL. NO.: 615 778-0863
   EMAIL: rogerh@harrahgroup.com

6. 4. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0212F DATED SEPTEMBER 29, 2006.

7. CAROTHERS PARKWAY APPROVED ROAD PLANS WERE INCORPORATED INTO THIS PLAT.

8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.

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

ROGER HARRAH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
05-07-15
TENNESSEE NO. 2039

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	35°05'48"	337.50'	206.74'	S09°43'06"E	203.52'
C4	1°45'14"	2864.79'	87.70'	S02°32'15"E	87.70'
C5	4°18'08"	337.50'	25.34'	S28°59'46"E	25.34'

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

FINAL PLAT
CAROTHERS GET READY SUBDIVISION

CITY OF FRANKLIN PROJECT NO. 4684

JOB NO: T109-14-011

0 100 200 300

REVISIONS:

SITE PLAN REVISIONS FROM ENGINEER. 05-07-15
CITY OF FRANKLIN COMMENTS RESUBMITTAL 11-10-14

RECORDERS INFORMATION:

SITE INFORMATION

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BK _____, PG _____, R.O.W.C, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

_____ _____
OWNER(S) . DATE

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF May, 2015.

_____ 05-07-15
ROGER H. HARRAH TN. REG. NO. 2039 DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

_____ _____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED RESOURCE CENTRE FINAL PLAT SECTION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN FRANKLIN CREST PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., WATER AND SEWER DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN RESOURCE CENTRE SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., STREETS DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 2008, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER S OFFICE OF WILLIAMSON COUNTY.

_____ _____
SECRETARY FRANKLIN MUNICIPAL DATE
PLANNING COMMISSION

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.430± TOTAL LOTS: 2
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A
CIVIL DISTRICT: 9th CLOSURE ERROR: >1: 10,000
SCALE: 1" = 100' DATE: OCTOBER 5th 2014

C.O.F. PROJECT NO. 4684 SHEET 1 OF 1

COF# 4684

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 4683 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

2. C. Final Plat

- Provide a cross-access easement at the north boundary of Lot 2. Locate it at least 125 feet west of the radius return of the driveway apron just north of Lot 2.

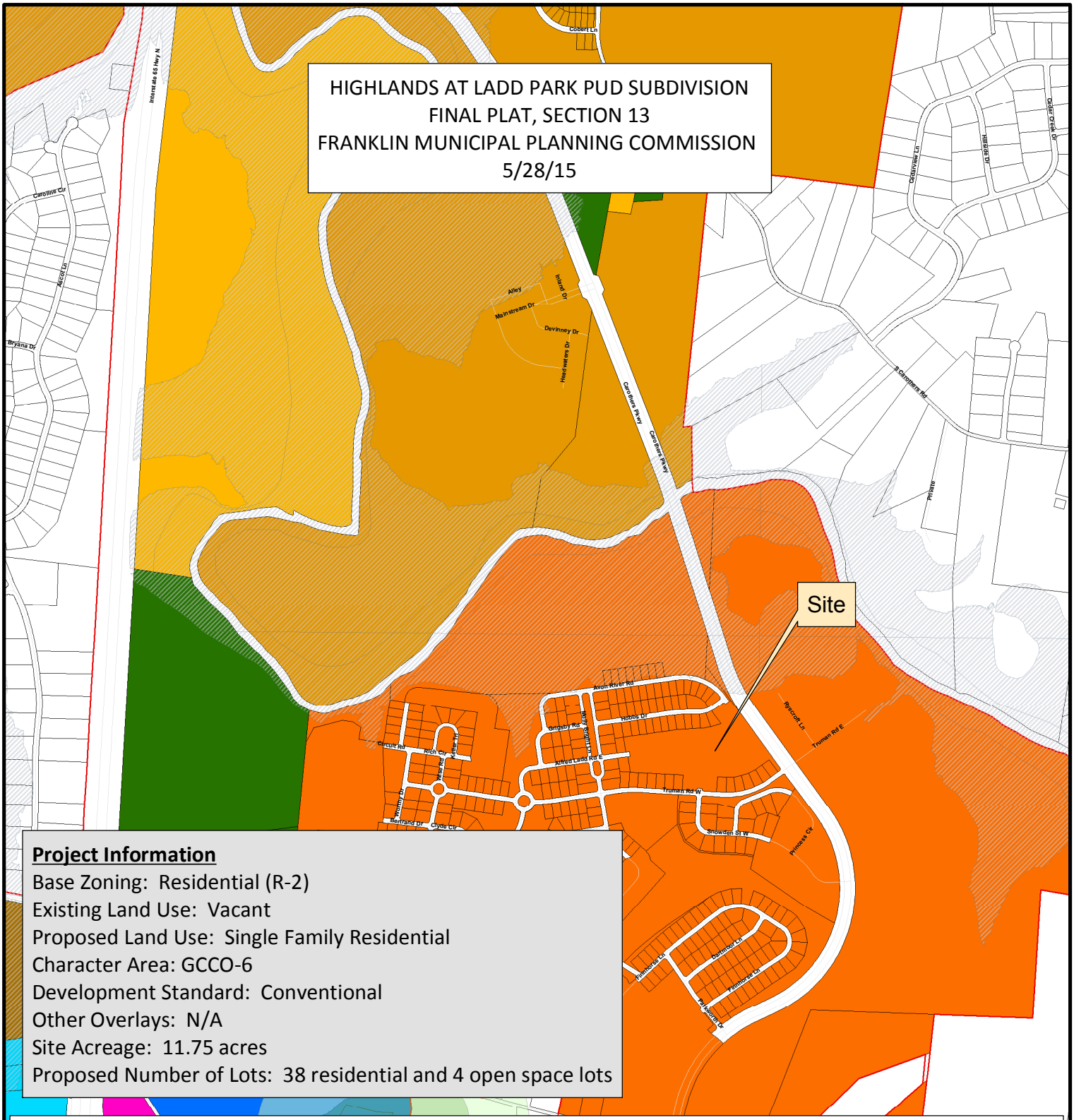
General Issue

General Comments

3. Project Name

- Applicant shall rename the plat to "Get Ready Subdivision" to match the name of the corresponding approved site plan.

HIGHLANDS AT LADD PARK PUD SUBDIVISION
FINAL PLAT, SECTION 13
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15



Project Information

Base Zoning: Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.75 acres
Proposed Number of Lots: 38 residential and 4 open space lots

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

N

0 500 1,000 2,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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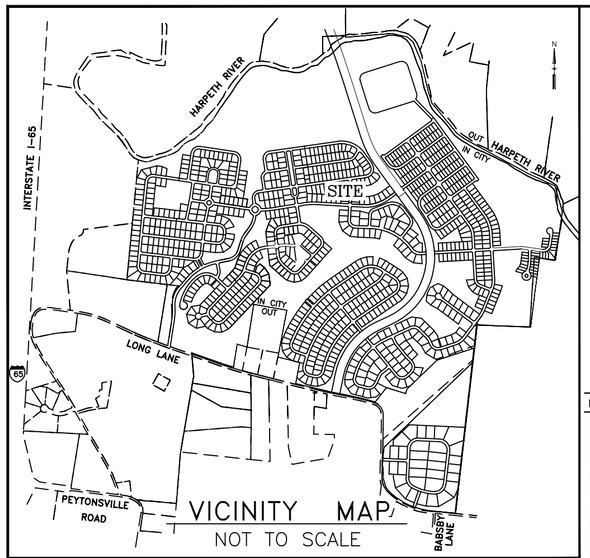


VICINITY MAP
NOT TO SCALE

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- CURB INLET
- CLEAN OUT — CO
- SIGN POST
- WATER METER
- WATER VALVE
- GAS VALVE
- MANHOLE
- IRON PIN FOUND — (F)
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT — ST
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT — PFH
- PROPERTY/R.O.W. LINE
- EDGE OF CONC.
- MINIMUM BUILDING SETBACK LINE — M.B.S.L.
- EASEMENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — 10' PUDE
- WATER LINE — W
- SEWER LINE — 8" SA
- GAS LINE — 4" G
- SANITARY SEWER EASEMENT — 20'SSE
- STREET ADDRESS — 413
- MILLCROFTON EASEMENT SEE NOTE 12 — 15'MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT — 5' AE & PUDE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 18 — 15' MTE

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

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page_____, R.O.W.C., Tennessee, running with the title to the property
I (We) further certify that there are no liens on this property, except as follows:
Book_____, Page_____, R.O.W.C.

By: _____ Date: _____
MIKE FORD (MEMBER)

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in Highlands at Ladd Park PUD Subdivision, Section 13 Subdivision have been installed in accordence 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, TN — Date

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

General Manger Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in Highlands at Ladd Park PUD Subdivision, Section 13 have been installed in accordence with City sprcifications, or
(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

CERTIFICATE OF SURVEY

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

MICHAEL R. WILLIAMS — REGISTERED ENGINEER — AGRICULTURE — 4-13-15 — TENNESSEE NO. 1906

Michael R. Williams
HFR Design, Inc.
Tenn. License No. 1906

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-32W
C2	98-42-10	20.00'	20.00'	31.42'	28.28'	N41-46-03W
C3	90-00-00	20.00'	20.00'	31.42'	28.28'	S48-13-57W
C4	11-21-46	90.00'	8.95'	17.85'	17.82'	S02-26-56E
C5	11-21-46	130.00'	12.93'	25.78'	25.74'	N02-26-56W
C6	04-21-49	500.00'	19.05'	38.08'	38.07'	N82-21-23E
C7	89-10-35	20.00'	17.75'	29.03'	28.89'	N38-19-05E
C8	84-57-21	20.00'	18.31'	29.66'	26.55'	S50-36-29E
C9	00-48-00	420.00'	2.93'	5.86'	5.86'	N86-30-50E
C10	04-14-39	420.00'	15.56'	31.11'	31.10'	N83-59-31E
C11	04-43-38	460.00'	18.99'	37.95'	37.94'	S84-14-00W
C12	00-19-01	460.00'	1.27'	2.54'	2.54'	S86-45-20W
C13	00-45-30	460.00'	3.04'	6.09'	6.09'	S86-32-06W
C14	05-58-52	460.00'	24.03'	48.02'	48.00'	S83-09-55W
C15	116-15-57	90.00'	144.78'	182.63'	152.87'	S22-02-30W
C16	07-36-50	1497.39	99.64'	198.99'	198.84'	S32-17-03E
C17	60-55-12	130.00'	76.45'	138.22'	131.80'	S05-37-52E
C18	24-53-39	130.00'	28.69'	56.48'	56.04'	N37-16-33E
C19	24-38-58	130.00'	28.40'	55.93'	55.50'	N62-02-52E
C20	05-48-08	130.00'	6.59'	13.16'	13.16'	N77-16-25E
C21	90-00-47	20.00'	20.00'	31.42'	28.29'	S81-05-05E
C22	04-36-09	220.00'	8.84'	17.67'	17.67'	S56-12-36W

LINE TABLE

NO.	BEARING	DIST.
1	N86-46-03W	75.00'
2	S86-54-54W	63.02'
3	S78-56-04W	64.20'
4	S70-58-33W	64.15'
5	S62-56-08W	64.12'
6	S56-16-08W	66.30'
7	S53-54-32W	75.00'
8	N53-54-32E	5.00'
9	N74-03-14E	57.55'
10	N76-27-58E	63.20'
11	N82-58-03E	63.03'
12	N87-19-08E	63.38'
13	N87-17-46E	63.37'
14	N85-34-41E	70.54'

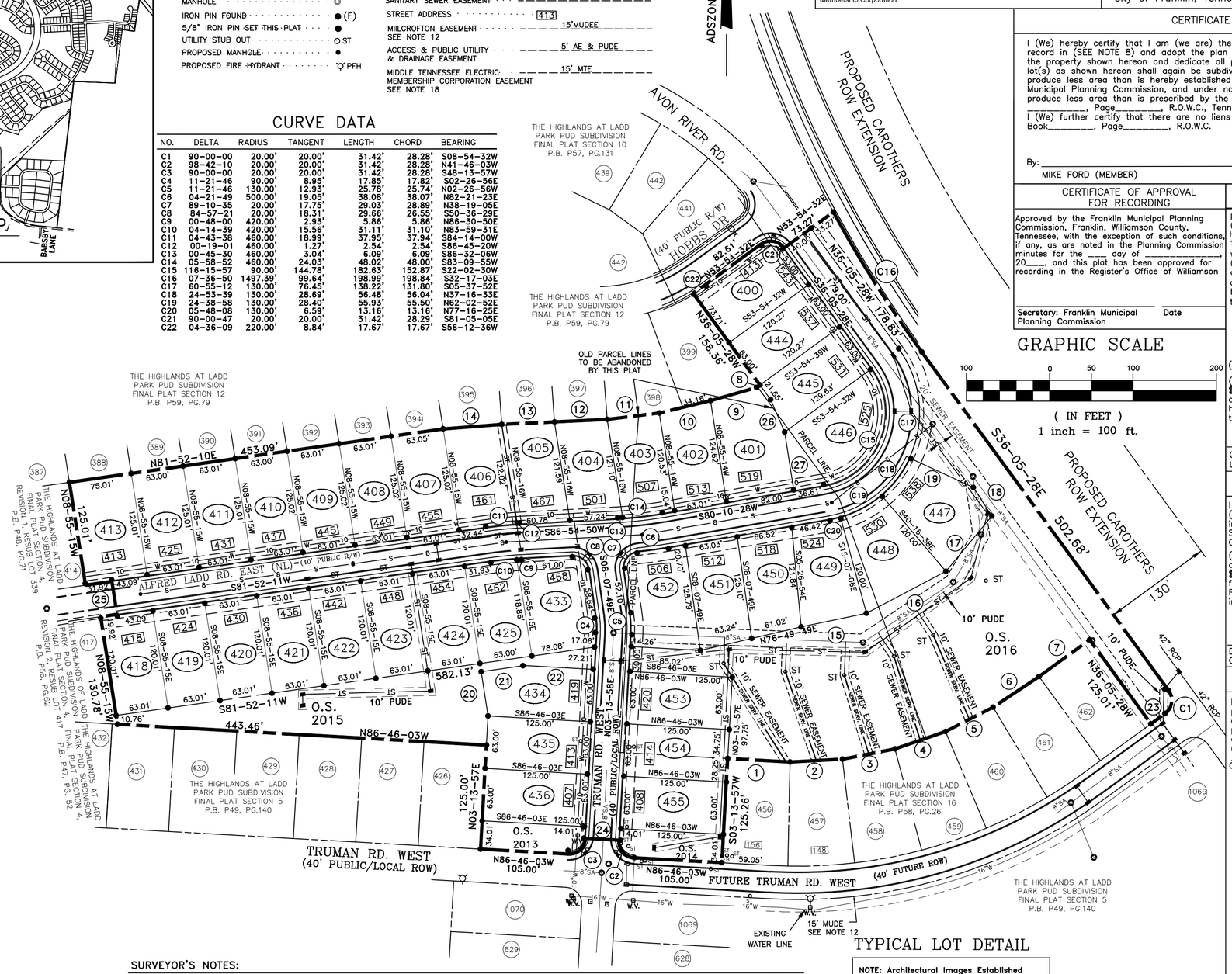
LINE TABLE

NO.	BEARING	DIST.
15	N78-16-15E	79.97'
16	N62-10-12E	107.77'
17	N39-47-02E	86.30'
18	N32-53-02W	40.92'
19	N65-10-16W	84.45'
20	N08-48-40W	53.81'
21	N81-52-11E	50.65'
22	S86-46-03E	82.63'
23	S53-54-32W	20.87'
24	N86-46-03W	40.00'
25	N08-55-15E	40.00'
26	S23-19-53E	42.40'
27	S08-55-14E	72.31'

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 23.

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

LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.	
400	0.200	8,698	2	434	0.184	8,019	2
401	0.232	10,078	3	435	0.181	7,875	2
402	0.177	7,722	2	436	0.181	7,875	2
403	0.176	7,650	2	444	0.174	7,577	2
404	0.176	7,646	2	445	0.178	7,770	2
405	0.176	7,673	2	446	0.255	11,118	3
406	0.199	8,657	2	447	0.213	9,298	2
407	0.181	7,876	2	448	0.217	9,450	2
408	0.181	7,876	2	449	0.193	8,387	2
409	0.181	7,876	2	450	0.180	7,842	2
410	0.181	7,876	2	451	0.184	7,997	2
411	0.181	7,876	2	452	0.216	9,389	2
412	0.181	7,876	2	453	0.181	7,875	2
413	0.215	9,376	2	454	0.181	7,875	2
418	0.174	7,561	2	455	0.181	7,875	2
419	0.174	7,561	2	TOTAL LOTS	7.139	310,990	
420	0.174	7,561	2	OPEN SPACE 2013	0.096	4,165	
421	0.174	7,561	2	OPEN SPACE 2014	0.096	4,165	
422	0.174	7,561	2	OPEN SPACE 2015	0.604	26,327	
423	0.174	7,561	2	OPEN SPACE 2016	2.332	101,614	
424	0.174	7,561	2	TOTAL OPEN SPACE	3.128	136,271	
425	0.173	7,549	2	TOTAL ROW	1.482	64,548	
433	0.219	9,535	2	TOTAL AREA	11.749	511,809	

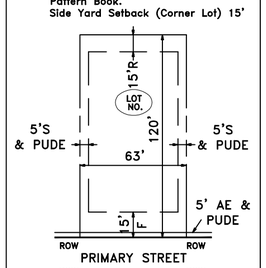


GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

TYPICAL LOT DETAIL

NOTE: Architectural Images Established in Sec. D, P. 20 of the approved Pattern Book.
Side Yard Setback (Corner Lot) 15'



LADD PARK – SECTION F & I
MINIMUM SETBACKS & LOT CRITERIA
N.T.S.

SURVEYOR'S NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 38 RESIDENTIAL & 4 OPEN SPACE LOTS & DEDICATE ROW FOR SECTION 13 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9-29-06.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
6) 5/8" IRON RODS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) DEED REFERENCES FOR THE PROPERTY SURVEYED IS AS FOLLOWS: PARCEL 184.21 IN RECORD BOOK 6082, PG. 797 BEING OWNED BY MIKE FORD CUSTOM BUILDERS, LLC.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS SHOWNAS PARCEL 184.21 ON WILLIAMSON COUNTY TAX MAP 106.
11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL FOR MORE DETAILED SETBACK AND EASEMENT INFORMATION SEE TYPICAL LOT DETAIL.
12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT.NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENTS ARE THE HOMEOWNER'S RESPONSIBILITY.
13) THE 5' ACCESS EASEMENTS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
14) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 2' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
18) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).

Owner/Subdivider:
MIKE FORD CUSTOM BUILDERS, LLC
ATT. MIKE FORD (MEMBER)
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TN 37067
PH. 503-9727
MIKE.FORD@MIKEFORDBUILDERS.COM

PREPARED BY:
HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
615.370.8500
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

COF PROJECT # 5830

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 13

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 11.749 TOTAL LOTS: 42
ACRES NEW STREETS: 1.482 FEET NEW STREETS: 1,630'
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 4-13-15

HFR PROJECT NO. 2011132-59

G:\2011132\Survey\2011132-59-SECTIONS 10-13\section 13 plat\2011132-59-Section 13 Plat.dwg, 5/7/2015 10:07:11 AM, DReagan, ARCH full bked C (18.00 x 24.00 Inches), 1:100

COF# 5830

CONDITIONS OF APPROVAL:

Addressing

2011132-59-Section 13 Plat-Model.pdf

1. Addressing

- Applicant shall change the street name to Snowden Street West where lots 434, 435, 436, 453, 454, and 455 front.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- Applicant shall indicate all existing and proposed easements associated with utilities. In note 18, second line, revise the word "accept" to the word "except".

Performance Agreement and Surety

2011132-59-Section 13 Plat-Model.pdf

3. Engineering Sureties Final Plat Transfer

- Sureties were approved by PC during the Site Plan approval Process (COF2868) with TBD amounts. Surety amounts were calculated during the Post PC process in the following amounts:

Streets - $240,000
Street Access - $0
Sidewalks - $123,000
Drainage - $0
Sewer - $163,000
Water - $0

Any unposted sureties associated with this development from site plan(s) 2868 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

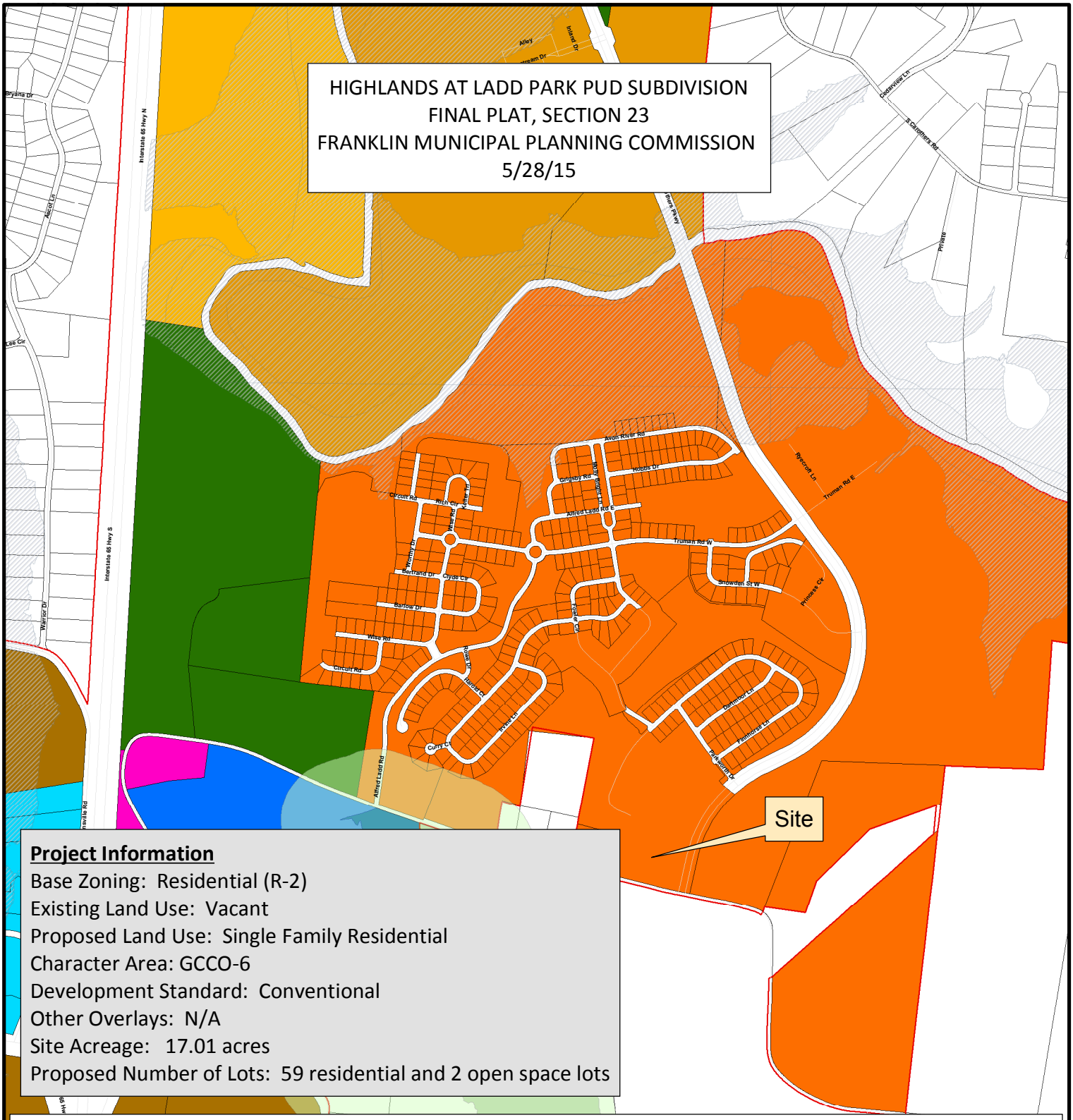
Water/Sewer

General Comments

4. sewer easemants

- Applicant did not address comment, applicant shall add note to final plat that the sewer line depths are correct to the required easement widths.

HIGHLANDS AT LADD PARK PUD SUBDIVISION
FINAL PLAT, SECTION 23
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15



Project Information

Base Zoning: Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.01 acres
Proposed Number of Lots: 59 residential and 2 open space lots

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

N

0 500 1,000 2,000
Feet

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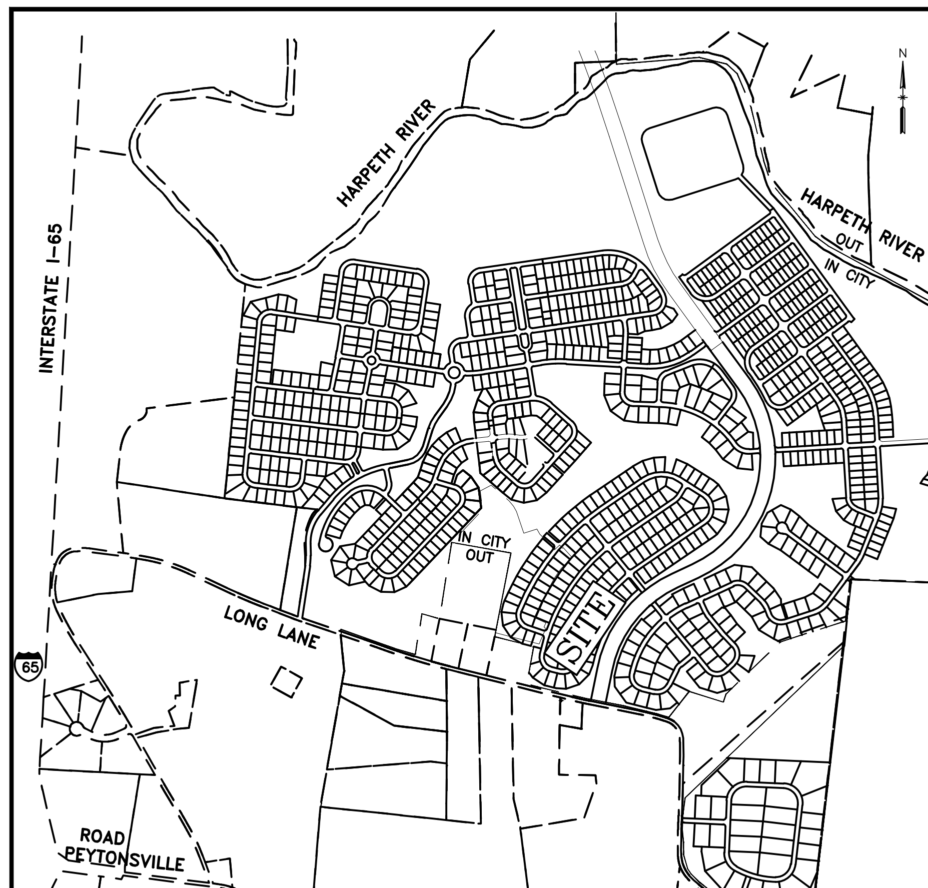

VICINITY MAP

NOT TO SCALE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 59 RESIDENTIAL LOTS 2 OPEN SPACE LOT AND DEDICATE ROW FOR SECTION 23 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
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6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS: TRILLIUM FARMS LP IN BOOK 4981, PG. 285.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS PORTIONS OF WILLIAMSON COUNTY TAX MAP 106, PARCEL 184.16.
11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENTS ARE THE HOMEOWNERS'S RESPONSIBILITY.
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18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.

LEGEND

- FIRE HYDRANT
- LIGHT POLE
- CURB INLET
- MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT — ST
- STREET ADDRESS — 873
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE
- PROPOSED WATER LINE — 8 — W
- PROPOSED SEWER LINE — 8SS
- SANITARY SEWER EASEMENT — 20' SSE
- MIILCROFTON EASEMENT SEE NOTE 17 — 15'MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT — 5' AE & PUDE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 16 — 15' MTE

PREPARED BY:

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615.370.8530
615.370.8500
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
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ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
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parnold@trillium-ventures.com

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	52-08-42	20.00'	9.79'	18.20'	17.58'	S21-08-08W
C2	59-03-27	20.00'	11.33'	20.61'	19.71'	N76-44-13E
C3	03-30-11	600.00'	18.35'	36.68'	36.68'	S45-27-24W
C4	06-39-19	560.00'	32.56'	65.05'	65.01'	N43-52-50E
C5	06-18-58	600.00'	33.10'	66.14'	66.11'	S40-32-49W
C6	08-11-06	560.00'	40.07'	80.00'	79.93'	N36-27-37E
C7	06-18-58	600.00'	33.10'	66.14'	66.11'	S34-13-52W
C8	08-11-06	560.00'	40.07'	80.00'	79.93'	N28-16-31E
C9	06-18-58	600.00'	33.10'	66.14'	66.11'	S27-54-54W
C10	00-26-22	560.00'	2.15'	4.29'	4.29'	N23-57-47E
C11	01-00-49	600.00'	5.31'	10.61'	10.61'	S24-15-00W
C12	90-00-00	20.00'	20.00'	31.42'	28.28'	S68-44-36W
C13	90-00-00	20.00'	20.00'	31.42'	28.28'	N21-15-24W
C14	08-59-14	185.79'	14.60'	29.14'	29.11'	N21-07-53E
C15	90-00-00	90.00'	90.00'	141.37'	127.28'	N21-15-24W
C16	37-00-02	130.00'	43.50'	83.95'	82.50'	S02-56-57E
C17	26-44-17	130.00'	30.90'	60.67'	60.12'	S34-49-06E
C18	18-04-09	130.00'	20.67'	41.00'	40.83'	S57-13-19E
C19	14-18-59	260.00'	32.65'	64.97'	64.80'	N45-13-23W
C20	13-52-32	260.00'	31.64'	62.97'	62.81'	N59-19-08W
C21	83-37-14	90.00'	80.50'	131.35'	120.00'	S71-55-59W
C22	06-22-46	90.00'	5.02'	10.02'	10.02'	S26-55-59W
C23	24-02-08	130.00'	27.67'	54.53'	54.14'	N35-45-40E
C24	26-44-17	130.00'	30.90'	60.67'	60.12'	N61-08-52E
C25	26-44-17	130.00'	30.90'	60.67'	60.12'	N87-53-09E
C26	12-29-18	130.00'	14.22'	28.34'	28.28'	S72-30-03E
C27	12-29-18	260.00'	28.45'	56.67'	56.56'	N72-30-03W
C28	26-44-17	260.00'	61.79'	121.33'	120.24'	S87-53-09W
C29	26-44-17	260.00'	61.79'	121.33'	120.24'	S61-08-52W
C30	24-02-08	260.00'	55.35'	109.07'	108.27'	S35-45-40W
C31	89-59-38	25.00'	25.00'	39.27'	35.35'	S56-21-45W
C32	34-51-46	1150.00'	361.08'	699.74'	689.00'	S28-47-49W
C33	18-49-28	280.00'	46.42'	91.99'	91.58'	N33-09-20E
C34	10-22-39	320.00'	29.06'	57.96'	57.88'	S28-55-56W
C35	11-54-48	320.00'	33.39'	66.54'	66.42'	S40-04-39W
C36	01-10-58	320.00'	3.30'	6.61'	6.61'	S46-37-32W
C37	04-46-51	280.00'	11.69'	23.36'	23.36'	N44-57-29E

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C38	86-41-49	20.00'	18.88'	30.26'	27.46'	S05-53-18W
C39	31-45-23	20.00'	5.69'	11.09'	10.94'	N65-00-23E
C40	18-49-27	150.00'	24.86'	49.28'	49.06'	S33-09-19W
C41	04-30-02	150.00'	5.89'	11.78'	11.78'	S44-48-47W
C42	01-45-11	440.00'	6.73'	13.46'	13.46'	S33-14-39W
C43	08-11-06	440.00'	31.48'	62.86'	62.80'	S28-16-31W
C44	00-26-22	440.00'	1.69'	3.37'	3.37'	S23-57-47W
C45	06-25-55	440.00'	24.72'	49.39'	49.37'	S37-20-13W
C46	05-50-24	440.00'	22.44'	44.85'	44.83'	S43-28-22W
C47	00-48-56	440.00'	3.13'	6.26'	6.26'	S46-48-02W

LINE TABLE

NO.	BEARING	DIST.
1	N30-49-52E	6.08'
2	N33-22-10E	57.70'
3	N36-31-39E	21.65'
4	N38-31-02E	28.35'
5	N42-43-57E	77.55'
6	N47-01-51E	68.30'
7	S37-24-46E	40.07'
8	S43-46-18E	45.00'

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation ____ Date ____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency ____ Date ____

City of Franklin, Tennessee ____ Date ____

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed by the restrictive covenants as of record in Book______, Page______, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no leins on this property, except as follows:
Book________, Page________, R.O.W.C., Tennessee.

By: ______________________ Date: __________
PAUL ARNOLD TRILLIUM FARMS LP (PARTNER) PARCEL 181.16

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $________________ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Sewer Management Department City of Franklin, TN ____ Date ____
(Where applicable)

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

General Manger Milcrofton Utility District ____ Date ____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, have been installed in accordance with City specifications, or

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

Director Streets Department City of Franklin, Tennessee ____ Date ____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission ____ Date ____

CERTIFICATE OF SURVEY

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

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

MICHAEL R. WILLIAMS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1906
4-13-15

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT
904	11,502.36	0.264	3
905	11,146.80	0.256	3
906	10,375.09	0.238	3
907	11,830.00	0.272	3
908	11,830.00	0.272	3
909	11,554.07	0.265	3
910	8,840.00	0.203	2
911	8,450.00	0.194	2
912	8,450.00	0.194	2
913	8,667.31	0.199	2
914	9,100.00	0.209	2
915	9,100.00	0.209	2
916	9,100.00	0.209	2
917	10,167.73	0.233	3
918	9,298.46	0.213	2
919	9,088.77	0.209	2
920	9,105.76	0.209	2
921	9,254.53	0.212	2
977	13,114.16	0.301	4
978	8,400.00	0.193	2
979	8,398.58	0.193	2
980	8,447.74	0.194	2
981	8,685.14	0.199	2
982	8,707.29	0.200	2
983	8,688.72	0.199	2
984	8,563.36	0.197	2
985	8,399.40	0.193	2
986	8,400.00	0.193	2
987	8,411.77	0.193	2
988	9,666.24	0.222	2
989	9,068.00	0.208	2
990	8,432.23	0.194	2
991	8,420.23	0.193	2

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT
992	8,408.22	0.193	2
993	8,539.59	0.196	2
994	8,571.43	0.197	2
995	8,571.43	0.197	2
996	8,409.20	0.193	2
997	8,400.00	0.193	2
998	8,400.00	0.193	2
999	8,400.00	0.193	2
1000	8,400.00	0.193	2
1001	8,400.00	0.193	2
1002	9,431.44	0.217	2
1003	7,863.58	0.181	2
1004	8,398.14	0.193	2
1005	8,400.00	0.193	2
1006	8,400.00	0.193	2
1007	8,400.00	0.193	2
1008	8,400.00	0.193	2
1009	8,400.00	0.193	2
1010	9,378.06	0.215	2
1011	9,646.70	0.221	2
1012	8,401.55	0.193	2
1013	8,405.37	0.193	2
1014	8,409.19	0.193	2
1015	9,862.66	0.226	2
890	8,400.00	0.193	2
889	8,400.00	0.193	2
OPEN SPACE 2026	7,383.45	0.170	2
OPEN SPACE 2025	105,920.02	2.432	
TOTAL OPEN SPACE	113,303.47	2.602	
ROW	93,704.54	2.151	
TOTAL	740,768.32	17.006	

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 23.

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

COF PROJECT # 5825

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 23

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.006 TOTAL LOTS: 61
ACRES NEW STREETS: 2.152 FEET NEW STREETS: 2,380±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 4-13-15

HFR PROJECT NO. 2014072

G:\2014072\Survey\SEC 23\2014072-sec 23 plat.dwg, 5/7/2015 8:28:58 AM, DReagan, ARCH full bleed C (18.00 x 24.00 Inches), 1:100

COF# 5825

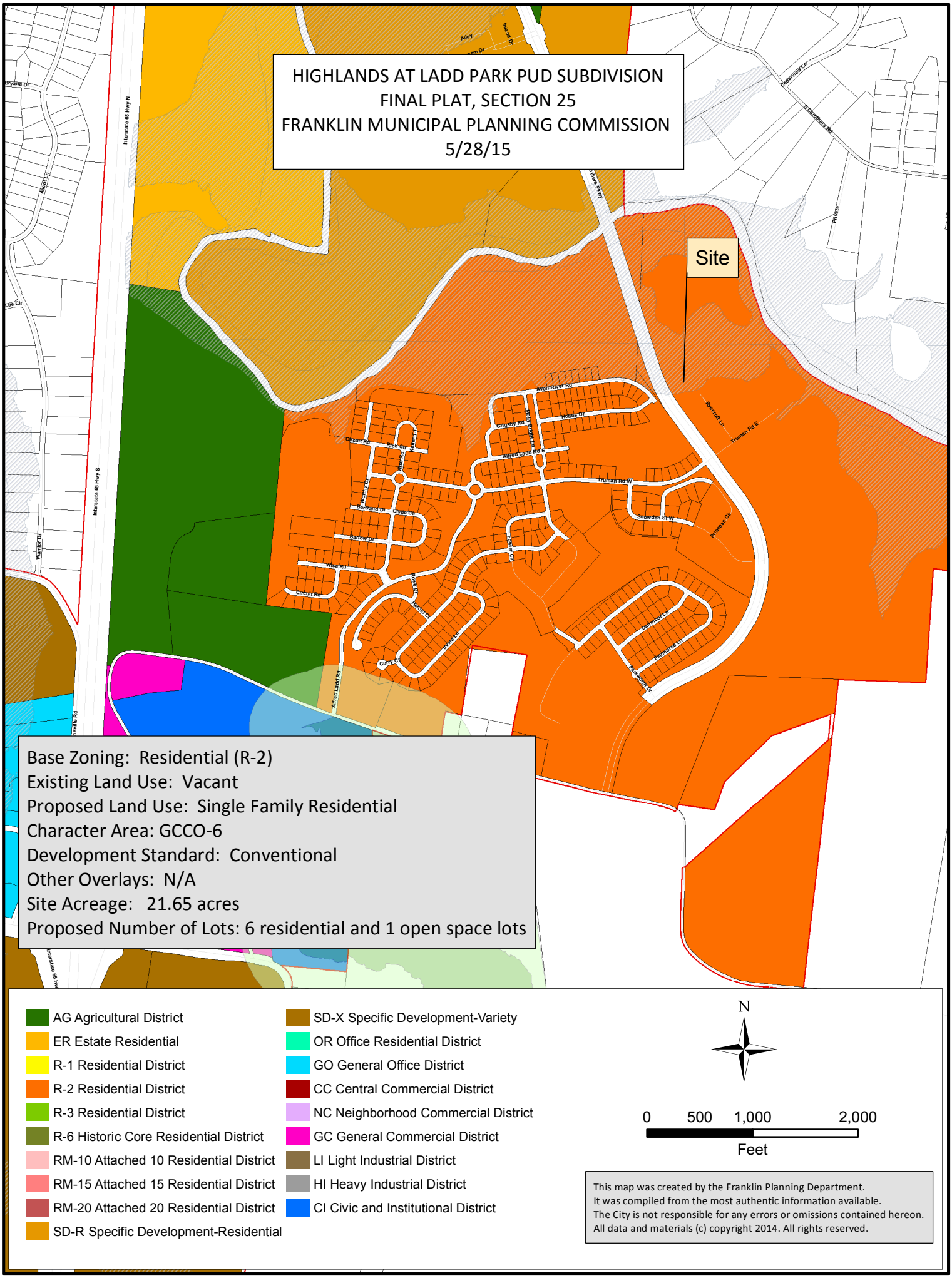
CONDITIONS OF APPROVAL:

Performance Agreement and Surety

2014072-sec 23 plat-Model.pdf

1. Engineering Sureties Final Plat Transfer

- Any unposted sureties associated with this development as shown on the Conditions of Approval for site plan(s) 4728 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.


HIGHLANDS AT LADD PARK PUD SUBDIVISION
FINAL PLAT, SECTION 25
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15
Site
Base Zoning: Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 21.65 acres
Proposed Number of Lots: 6 residential and 1 open space lots
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 500 1,000 2,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5826

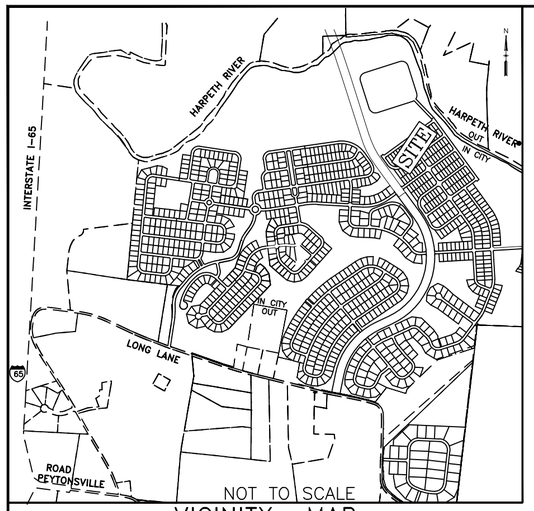
CONDITIONS OF APPROVAL:

Performance Agreement and Surety

2015013-52-sec 25 plat-Model.pdf

1. Engineering Sureties Final Plat Transfer

- No sureties associated with this plat. All infrastructure was completed during previous sections. A separate plat to create the remaining lots of Section 25 is expected and sureties calculated for section 25 will be placed on that final plat.

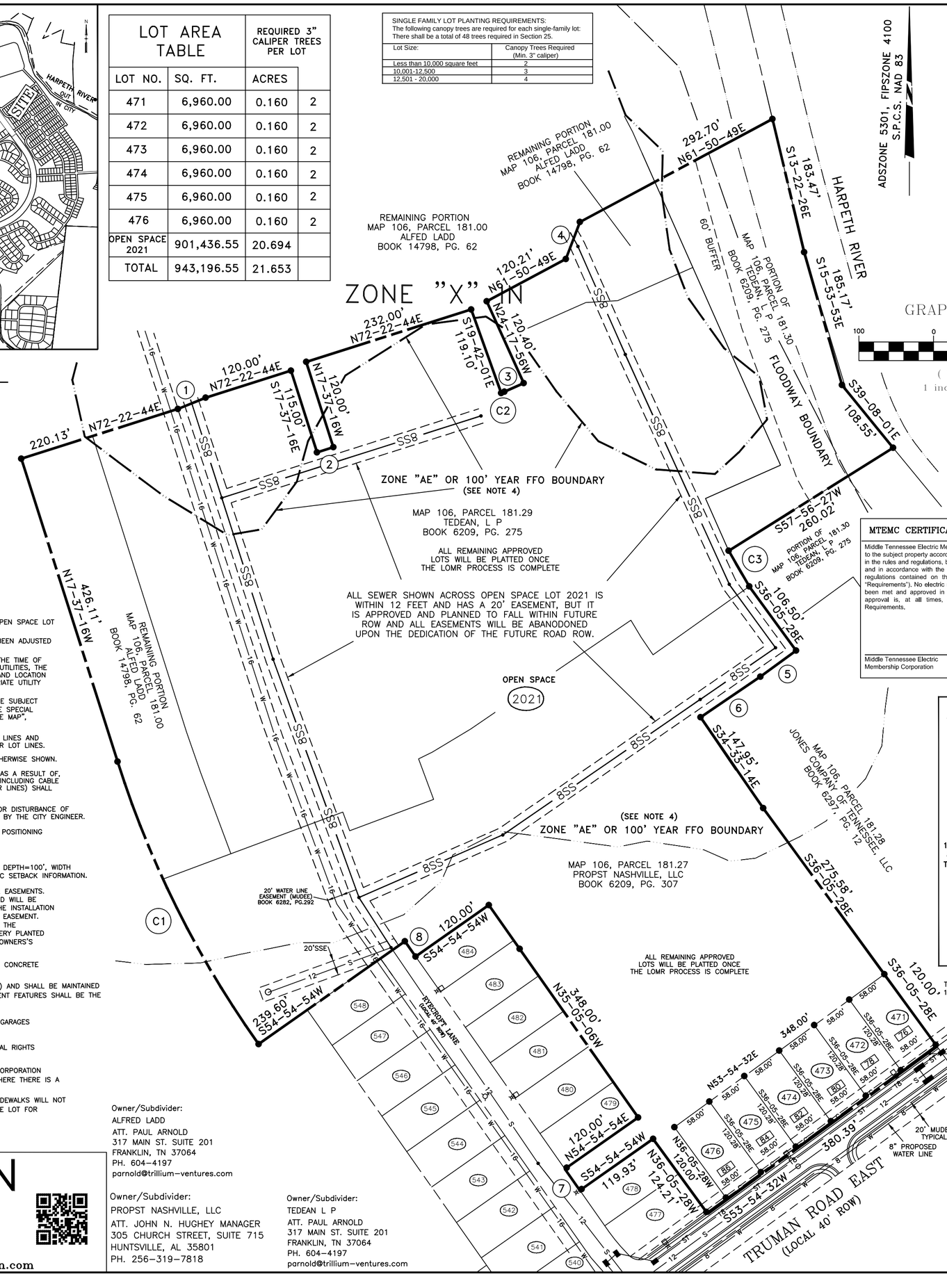


VICINITY MAP

LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES	
471	6,960.00	0.160	2
472	6,960.00	0.160	2
473	6,960.00	0.160	2
474	6,960.00	0.160	2
475	6,960.00	0.160	2
476	6,960.00	0.160	2
OPEN SPACE 2021	901,436.55	20.694	
TOTAL	943,196.55	21.653	

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

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



LEGEND

- FIRE HYDRANT
- LIGHT POLE
- CURB INLET
- MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT — ST
- STREET ADDRESS — 76
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE
- PROPOSED WATER LINE — 8 W
- PROPOSED SEWER LINE — 8SS
- SANITARY SEWER EASEMENT — 20' SSE
- MILLCROFTON EASEMENT SEE NOTE 17 — 15'MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT — 5' AE & PUDE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 16 — 15' MTE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 6 RESIDENTIAL LOTS 1 OPEN SPACE LOT FOR SECTION 25 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTTY IS LOCATED IN ZONE "AE" "AREAS DETERMINED TO IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9-29-06.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENTS ARE THE HOMEOWNERS'S RESPONSIBILITY.
13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
14) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.

PREPARED BY:

HFR DESIGN

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

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
ALFRED LADD
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

Owner/Subdivider:
PROPST NASHVILLE, LLC
ATT. JOHN N. HUGHEY MANAGER
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818

Owner/Subdivider:
TEDEAN L P
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed by the restrictive covenants as of record in Book_____, Page_____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
JOHN N. HUGHEY (PROPST NASHVILLE, LLC) MANAGER PARCEL 181.27

By: _____ Date: _____
PAUL ARNOLD TEDEAN L P (PARTNER) PARCELS 181.29 & 181.30

By: _____ Date: _____
ALFED LADD PORTION OF PARCEL 181.00

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Sewer Management Department City of Franklin, TN — Date

(Where applicable)

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

General Manger Milcrofton Utility District — Date

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation — Date

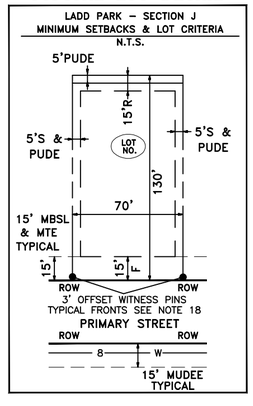
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, have been installed in accordance with City specifications, or

amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

TYPICAL LOT DETAIL



CERTIFICATE OF APPROVAL FOR RECORDING

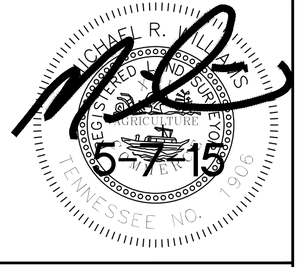
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of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

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF SURVEY

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

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



COF PROJECT # 5826

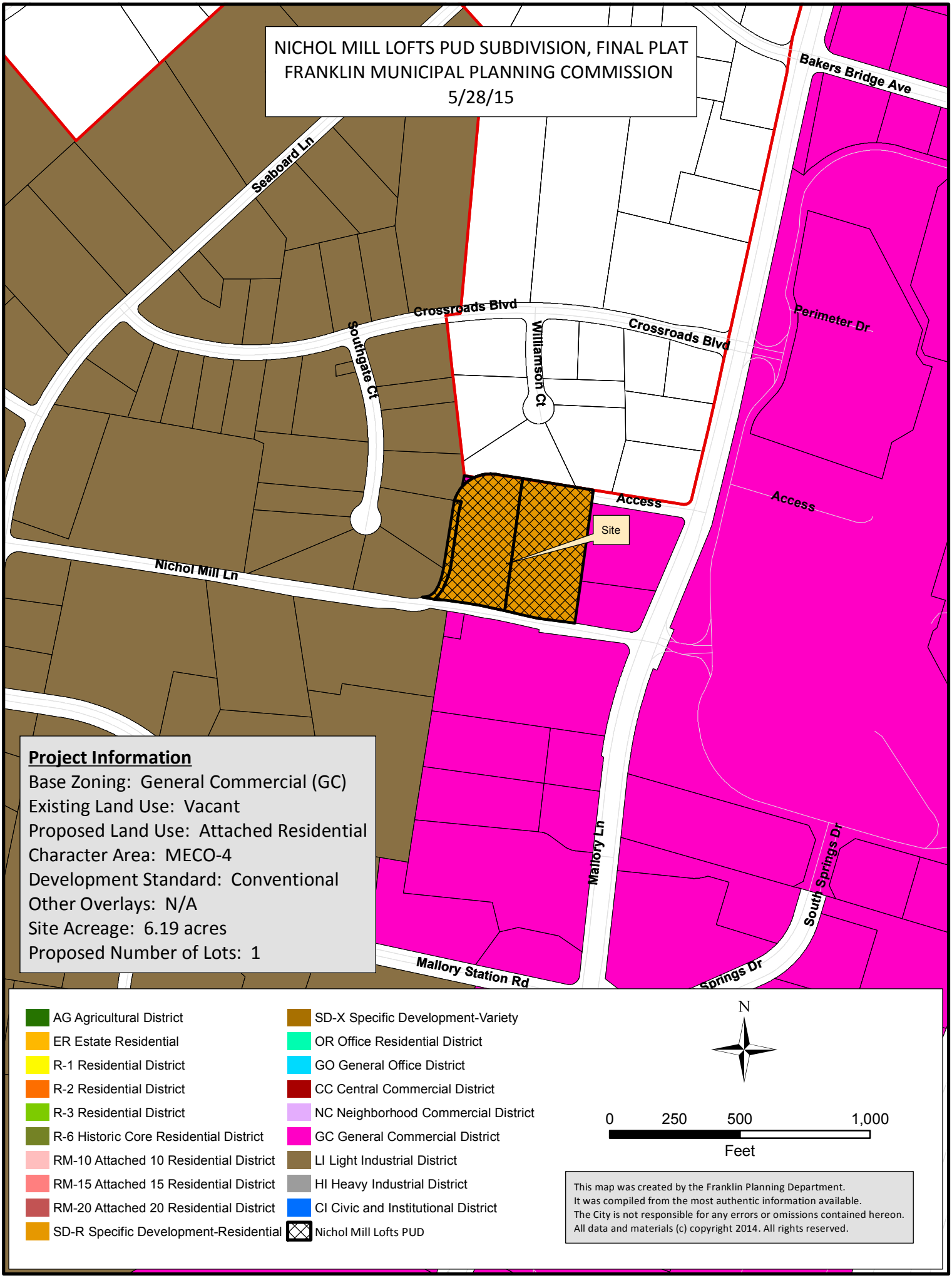
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 25

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 21.653 TOTAL LOTS: 7
ACRES NEW STREETS: NONE FEET NEW STREETS: NONE
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 4-13-15

HFR PROJECT NO. 2014072

G:\2015013\Survey\sec 25 plat\2015013-52-sec 25 plat.dwg, 5/7/2015 8:26:56 AM, DReagan, ARCH full bleed C (18.00 x 24.00 Inches), 1:100


NICHOL MILL LOFTS PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15
Bakers Bridge Ave
Seaboard Ln
Crossroads Blvd
Crossroads Blvd
Southgate Ct
Williamson Ct
Perimeter Dr
Access
Access
Site
Nichol Mill Ln
Mallory Ln
South Springs Dr
Mallory Station Rd
Springs Dr
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.19 acres
Proposed Number of Lots: 1
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
Nichol Mill Lofts PUD
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5821

CONDITIONS OF APPROVAL:

Parks

General Comments

1. Fees In Lieu

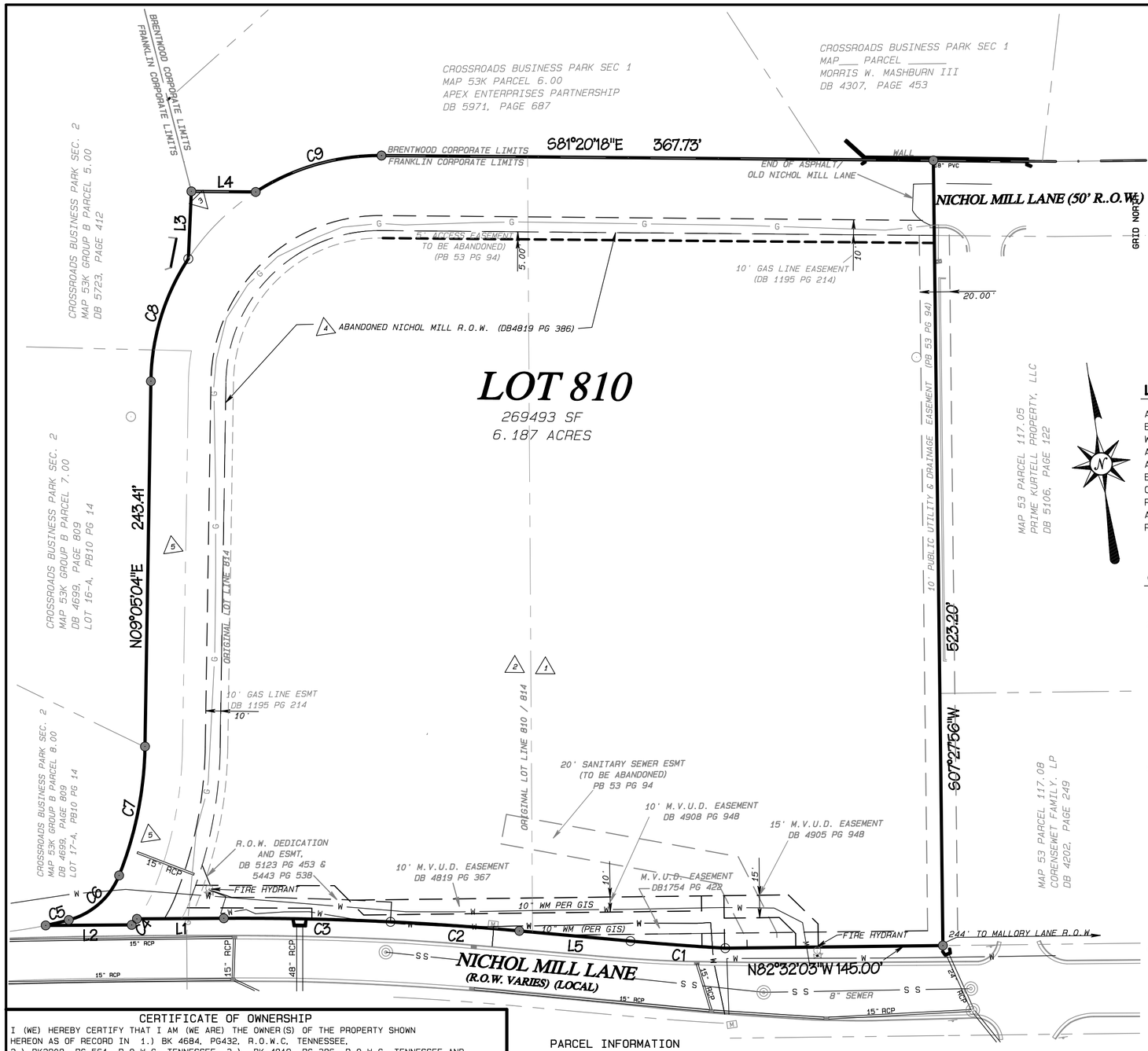
- Applicant shall provide a note on the plat indicating that the developer is requesting fees in lieu for parkland dedication.

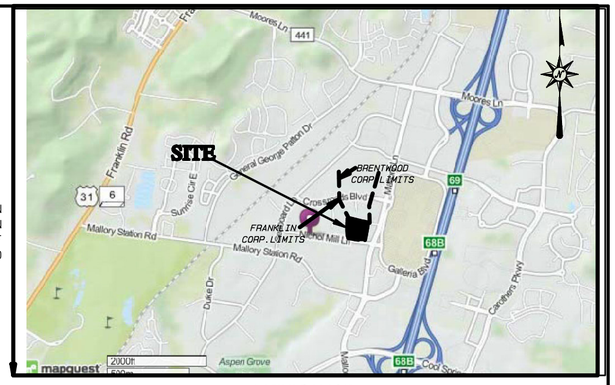
Performance Agreement and Surety

T263010_FP_041315.pdf

2. Engineering Sureties Final Plat Transfer

- No sureties associated with this Final Plat. A future plat is expected after site plan approval.





VICINITY MAP

NOT TO SCALE

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS SD-R SPECIFIC DEV. RESIDENTIAL
   PER CITY GIS)
   CHARACTER OVERLAY IS MECO-4
   CONVENTIONAL AND TRADITIONAL STANDARDS

2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS: MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF FRANKLIN, TENNESSEE AND BEING IN THE EIGTH CIVIL DISTRICT OF WILLIAMSON COUNTY. THIS PARCEL OF LAND IS LOCATED WEST OF MALLORY LANE AND NORTH OF THE RE-ALIGNED NICHOL MILL LANE, AND ALSO BEING FURTHER DESCRIBED AS BEING COMPRISED OF THE FOLLOWING: 1.) LOTS 810 AND 814 OF THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION AS RECORDED AT PLAT BOOK 53 PAGE 94 IN THE R.O.W.C., AND 2.) THE 0.02 ACRE PART OF LOT 810 AS SHOWN ON THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION AS RECORDED AT PLAT BOOK 27 PAGE 68 IN THE R.O.W.C., AND 3.) THE LANDS OF THAT VACATED PART OF NICHOL MILL LANE AS RECORDED IN AGREEMENT FOR CONVEYANCE AT DEED BOOK 4819 PAGE 386 IN THE PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT CONSOLIDATION PLAT

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM

3. THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTAIL: MECO 4 DEVELOPMENT STANDARDS: CONVENTIONAL AND TRADITIONAL
   CHARACTER AREA : MCEWEN

4. SUBJECT PLATTED PARCEL IS A COMBINATION OF PARCELS 117.24, 117.32, 117.31, AND B-7.01, AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53K.

5. OWNER / SUBDIVIDER:
   CONTACT: _____
   ADDRESS: _____
   FRANKLIN, TN. 37067
   TELEPHONE NO.: _____
   EMAIL:

   SURVEYOR: HARRAH & ASSOCAITES
   CONTACT: ROGER HARRAH RLS
   ADDRESS: 504 AUTUMN SPRINGS COURT
   SUITE B-15, FRANKLIN, TN 37067
   TEL. NO.: 615 778-0863
   EMAIL: rogerh@harrahgroup.com

6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F DATED SEPTEMBER 29, 2006.

7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 810 AND 814 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 34 AS RECORDED IN PLAT BOOK 53 PAGE 94 R.O.W.C

8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.

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

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOT)
- SET CONCRETE MONUMENT
- EXISTING SANITARY MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- ST — STORM SEWER
- W — WATER LINE
- OHE — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- BOLLARDS
- LIGHT POLE
- FIRE HYDRANT
- P.U.D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. — REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. — RIGHT-OF-WAY

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°50'13"	1975.80'	63.35'	N77°32'15"W	63.35'	31.68'
C2	2°26'07"	2024.77'	86.06'	N77°50'12"W	86.05'	43.04'
C3	3°08'37"	2025.37'	111.12'	N80°37'33"W	111.11'	55.57'
C4	4°05'07"	74.82'	5.33'	S48°55'29"W	5.33'	2.67'
C5	3°04'39"	294.63'	15.83'	N84°52'39"E	15.82'	7.91'
C6	53°24'11"	49.82'	46.44'	N56°38'14"E	44.77'	25.06'
C7	20°50'57"	242.15'	88.12'	N19°30'41"E	87.63'	44.55'
C8	32°31'46"	152.32'	86.48'	N25°08'42"E	85.32'	44.44'
C9	33°17'23"	152.32'	88.50'	N82°01'01"E	87.26'	45.54'

LINE	BEARING	DISTANCE
L1	N82°11'50"W	57.89'
L2	N82°11'21"W	57.31'
L3	N10°45'32"E	44.96'
L4	S81°20'18"E	42.86'
L5	N76°37'08"W	74.34'

GALLERIA COMMERCIAL COMPLEX SUBDIVISION
427 & 447 NICHOL MILL LANE
FINAL PLAT, REVISION #_____
COMBINATION PLAT OF LOTS 810 AND 814 AND THE VACATED NICHOL MILL LANE

CITY OF FRANKLIN PROJECT NO. 5821
JOB NO: T263-010

0 60 120 180

REVISIONS:

REV'D PER STAFF COMMENTS 5/6/15 JH

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN 1.) BK 4684, PG432, R.O.W.C. TENNESSEE, 2.) BK2908, PG 561, R.O.W.C, TENNESSEE, 3.) BK 4819, PG 386, R.O.W.C. TENNESSEE AND 4.) BK 6205, PG 851, R.O.W.C, TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNERS:

_____ DATE: _____
ALLAN D. REVELETTE

_____ DATE: _____
CANDICE REVELETTE

ATHENA COOL SPRINGS HOSPITALITY, LLC

_____ DATE: _____
AUTHORIZED AGENT

NICHOL MILL TRUST

_____ DATE: _____
THOMAS SIDWELL, TRUSTEE

PARCEL INFORMATION

1. ATHENA COOL SPRINGS HOSPITALITY, LLC
   MAP 53K PARCEL 117.31
   DB 4684, PAGE 432
   LOT 810 PLAT 53 PG 94

2. ALLAN D. & CANDICE REVELETTE
   MAP 53K PARCEL 117.32
   DB 2908, PAGE 561
   LOT 810 PLAT 53 PG 94

3. ALLAN D. & CANDICE REVELETTE
   MAP 53K PARCEL 117.24
   DB 2908, PAGE 561
   P/O LOT 810 PLAT 27 PG 68

4. ALLAN D. & CANDICE REVELETTE
   AGREEMENT FOR CONVEYANCE OF LAND
   FOR NICHOL MILL RE-ALIGNMENT
   DB 4819, PAGE 386

5. THOMAS SIDWELL, TRUSTEE NICHOL MILL TRUST
   MAP 53K GROUP B , 7.01
   DB 6205, PAGE 851

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

ROGER HARRAH REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2039

ROGER HARRAH LS 2039

RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF OCTOBER, 2014.

_____ 05-07-15
ROGER H. HARRAH TN. REG. NO. 2039 DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

_____ _____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #_____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #_____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., WATER AND SEWER DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #_____T HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., STREETS DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
SECRETARY FRANKLIN MUNICIPAL DATE
PLANNING COMMISSION

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

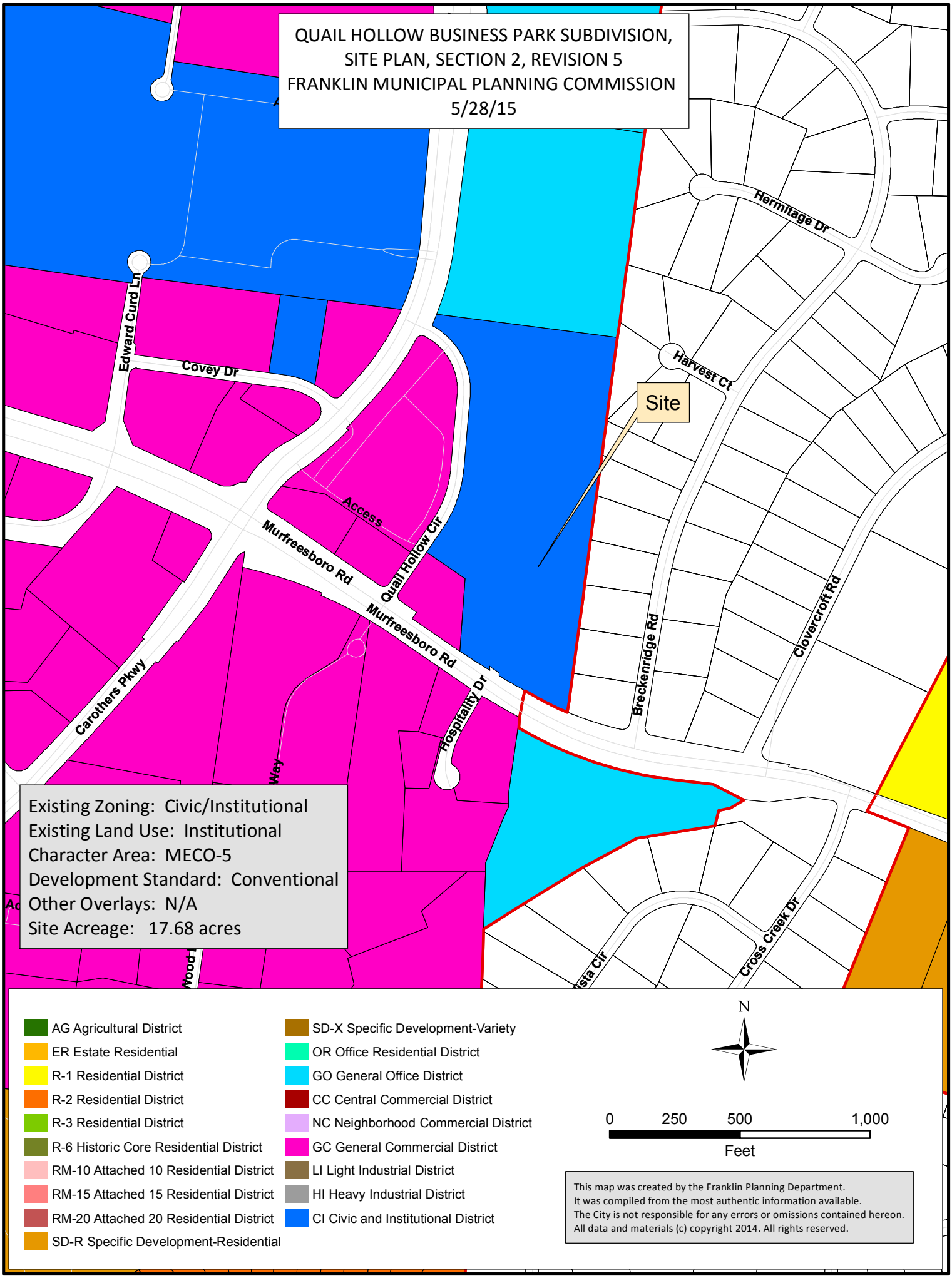
TOTAL ACRES: 6.187 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 60' DATE: APRIL 12, 2015

SHEET 1 OF 1


QUAIL HOLLOW BUSINESS PARK SUBDIVISION,
SITE PLAN, SECTION 2, REVISION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/15
Hermitage Dr
Edward Curd Ln
Covey Dr
Harvest Ct
Site
Access
Quail Hollow Ctr
Murfreesboro Rd
Murfreesboro Rd
Carothers Pkwy
Hospitality Dr
Breckenridge Rd
Clovercroft Rd
Cross Creek Dr
Existing Zoning: Civic/Institutional
Existing Land Use: Institutional
Character Area: MECO-5
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.68 acres
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
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NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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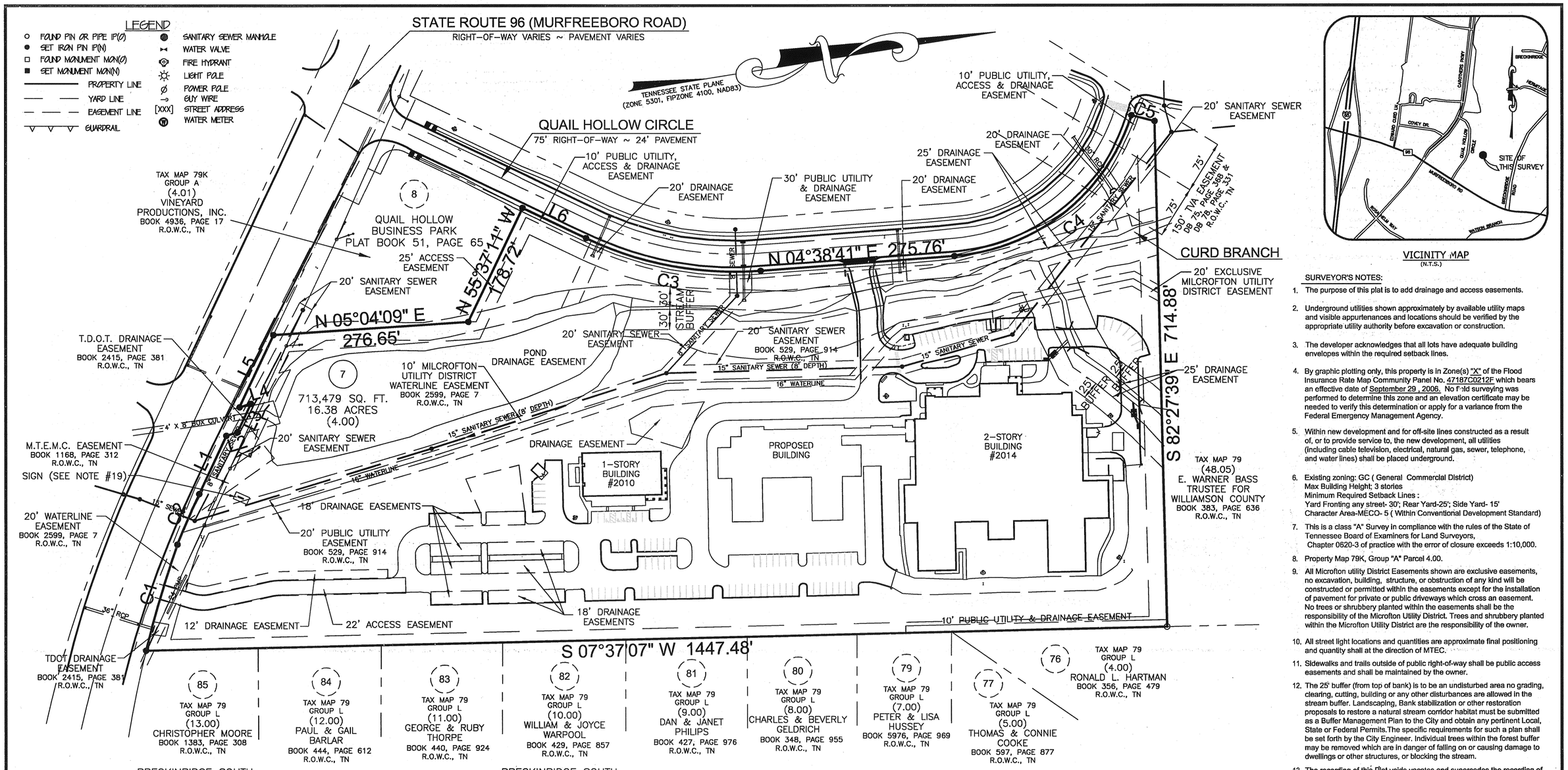


VICINITY MAP
(N.T.S.)

SURVEYOR'S NOTES:

1. The purpose of this plat is to add drainage and access easements.
2. Underground utilities shown approximately by available utility maps and visible appurtenances and locations should be verified by the appropriate utility authority before excavation or construction.
3. The developer acknowledges that all lots have adequate building envelopes within the required setback lines.
4. By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47187C0212F which bears an effective date of September 29 , 2006. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
5. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
6. Existing zoning: GC (General Commercial District)
   Max Building Height; 3 stories
   Minimum Required Setback Lines :
   Yard Fronting any street- 30'; Rear Yard-25'; Side Yard- 15'
   Character Area-MECO- 5 (Within Conventional Development Standard)
7. This is a class "A" Survey in compliance with the rules of the State of Tennessee Board of Examiners for Land Surveyors, Chapter 0620-3 of practice with the error of closure exceeds 1:10,000.
8. Property Map 79K, Group "A" Parcel 4.00.
9. All Microfton utility District Easements shown are exclusive easements, no excavation, building, structure, or obstruction of any kind will be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery planted within the easements shall be the responsibility of the Microfton Utility District. Trees and shrubbery planted within the Microfton Utility District are the responsibility of the owner.
10. All street light locations and quantities are approximate final positioning and quantity shall at the direction of MTEC.
11. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the owner.
12. The 25' buffer (from top of bank) is to be an undisturbed area no grading, clearing, cutting, building or any other disturbances are allowed in the stream buffer. Landscaping, Bank stabilization or other restoration proposals to restore a natural stream corridor habitat must be submitted as a Buffer Management Plan to the City and obtain any pertinent Local, State or Federal Permits.The specific requirements for such a plan shall be set forth by the City Engineer. Individual trees within the forest buffer may be removed which are in danger of falling on or causing damage to dwellings or other structures, or blocking the stream.
13. The recording of this Plat voids vacates and supercedes the recording of Lot 7&8 as shown on Quail Hollow Business Park Subdivision section 2, Revision 4, Resubdivision Lot 7 of Record in Plat Book 51 Page 65.
14. No transfer of mineral rights found by this surveyor.
15. The total area shown hereon is 17.68± Acres or 770,114± Square Feet.
16. North based on Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
17. Property owner shall be responsible for maintenance of all stormwater management features.
18. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
19. Monument sign and planter encroaches into sanitary sewer easement. An agreement exists for said encroachment.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1597.09'	156.52'	156.46'	N 64°35'22" W	5°36'55"	78.32'
C2	1423.86'	77.68'	77.67'	N 57°31'16" W	3°07'33"	38.85'
C3	490.85'	254.74'	251.89'	N 19°30'45" E	29°44'08"	130.31'
C4	285.53'	339.88'	320.17'	N 29°27'22" W	68°12'06"	193.32'
C5	1022.93'	33.89'	33.89'	N 23°02'01" E	1°53'54"	16.95'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°57'30" W	90.42'
L2	N 08°11'58" W	16.84'
L3	N 55°57'30" W	44.32'
L4	S 08°11'58" E	16.84'
L5	N 55°57'30" W	113.13'
L6	N 34°22'49" E	99.55'

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS

I hereby certify that :
(1) The water and sewer systems designated in the Quail Hollow Business Park have been installed in accordance with City specifications, or
(2) A performance bond in the amount of $50,000 for the water system has been posted with the Microfton utility District, and $ 25,000 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such system.

General Manager — Date
Microfton Utility District

Supt. Sewer — Date
Franklin, Tennessee

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owners of the property shown hereon as of record in Book 431 Page 181-184, and Book 4233, Pages 755-757. R.O.W.C., Tennessee and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less than is hereby established until otherwise approved by the Franklin Municipal Planning Commision, and under no condition shall such lot(s) be made to produce less area than is prescribed by by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee running with the life of the property. I (we) further certify that there are no liens on the property.

Owner Rolling Hills Hospital — Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Commision, Franklin, Williamson County, Tennessee with the exception of such conditions, if any, as are noted in the Planning Commision minutes for the _____day of _____, _____, and this plat has been approved for recording in the office of the Registrar, Williamson County.

Secretary
Franklin Municipal Planning Commision — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

Williamson County Emergency Management Agency — Date

CERTIFICATE OF STREETS AND DRAINAGE

I hereby certify that:
(1) The streets and drainage in Quail Hollow Business Park Section 2, Revision 4 have been installed in accordance with city specifications.

Supt. Streets — Date
Franklin, Tennessee

CERTIFICATE OF SURVEY

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

BRIAN M. REITSCHNEIDER REGISTERED LAND SURVEYOR XVI DEPARTMENT OF AGRICULTURE STATE OF TENNESSEE NO. 2487

SURVEYED BY:

BLUE RIDGE SURVEYING, INC.
1148 WEST MAIN STREET, P.O. BOX 8072 GALLATIN, TENNESSEE 37066
OFFICE (615) 451-6739 CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

OWNER / DEVELOPER
ROLLING HILLS HOSPITAL, LLC
6640 CAROTHERS PARKWWAY, SUITE 500
FRANKLIN, TENNESSEE 37067
(615) 312-5700
CONTACT: BILL TRIVETT

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

FINAL PLAT
RESUBDIVISION OF LOT 7 QUAIL HOLLOW BUSINESS PARK SECTION 2, REVISION 5

2010 AND 2014 QUAIL HOLLOW CIRCLE, 8TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
DATE OF SURVEY: MAY 19, 2014
DATE OF DRAWING: MAY 7, 2015
STATE PROJECT NUMBER: 5829

COF# 5829

CONDITIONS OF APPROVAL:

Addressing

2010 and 2014 Quail Hollow Circle Final.PDF

1. Addressing

- Applicant shall apply the address of 2012 Quail Hollow Circle to the final plat on the proposed building.

Performance Agreement and Surety

2010 and 2014 Quail Hollow Circle Final Plat.pdf

2. Engineering Sureties Final Plat Transfer

- Sureties were calculated and approved during the approval of site COF 5785. plan Any **unposted** sureties associated with this development from site plan(s) 5785 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

2010 and 2014 Quail Hollow Circle Final Plat.pdf

3. Sidewalk?

- Applicant shall show the sidewalk along Murfreesboro Road and connect to the east and west adjacent properties.

Planning (Landscape)

General Comments

4. Incompatible Use Buffer

- Applicant shall show incompatible use buffer on east side of property. This buffer is type "B" . The width is determined by the acres of the site. It can be reduced by 25% if a fence/wall is installed. Check with the Landscape Architect and the site plan for what was designed.

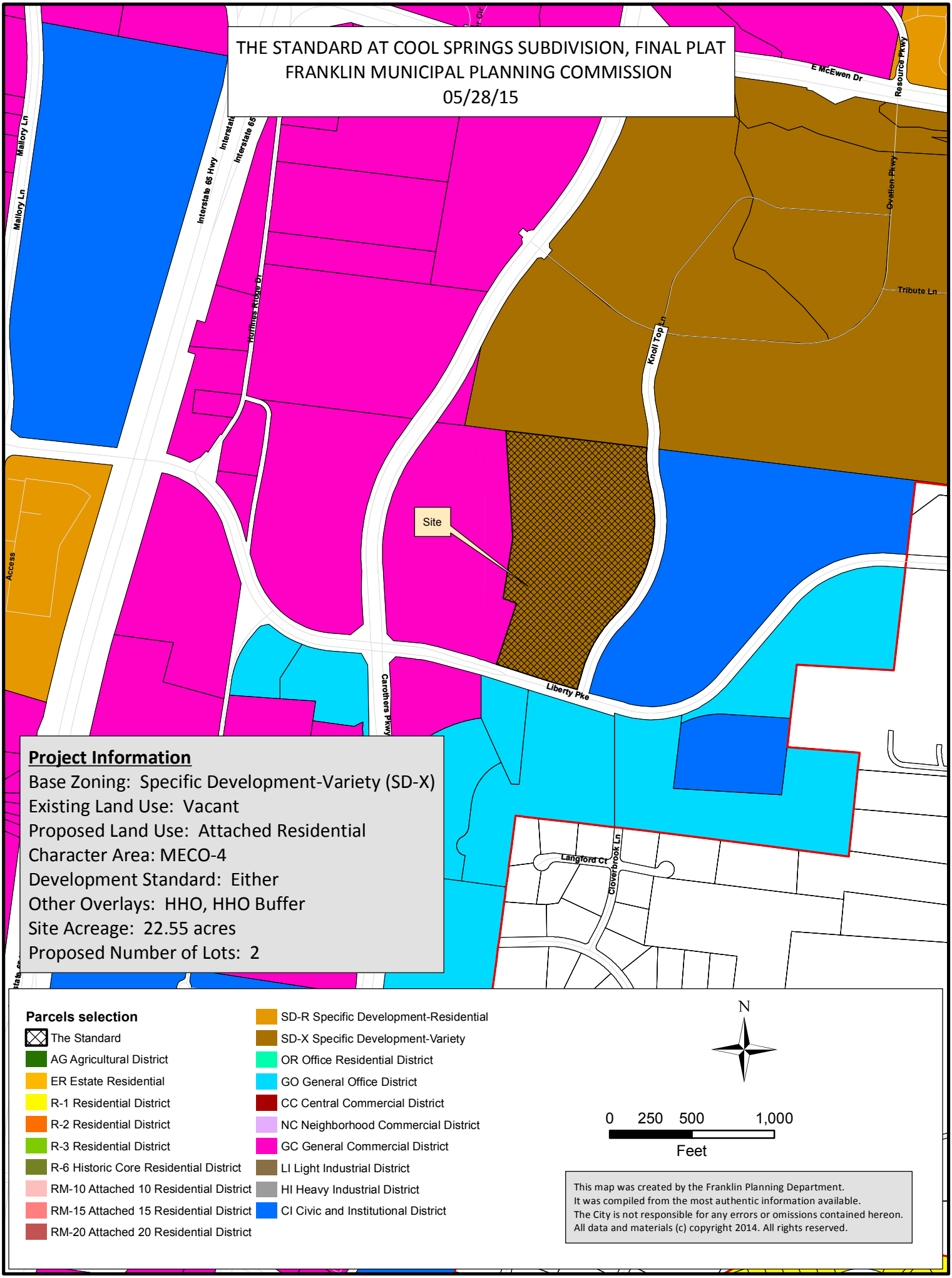
Stormwater

General Comments

5. Stream Buffer

- The stream buffer shown does not reflect the buffer shown on the site plans. Please revise to match the buffer areas shown in the site plans.

THE STANDARD AT COOL SPRINGS SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/15



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Either
Other Overlays: HHO, HHO Buffer
Site Acreage: 22.55 acres
Proposed Number of Lots: 2

COF# 5840
CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties Final Plat Transfer

- No sureties associated with this Final Plat. This comment shall remain open.

Planning

General Comments

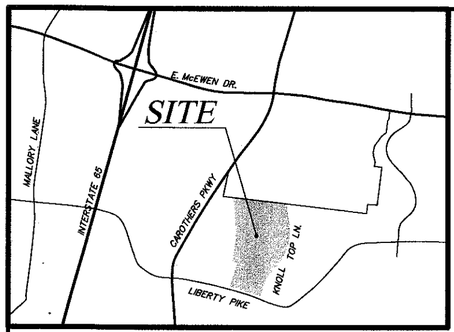
2. Final Plat

- The applicant shall file this plat under both the new subdivision name and the existing subdivision name, to provide a means of tracking this subdivision name change. Future platting of this parcel will only require using the new subdivision name.

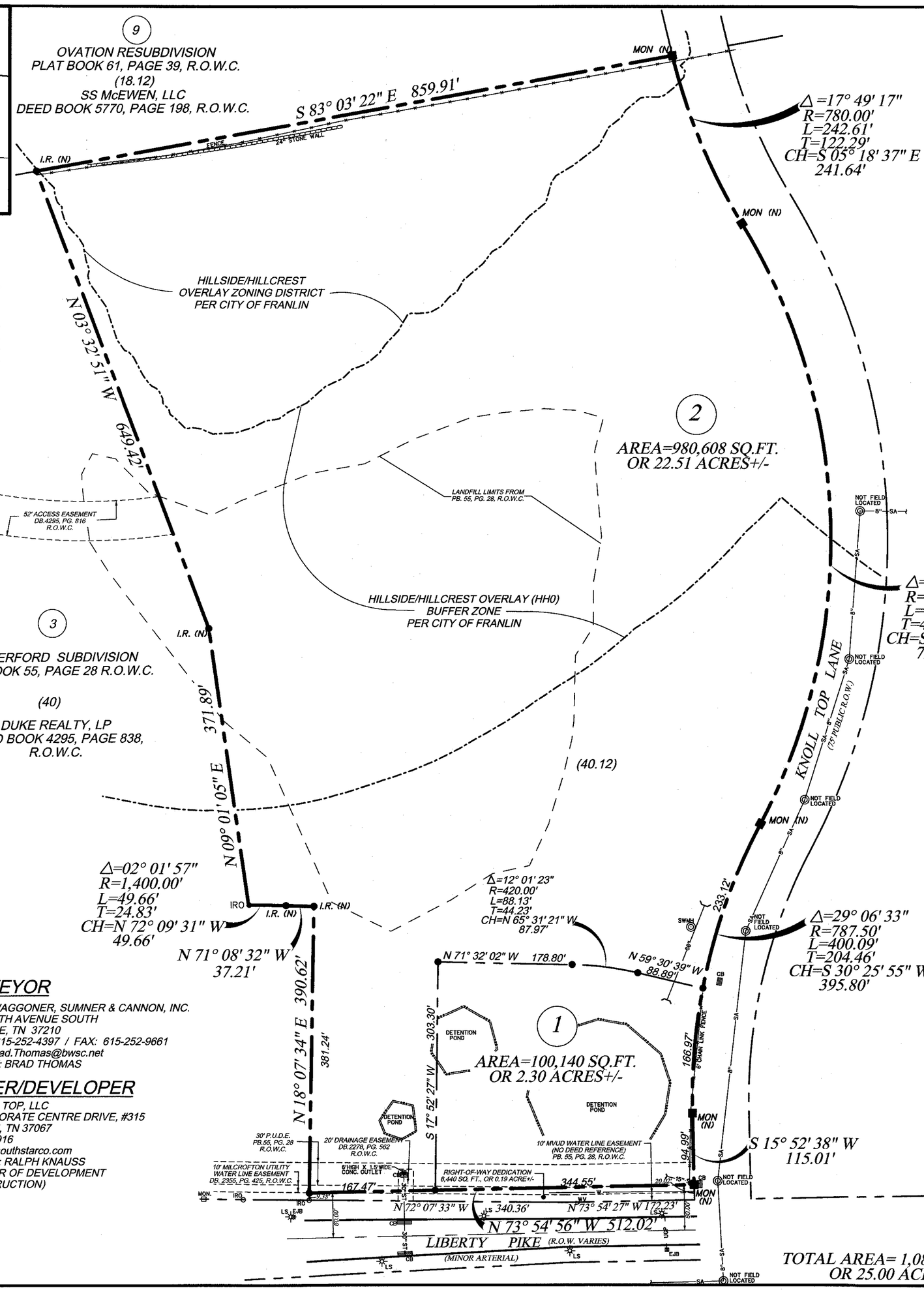
3546107- THE STANDARD - PLAT - 2015-0409.pdf

3. Project title

- The applicant shall add to the title, in parentheses "Waterford Subdivision, revision 1". The new title should read "The Standard at Cool Springs Subdivision, final plat (Waterford Subdivision, revision 1)".



VICINITY MAP
(N.T.S.)



LEGEND

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Lot number — 1
- Property map parcel number — (40.12)
- Pertains to property map — 79

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 6345, PAGE 883, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK , PAGE , R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK , PAGE , R.O.W.C.

OWNER(S) DATE

OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF FEBRUARY, 2015.

SURVEYOR DATE May 6, 2015

TN. LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $ FOR STREETS, $ FOR DRAINAGE, AND $ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF , 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

NOTES

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

2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF1983 (NAD-1983).

3. PROPERTY IS ZONED "SD-X" (SPECIFIC DEVELOPMENT - VARIETY) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

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

7. MAINTENANCE OF ALL STORMWATER MANAGMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

8. THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS AND TO REVISE THE PREVIOUSLY PLATTED HHO AND HHO BUFFER LINES, AND TO DEDICATE RIGHT-OF-WAY.

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF WATERFORD SUBDIVISION OF RECORD IN PLAT BOOK 55, PAGE 28, R.O.W.C.

DEED REFERENCE

BEING PROPERTY CONVEYED TO SS KNOLL TOP, LLC BY DEED OF RECORD IN BOOK 6345, PAGE 883, R.O.W.C.

PROPERTY MAP REFERENCE

BEING PARCEL 40.12 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2431
5-06-2015

TN STATE GRID

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

SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: 615-252-4397 / FAX: 615-252-9661
EMAIL: Brad.Thomas@bwsc.net
CONTACT: BRAD THOMAS

OWNER/DEVELOPER

SS KNOLL TOP, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

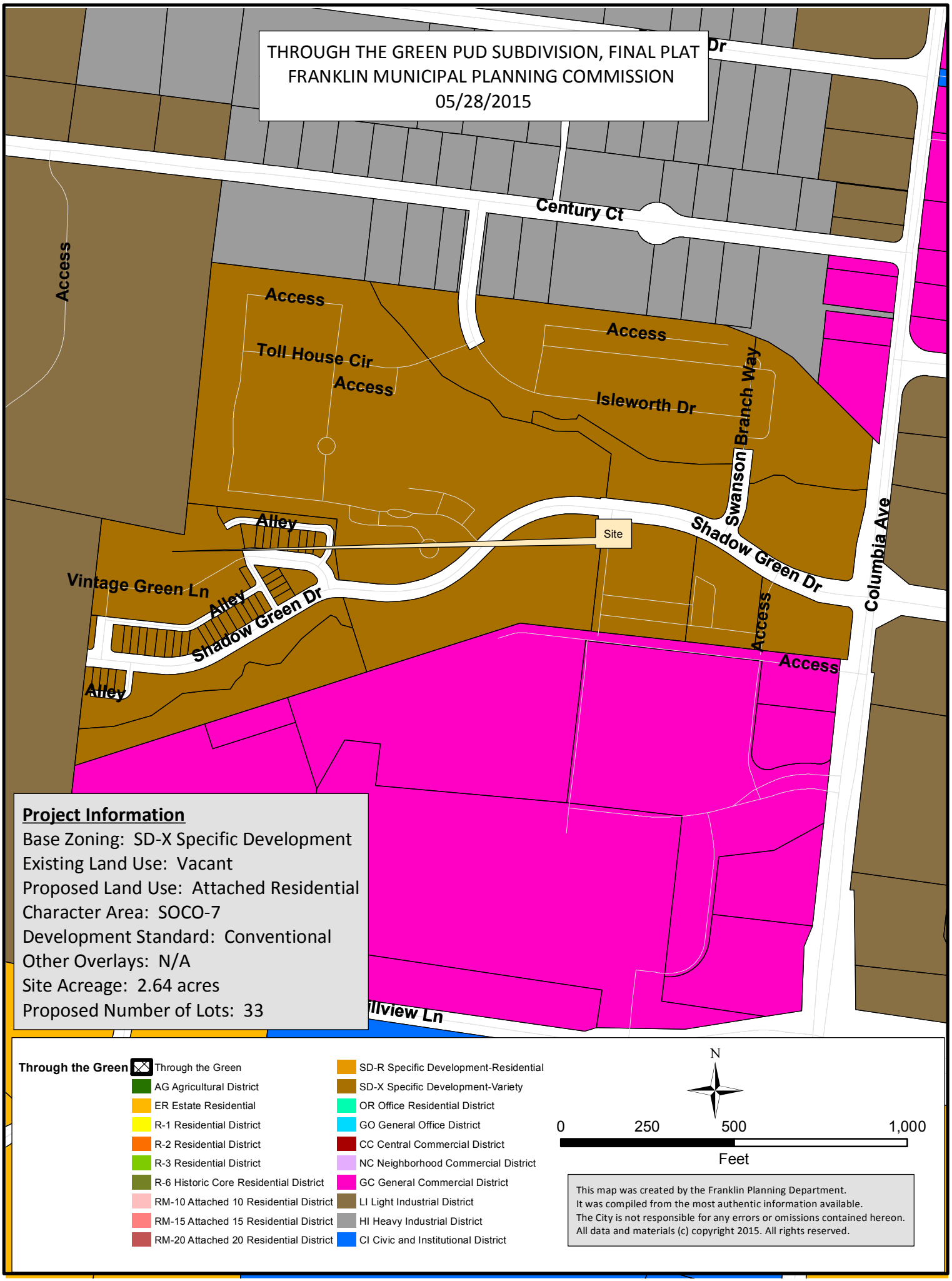
SHEET 1 OF 1

FINAL PLAT

THE STANDARD AT COOL SPRINGS SUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 5840

TOTAL ACRES = 25.00+/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 2	SCALE: 1"=100'
	CLOSURE>1:10,000
	DATE: MAY 6, 2015
DRAWN BY: RWF	FILE NO. 3546107


THROUGH THE GREEN PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/2015
Dr
Century Ct
Access
Access
Toll House Cir
Access
Access
Isleworth Dr
Swanson Branch Way
Alley
Site
Shadow Green Dr
Columbia Ave
Vintage Green Ln
Alley
Shadow Green Dr
Access
Access
Alley
llview Ln
Project Information
Base Zoning: SD-X Specific Development
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: SOCO-7
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2.64 acres
Proposed Number of Lots: 33
Through the Green
Through the Green
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2015. All rights reserved.

COF# 5822

CONDITIONS OF APPROVAL:

Addressing

Shadow-Green-Ph-2-Plat-Signed-5-7-15.pdf

1. Plat

- Applicant shall correct the section number on the final plat. Through the Green PUD Subdivision Section 3 site plan shows the lots 52-83.

Parks

General Comments

2. Parkland information

- Applicant shall include a note indicating that parkland dedication requirements were met with a previous plat.

Performance Agreement and Surety

Shadow-Green-Ph-2-Plat-Signed-4-6-15.pdf

3. Engineering Sureties Final Plat Transfer

- Sureties were calculated and approved during the site plan process (see conditions of approval 2). Any **unposted** sureties associated with this development from site plan(s) 4722 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

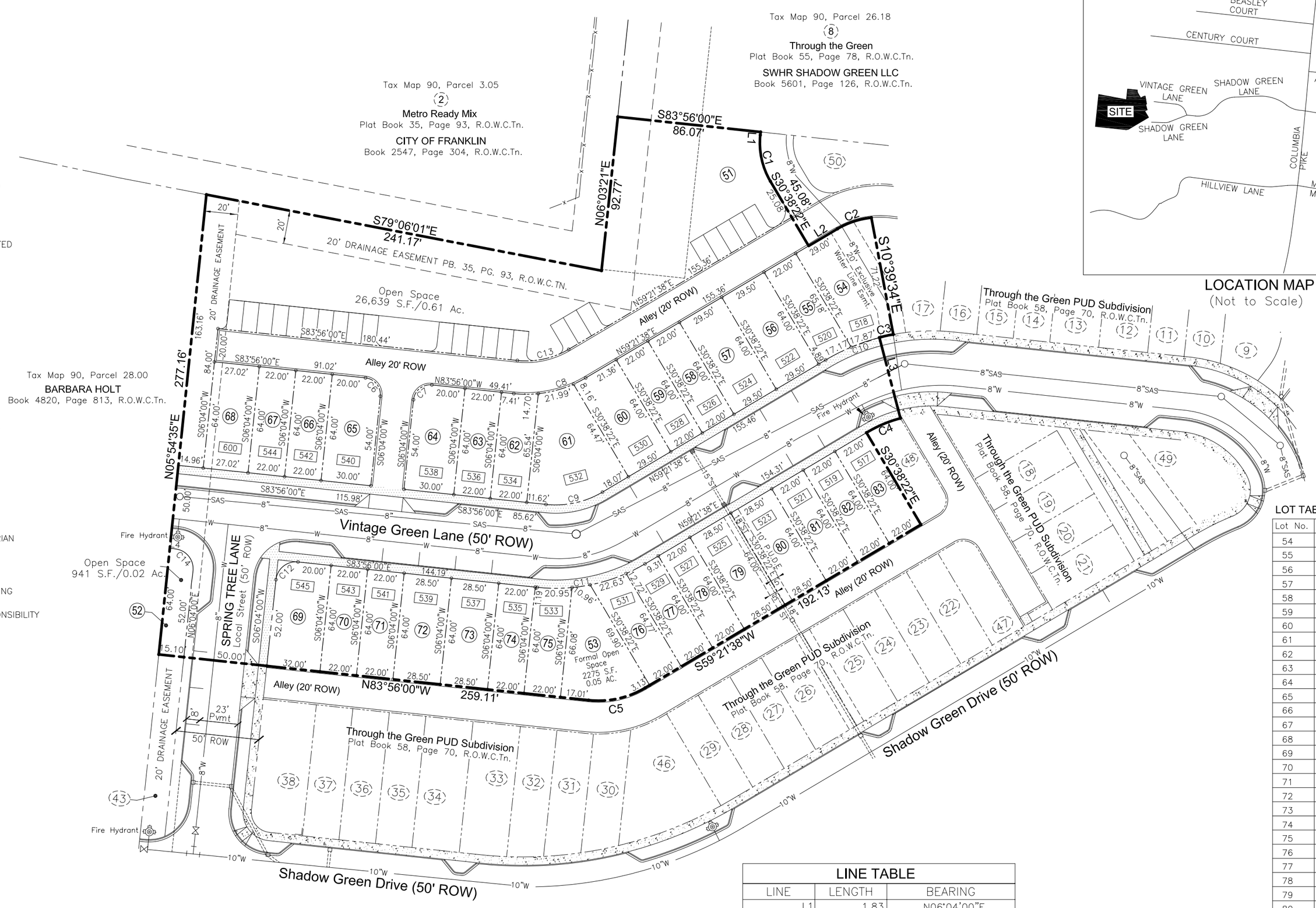
GRID NORTH

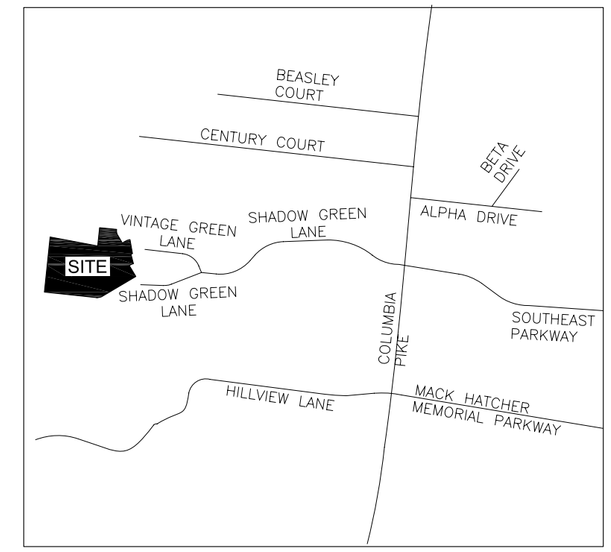
0' 25' 50' 100' 150'

SCALE : 1"= 50'

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 33 LOTS.
2. THIS SURVEY MEETS THE REQUIRMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, DATED JUNE 4, 2014, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
3. PARCEL NUMBER SHOWN THUS (00) PERTAINS TO PROPERTY TAX MAP 90.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
5. THE PROPERTY SHOWN HEREON CONTAINS 114,796 SQUARE FEET OR 2.64 ACRES OF LAND MORE OR LESS.
6. THIS PROPERTY DOES NOT FALL WITHIN FLOOD HAZARD AREA ZONE X, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0195F, DATED SEPT. 29, 2006.
7. PROPERTY CORNERS SHOWN THUS —●— ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED : MIXED USE LOCAL (ML).
9. PROPERTY OWNERS
   REAL ESTATE SOLUTIONS GROUP LLC
   100 SADDLE SPRINGS BLVD.
   THOMPSONS STATION. TN. 37179
10. NUMBERS SHOWN THUS XXXX ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE GRID, NAD 83.
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC
13. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE, ELECTRICAL (EXCLUDING) TRANSFORMERS, GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATERDETENTION FACILITIES.
16. OPEN SPACE LOTS SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE, & PEDESTRIAN ACCES EASEMENTS.
17. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.





LOCATION MAP
(Not to Scale)

SITE DATA

Total Area:	2.64 AC.
Residential Lots:	33 Lots
Area in Lots	1.16 Ac.
Area & Length of R.O.W.:	0.80 Ac./1019 Feet
Open Space:	0.68 Ac.
Development Standard	Conventional
Base Zoning District:	Mixed Use Local (ML)
Character Area Overlay	SOCO-7
Overlay District:	PUD
Front/Street Setbacks:	0-15 Feet (From Sidewalk)
Side Yard Setback:	0-5 Feet *
Rear Setback:	5 Feet

* 0 Foot Side Setback For Interior Attached Dwelling
5 Foot Side Setback For Exterior Attached Dwelling

LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- Manhole
- Water Valve
- Fire Hydrant
- Catch Basin
- Metal Light Pole
- Electric Box
- Sign / Marker post
- SAS — Sanitary Sewer
- W — Water Line
- ST — Storm Sewer

LOT TABLE

Lot No.	Square Feet	Acres
54	2632	0.06
55	1415	0.03
56	1888	0.04
57	1888	0.04
58	1408	0.03
59	1408	0.03
60	1889	0.04
61	2890	0.07
62	1415	0.03
63	1408	0.03
64	1899	0.04
65	1899	0.04
66	1408	0.03
67	1408	0.03
68	1729	0.04
69	2017	0.05
70	1408	0.03
71	1408	0.03
72	1824	0.04
73	1824	0.04
74	1408	0.03
75	1422	0.03
76	1472	0.03
77	1411	0.03
78	1408	0.03
79	1824	0.04
80	1824	0.04
81	1408	0.03
82	1408	0.03
83	1408	0.03

LINE TABLE

LINE	LENGTH	BEARING
L1	1.83	N06°04'00"E
L2	20.00	N59°21'38"E
L3	50.00	S14°34'50"E
L4	3.28	S83°56'00"E

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	28.83	45.00	36°42'22"	14.93	S12°17'11"E	28.34
C2	21.60	50.00	24°45'01"	10.97	S71°44'09"W	21.43
C3	8.56	55.33	8°51'56"	4.29	S77°22'48"W	8.55
C4	22.17	75.41	16°50'40"	11.17	S66°58'24"W	22.09
C5	35.24	55.00	36°42'22"	18.25	N77°42'49"E	34.64
C6	15.71	10.00	90°00'00"	10.00	N38°56'00"W	14.14
C7	15.71	10.00	90°00'00"	10.00	S51°04'00"W	14.14
C8	44.85	70.00	36°42'22"	23.22	N77°42'49"E	44.08
C9	35.24	55.00	36°42'22"	18.25	N77°42'49"E	34.64
C10	35.04	125.00	16°03'32"	17.63	S67°23'24"W	34.92
C11	67.26	105.00	36°42'22"	34.83	N77°42'49"E	66.12
C12	18.85	12.00	90°00'00"	12.00	S51°04'00"W	16.97
C13	32.03	50.00	36°42'22"	16.59	N77°42'49"E	31.49
C14	18.85	12.00	90°00'00"	12.00	N38°56'00"W	16.97

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
51	26,639	0.61
52	941	0.02
53	2275	0.05

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

OWNER

REAL ESTATE SOLUTIONS GROUP LLC
100 SADDLE SPRINGS BLVD.
THOMPSONS STATION, TN 37179

1 5-7-15 REVISE PER STAFF COMMENTS

FRANKLIN COF # 5822

FINAL PLAT

Through the Green PUD Subdivision Section 2, Lots 52-83

Being A Portion Of Parcel 26.19 On Tax Map 90
Franklin, Williamson County, TN.
9th Civil District

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 Management Agency — Date

City of Franklin — Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5713, Page 818, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page_____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page_____, R.O.W.C.

By: _____
Owner(s): Real Estate Solutions Group, LLC — Date

CERTIFICATE OF SURVEY

I(We) hereby certify that the subdivision plat as shown hereon is a LAND SURVEY, and that all of the monuments shown hereon have been placed as indicated, and the subdivision plat correctly depicts the survey made under my supervision on the 2nd day of April, 2015.

GREGORY G. TERRY
REGISTERED LAND SURVEYOR
No. 2287
STATE OF TENNESSEE
5/7/15

Surveyor — Date
2287
Tenn. License No.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Through the Green PUD Subdivision, Section 2, Lots 52-83 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in Through the Green PUD Subdivision Section 2, Lots 52-83 have been installed in accordance with City specifications, or (2) a performance bond in the amount of $ $_____ for streets and $_____ for drainage and $_____ for sidewalks has been posted with the City Of Franklin, Tennessee to assure completion of such improvements.

Director, Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2015, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary — Date
Franklin Municipal Planning Comm.

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

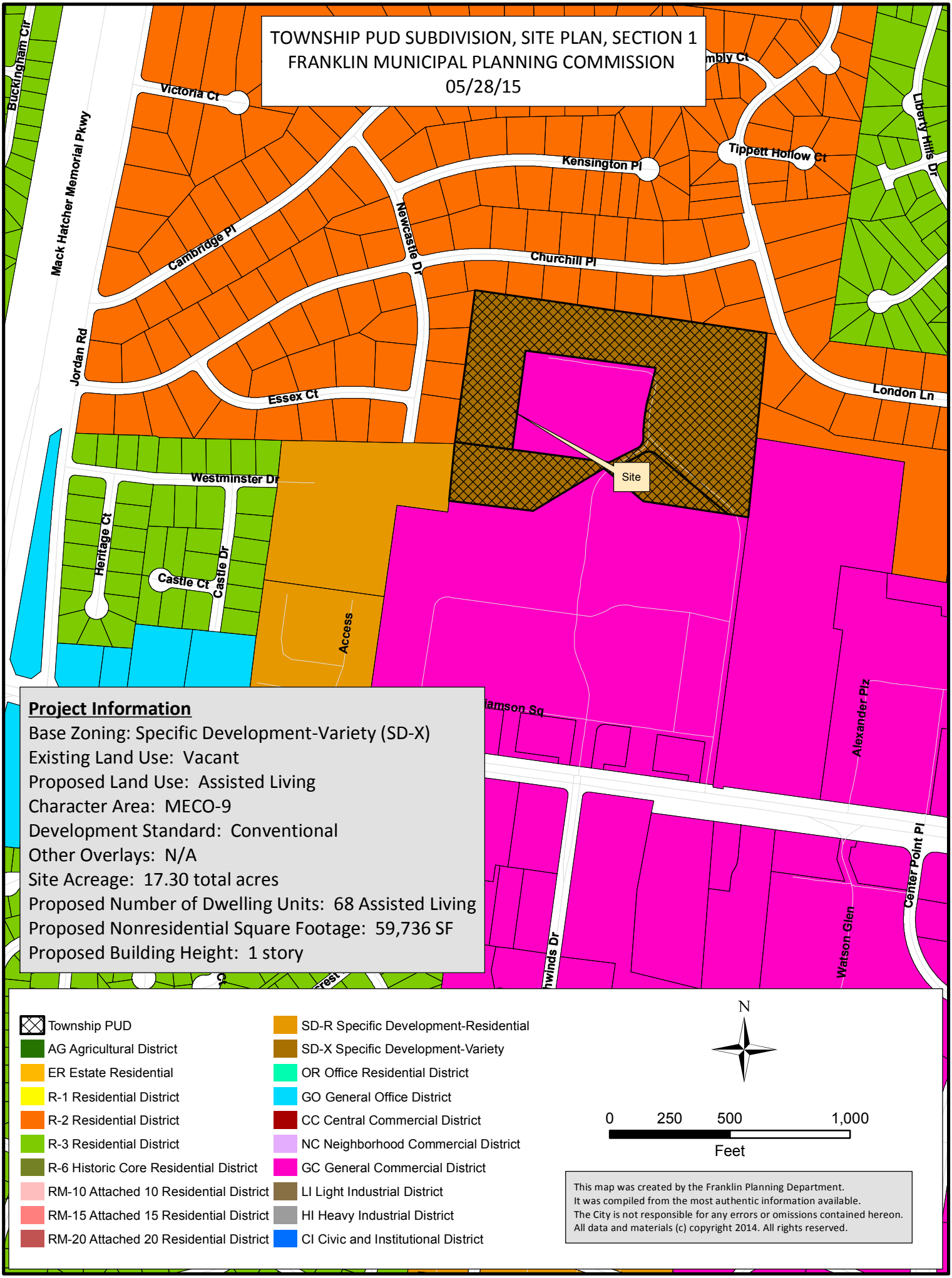
TOTAL ACRES: 2.64 TOTAL LOTS: 33

ACRES NEW STREETS: 0.80 FEET NEW STREETS: 1019

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

SCALE: 1"= 50' DATE: APRIL 2, 2015

TOWNSHIP PUD SUBDIVISION, SITE PLAN, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/28/15



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Assisted Living
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.30 total acres
Proposed Number of Dwelling Units: 68 Assisted Living
Proposed Nonresidential Square Footage: 59,736 SF
Proposed Building Height: 1 story

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5841

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. G. Signage and Pavement Markings

- Applicant shall provide signs at the temporary street end noting that the street will be extended in the future. At the western stub of Township Drive, add a sign stating "Street to be Extended by Authority of the City of Franklin". Provide sign and mounting detail on Sheet C6.1.

Township PUD Sec 1 Site Plan 041315.pdf

2. E. Roadway Design and Plan & Profile

- Applicant shall show limits of mill and overlay on all sheets that show pavement shading.

Fire-Planning

General Comments

3. Fire Protection

- This is a new comment based on recent discussions by the applicant with the City of Franklin Water Management Department concerning a new water line and flow testing which indicates an insufficient amount of water for fire protection.

The International Fire Code requires a minimum of 1,500 gpm of fire flow for fire suppression. This is the absolute minimum with a fire sprinkler system installed but could be higher based on square footage of the structure and construction type.

Based on discussion with the water department, the site currently has less than 1,500 gpm available.

Please provide the results of a new full fire demand flow test (two hydrant).

Insufficient fire flow may inhibit the construction of the proposed structure.

Township PUD Sec 1 Site Plan 041315.pdf

4. Access

- The requested/required autoturn illustration could not be located in the plan submittal. The applicant responded to the original comment with "Autoturn has been completed for this development and is being submitted with this plan.The results show that there is adequate room for turning movements."

As the requested illustration was not provided/could not be located, the apparatus autoturn could not be evaluated.

The applicant shall provide the required autoturn illustration or clarify what page the illustration is located on in the submittal of 5/7/15.

Performance Agreement and Surety

General Comments

5. Engineering Sureties Site Plan Calculations

- Applicant shall post sureties in the following amounts:

I. City Water: $60,000
II. City Sewer: $148,000
IV. Private Streets: $164,000
VII. Drainage: $199,000

VIII. Green Infrastructure: $151,000

6. Landscape

- Landscape surety $29,000.00

Planning

General Comments

7. Easements

- The applicant shall obtain the necessary off-site easements before this site plan will be approved Post-PC. The applicant is reminded that site plans have a one-year expiration from the date of action by Planning Commission, so it will be critical that off-site easements are obtained in a timely manner.

8. Cover sheet

- The title of the project shall be changed to "Township PUD Subdivision, site plan, section 1".

Township PUD Sec 1 Site Plan 041315.pdf

9. Project number

- The applicant shall list the COF project number, 5841, on all sheets of the resubmittal.

10. Post PC Development Plans

- The site plan cannot be approved in Post-PC until the development plan has received Post-PC approval.

11. Existing Conditions

- The information provided on the existing conditions page, on the aerial photograph, is illegible. The applicant shall provide this information on a site map without an aerial photograph underneath. However, the aerial photograph shall still be required to be on this page.

Stormwater

General Comments

12. Bioretention

- Comment not fully addressed. Bioretention areas shall be protected from compaction by installing silt fence or other fencing around the entire area. This should also be shown on the initial EPSC sheet.

13. Stream Buffer

- This shall be addressed before final site plan approval. There shall be a plan in place to satisfy this requirement so that proper bonding of material can occur.

14. Long Term Maintenance Plan

- Incomplete. Please include the completed cover sheet. Check riparian buffers in features located onsite. Include all applicable City **BMP Inspection & Maintenance Checklist** sheets located at http://www.franklintn.gov/government/engineering/development

15. EPSC

- Applicant shall ensure elevations are correct for the de-watering structure. Plans currently have the bottom of the pond at 707.00 and perforations for the riser starting at 694.00.

Streets

Township PUD Sec 1 COF 5841.pdf

16. Pipe material

- Corrugated metal pipe (CMP) is not an acceptable permanent storm water pipe material. Applicant shall use Reinforced concrete pipe (RCP) or High density polyethylene (HDPE)

Water/Sewer

General Comments

17. Water design

- As the final layout of the waterline has not been determined, water management will make comments with the next submittal.

18. Water connection Murfreesboro Rd

- Water management and Dale and associates are working to complete a solution to the pressure zone issues. We currently have

a solution that has been agreed upon during the 5-11-15 meeting with WMD staff. The applicant has agreed to extend a water line to Churchill place in order to maintain a water loop and maintain the correct pressure zones. We have instructed the applicant to attain fire flows from this main and provide calculations to ensure they meet COF fire demands with the new development.

- A minimum of 20' water line easement shall be shown for the 8" domestic line crossing property to London Ln.
- Where the water line will been installed along London Ln. the applicant shall resurface that portion of the street being disturbed.

19. Utility services

- Agreed, services shown entering the future lots shall terminate at the property or row line.

Zoning

Township PUD Sec 1 COF 5841.pdf

20. Retaining Wall

- Project consideration: Any proposed retaining wall greater than 48" in height as measured from the bottom of the footing shall be a seperate submittal to Building & Neighborhood Services for review, approval and permitting. A material and color sample shall be submitted with the building plans. The proposed retaining walls are required to match the materials used in the building. Provide plans / details to show how the walls will be faced to meet the material requirement.

Township PUD Sec 1 Site Plan 041315.pdf

21. Architecture

- This issue has not been addressed. Provide Architectural elevations of all sides of the proposed building. Include the required material charts on the color elevations. Show the location of the mechanical equipment and the required screening. Revise the exterior elevations to provide the masonry base on all columns.

Description of the type of material(s) used on each façade elevation included in chart form with percentages of each material listed.

West/Cool Springs Boulevard Elevation		
	Surface Area	Percent of Net*
Gross of Wall	2,968	N/A
Net* of Wall	2,743	N/A
Net* EIFS	133	4%
Net* Brick	1,734	64%
Net* Split-face Block (integrally stained)	876	32%

* Excludes roof forms, windows, doors, awnings, and similar features.

22. Dumpsters

- This issue has not been addressed. Provide dumpster details showing the required pedestrian access. All dumpsters are required to have a separate pedestrian access gate. Screening is required to match the building.

N
W E
S

40 0 40 80 120

SCALE: 1" = 40'

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

Site Data

PROJECT NAME:	Township PUD
PROJECT #	----
SUBDIVISION:	Williamson Square Subdivision
LOT NUMBER:	N/A
ADDRESS:	1127 Murfreesboro Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	9th
EXISTING ZONING & CHARACTER OV:	SD-X (3.39/68,961) /MECO-9
OTHER APPLICABLE OVERLAYS:	PUD
APPLICABLE DEVELPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	17.30 Acres
SQUARE FOOTAGE OF SITE:	753,204 ± Square Feet
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	N/A Front
SIDE YARD:	10 Feet
REAR YARD:	30 Feet
DEVELOPER:	JD Eatherly
ADDRESS:	1720 West End Avenue # 600
	Nashville, TN 37027
PHONE NUMBER:	(615) 373-8850
FAX NUMBER:	_____
EMAIL ADDRESS:	_____
CONTACT NAME:	JD Eatherly
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 115
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Michael@daleandassociates.net
CONTACT NAME:	Michael Garrigan, PE
BUILDING SQUARE FOOTAGE:	No Square Feet Existing
	Proposed 59,736 SF ±
BUILDING HEIGHT:	1 Story Maximum
MAXIMUM FLOOR AREA RATIO:	N/A
FLOOR AREA RATIO OF SITE:	0.08 (Phase 1 Only)
PROPOSED LANDSCAPE SURFACE	(See Landscape Plans)
MINIMUM LANDSCAPE SURFACE	(See Landscape Plans)
MIN. PARKING REQUIREMENT:	0.5 Spaces/ Unit Assisted Living
	34 Parking Spaces Required
PARKING PROVIDED:	
	40-90° Stalls Proposed
	40 Total Spaces Proposed
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	68 Assisted Living
TREE DENSITY:	(See Landscape Plan)
TREE CANOPY:	(See Landscape Plan)
PARKLAND:	N/A
OPEN SPACE:	(See Landscape Plan)

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

OPEN SPACE AREAS

#	FORMAL TYPE	SQ/FT	ACREAGE
1	POCKET PARK	22,420 SF	0.51
2	POCKET PARK	12,470	0.29
3	POCKET PARK	4,586	0.11
	TOTAL: 39,476 SF		0.91 AC

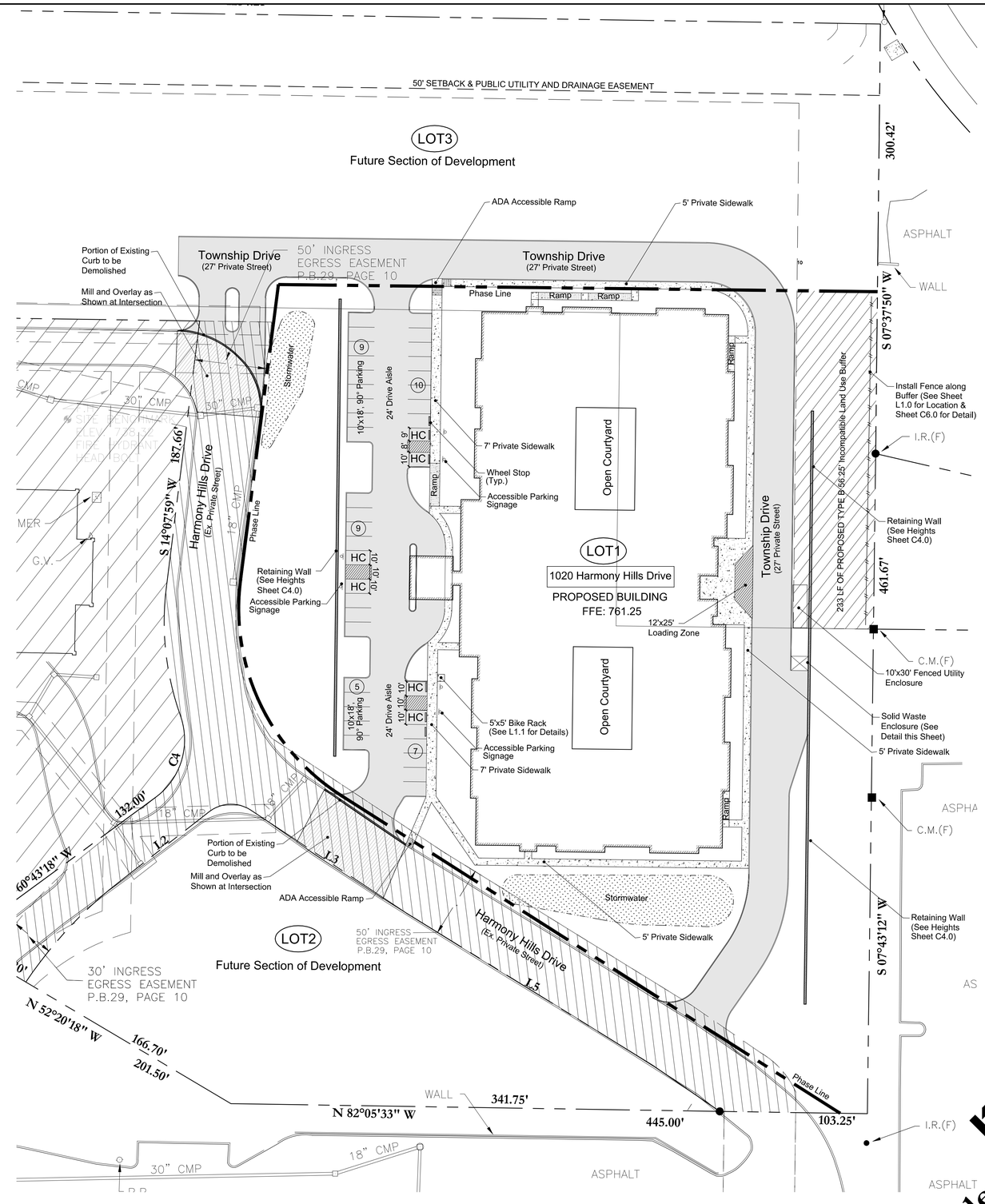
OPEN SPACE PROVISION

TOTAL SITE AREA: 753,204 SF 17.29 AC
TOTAL REQUIRED OPEN SPACE: 37,660 SF 0.86 AC 5%

FORMAL REQUIRED: 37,660 SF 0.86 AC 5%
FORMAL PROVIDED: 39,476 SF 0.91 AC

FORMAL SPACE DESCRIPTION

THE FORMAL OPEN SPACE ON THIS PROJECT CONSISTS OF TWO POCKET PARKS. ONE WILL BE IN FRONT OF THE ASSISTED LIVING CLOSE TO PATIENT ROOMS. THE OTHER IS IN-BETWEEN UNITS 35 AND 36. IN BOTH OF THESE PARKS, THERE WILL BE SOLID PATIO SURFACES AND OUTDOOR FURNITURE. THERE WILL ALSO BE OUTDOOR LIGHTS. BOTH WILL BE HANDICAP ACCESSIBLE WITH SPACIOUS LEVEL AREAS AND RAMPS AS NEEDED.



Phase 1 Site Plan

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

CHRISTOPHER LYNN GARRIGAN
REGISTERED ENGINEER
NO. 112777
COMMERCE
STATE OF TENNESSEE

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

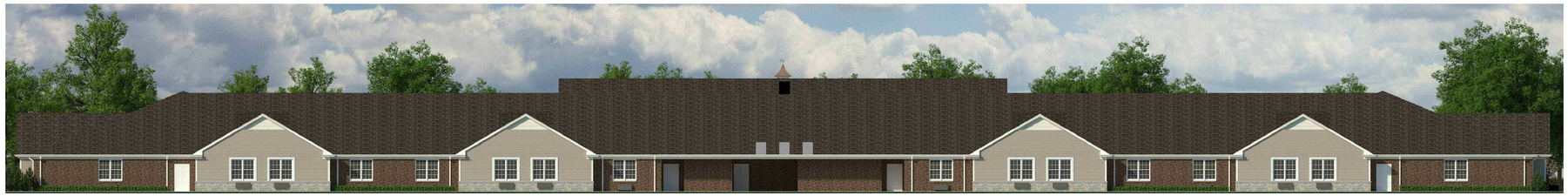
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

C2.0

Sheet 4 of 20

LEFT SIDE ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION

FRONT ELEVATION

TOWNSHIP PUD
COF #5841

ARCHITECTURAL ELEVATIONS

HARMONY SOUTHERN CARE

SOUTHERN CARE, INC.

1020 HARMONY HILLS DRIVE - FRANKLIN, TN

LON F. RABY
ARCHITECT
201A Woodmont Circle - Nashville, TN 37205
615-479-7040 - fax 615-457-3310

LON F. RABY REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 821 STATE OF TENNESSEE

DATE
May 7, 2015
SHEET NO.
A1.0
19 of 20 Sheets

TOWNSHIP PUD
COF #5841

BUILDING MATERIALS

HARMONY SOUTHERN CARE

SOUTHERN CARE, INC.

1020 HARMONY HILLS DRIVE - FRANKLIN, TN

LON F. RABY
ARCHITECT
201A Woodmont Circle - Nashville, TN 37205
615-479-7040 - fax 615-457-3310

LON F. RABY
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 8210
STATE OF TENNESSEE

DATE
May 7, 2015
SHEET NO.
A1.1
20 of 20 Sheets

City of Franklin Project Number: 5841

Site Plan
Township PUD
Phase 1

1020 Harmony Hills Drive

Map 79 G, Parcels 6.01, 6.03, 6.04

Franklin, Williamson County, TN

Drawing Date:
February 2015

PLANSET REVISIONS
COF Comments: 5/7/15

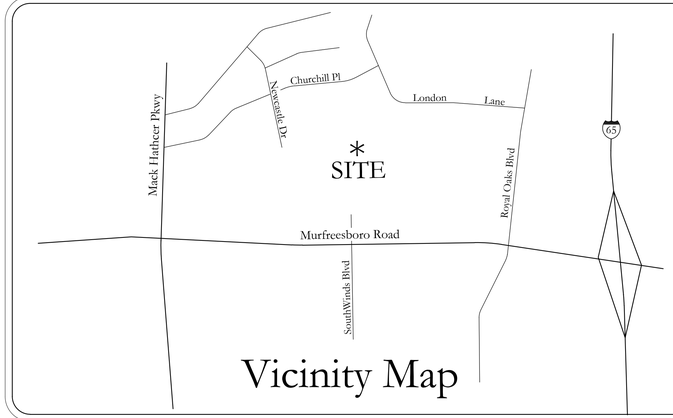
DESIGN MODIFICATIONS

1. MOS1: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF THE ASSISTED LIVING BUILDING FROM 200 FEET TO A LENGTH OF 381 FEET. THIS DISTANCE IS THE LENGTH OF THE BUILDING VISIBLE FROM BUILDING FRONTAGE FACING THE ACCESS ROAD. BUILDING ARCHITECTURE IS ENHANCED WITH VERTICAL AND HORIZONTAL CHANGES IN THE FACADE PLANE AND SEVERAL DIFFERENT MATERIALS ACROSS THE FRONT OF THE BUILDING.
2. MOS 2: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT FRONT FACING GARAGE DOORS. GARAGE DOORS WOULD FACE THE PRIVATE DRIVE.
3. MOS 3: SECTION 5.3.5, RESIDENTIAL GARAGE STANDARDS. REQUEST TO PERMIT ONE 16 FOOT WIDE GARAGE DOOR.
4. MOS 4: MINIMUM BUILDING FOUNDATION. REQUEST TO PERMIT THE MINIMUM HEIGHT OF THE FOUNDATION FOR THE TOWN HOMES AT 4 INCHES FROM FINISHED GRADE.

MODIFICATIONS OF STANDARDS REQUEST NUMBERS 2, 3 AND 4 ARE TO ADDRESS THE NEED FOR HANDICAP ACCESSIBILITY TO THE TOWN HOMES PROPOSED FOR THIS PUD. ACCESS TO THE GARAGE AND WITHIN THE GARAGE FOR SPECIAL NEEDS IS CRITICAL TO THE INTENT OF THESE INDEPENDENT LIVING TOWN HOMES. DUE TO SPACE CONSTRAINTS AND A NEED TO BUFFER THE RESIDENTIAL HOMES TO THE NORTH OF THIS PROPERTY WITH LANDSCAPING, THE ACCESS TO THE TOWN HOME GARAGES ARE FROM THE PRIVATE DRIVE BEHIND THE EXISTING CHURCH.

Sheet Schedule

1	C0.0	Cover Sheet
2	C0.1	Approved Development Plan
3	C1.0	Existing Conditions Plan
4	C2.0	Section Three Site Plan
5	C3.0	Erosion Prevention & Sediment Control Plan
6	C3.1	Intermediate EPSC Plan
7	C4.0	Phase 1 Grading & Drainage Plan
8	C5.0	Overall Grading & Drainage Plan
9	C6.0	Civil Details
10	C6.1	Civil Details
11	L1.0	Landscape Plan
12	L1.1	Landscape Details
13	L1.2	Tree Preservation Plan
14	C7.0	Phase 1 Water and Sewer Plan
15	C7.1	Sanitary Sewer Plan and Profile Line "A"
16	C7.2	Sanitary Sewer Plan and Profile Line "B"
17	C7.3	Water Plan and Profile
18	P1.0	Photometric Plan
19	A1.0	Architectural Elevations
20	A1.1	Building Materials



Vicinity Map

Site Data

PROJECT NAME:	Township PUD
PROJECT #	----
SUBDIVISION:	Williamson Square Subdivision
LOT NUMBER:	N/A
ADDRESS:	1127 Murfreesboro Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	9th
EXISTING ZONING & CHARACTER OV:	SD-X (3.39/68,961) /MECO-9
OTHER APPLICABLE OVERLAYS:	PUD
APPLICABLE DEVELPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	17.30 Acres
SQUARE FOOTAGE OF SITE:	753,204 ± Square Feet
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SIDE YARD:	10 Feet
REAR YARD:	30 Feet
DEVELOPER:	JD Eatherly
ADDRESS:	1720 West End Avenue # 600
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PHONE NUMBER:	(615) 373-8850
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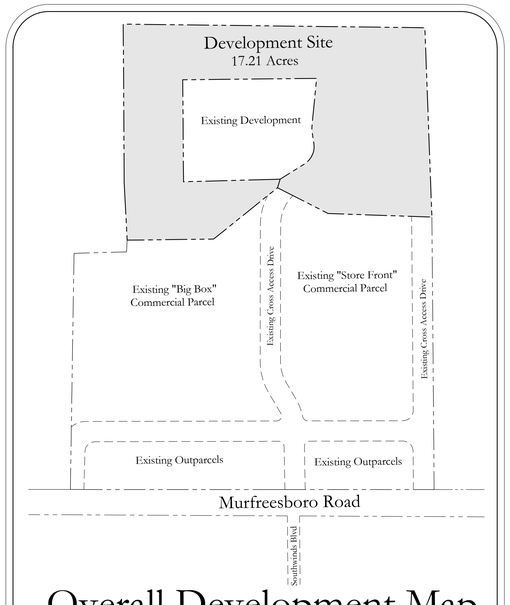
CURRENT OWNER/DEVELOPER
JD EATHERLY
1720 WEST END AVENUE, #600
NASHVILLE, TN 37203
PHONE: (615) 373-8850

ENGINEER
DALE & ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL GARRIGAN, PE
PHONE: (615) 297-5166
EMAIL: michael@daleandassociates.net

LANDSCAPE ARCHITECT/PLANNER
GAMBLE DESIGN COLLABORATIVE, LLC
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
FRANKLIN, TN 37064
PHONE: (615) 975-5765
EMAIL: greggamble209@gmail.com

FLOODNOTE
NO PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0212F. DATED SEPT 29, 2006.

SITE BENCHMARK
EXISTING FIRE HYDRANT BOLT LOCATED AT THE SOUTHWEST CORNER OF THE EXISTING WILLIAMSON SQUARE FACILITY
ELEV: 732.31



Overall Development Map

OPEN SPACE AREAS

# FORMAL TYPE	SQ/FT	ACREAGE
1 POCKET PARK	22,420 SF	0.51
2 POCKET PARK	12,470	0.29
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UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

C0.0

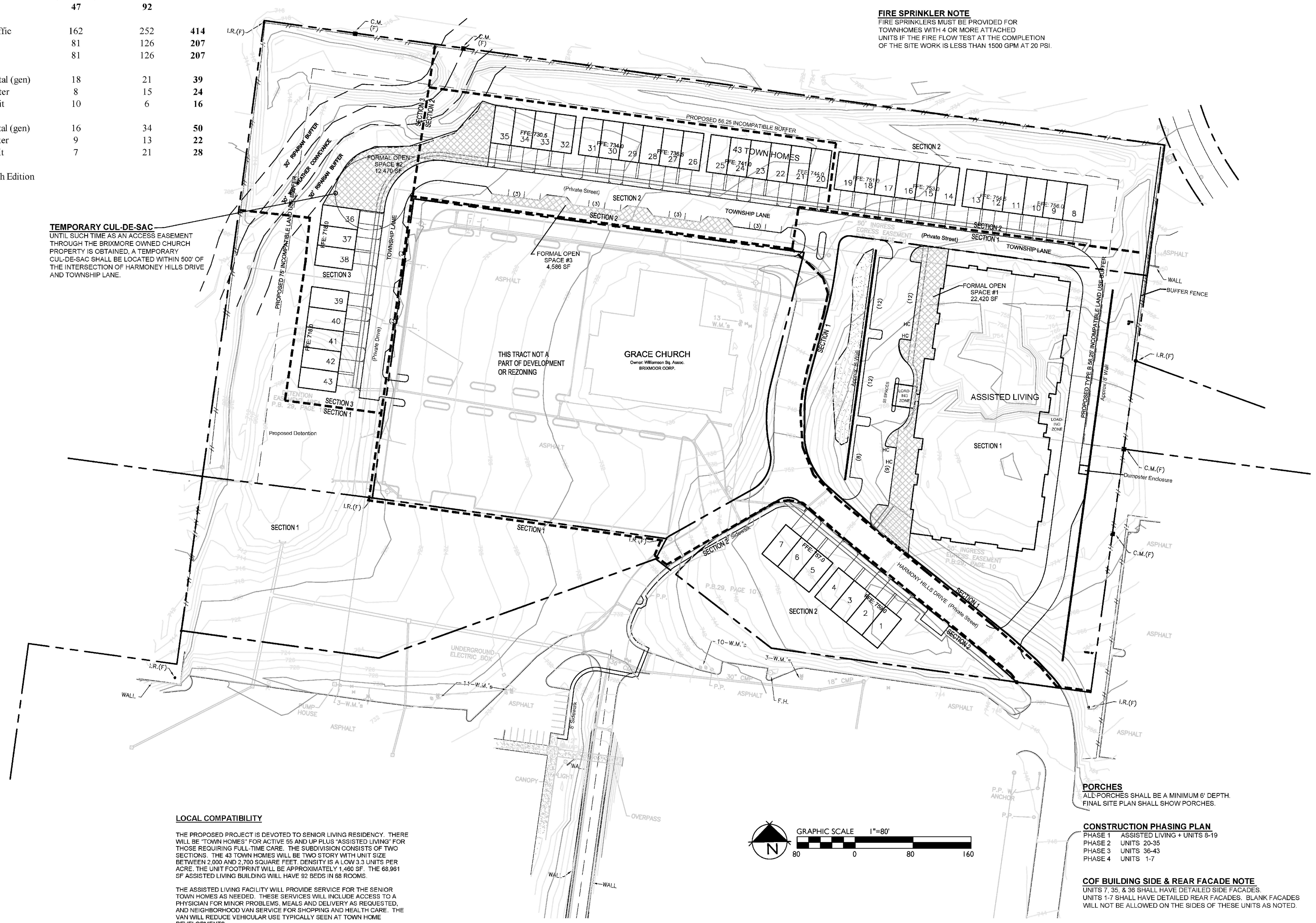
TRIP GENERATION PEAK HOUR CHART

Williamson Square			
Land Use:	**LUC 252 Sr. Adult Housing (Attached)**	**LUC 254 Assisted Living**	**TOTAL**
Size:	**47**	**92**	
Average Daily Traffic	162	252	**414**
Daily Enter	81	126	**207**
Daily Exit	81	126	**207**
AM Peak Hour Total (gen)	18	21	**39**
AM Peak Hour Enter	8	15	**24**
AM Peak Hour Exit	10	6	**16**
PM Peak Hour Total (gen)	16	34	**50**
PM Peak Hour Enter	9	13	**22**
PM Peak Hour Exit	7	21	**28**

Trip Generation 9th Edition

FIRE SPRINKLER NOTE
FIRE SPRINKLERS MUST BE PROVIDED FOR TOWNHOMES WITH 4 OR MORE ATTACHED UNITS IF THE FIRE FLOW TEST AT THE COMPLETION OF THE SITE WORK IS LESS THAN 1500 GPM AT 20 PSI.

TEMPORARY CUL-DE-SAC
UNTIL SUCH TIME AS AN ACCESS EASEMENT THROUGH THE BRIXMORE OWNED CHURCH PROPERTY IS OBTAINED, A TEMPORARY CUL-DE-SAC SHALL BE LOCATED WITHIN 500' OF THE INTERSECTION OF HARMONEY HILLS DRIVE AND TOWNSHIP LANE.



LOCAL COMPATIBILITY

THE PROPOSED PROJECT IS DEVOTED TO SENIOR LIVING RESIDENCY. THERE WILL BE "TOWN HOMES" FOR ACTIVE 55 AND UP PLUS "ASSISTED LIVING" FOR THOSE REQUIRING FULL-TIME CARE. THE SUBDIVISION CONSISTS OF TWO SECTIONS. THE 43 TOWN HOMES WILL BE TWO STORY WITH UNIT SIZE BETWEEN 2,000 AND 2,700 SQUARE FEET. DENSITY IS A LOW 3.3 UNITS PER ACRE. THE UNIT FOOTPRINT WILL BE APPROXIMATELY 1,460 SF. THE 68,961 SF ASSISTED LIVING BUILDING WILL HAVE 92 BEDS IN 68 ROOMS.

THE ASSISTED LIVING FACILITY WILL PROVIDE SERVICE FOR THE SENIOR TOWN HOMES AS NEEDED. THESE SERVICES WILL INCLUDE ACCESS TO A PHYSICIAN FOR MINOR PROBLEMS, MEALS AND DELIVERY AS REQUESTED, AND NEIGHBORHOOD VAN SERVICE FOR SHOPPING AND HEALTH CARE. THE VAN WILL REDUCE VEHICULAR USE TYPICALLY SEEN AT TOWN HOME DEVELOPMENTS.

THE FUTURE CONSTRUCTION SURROUNDS A 1990 MOVIE THEATER THAT HAS BECOME A CHURCH. ONE ENTERS THE PROJECT THROUGH THE COMMERICAL WILLIAMSON SQUARE SHOPPING CENTER. TO THE REAR OF THE PROJECT IS THE ROYAL OAKS SUBDIVISION WITH HOMES IN THE 2,500+ SF RANGE ON .5 ACRE+ LOTS.

CURRENT ZONING FOR THE ASSISITED LIVING SITE ALLOWS THIS BUILDING USE. HOWEVER, CURRENT ZONING (GO) FOR THE TOWN HOMES DOES NOT ALLOW ATTACHED RESIDENTIAL. THE PROPOSED PLAN REQUIRES REZONING OF THE PROPERTY TO SDX TO ACCOMMODATE THE TOWN HOMES. REZONING IS BEING REQUESTED FOR THE ENTIRE PROJECT SITE.

THE ASSISTED LIVING FACILITY WILL BE A NON-INSTRUSIVE NEIGHBOR WITH MINIMAL TRAFFIC CREATION. RESIDENTS WILL NOT HAVE VEHICLES; ANY THAT WISH TO GO AND COME FROM THE FACILITY WILL BE DRIVEN BY OTHERS OR THE RESIDENT VAN. MANY OF THER RESIDENTS AT THESE FACILITIES ARE NOT MOBILE; WALKING TO THE FRONT PORCH IS OFTEN THE EXTENT THAT THEY MOVE ON THEIR OWN. PETS ARE FEW IF ANY.

THE TOWN HOMES WILL BE SEPARATED FROM THE ROYAL OAKS SUBDIVISION BY AN EXISTING WOODED BERM. THE EXISTING LANDSCAPE WILL BE SUPPLIMENTED AS NEEDED WITH ADDITIONAL EVERGREENS. THE NEIGHBORS BORDERING THE PROJECT WILL BE INVOLVED IN THE PROCESS TO IMPROVE THE NATRUAL SCREEN. THE PROJECT WILL HAVE A 56.25 LANDSCAPE BUFFER FACING THE SINGLE FAMILY ROYAL OAK HOMES. THERE IS A 50' REAR SETBACK FOR THIS SITE.

OPEN SPACE AREAS

#	FORMAL TYPE	SQ/FT	ACREAGE
1	POCKET PARK	22,420 SF	0.51
2	POCKET PARK	12,470	0.29
3	POCKET PARK	4,586	0.11
	TOTAL:	39,476 SF	0.91 AC

OPEN SPACE PROVISION

TOTAL SITE AREA:	753,204 SF	17.29 AC	
TOTAL REQUIRED OPEN SPACE:	37,660 SF	0.86 AC	5%
FORMAL REQUIRED:	37,660 SF	0.86 AC	5%
FORMAL PROVIDED:	39,476 SF	0.91 AC	

FORMAL SPACE DESCRIPTION

THE FORMAL OPEN SPACE ON THIS PROJECT CONSISTS OF TWO POCKET PARKS. ONE WILL BE IN FRONT OF THE ASSISTED LIVING CLOSE TO PATIENT ROOMS. THE OTHER IS IN-BETWEEN UNITS 35 AND 36. IN BOTH OF THESE PARKS, THERE WILL BE SOLID PATIO SURFACES AND OUTDOOR FURNITURE. THERE WILL ALSO BE OUTDOOR LIGHTS. BOTH WILL BE HANDICAP ACCESSIBLE WITH SPACIOUS LEVEL AREAS AND RAMPS AS NEEDED.

CONNECTIVITY INDEX
NOT APPLICABLE

INCOMPATIBLE USE BUFFER
REQUIRED BUFFER 75'
REDUCED BY EXISTING BERM TO 56.25'
50' OTHER SIDES AGAINST RESIDENTIAL

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LIEU FOR THIS DEVELOPMENT PLAN. NONE REQUIRED FOR ASSISTED LIVING.

35 X 1200SF = 42,000 SF 8 X 600SF = 4,800 SF
TOTAL PARKLAND DEDICATION AREA: 46,800 SF

HYDRANT FIRE FLOW
WATER MAIN 16" DUCTILE IRON
FLOW: 1,100 GPM
STATIC PRESSURE: 64 PSI
RESIDUAL PRESSURE: 22 PSI
FLOW at 20 PSI: 2,239 GPM

NOTE: FIRE FLOW
NEW FIRE FLOW REQUESTED

PORCHES
ALL PORCHES SHALL BE A MINIMUM 6' DEPTH.
FINAL SITE PLAN SHALL SHOW PORCHES.

CONSTRUCTION PHASING PLAN
PHASE 1 ASSISTED LIVING + UNITS 8-19
PHASE 2 UNITS 20-35
PHASE 3 UNITS 36-43
PHASE 4 UNITS 1-7

COF BUILDING SIDE & REAR FACADE NOTE
UNITS 7, 35, & 36 SHALL HAVE DETAILED SIDE FACADES.
UNITS 1-7 SHALL HAVE DETAILED REAR FACADES. BLANK FACADES WILL NOT BE ALLOWED ON THE SIDES OF THESE UNITS AS NOTED.

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/ GRASSES/ SEDGES/ RUSHES SUITABLE FOR THE BANKS OF THE ON-SITE STREAM.

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

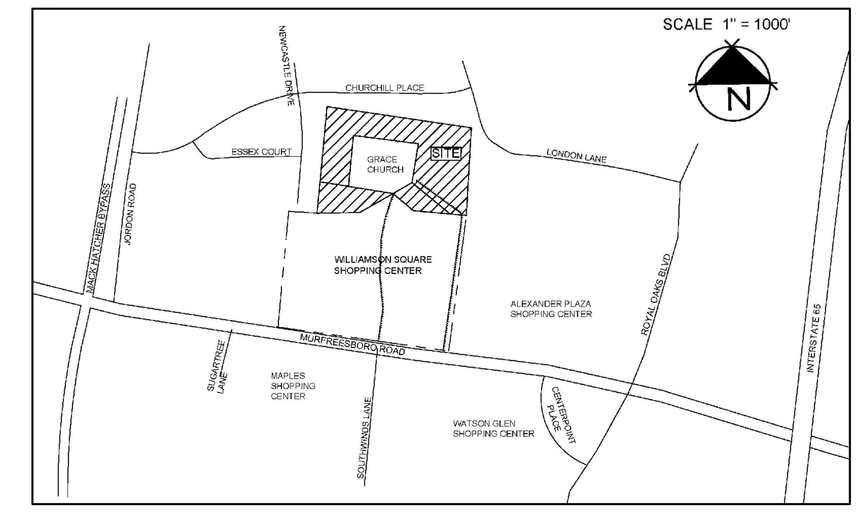
LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: MEC0-9
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED IN THE CENTER OF THE McEWEN CHARACTER AREA 9.

2. THE PROPOSED DEVELOPMENT PLAN IS AN ADAPTATION OF AN INFILL SITE TO A NEW LAND USE SIMILAR TO THE SURROUNDING SINGLE FAMILY HOUSING. THE PLAN FOR THE DONUT SHAPED PROPERTY IS TO CONSTRUCT AN ASSISTED LIVING FACILITY AND TOWN HOMES FOR 55 AND UP. EXISTING VEGETATION ALONG THE PROPERTY LINES AND IN THE DETENTION AREA WILL BE PRESERVED. FORMAL OPEN SPACE HAS BEEN CREATED FOR BOTH THE ASSISTED LIVING AND THE TOWNHOMES THE NEW PLAN FOR THE UNDEVELOPED PROPERTY OFFERS MEDIUM DENSITY RESIDENTIAL HOUSING AS TRANSITIONAL ZONING FROM COMMERCIAL TO SINGLE FAMILY.

3. THE PROPOSED DEVELOPMENT IS ACCESSED FROM 1 ROADWAY FROM MURFREESBORO ROAD AND 2 DRIVEWAYS THROUGH THE WILLIAMSON SQUARE SHOPPING CENTER.



VICINITY MAP

Site Data:

Project Name:	Williamson Square
Address:	1127 Murfreesboro Road Franklin, TN 37203
Civil District:	9th
Map, Parcels:	M 79G, Grp B, P 6.01-6.03-6.04
Owner:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Developer:	J.D. Eatherly 1720 West End Ave. #600 Nashville, Tennessee 37027 (615) 373-8850
Site Area:	17.30 acres 6.01- 1.22 ac 6.03- 13.69 ac 6.04- 2.39ac
Disturbed Area:	±11.69 ac onsite ± -0- ac offsite ±11.69 ac total
Existing Zoning:	(GC) and (GO)
Proposed Zoning:	SD-X, 3.39, 68,961
Character Area Overlay:	McEwen (MECO-9)
Other Overlays:	None
Development Standard:	Conventional
Drainage Basin:	—
Existing Structures:	None
Incompatible Use Buffer	Type 'B' Buffer adjacent to SF Residential BUFFER SHOWN IS 56.25' WITH THE ADDITION OF A FENCE
Building setbacks:	N/A Front 15' Side 30' Rear
Permitted Commercial Uses:	Assisted Living Attached Residential
Ex. Building Area:	No structures present
Prop. Building Area:	Assisted Living 59,736 sf Townhouses 62,608 sf
Total Building Area:	122,344 sf
Proposed Building Height:	Assisted Living 1-story Townhouses 2-story
Min. Landscape Surface Ratio:	0.20
Proposed LSR:	0.49
Minimum Parking Required:	Assisted Living 34 0.5/room (x68) Townhouses 129 3/unit for 3 bedroom(x43) Total: 163 total spaces required
Provided Parking:	Assisted Living 53 Spaces Townhouses 86 Driveway 86 Garage 27 Parking Lots Street Total Provided 252
Bike Parking	12 spaces (1/20 Parking Spaces)
Open Space:	OPEN SPACE REQUIRED SEE CHART THIS PAGE

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE 8" WATER MAIN WILL BE SERVED BY A LOOP CREATED BY CONNECTING TO A LINE ON LONDON LANE TO AN EXISTING LINE ON-SITE RUNNING TO MURFREESBORO ROAD. THE FACILITY WILL CONNECT TO EXISTING SERVICE; NO NEW LINES ARE BEING RUN TO THE SITE. WE ARE WAITING FOR A REPORT FROM THE CITY WATER SERVICE FOR SYSTEM CAPACITY.
WATER / SEWER FLOWS: 38,850 GPD or 105 SFUE

REUSE WATER FACILITIES
THERE IS NOT A GRAY WATER LINE NEAR THE SITE.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION IS EXISTING MANHOLE ON-SITE. NO NEW SERVICE IS BEING RUN TO THE SITE. WE ARE WAITING FOR A REPORT FROM THE CITY SEWER SERVICE FOR SYSTEM CAPACITY.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO 3 RAIN GARDENS AND A DRY POND. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER LEAVING THE DRY POND WILL BE DIRECTED TO AN ON-SITE WET WEATHER CONVEYANCE.
THE PROJECT SITE CURRENTLY HANDLES UPSTREAM AND ON-SITE RUNOFF FROM DATED DRAINAGE STRUCTURES AND REGULATIONS. THE APPROVED PLANS WILL IMPROVE DRAINAGE CONTROLS FOR "QUANTITY AND QUALITY."

POLICE AND FIRE
FRANKLIN FIRE STATION 2, 907 MURFREESBORO RD - .3 MILES DRIVING DISTANCE
FRANKLIN POLICE STATION 900 COLUMBIA AVE.- 2.6 MILES DRIVING DISTANCE

RECREATION FACILITIES
PINKERTON PARK - 1.6 MILES DRIVING DISTANCE
ASSISTED LIVING WILL NOT USE PARK FACILITIES. PINKERTON PARK IS VERY SUITABLE TO THE NEEDS OF SENIOR CITIZENS WHO MAY CARE FOR GRANDCHILDREN AND UTILIZE PASSIVE FEATURES SUCH AS WALKING TRAILS AND PICNIC SHELTERS.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED TO BE ZERO TO VERY LITTLE BECAUSE THIS IS A SENIOR LIVING DEVELOPMENT. TOWNHOUSES ARE RESTRICTED TO 55 AND OLDER RESIDENTS, BUT MAY PROVIDE CHILD CARE. ASSISTED LIVING IS FOR SENIORS WHO ARE PAST CARING FOR CHILDREN.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE FOR THE ASSISTED LIVING FACILITY WILL BE PROVIDED BY PRIVATE COLLECTION; REFUSE COLLECTION FOR THE TOWN HOMES WILL BE PROVIDED BY CITY OF FRANKLIN. DUMPSTER FOR ASSISTGED LIVING WILL BE SCREENED PER COF STANDARDS; IT IS LOCATED BEHIND THE BUILDING.

RESTRICTIVE COVENANTS
A HOMEOWERS ASSOCIATION INCLUDING THE ASSISTED LIVING FACILITY WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED THROUGH THE ASSOCIATION.

STREET NETWORK
THE PROJECT UTILIZES EXISTING STREETS ON-SITE AND CONNECTING TO MAJOR THOROUGHFARE HWY 96/MURFREESBORO ROAD. THE ASSISTED LIVING RESIDENTS WILL NOT HAVE CARS. THE IMPACT ON ADJACENT ROADS WILL BE SMALL DUE TO THE LIMITED STAFF MEMBERS AND SENIOR CITIZENS LIVING ON-SITE. THE ASSISTED LIVING FACILITY WILL OFFER MEALS TO RESIDENTS IN SENIOR TOWNHOMES REDUCING DRIVING.

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

DEVELOPMENT PLAN

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

TOWNSHIP PUD DEVELOPMENT PLAN

FRANKLIN, TENNESSEE

GREGORY C. GAMBLE REGISTERED AGRICULTURE COMMERCE LANDSCAPE ARCHITECT 4-24-2015

rev.	date
1	12-4-14
2	3-9-15
3	4-24-15

GCG Job No. 14006
NOVEMBER 11, 2014

SHEET
C1.2

COF #4718

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

MICHAEL CHRISTOPHER CARRIGAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 00110726 STATE OF TENNESSEE 5/7/15

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

Approved Development Plan

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

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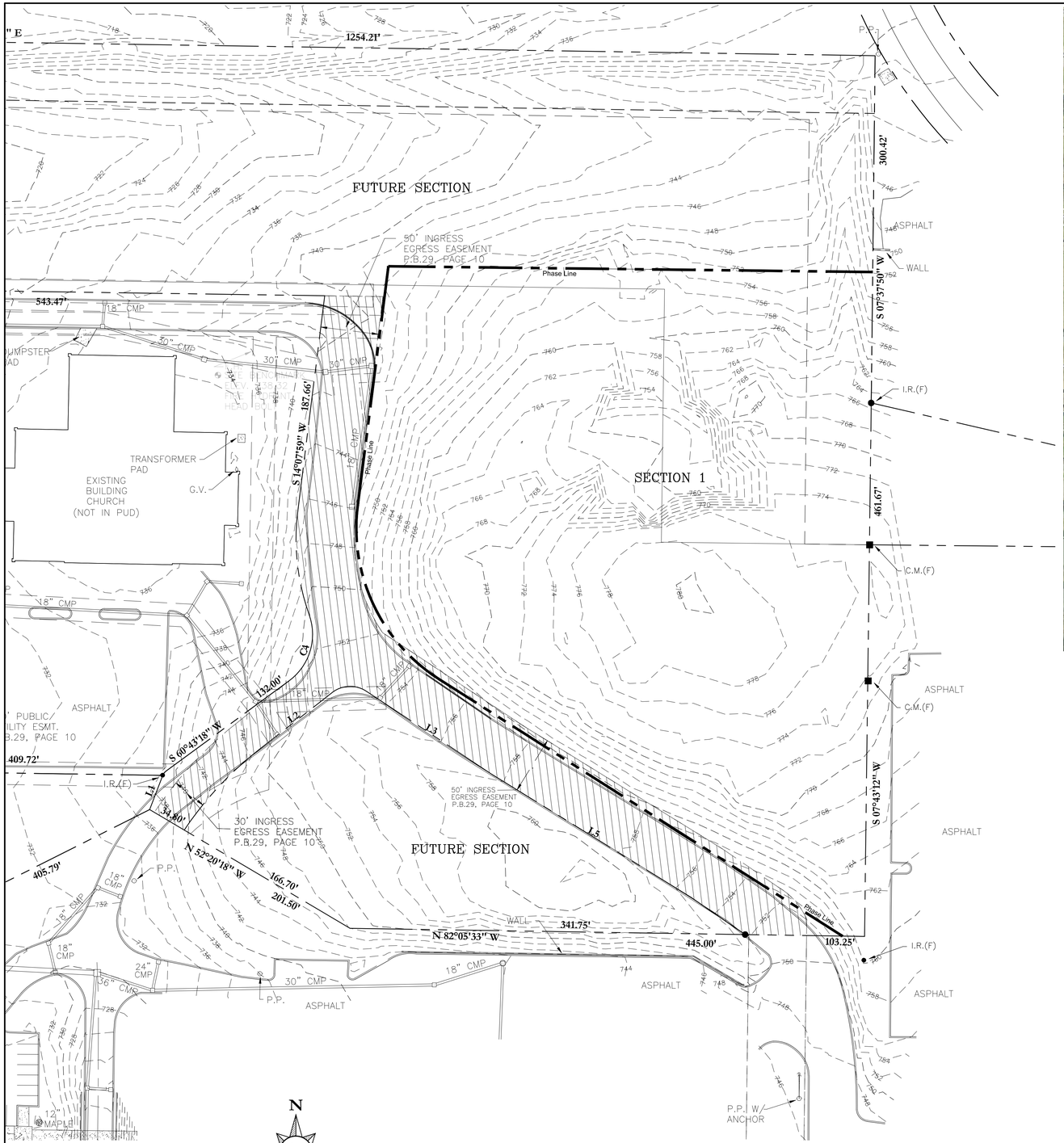

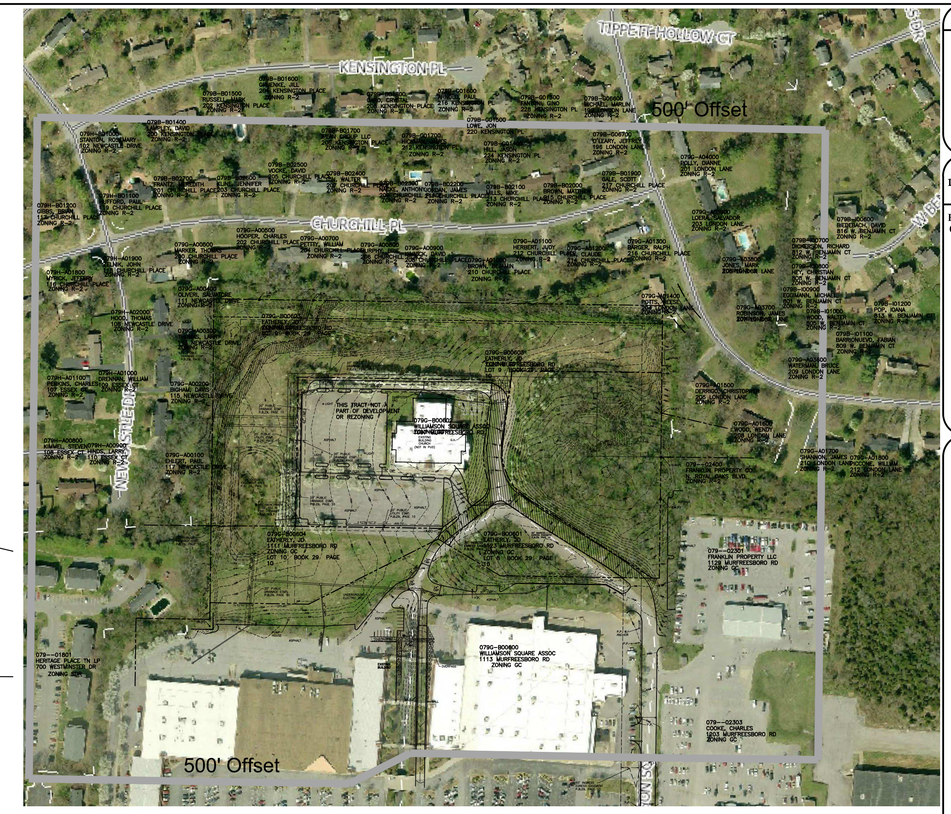

SLOPE LEGEND

INDICATES SLOPES 14% TO 19%

INDICATES SLOPES 20% OR GREATER

Note: No virgin onsite slopes in excess of 14%

SOIL TYPES

ArB2	ARMOUR SILT LOAM, 2-5% ERODED
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC
MbC2	MAURY SILT LOAM, 5-12% ERODED
Mr	MINE LAND, RECLAIMED
StrC3	STIVERSVILLE CLAY LOAM, 5-12% SLOPE, SEVERELY ERODED
StrB2	STIVERSVILLE CLAY LOAM, 2-5% ERODED
StrC2	STIVERSVILLE CLAY LOAM, 5-12% ERODED

NOTES

1. NO 100 YEAR FLOOD PLANE EXISTS ON THE PROPERTY.

2. NO GEOLOGICAL FORMATIONS SUCH AS ROCK OUTCROPS, CLIFFS, AND KARST TOPOGRAPHY HAVE BEEN IDENTIFIED ON THE PROPERTY.

3. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.

N
W E
S

SCALE: 1" = 50'

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA = 5.961 ACRES
= 259,653 S.F.

DISTURBED AREA = 11,689 ACRES
= 509,166.23 S.F.

Existing Conditions Plan

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

C1.0

Sheet 3 of 20

N
W E
S

40 0 40 80 120

SCALE: 1" = 40'

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

Site Data

PROJECT NAME:	Township PUD
PROJECT #	----
SUBDIVISION:	Williamson Square Subdivision
LOT NUMBER:	N/A
ADDRESS:	1127 Murfreesboro Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	9th
EXISTING ZONING & CHARACTER OV:	SD-X (3.39/68,961) /MECO-9
OTHER APPLICABLE OVERLAYS:	PUD
APPLICABLE DEVELPMENT STANDARDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	17.30 Acres
SQUARE FOOTAGE OF SITE:	753,204 ± Square Feet
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	N/A Front
SIDE YARD:	10 Feet
REAR YARD:	30 Feet
DEVELOPER:	JD Eatherly
ADDRESS:	1720 West End Avenue # 600
	Nashville, TN 37027
PHONE NUMBER:	(615) 373-8850
FAX NUMBER:	_____
EMAIL ADDRESS:	_____
CONTACT NAME:	JD Eatherly
APPLICANT:	Dale and Associates, Inc.
ADDRESS:	516 Heather Place, Nashville 37204
PHONE NUMBER:	297-5166 Ext. 115
FAX NUMBER:	269-7905
E-MAIL ADDRESS:	Michael@daleandassociates.net
CONTACT NAME:	Michael Garrigan, PE
BUILDING SQUARE FOOTAGE:	No Square Feet Existing
	Proposed 59,736 SF ±
BUILDING HEIGHT:	1 Story Maximum
MAXIMUM FLOOR AREA RATIO:	N/A
FLOOR AREA RATIO OF SITE:	0.08 (Phase 1 Only)
PROPOSED LANDSCAPE SURFACE	(See Landscape Plans)
MINIMUM LANDSCAPE SURFACE	(See Landscape Plans)
MIN. PARKING REQUIREMENT:	0.5 Spaces/ Unit Assisted Living
	34 Parking Spaces Required
PARKING PROVIDED:	
	40-90° Stalls Proposed
	40 Total Spaces Proposed
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	68 Assisted Living
TREE DENSITY:	(See Landscape Plan)
TREE CANOPY:	(See Landscape Plan)
PARKLAND:	N/A
OPEN SPACE:	(See Landscape Plan)

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

OPEN SPACE AREAS

#	FORMAL TYPE	SQ/FT	ACREAGE
1	POCKET PARK	22,420 SF	0.51
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OPEN SPACE PROVISION

TOTAL SITE AREA: 753,204 SF 17.29 AC
TOTAL REQUIRED OPEN SPACE: 37,660 SF 0.86 AC 5%

FORMAL REQUIRED: 37,660 SF 0.86 AC 5%
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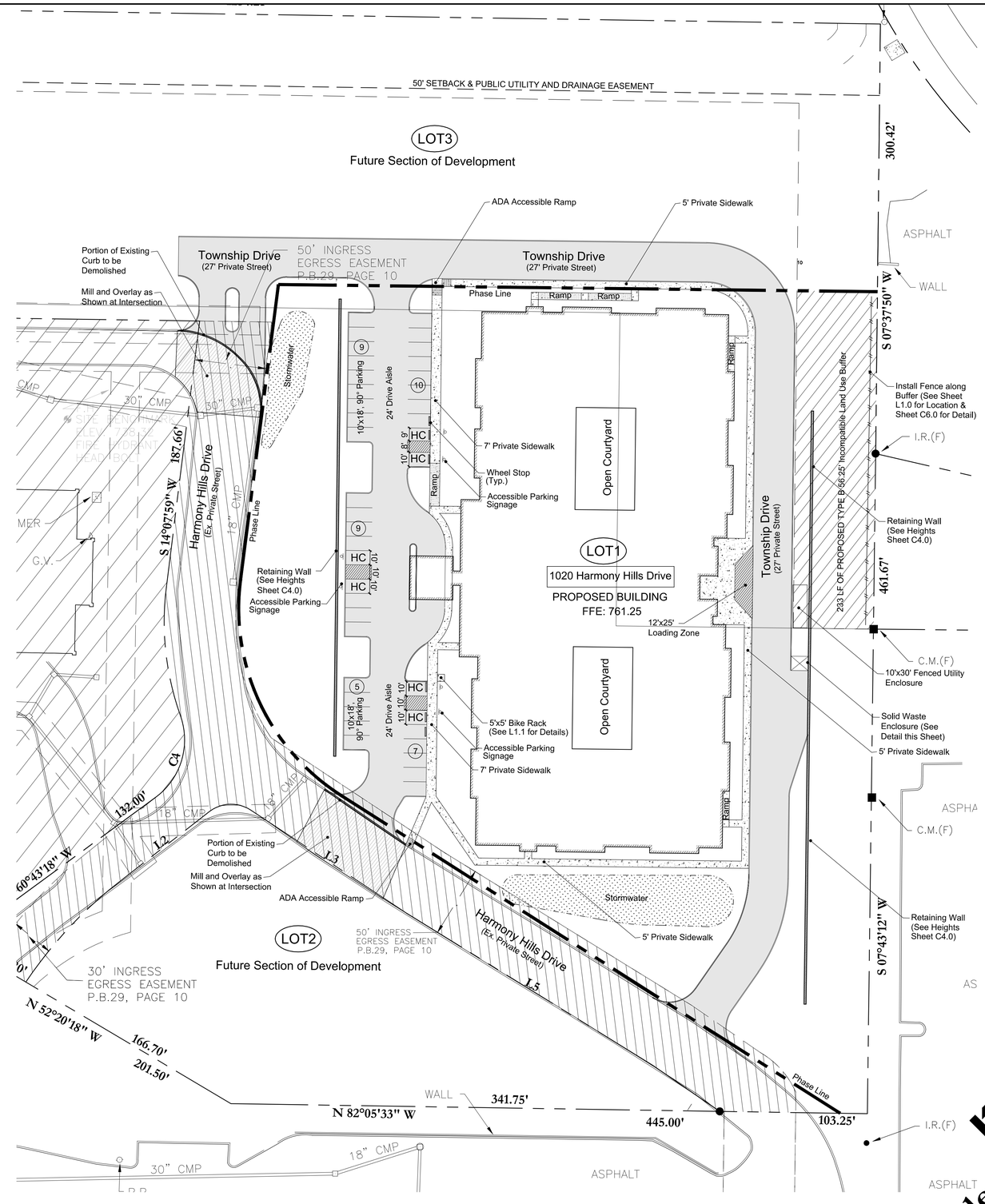

Phase 1 Site Plan

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

CHRISTOPHER LYNN GARRIGAN
REGISTERED ENGINEER
NO. 112777
COMMERCE
STATE OF TENNESSEE

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

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516 Heather Place
Nashville, Tennessee 37204
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D&A Project #12017
Township PUD
City of Franklin Project #5841

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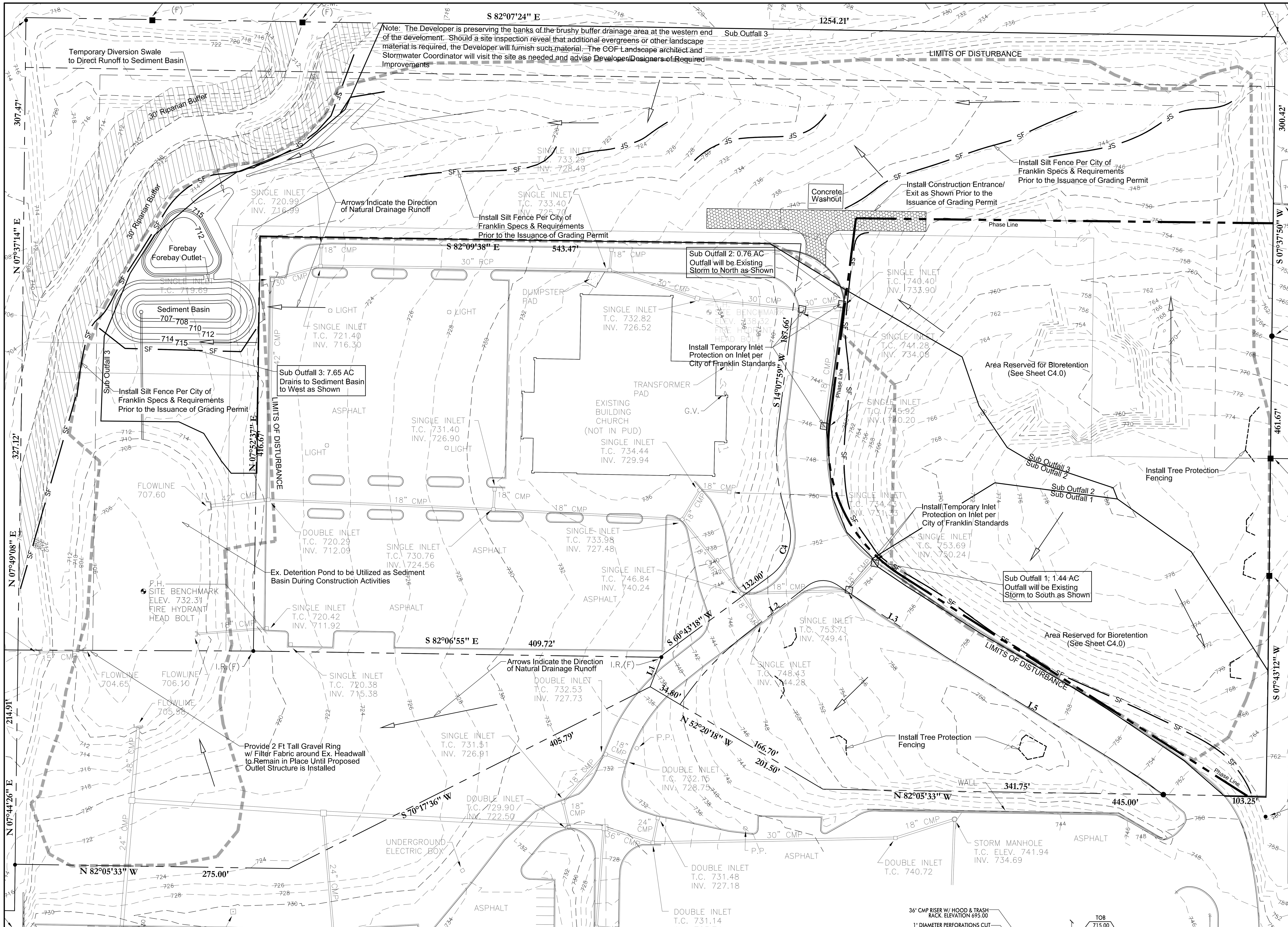
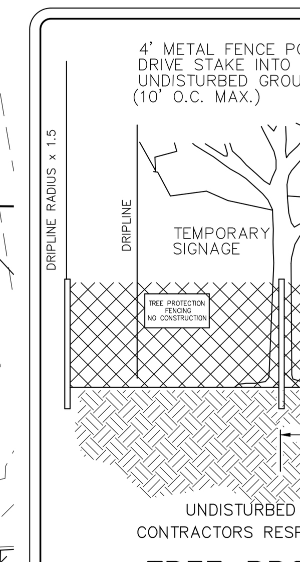
Sheet 4 of 20





TREE PROTECTION FENCING DETAIL

SCALE: 1" = 50'

TOTAL AREA = 17.291 ACRES = 753,204.516 S.F.

IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES = 129,907 S.F.

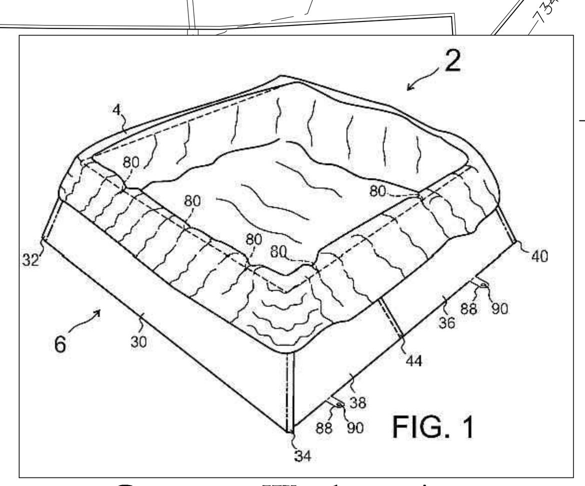
DISTURBED AREA = 11.689 ACRES = 509,166.23 S.F.

Stormwater Erosion Prevention and Sediment Control Requirements:
1. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased and within fifteen (15) days after final grading.
2. Sediment fences or other sediment barriers, must be installed properly along topographical contours downslope of the area to be disturbed prior to any grading, clearing and/or any other construction activity. Turn ends of fence uphill to pr event scour from wash around.
3. Straw/ Hay Bales are not recommended for use on this site. Silt fences, sand bag barriers, and rock filters (especially continuous berms) are preferred over straw/hay bales because sediment removal effieciencies, durability, and maintenance requirements are far less desirable than silt fence.
4. Sediment must be removed from sediment barriers, ponds, and other sediment controls when design capacity had been reduced by 33%. All EP&SC devices are to remain in place until the site has been stabilized and a good stand of grasshas been established.
5. Erosion prevention and sediment control [EP&SC] devices shall be maintained throughout the construction period; generally considered to be through the completion of restoration. A copy of the EP&SC plan, an inspection checklist, and a Stormwater permit (if applicable) for the project must be at the project site at all times. The inspection checklist shall have a record of dates EP&SC devices are inspected and any corrective action taken or major observations.
6. Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
7. This site shall contain a temporary stone construction entrance that conforms to the City of Franklin's Stormwater Ordinance and Best Mangement Practice Manual within 24 hours of grading commencement or the permit will be revoked. The stone shall be 3" in diameter and shall be kept clean by adding stone as needed. It shall be at least 6 inches deep and underlain with filter fabric and 20 feet wide.
8. Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
9. Building and waste materials, and non-stormwater discharges, such as concrete, paint washwater or machinery leakage o r spillage must be managed to prevent then from entering the stormwater system, ground water ar nearby water body.
10. A qualified person who has taken the approved erosion and sedimentation course must inspect all BMP's.
11. EP&SC and stormwater controls shall be installed and maintained according to Franklin's BMP Manual. It is on the web at: http://www.franklingov.com/engineering/STORMWATER/index.htm
12. Stormwater detention and sedimentat ion ponds must be installed at the beginning of the project.
13. You must fill out and receive an approved Stormwater Management Permit before you can receive a Grading Permit.
14. A Long Term Maintenance Plan for stormwater infrastructure and a notarized and recorded Inspection and Maintenance Agreement of Private Stormwater management Facilities are required to receive a Stormwater Management Permit.

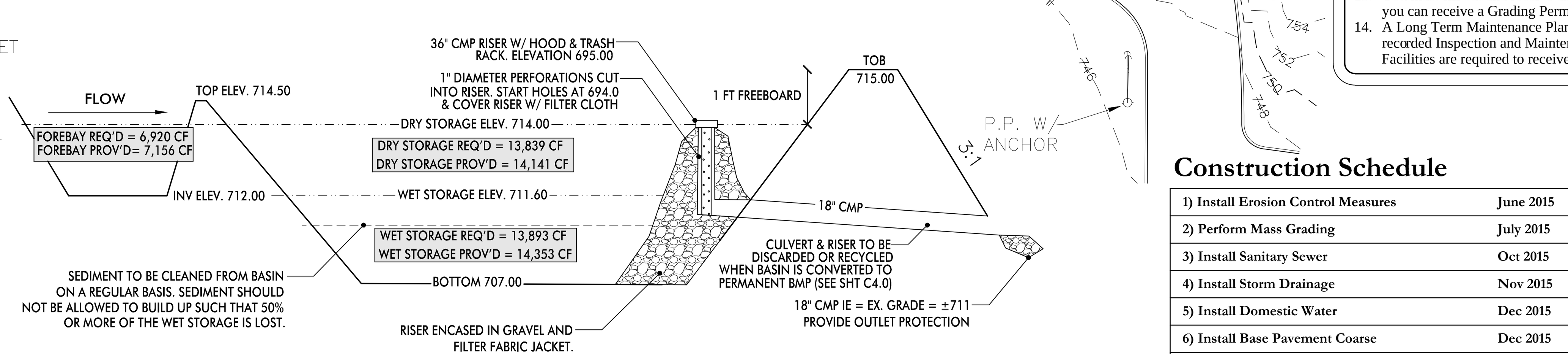
EPSC NOTE
SITE INSPSECTIONS, BY A QUALIFIED EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST, SHALL TAKE PLACE ON A TWICE WEEKLY BASIS AND AT LEAST 72 HOURS APART.

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

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



Concrete Washout Area



1. POND TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR MODIFIED PER SHEET C4.0
2. DRAIN AREA TO POND = 7.65 ACRES.
3. TOTAL REQUIRED STORAGE = 27,678 CF (134 CY / AC)
4. TOTAL PROVIDED STORAGE = 28,595 CF

SEDIMENT BASIN

Construction Schedule

1) Install Erosion Control Measures	June 2015
2) Perform Mass Grading	July 2015
3) Install Sanitary Sewer	Oct 2015
4) Install Storm Drainage	Nov 2015
5) Install Domestic Water	Dec 2015
6) Install Base Pavement Coarse	Dec 2015
7) Install Curbs & Surface Coat	Jan 2016
8) Install Final Vegetation & Stabilization	Mar 2016

Erosion Control Plan

PERMITS:
COF# #

Drawing Date: February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

MICHAEL CHRISTOPHER CARRIGAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 00110726 STATE OF TENNESSEE
5/7/15

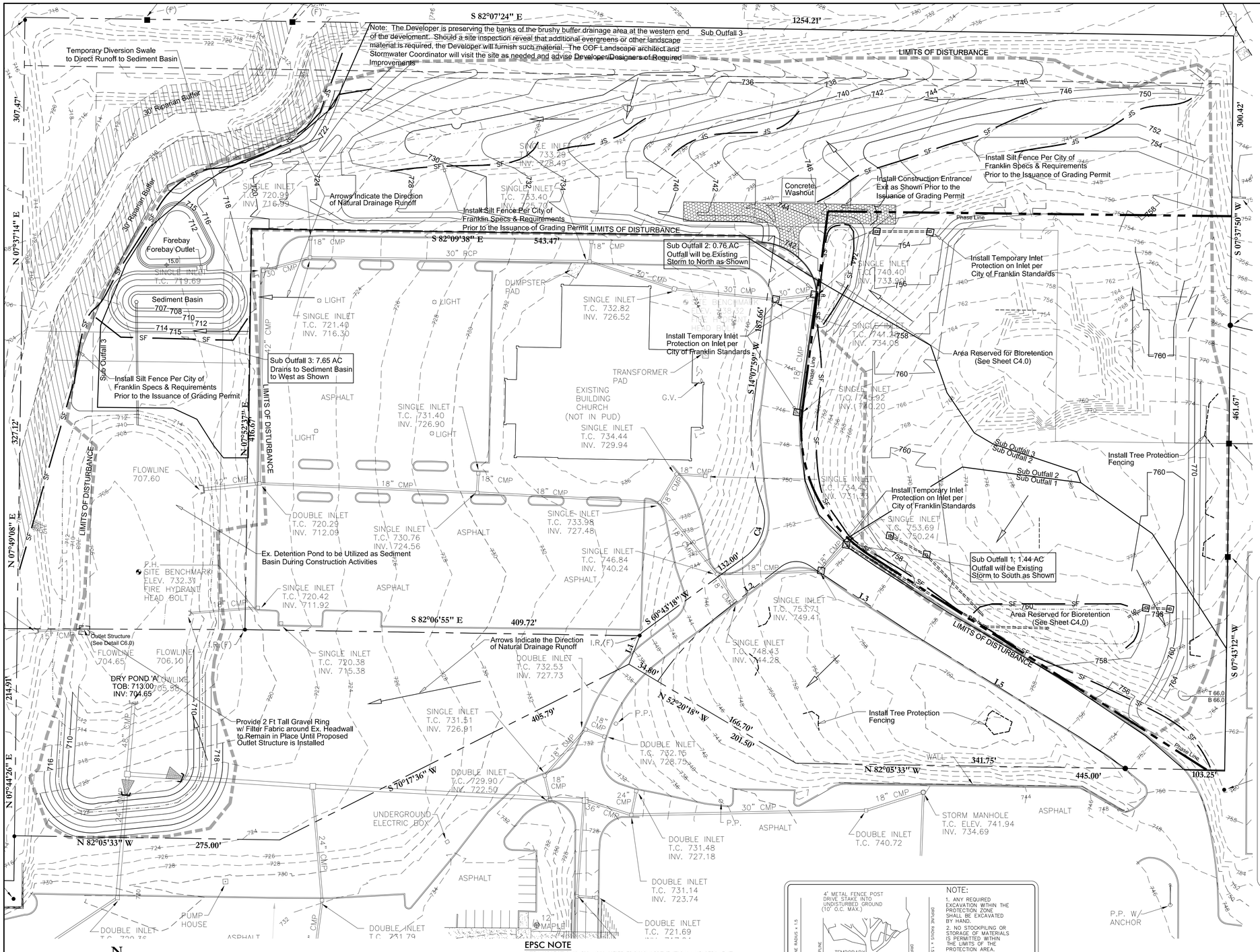
UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

C3.0

Sheet 5 of 20



N
W E
S

SCALE: 1" = 50'

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

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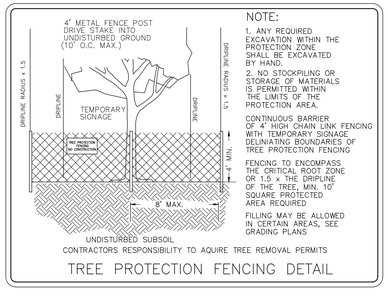

Intermediate EPSC Plan

Stormwater Erosion Prevention and Sediment Control Requirements:

1. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased and within fifteen (15) days after final grading.
2. Sediment fences or other sediment barriers, must be installed properly along topographical contours downslope of the area to be disturbed prior to any grading, clearing and/or any other construction activity. Turn ends of fence uphill to pr event scour from wash around.
3. Straw/ Hay Bales are not recommended for use on this site. Silt fences, sand bag barriers, and rock filters (especially continuous berms) are preferred over straw/hay bales because sediment removal effiecienies, durability, and maintenance requirements are far less desirable than silt fence.
4. Sediment must be removed from sediment barriers, ponds, and other sediment controls when design capacity had been reduced by 33%. All EP&SC devices are to remain in place until the site has been stabilized and a good stand of grasshas been established.
5. Erosion prevention and sediment control [EP&SC] devices shall be maintained throughout the construction period; generally considered to be through the completion of restoration. A copy of the EP&SC plan, an inspection checklist, and a Stormwater permit (if applicable) for the project must be at the project site at all times. The inspection checklist shall have a record of dates EP&SC devices are inspected and any corrective action taken or major observations.
6. Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
7. This site shall contain a temporary stone construction entrance that conforms to the City of Franklin's Stormwater Ordinance and Best Mangement Practice Manual within 24 hours of grading commencement or the permit will be revoked. The stone shall be 3" in diameter and shall be kept clean by adding stone as needed. It shall be at least 6 inches deep and underlain with filter fabric and 20 feet wide.
8. Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
9. Building and waste materials, and non-stormwater discharges, such as concrete, paint washwater or machinery leakage o r spillage must be managed to prevent then from entering the stormwater system, ground water ar nearby water body.
10. A qualified person who has taken the approved erosion and sedimentation course must inspect all BMP's.
11. EP&SC and stormwater controls shall be installed and maintained according to Franklin's BMP Manual. It is on the web at:
    http://www.franklingov.com/engineering/STORMWATER/index.htm
12. Stormwater detention and sedimentat ion ponds must be installed at the beginning of the project.
13. You must fill out and receive an approved Stormwater Management Permit before you can receive a Grading Permit.
14. A Long Term Maintenance Plan for stormwater infrastructure and a notarized and recorded Inspection and Maintenance Agreement of Private Stormwater management Facilities are required to receive a Stormwater Management Permit.

PERMITS:

COF# #

Drawing Date:
February 2015

REVISIONS:
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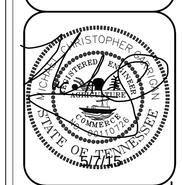

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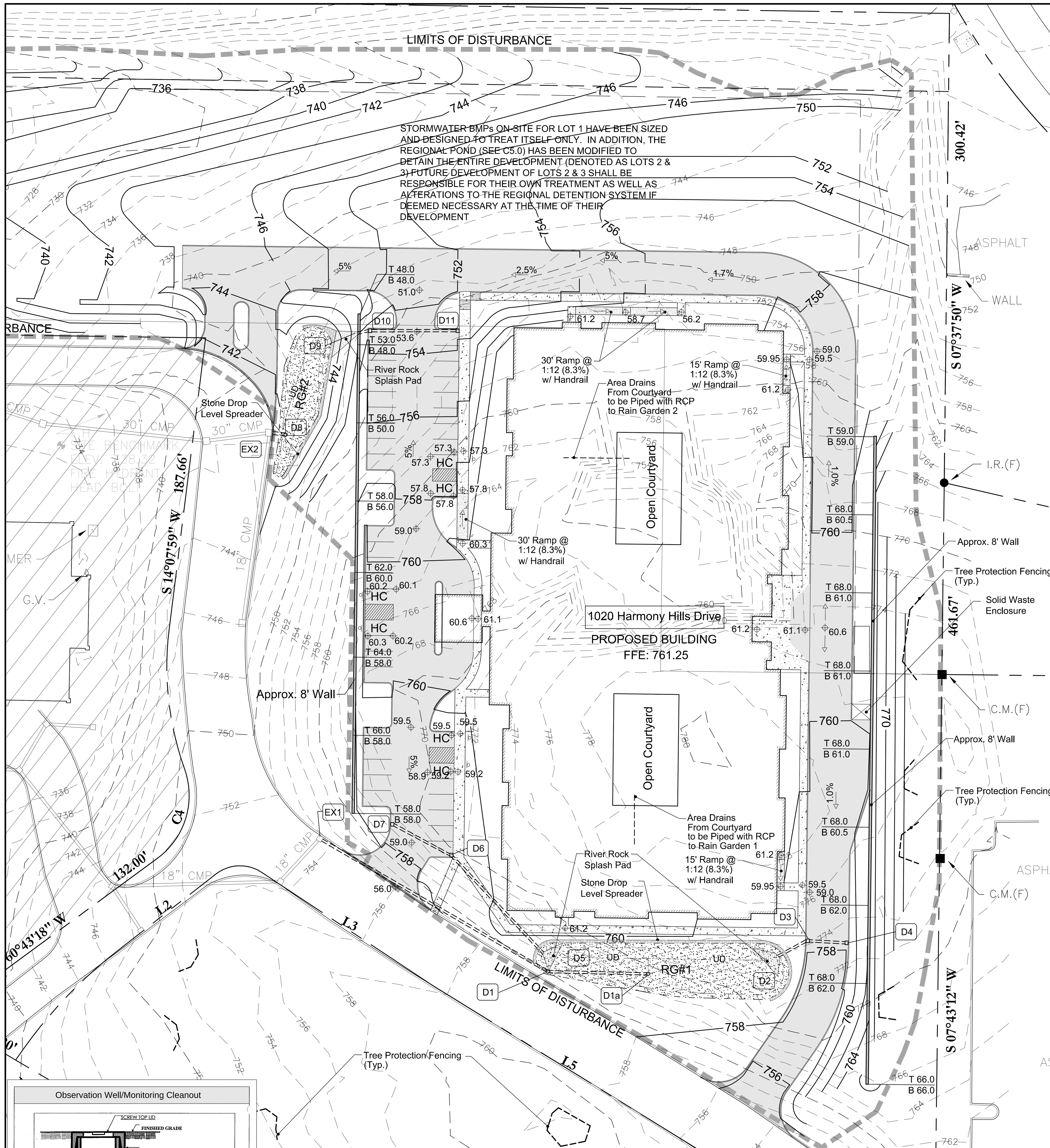
D&A Project #12017
Township PUD
City of Franklin Project #5841

C3.1

Sheet 6 of 20



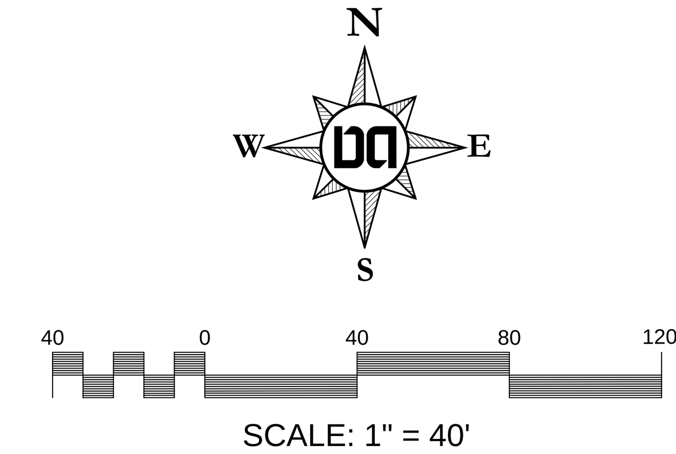
STABILIZATION OF DISTURBED SOILS

a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 14 days.

As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 14 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method

b. The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.

c. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.



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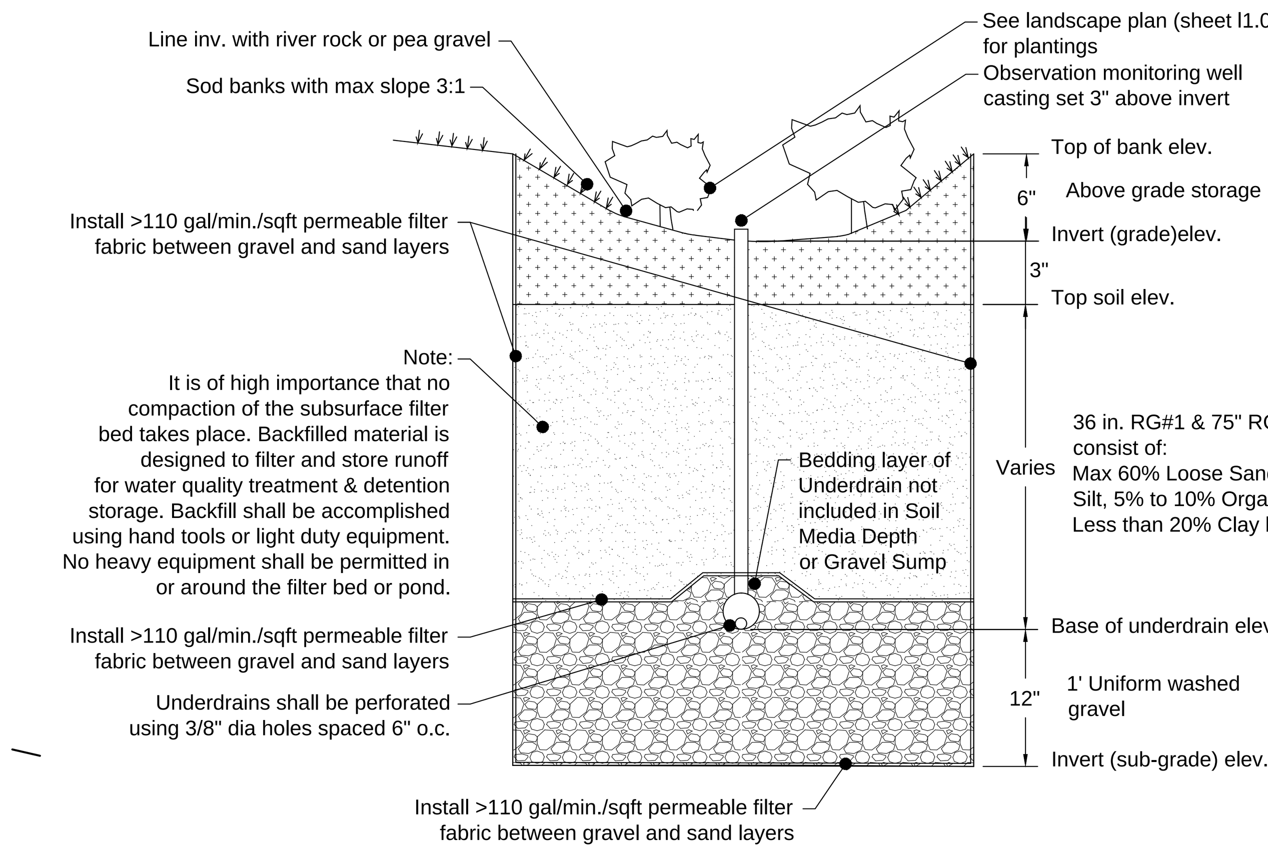
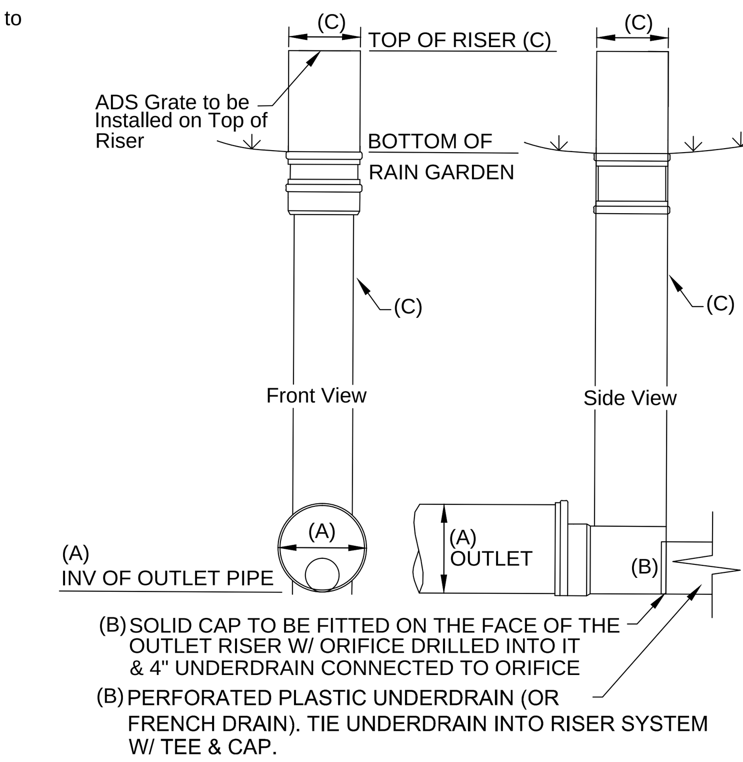


TYPICAL RAIN GARDEN CROSS SECTION (GIP-01)
N.T.S.



RAIN GARDEN CONTROL STRUCTURE
N.T.S.

RAIN GARDEN NOTES:

1. It is recommended that onsite trees to be removed and utilized for the compost portion of the media mix. Further, onsite topsoil shall be processed and utilized for the loose soil portion of the mix.

   36 in. RG#1 & 75" RG#2 min Biomedia to consist of:
   Max 60% Loose Sand, Less than 40%
   Silt, 5% to 10% Organic Matter, and
   Less than 20% Clay by volume

2. No heavy machinery shall be used during installation of rain gardens

3. Backfilled material must remain uncompacted to ensure adequate void space for storage.

4. Contractor, engineer or owner shall notify MWS-development review at least 24 hours prior to the installation of the planting soil & filter bed/biomedia.

5. At the completion of installation, the contractor shall collect one sample per biorention bed for analysis & confirmation of the soil characteristics as defined by GIP-01, filter media and surface cover, section 6.6, page 18.

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Rain Garden Table

Rain Garden	Dimensions / Design Parameters						Monitoring Cleanout			
	Bank	Invert (grade)	Invert (sub-grade)	Tv Req'd/Pro	Total Volume	Area (Sq Ft)	Number	Diameter	Top of Casting	Invert
RG #1	756.00	755.00	751.00	5,733/9,788	11,906 Cu Ft	4,767 Sq Ft	(1)	4" PVC	755.50	752.00
RG #2	742.00	741.25	734.00	5,165/6,488	7,006 Cu Ft	1,965 Sq Ft	(1)	4" PVC	741.75	735.00

NOTES: Refer to standard details, this sheet, for further explanation, detail and specifications
Monitoring Cleanouts shall consist of standard PVC (non-traffic rated) cleanouts and accordance with Observation Well detail, this sheet
All Bioretention areas shall be landscaped in accordance with the landscape designs shown herein

Rain Garden Outlet Table

Rain Garden	Outlet Pipe Sizing (A)				Underdrain Sizing (B)		Riser Sizing (C)		
	Invert Elevation	Length	Slope	Size/Material	Length:Diameter	Invert	Invert Elevation	Rim Elevation	Size
RG #1	752.00	165 lf	1.01%	18" CMP	148 Ft : 6" HDPE	752.00	752.00	755.50	18" Riser
RG #2	735.00	8 lf	12.5%	18" CMP	70 Ft : 6" HDPE	735.00	735.00	741.75	18" Riser

NOTES: Refer to standard detail, this sheet, for further explanation, detail and specifications
of Rain Garden Outlet Control Structures. Table for Sizing of Rain Garden Control Structure.

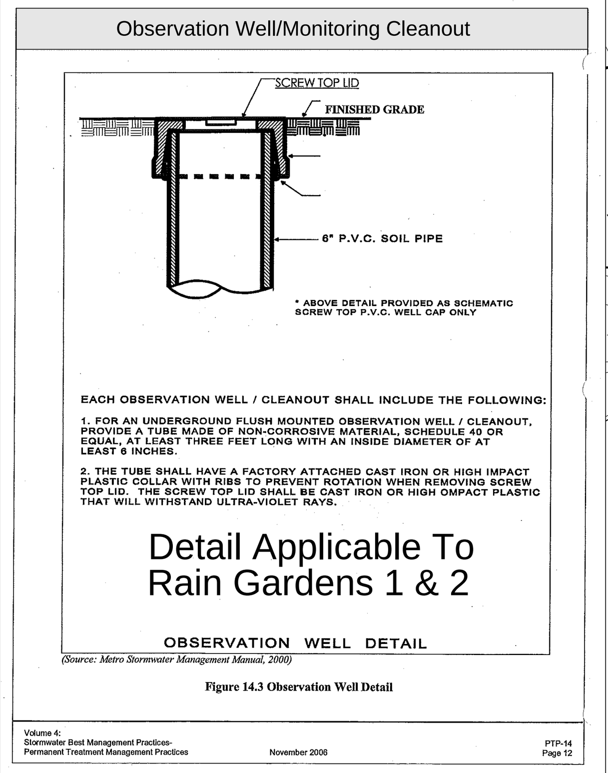
Pipe Schedule

Downstream Structure	Invert Elevation	Upstream Structure	Invert Elevation	Pipe Size & Type	Length (ft)	Slope
EX1	750.34	D1	752.00	24" CMP	165'	1.01%
D1	752.00	D1a	752.00	24" CMP	63'	0.00%
D2	755.00	D3	755.15	18" CMP	20'	0.75%
D3	755.25	D4	755.75	15" CMP	23'	2.17%
D5	755.00	D6	755.65	18" CMP	86'	0.76%
D6	755.75	D7	756.00	15" CMP	41'	0.61%
EX2	734.00	D8	735.00	18" CMP	8'	12.5%
D9	748.00	D10	749.60	18" CMP	8'	20.0%
D10	749.70	D11	750.00	15" CMP	54'	0.56%

Drainage Structure Schedule

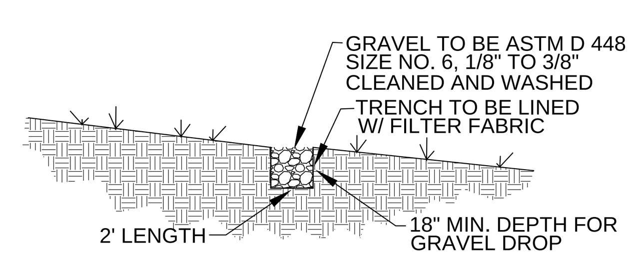
Label	Structure Type	T.C. Elev. *	Invert In Elevation	Invert Out Elevation
EX1	Existing Inlet	753.69	750.34	750.24
D1	Junction Box	755.50	——	752.00
D1a	Outlet Structure	755.50	——	752.00
D2	Headwall	757.00	——	755.00
D3	Single Inlet	758.25	755.25	755.15
D4	Single Inlet	758.25	——	755.75
D5	Headwall	757.00	——	755.00
D6	Single Inlet	759.00	755.75	755.65
D7	Single Inlet	759.00	——	756.00
EX2	Existing Inlet	740.40	734.00	733.90
D8	Outlet Structure	741.75	——	735.00
D9	Headwall	753.00	——	748.00
D10	Single Inlet	753.00	749.70	749.60
D11	Single Inlet	753.00	——	750.00

Observation Well/Monitoring Cleanout

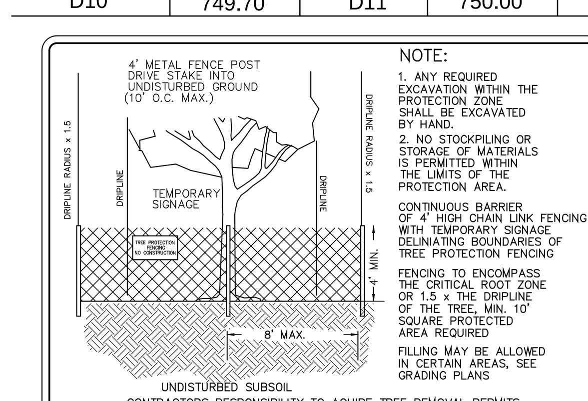


Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
6. Install permeable geotextile fabric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
8. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
11. Install specified groundcover in bottom of bioretention area
12. Sod slopes
13. Contractor to flag limits of bioretention basin for survey to locate and show on ASBUILT plans.



STONE DROP LEVEL SPREADER
N.T.S.



TREE PROTECTION FENCING DETAIL

Phase 1 Grading Plan

PERMITS:
COF# #

Drawing Date: February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
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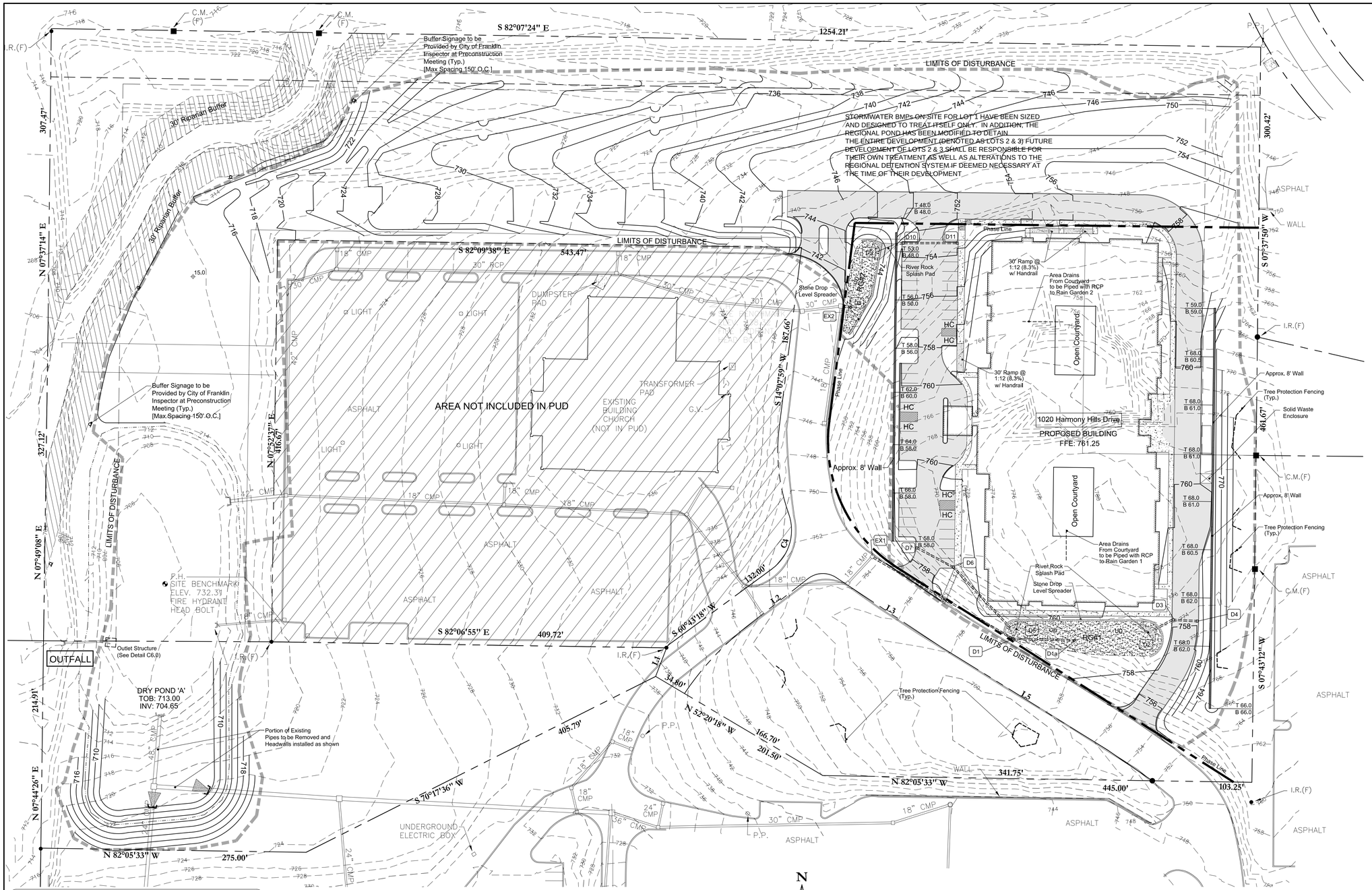

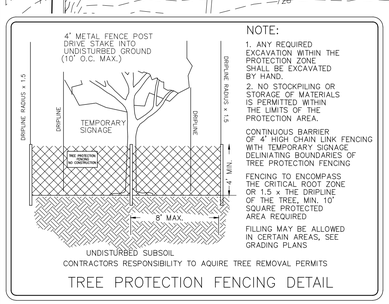

NOTE:

1. ANY REQUIRED EXCAVATION WITHIN THE PROTECTION ZONE SHALL BE EXCAVATED BY HAND.
2. NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE PROTECTION AREA.

CONTINUOUS BARRIER OF 4' HIGH CHAIN LINK FENCING WITH TEMPORARY SIGNAGE DELINIATING BOUNDARIES OF TREE PROTECTION FENCING

FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OR 1.5 x THE DRIPLINE OF THE TREE, MIN. 10' SQUARE PROTECTED AREA REQUIRED

FILLING MAY BE ALLOWED IN CERTAIN AREAS, SEE GRADING PLANS

CONTRACTOR'S RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

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Overall Grading Plan

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CHRISTOPHER M. DALE
REGISTERED ENGINEER
No. 102365
COMMERCE
STATE OF TENNESSEE
5/7/15

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Township PUD
City of Franklin Project #5841

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Sheet 8 of 20

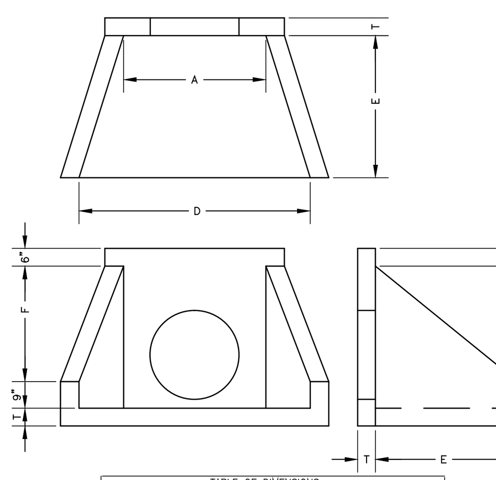
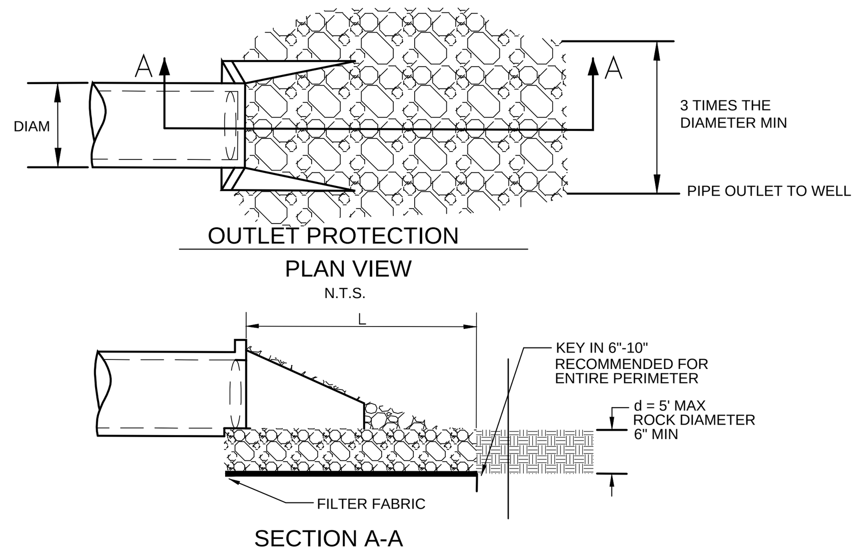


TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"

NOTES:

1. CONCRETE SHALL BE 4000 PSI @ 28 DAYS REINFORCED WITH NO.4 BARS @ 10"O.C., EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO.5 BARS.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.

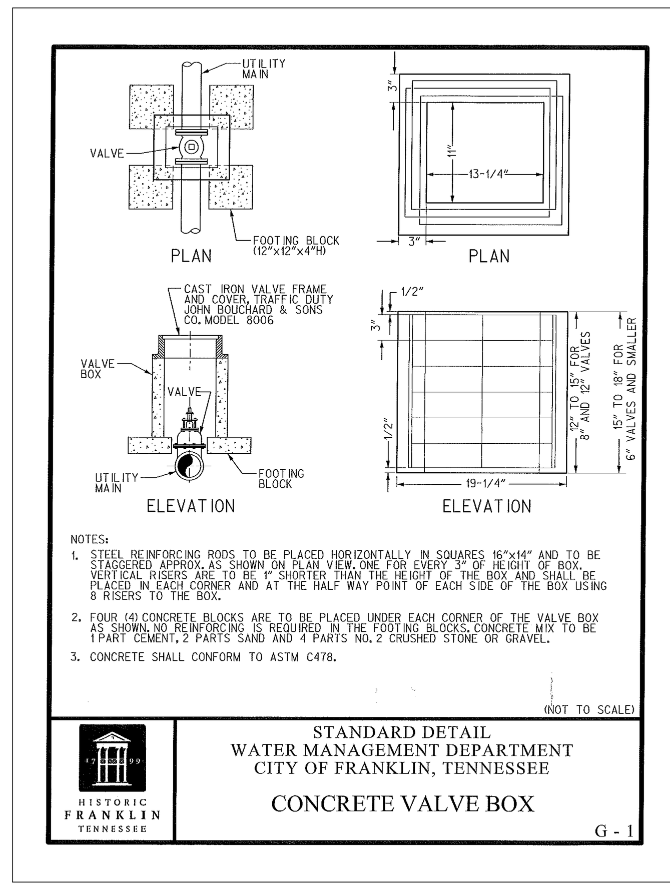
PRECAST CONCRETE HEADWALL

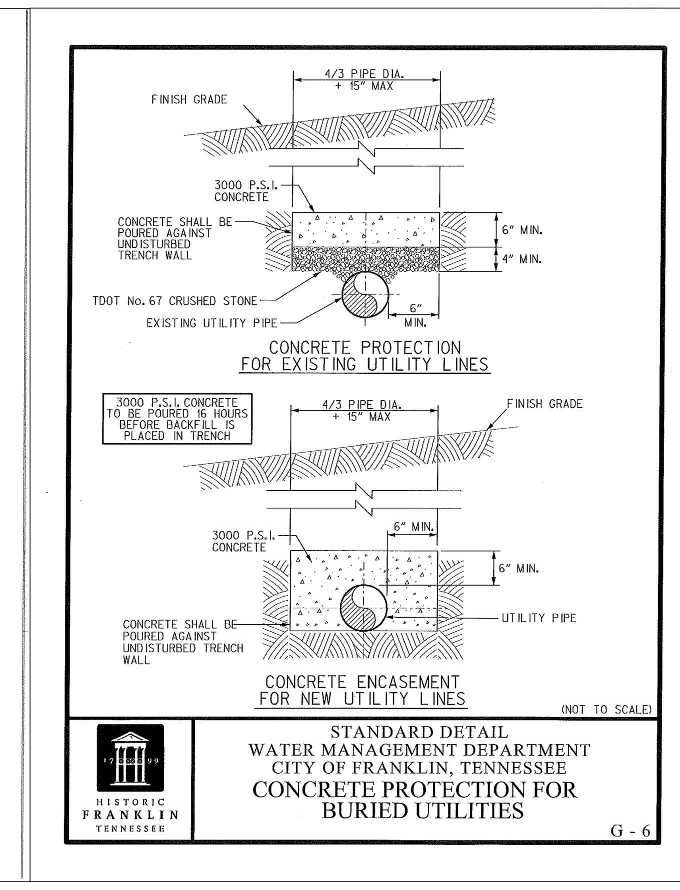


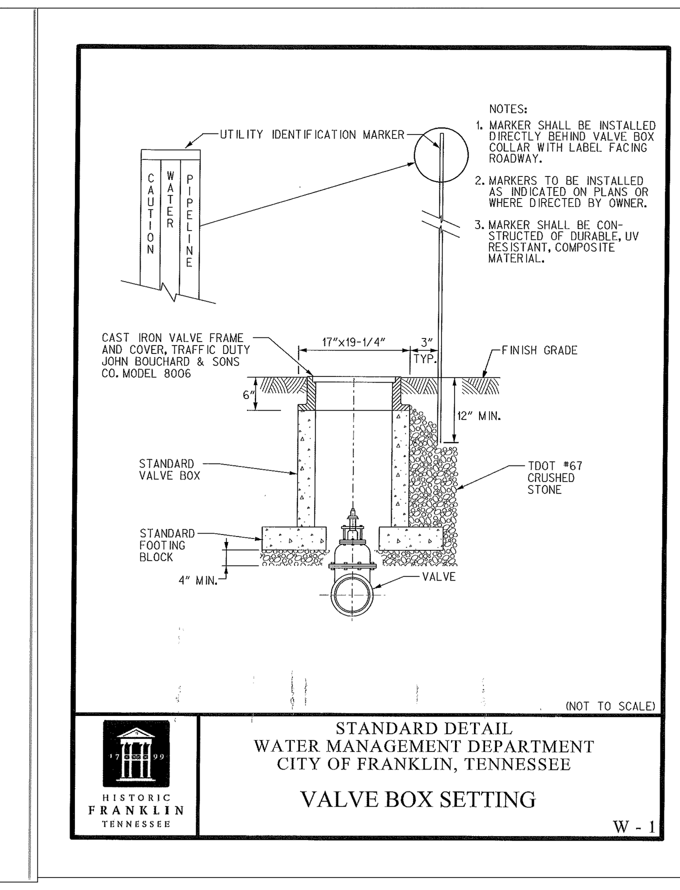
PIPE DIAMETER (in)	DISCHARGE (ft³/s)	APRON LENGTH, L (ft)	RIP-RAP D_{50} DIAMETER MIN (in)
12"	4.9	10	4
	9.89	13	6
18"	9.89	10	6
	20.13	16	8
	30.01	23	12
	39.90	26	16
24"	30.01	16	8
	39.90	26	8
	50.14	26	12
	60.03	30	16

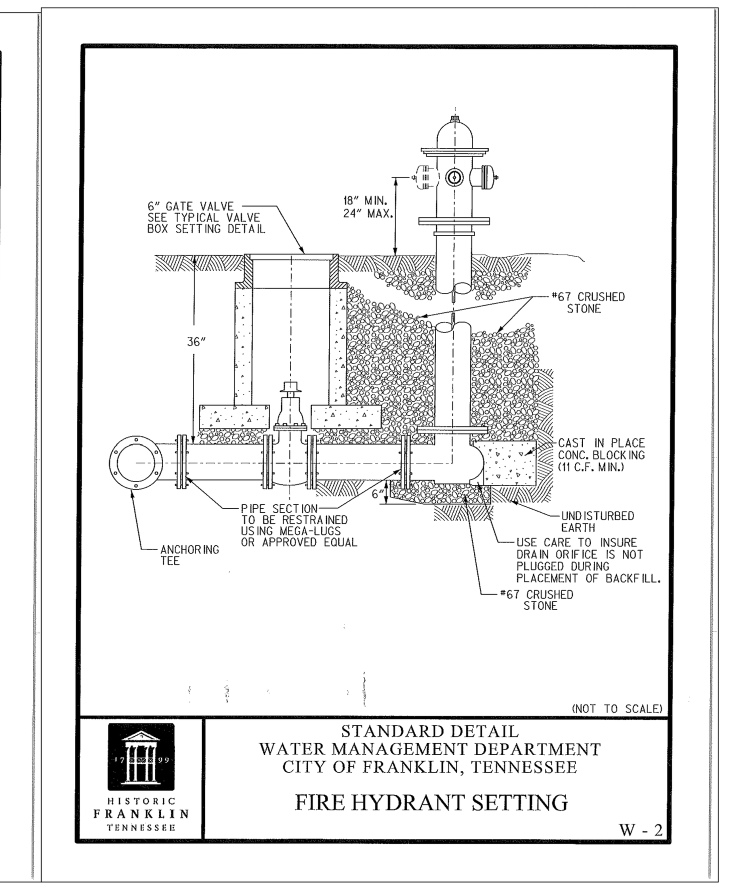
OUTLET PROTECTION

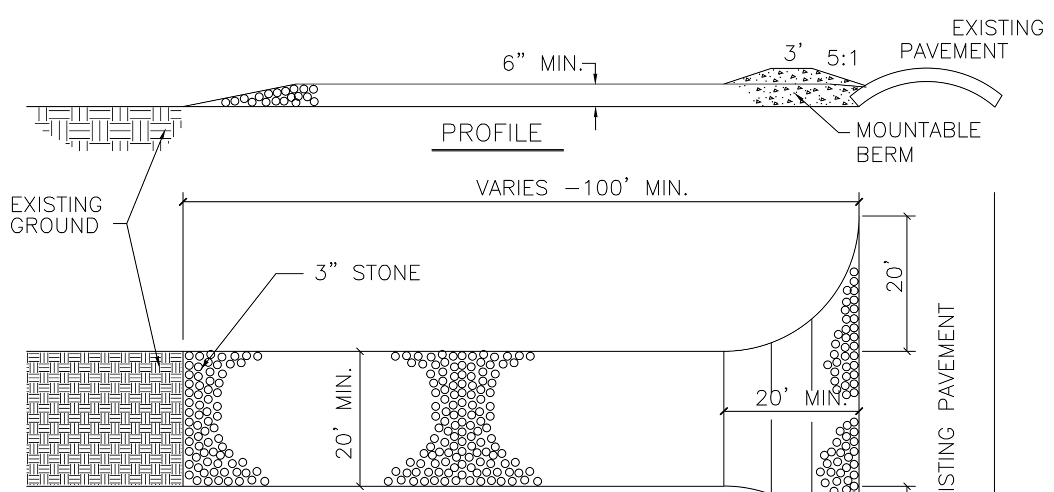
PESC-07









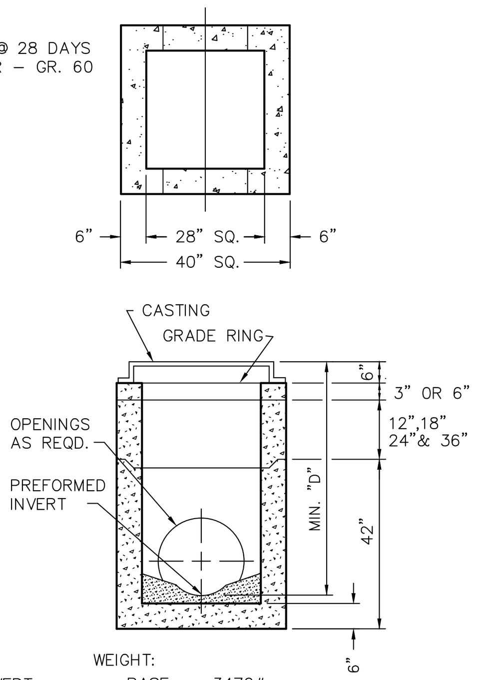


1. STONE SIZE – USE 2" STONE, OR EQUAL
2. MIN. LENGTH – 100 FEET.
3. MIN. THICKNESS – SIX(6) INCHES.
4. WIDTH – TWENTY(20) FOOT MINIMUM
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

CONCRETE: 4500 PSI @ 28 DAYS
REINFORCED W/#4 BAR – GR. 60



MIN. DEPTH FOR RCP	
PIPE	"D"
12"	2.08'
18"	2.40'
	2.70'
24"	3.16'

3" MAX. CONCRETE INVERT
1"/FT. MIN. SLOPE

WEIGHT:
BASE – 3470#
RISER – 850#/FT.

SINGLE INLET

NOT TO SCALE

Stormwater Erosion Prevention and Sediment Control Requirements:

1. Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased and within fifteen (15) days after final grading.
2. Sediment fences or other sediment barriers, must be installed properly along topographical contours downslope of the area to be disturbed prior to any grading, clearing and/or any other construction activity. Turn ends of fence uphill to pr event scour from wash around.
3. Straw/ Hay Bales are not recommended for use on this site. Silt fences, sand bag barriers, and rock filters (especially continuous berms) are preferred over straw/hay bales because sediment removal effieciencies, durability, and maintenance requirements are far less desirable than silt fence.
4. Sediment must be removed from sediment barriers, ponds, and other sediment controls when design capacity had been reduced by 33%. All EP&SC devices are to remain in place until the site has been stabilized and a good stand of grasshas been established.
5. Erosion prevention and sediment control [EP&SC] devices shall be maintained throughout the construction period; generally considered to be through the completion of restoration. A copy of the EP&SC plan, an inspection checklist, and a Stormwater permit (if applicable) for the project must be at the project site at all times. The inspection checklist shall have a record of dates EP&SC devices are inspected and any corrective action taken or major observations.
6. Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
7. This site shall contain a temporary stone construction entrance that conforms to the City of Franklin's Stormwater Ordinance and Best Mangement Practice Manual within 24 hours of grading commencement or the permit will be revoked. The stone shall be 3" in diameter and shall be kept clean by adding stone as needed. It shall be at least 6 inches deep and underlain with filter fabric and 20 feet wide.
8. Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
9. Building and waste materials, and non-stormwater discharges, such as concrete, paint washwater or machinery leakage or spillage must be managed to prevent then from entering the stormwater system, ground water ar nearby water body.
10. A qualified person who has taken the approved erosion and sedimentation course must inspect all BMP's.
11. EP&SC and stormwater controls shall be installed and maintained according to Franklin's BMP Manual. It is on the web at: http://www.franklingov.com/engineering/STORMWATER/index.htm
12. Stormwater detention and sedimentat ion ponds must be installed at the beginning of the project.
13. You must fill out and receive an approved Stormwater Management Permit before you can receive a Grading Permit.
14. A Long Term Maintenance Plan for stormwater infrastructure and a notarized and recorded Inspection and Maintenance Agreement of Private Stormwater management Facilities are required to receive a Stormwater Management Permit.

EROSION CONTROL & GRADING NOTE

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.

3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH CITY OF FRANKLIN, TN STANDARDS.

4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8) THE CONTRACTOR SHALL NOTIFY THE THE CITY OF FRANKLIN ENGINEERING DEPARTMENT, THREE DAYS PRIOR TO BEGINNING THE WORK.

9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

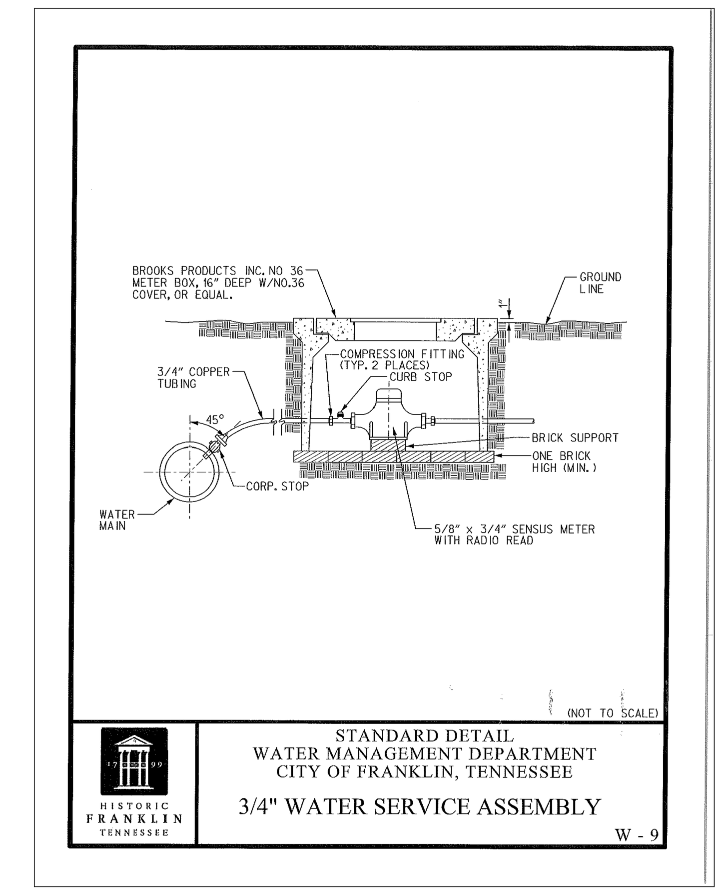
11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

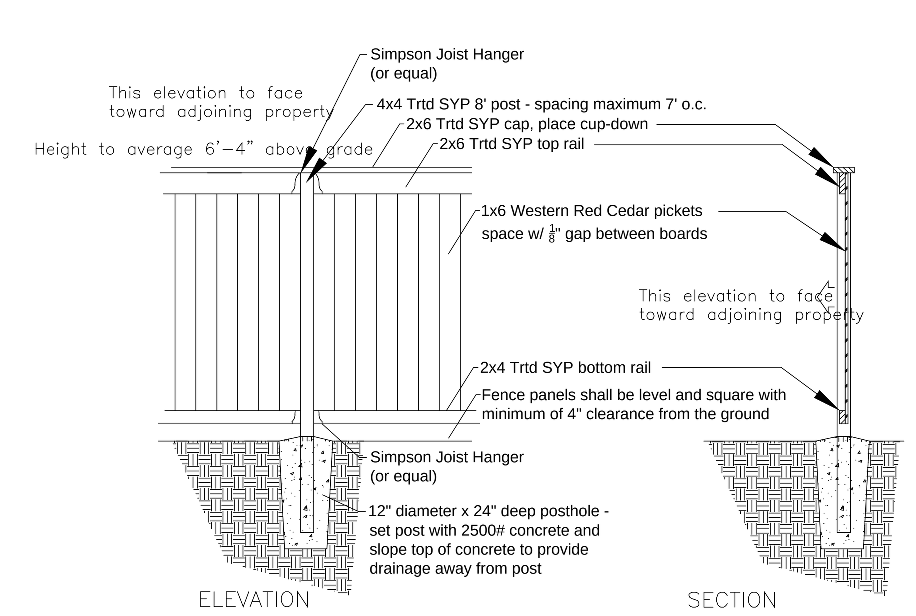
12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY THE CITY OF FRANKLIN. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

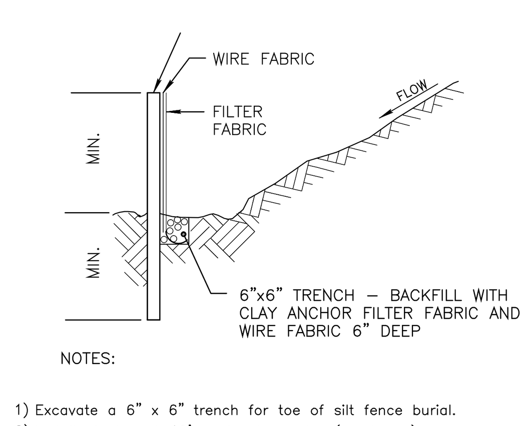
15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS. LOCATION TO BE COORDINATED WITH THE CITY INSPECTOR..





WOOD PRIVACY FENCE DETAIL

Not To Scale



NOTES:

1) Excavate a 6" x 6" trench for toe of silt fence burial.
2) Install steel post 10' center to center (maximum). Drive post into the ground at least 2' deep.
3) Securely attach the metal fence to the steel post.
4) Use hog rings (or equivalent) to secure the silt fence to the metal fence.
5) Bury the toe of the silt fence with the previously excavated material and tamp in place to secure the toe of the fence.
6) Inspect the installation on a regular basis and make repairs as needed.

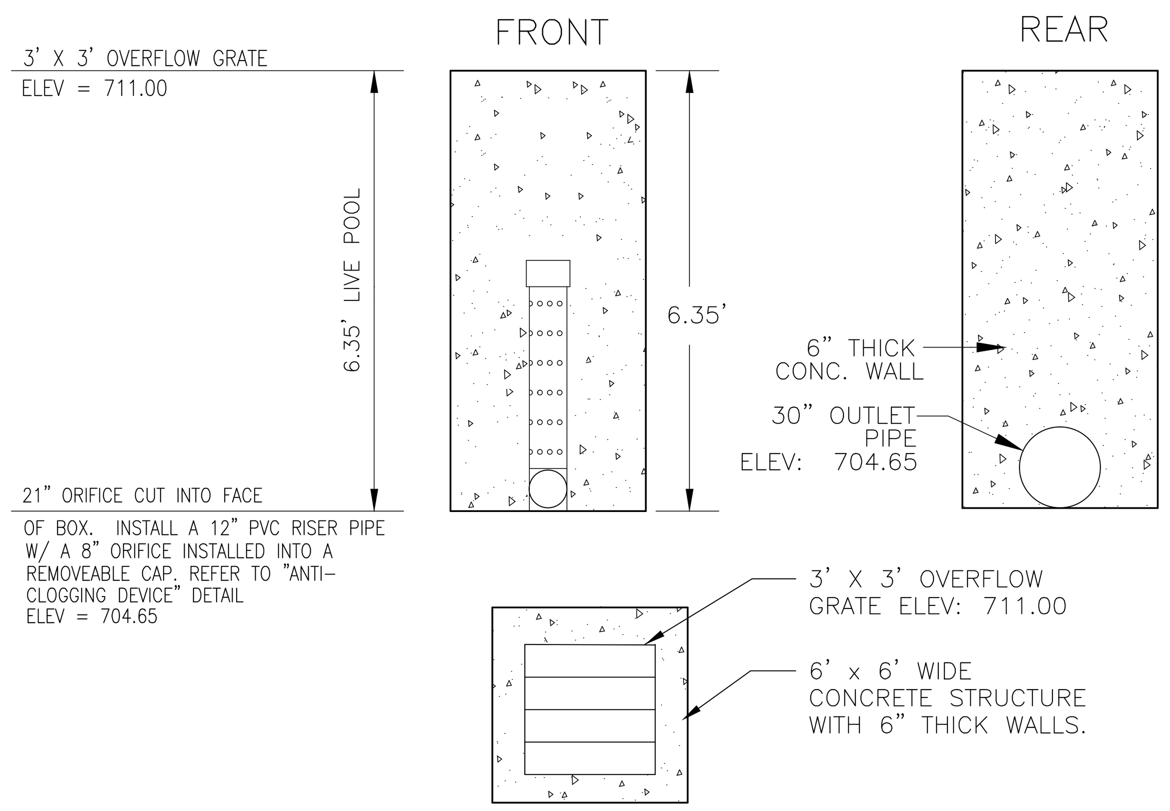
Reference Franklin detail SD-21 for correct installation of silt fence.

PERIMETER SILTATION CONTROL SHALL BE INSTALLED PER CITY DETAIL SD-21.

SILTATION CONTROL FENCE

NOT TO SCALE

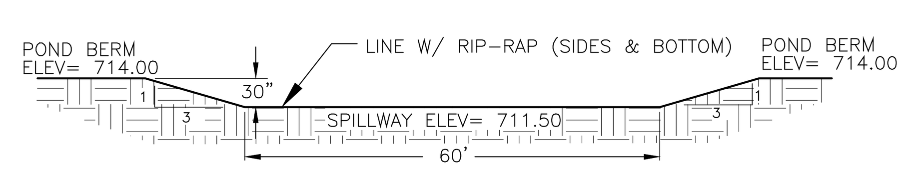
NOT TO SCALE



OF BOX. INSTALL A 12" PVC RISER PIPE W/ A 8" ORIFICE INSTALLED INTO A REMOVEABLE CAP. REFER TO "ANTI-CLOGGING DEVICE" DETAIL
ELEV = 704.65

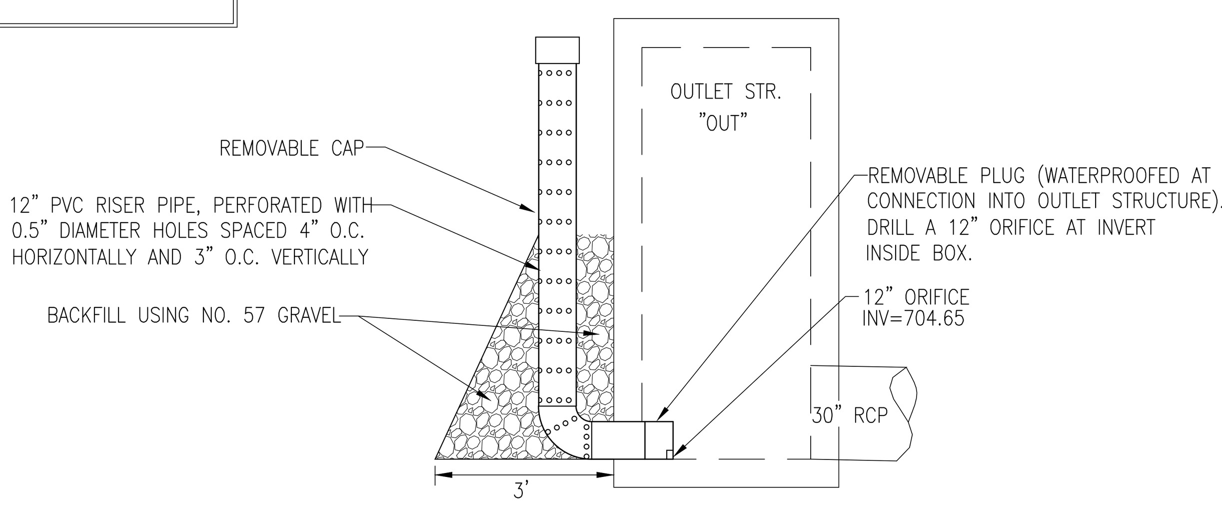
OUTLET STRUCTURE 'A'
N.T.S.

Pond 'A'
Outlet Structure Details



DRY POND OVERFLOW WEIR

FOR DRY POND 'A'



1. INSPECT TWICE WEEKLY DURING CONSTRUCTION.
2. REPAIR WHEREVER GRAVEL IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE GRAVEL BACKFILL AND REPLACE GRAVEL & FABRIC

ANTI-CLOGGING DEVICE

FOR OUTLET STRUCTURE 'A'

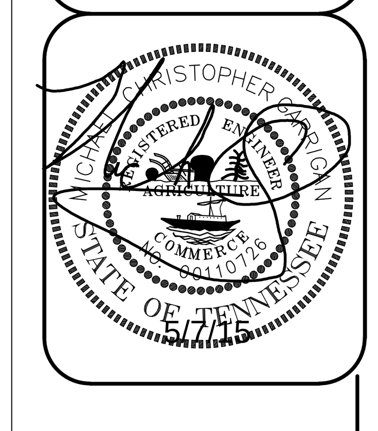
PERMITS:

COF# #

Drawing Date: February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04



UTILITY LOCATION NOTE: Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

Details

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

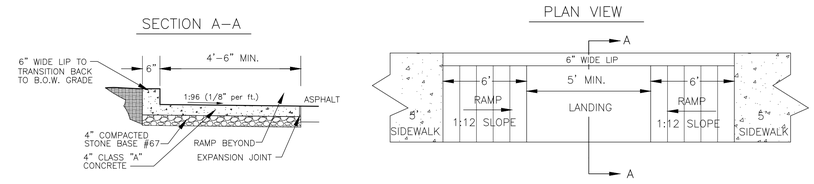
D&A Project #12017
Township PUD
City of Franklin Project #5841

C6.0

Sheet 9 of 20

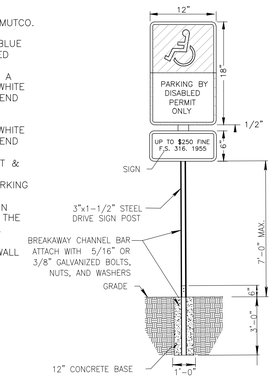
Stormwater Erosion Prevention and Sediment Control Requirements:

• Erosion and sediment control measures shall be designed to control the rainfall and runoff from a 2 year, 24 hour storm, as a minimum.
• Erosion prevention and sediment controls must be inspected once a week and 24 hours before a rain event after a 25 inch rain event and documented on the inspection site checklist.
• Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
• Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading. This is a cover crop with at least 75% coverage.
• During non-germinating periods, mulch must be applied at the specified rates.
Temporary Stabilization & Permanent Stabilization
• Straw mulch must be applied at 3.0 tons per acre.
• Straw mulch with mulch control netting or erosion control blankets must be installed on all slopes 3:1 and steeper.”
• Straw mulch shall be applied in long strands, not chopped or finely broken.
• Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter. Stockpiles which have not been used for 14 calendar days shall be stabilized through the application of sod, seed and anchored straw mulch, or other approved stabilization measures.
• Off-site spoil or borrow areas must have approved sediment control plans.
• A 25 foot undisturbed streamside buffer zone will be left from top of bank on both sides for the entire length of streams that TDEC determines to be a perennial or intermittent stream. The streamside buffer shall be fenced off where there is no encroachment. Buffer means a vegetated area, including trees and shrubs that exists or is established to protect a stream system, lake, or reservoir area. This buffer also applies to other sensitive areas such as springs, wetlands and sinkholes. TDEC requires a 60 foot construction buffer on some streams.
• An orange construction fence is required to designate the buffer area before clearing or tree removal has begun.
• This streamside buffer will be left in undisturbed or enhanced (when required by the city) and will be part of open space and recognized on covenants with restrictions of how it is to be maintained by homeowner association or nonresidential property owner. If more than regular maintenance is ever needed, i.e. removal of small brush or trees that have fallen, a landscape plan and a tree cutting permit is required.
• All sediment basins, trap embankments, swales, perimeter dikes, and permanent slopes steeper or equal to 3:1 shall be stabilized with sod, seed and anchored straw mulch or other approved stabilization measures, within seven (7) calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.
• Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution.
• Construct and stabilize Sediment Pond and conveyances first. Stabilize means:
a.) a uniform (e. g., evenly distributed, without large bare areas) perennial vegetative cover with a density of a minimum of 75 percent of the native background vegetative cover for the area established on all unpaved areas and areas not covered by permanent structures, or
b.) equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextile) have been employed with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements.
• If there is a gravel envelope in front of the outlet orifice, it will be removed as soon as the site is stabilized and before bonds are released.
• Include a forebay in any detention pond to facilitate easier maintenance.
• With earthen walls, place an antiseep collar (or collars) around the outlet pipe.
Sediment Fence
Sediment fences or other sediment barriers, has been installed properly along topographical contours downslope of the area to be disturbed prior to any grading, clearing and/or any other construction activity.
Sediment Fences:
Use principally in areas where sheet flow occurs.
Install along a level contour, so water does not pond more than 1.5 feet (0.5 m) at any point;
The maximum slope perpendicular to the fence line should be 1:1. No more than 0.25 acre (0.1 ha) per 100 ft. (31.4 m), or 0.5 cfs (1.4 x 10-2 m3/s) of concentrated flow
should drain to any point along the silt fence.
Turn ends of fence uphill to prevent scour from wash around. Intermittently, turn fence uphill.
Provide area behind the fence for runoff to pond and sediment to settle (Approx. 1200 sq. ft. (111.5 m2) per acre (0.4 ha) draining to the silt fence).
Select filter fabric that retains 85% of the soil, by weight, based on sieve analysis, but is not finer than an equivalent opening size of 70.
• Straw/Hay Bales (ARE NOT RECOMMENDED) Silt fences, sand bag barriers, and rock filters (especially continuous berms) are preferred over straw/hay bales because sediment removal efficiencies, durability, and maintenance requirements are far less desirable in straw/hay bales.
• Inlet Protection: Where applicable, inlet protections for nearby storm sewer curb and drop inlets have been installed.
• Identify Storm drain Protection: Where applicable, protections for nearby storm sewer curb and drop inlets have been installed.
Sand bag barrier: Used to create a small sediment trap upstream of inlets on sloped, paved streets.
Excavated Drop Inlet Sediment Trap: An excavated area around the inlet to trap.
Gutterbuddy type protection: Used to create a small water ponding area to settle sediment out before water enters storm drain.
(excerpt from Franklin Best Management Practice Manual)
Sediment Fences:
Use principally in areas where sheet flow occurs.
-Install along a level contour, so water does not pond more than 1.5 feet (0.5 m) at any
point.
-The maximum slope perpendicular to the fence line should be 1:1.
-No more than 0.25 acre (0.1 ha) per 100 ft. (31.4 m), or 0.5 cfs (1.4 x 10-2 m3/s) of concentrated flow should drain to any point along the silt fence.
-Turn ends of fence uphill to prevent scour from wash around.
-Provide area behind the fence for runoff to pond and sediment to settle (Approx. 1200 sq. ft. (111.5 m2) per acre (0.4 ha) draining to the silt fence).
-Select filter fabric that retains 85% of the soil, by weight, based on sieve analysis, but is not finer than an equivalent opening size of 70.
• Sediment must be removed from sediment barriers, ponds and other sediment controls when design capacity had been reduced by 33%. All EP&SC devices are to remain in
place until the site has been stabilized and a good stand of grass has been established.
• When a sediment fence’s capacity has been reduced 33%, it shall be replaced.
• Erosions prevention and sediment control devices, EP&SC, shall be maintained throughout the construction period; generally considered to be through the completion of
restoration. A copy of your EP&SC plan along with an inspection checklist and Stormwater Permit, if applicable, must be at the project site at all times. The inspection checklist shall have a record of dates EP&SC devices are inspected and any correction action taken or major observations.
• Excavated topsoil to be reused must be stockpiled and encircled with silt fencing.
• Construction Entrance: This site shall contain a temporary stone construction entrance that conforms to the City of Franklin’s Stormwater Ordinance and Best Management Practice Manual. It must be installed within 24 hours of grading or the permit will be revoked. The use of filter cloth beneath construction entrance is required. Stones should be 3 inch crushed, washed, and well graded rock to at least a 6-inch (15.2) deep and shall be kept clean by adding stone as needed. It shall be 20 feet wide. See detail TCP-03 for specific construction entrance details. See http://www.franklin-gov.com/engineering/STORMWATER/bmp/tcp/tcp-03.pdf
• A qualified person who has taken an approved erosion and sedimentation course must inspect BMPs.
• Where applicable, inlet protections for nearby storm sewer curb and drop inlets have been installed.
• Where applicable, existing vegetation and Buffer will be maintained and temporary cover crops will be used.
• Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
• Building and waste materials, and non-storm water discharges, such as concrete, paint washwater, or machinery leakage or spillage must be managed to prevent them from entering the stormwater system, ground water or nearby water body.
• EP&SC and stormwater controls shall be installed and maintained according to Franklin’s BMP Manual. You can find a copy of it at: http://www.franklingov.com/engineering/STORMWATER/index.htm
• Stormwater detention/retention and sediment ponds will be installed at the beginning of the project.
• Large construction sites shall be built in phases.
• Stormwater detention/retention and sediment ponds will be installed at the beginning of the project. Dewatering: Sediment trap/basin dewatering for cleanout or repair may only be done
with the City of Franklin inspector’s permission. The inspector must approve the dewatering method for each application. The following methods may be considered:
A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of
deposited sediments; or
B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or
C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. nonwoven fabric), or approved equivalent, located in an undisturbed buffer area.
D. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag or equivalent sediment removal facility, over undisturbed
vegetated areas.
• Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the Sediment Control Inspector and approved before
implementing changes. Major changes will require a plan revision.
• The Permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited
onto public thoroughfare(s) shall be removed immediately.
• Obtaining of any permits is the responsibility of the stormwater management permit holder or developer.
• Permittees shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES
• Check outlet regularly for clogging and remove any debris.
• Check banks and bottom surface of basin for erosion and correct as necessary.
• Check at least annually and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and
areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
• This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers
• Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed.
• The outlet structure filter shall be checked regularly for clogging and shall be cleaned and repaired as necessary.
• Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable. Sediment may be permitted to accumulate deeper than 6 inches if there is
a permanent marker indicating depth where sediment needs to be removed, and that mark has not been met.
• Some sediment may contain contaminants or which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is
any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The
TDEC Division of Water Pollution Control should be contacted at (615) 532-0625.
Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, fueling cents or
automotive maintenance areas, large parking areas, ir other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
Some sediment collected my be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any
way that will promote or allow re-suspension in storm runoff.

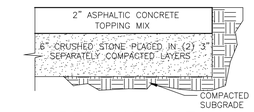


PARALLEL CURB RAMP
NOT TO SCALE

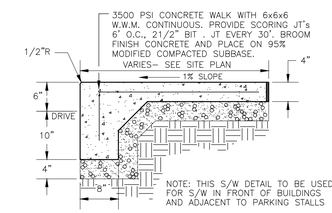
NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCO.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
CONTRACTOR SHALL VERIFY THE AMOUNT & ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN MAY BE MOUNTED ON BUILDING/WALL AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



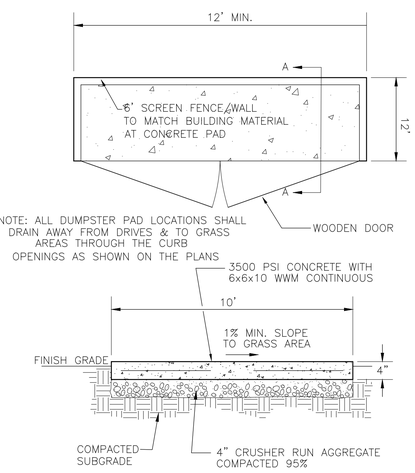
HANDICAP SIGNAGE
NOT TO SCALE



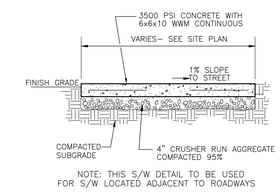
REGULAR–DUTY PAVEMENT DETAIL



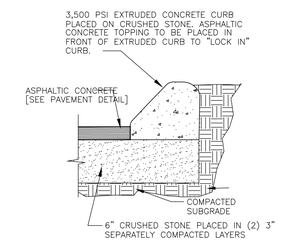
"TURN–DOWN" SIDEWALK DETAIL



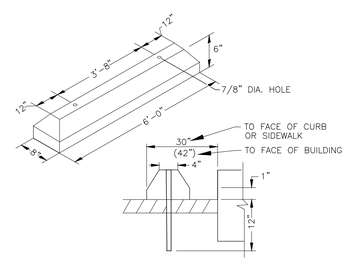
CONCRETE PAD W/ENCLOSURE



"FLUSH" SIDEWALK DETAIL



1' EXTRUDED CURB



WHEEL STOP DETAIL

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

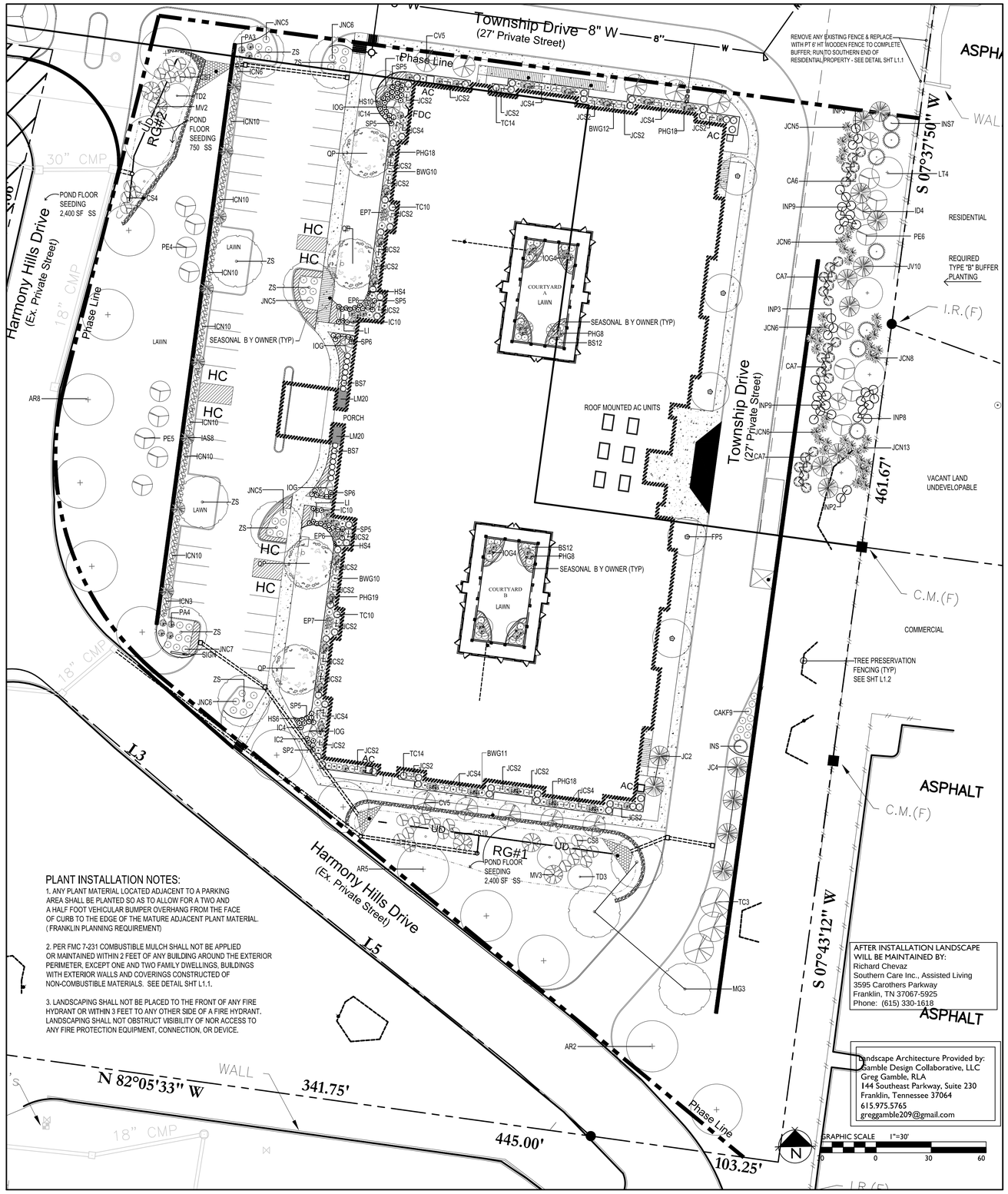
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Details

D&A Project #12017
Township PUD
City of Franklin Project #5841

C6.1

Sheet 10 of 20



STREAM BUFFER NOTE:

THE DEVELOPER IS PRESERVING THE STREAM BUFFER AT THE WESTERN EDGE OF DEVELOPMENT. SHOULD A SITE INSPECTION REVEAL THAT ADDITIONAL LANDSCAPE MATERIAL IS REQUIRED TO STABILIZE OR RE-VEGETATE THIS AREA DURING DEVELOPMENT, THE DEVELOPER WILL FURNISH SUCH MATERIAL.

THE COF LANDSCAPE ARCHITECT AND STORM WATER COORDINATOR WILL VISIT THE SITE AS NEEDED AND ADVISE DEVELOPER/DESIGNERS OF REQUIRED IMPROVEMENTS.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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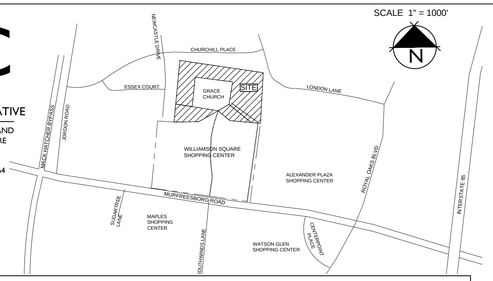


LANDSCAPE PLAN LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
15	AR	ACER RUBRUM	'RED SUNSET' MAPLE	2" CAL, B/B	10-12' HT.	DECIDUOUS	50' ON CENTER	
5	FP	FRAXINUS PENNSYLVANICA	GREEN ASH 'MARSHAL SEEDLESS'	2" CAL, B/B	10-12' HT.	DECIDUOUS	AS SHOWN	
3	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	10-12' HT.	EVERGREEN	AS SHOWN	
9	PE	PINUS ECHINATA	SHORTLEAF PINE	2" CAL, B/B	10-12' HT.	EVERGREEN	AS SHOWN	
4	QP	QUERCUS PALUSTRIS	SOUTHERN RED OAK	2" CAL, B/B	10-12' HT.	DECIDUOUS	AS SHOWN	
3	TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	2" CAL, B/B	10-12' HT.	EVERGREEN	AS SHOWN	
5	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	8-10' HT.	DECIDUOUS	AS SHOWN	
8	ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	'VILLAGE GREEN' JAPANESE ZELKOVA	2" CAL, B/B	10-12' HT.	DECIDUOUS	AS SHOWN	
52								
UNDERSTORY TREES								
10	CV	CRATAEGUS VIRIDIS	'WINTER KING' HAWTHORNE	1.5" CAL, B/B	8-10' HT.	DECIDUOUS	AS SHOWN	
8	IOG	ILEX X OPACA 'GREENLEAF'	'GREENLEAF' AMERICAN HOLLY	1.5" CAL, B/B	6-8' HT.	EVERGREEN	AS SHOWN	
8	IAS	ILEX ATTENUATA 'SAVANNAH'	'SAVANNAH' HOLLY	1.5" CAL, B/B	6-8' HT.	EVERGREEN	AS SHOWN	
6	JC	JUNIPERUS CHINENSIS 'CANNAERTII'	'CANNAERTII' JUNIPER	1.5" CAL, B/B	8-10' HT.	EVERGREEN	AS SHOWN	
2	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE TREE FORM- WHITE	2" CAL, B/B	8-10' HT.	DECIDUOUS	AS SHOWN	
5	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA- MULTI-TRUNK	2" CAL, B/B	8-10 HT.	SEMI-EVERGR	AS SHOWN	
39 = 7-2" AND 32-1.5"								
SHRUBS								
38	BS	BUXUS SEMPERVIRENS	COMMON BOXWOOD	18" HT.	18" HT.	EVERGREEN	AS SHOWN	
41	BWG	BUXUS MICROPHYLLA 'WINTER GEM'	'WINTER GEM' BOXWOOD	24" HT.	24" HT.	EVERGREEN	AS SHOWN	
29	CS	CORNUS SERICEA	REDOSIER DOGWOOD	18" HT.	18" HT.	DECIDUOUS	5' O.C.	
79	ICN	ILEX CORNUTA 'NEEDLEPOINT'	'NEEDLEPOINT' HOLLY	30" HT.	30" HT.	EVERGREEN	3' ON CENTER	
40	IC	ILEX CRENATA 'SOFT TOUCH'	'SOFT TOUCH' HOLLY	18" HT.	18" HT	EVERGREEN	2.5' ON CENTER	
34	JNC	JUNIPERUS CHINENSIS 'NICK'S COMPACT'	'NICK'S COMPACT' JUNIPER	18" HT.	18" HT.	EVERGREEN	5' ON CENTER	
72	JCS	JUNIPERUS CHINENSIS 'SARGENTI'	'SARGENT' JUNIPER	18" HT.	18" HT.	EVERGREEN	4' ON CENTER	
39	SP	SPIREA JAP. 'SHIBORI'	'SHIBORI' SPIREA	18" HT.	18" HT	DECIDUOUS	2.5' ON CENTER	
48	TC	TAXUS CAPITATA	PYRAMIDAL YEW	8/B	3' HT.	EVERGREEN	AS SHOWN	
420								
GRASSES & PERENNIALS								
9	CAKF	CALAMAGROSTIS ARUNDINACEA	'KARL FOERSTER' GRASS	GAL	4' HT.	4' ON CENTER		
26	EP	ECHINEA PURUREA	PURPLE CONEFLOWER	GAL	24" HT.	AS SHOWN		
24	HS	HEMEROCALLIS SPECIES	DAYLILY (REBLOOMER)	GAL	30" HT	2' ON CENTER		
40	LM	LIRIOPE MUSCARI	GREEN LIRIOPE	PINT	15" HT.	1.5' ON CENTER		
7	PA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	GAL	24" HT	5-6' ON CENTER		
89	PHG	PENNISTEUM A. 'HAMELN'	'HAMELN GRASS	GAL	24" HT.	AS SHOWN		
BY SF	SS	SCHIZACGYRIUM SCOPARIUM	LITTLE BLUESTEM	SEED	24" HT	AS NOTED		

BUFFER LANDSCAPE LIST - TYPE "B"

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
10	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	
4	LT	ACER RUBRUM 'OCTOBER GLORY	OCTOBER GLORY' MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
6	PE	PINUS ECHINATA	SHORTLEAF	2" CAL, B/B	10-12'	EVERGREEN	AS SHOWN	FULL TO GROUND
20								
UNDERSTORY TREES								
7	INS	ILEX x NELLIE R STEVENS	NELLIE R STEVENS HOLLY	1.5" CAL, B/B	6'-8'	EVERGREEN	AS SHOWN	FULL TO GROUND
4	ID	ILEX DECIDUA	DECIDUOUS HOLLY	1.5" CAL, B/B	6'-8'	DECIDUOUS	AS SHOWN	
11								
SHRUBS								
27	CA	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	5 GAL	24" HT	DECIDUOUS	5' O.C.	
34	INP	ILEX CORNUTA X 'NEEDLEPOINT'	'NEEDLEPOINT' HOLLY	5 GAL	24" HT	EVERGREEN	5' O.C.	
44	JNC	JUNIPERUS CHINENSIS 'NICKS COMPACT'	'NICKS COMPACT' JUNIPER	5 GAL	24" HT	EVERGREEN	5' O.C.	
105								

LANDSCAPE REQUIREMENTS: (ACI)

TOTAL ACI AREA: 2.3 AC
TOTAL FORESTED AREA IN OPEN SPACE: 0.4 AC
TOTAL NON FORESTED OPEN SPACE: 0.0 AC
82 ACI x 1.9 AC = 156 CANOPY ACI REQUIRED
21 ACI x 1.9 AC = 40 UNDERSTORY ACI REQUIRED
96 ACI x 1.9 AC = 182 SHRUBS REQUIRED

	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	REQUIRED	PROPOSED	CALIPER INCHES
3" CAL. CANOPY TREES :				-0-
2" CAL. CANOPY TREES :			52	104
2" CAL. UNDERSTORY TREES:		27	7	14
1.5" CAL. UNDERSTORY TREES:			32	48
AGGEGATE CALIPER INCHES PROVIDED:				166
AGGREGATE CALIPER INCHES REQUIRED:				156
MINIMUM 18" HEIGHT SHRUBS (96 PER AC)		182	420	

INCOMPATIBLE USE BUFFER

Developing Use:	MECO-9
Existing Adjacent Use/Zoning:	RESIDENTIAL
Site Acreage	4.6
Buffer Class:	B
Buffer Width:	56.25' (w/Fence)
Buffer Length:	240'
Minimum Trees Required:	31
Trees Provided (Buffer):	31
Minimum Shrubs Required:	105
Shrubs Provided (Buffer):	105
Percent of Canopy Trees in Buffer (40% Minimum):	65%
Percent of Evergreen Trees in Buffer (50% Minimum):	74%
Percent of Evergreen Shrubs in Buffer (75% Minimum):	74%
Percent of each Plant Genus in Buffer (40% Maximum):	20% Callicarpa 40% Juniperus 33% Ilex 3% Liriodendron 4% Pinus

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:
☐ Rooftop
☒ Ground

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose
☒ Foundation Planting	Along Primary Facade
☒ Perimeter Planting Strip	Screen Vehicle Use Areas and to Create "Modules"
☒ Utility Box Screen from view	Screen Utility Boxes and Meters from View
☒ HVAC Screen	Screen HVAC from View
☒ Dumpster Screen	Screen Dumpster from View
☒ Loading/Service Area	Buffer the Street or Residential Property
☒ Incompatible Use Buffer	Buffer the adjacent less intensive use

OPEN SPACE AREAS

#	FORMAL TYPE	SQ/FT	ACREAGE
1	POCKET PARK	22,420 SF	0.51
2	POCKET PARK	12,470	0.29
3	POCKET PARK	4,586	0.11
	TOTAL:	39,476 SF	0.91 AC

OPEN SPACE PROVISION

TOTAL SITE AREA:	753,204 SF	17.29 AC	
TOTAL REQUIRED OPEN SPACE:	37,660 SF	0.86 AC	5%
FORMAL REQUIRED:	37,660 SF	0.86 AC	5%
FORMAL PROVIDED:	39,476 SF	0.91 AC	

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:
Richard Chevaz
Southern Care Inc., Assisted Living
3595 Carothers Parkway
Franklin, TN 37067-5925
Phone: (615) 330-1618

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

PLANT INSTALLATION NOTES:

1. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL. (FRANKLIN PLANNING REQUIREMENT)

2. PER FMC 7-231 COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN 2 FEET OF ANY BUILDING AROUND THE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS. BUILDINGS WITH EXTERIOR WALLS AND COVERINGS CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. SEE DETAIL SHT L1.1.

3. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT. LANDSCAPING SHALL NOT OBSTRUCT VISIBILITY OF NOR ACCESS TO ANY FIRE PROTECTION EQUIPMENT, CONNECTION, OR DEVICE.

DEVIATION FROM PLAN

ATTENTION OWNER INSTALLER:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCIING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO REQUIREMENTS. THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE / MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER(S): SOUTHERN CARE	RICHARD CHEVAZ 615-330-1618
LANDSCAPE ARCHITECT:	GREG GAMBLE, 615-795-5765
FRANKLIN PLANNING DEPARTMENT:	615-791-3212

Landscape Plan

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

PERMITS:
COF# #

Drawing Date:
January 2015

REVISIONS:
Rev 1 April 13, 2015
Rev 2 May 7, 2015

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

D&A Project #12017
Township PUD
City of Franklin Project #5841

L1.0

Sheet 11 of 20

CITY OF FRANKLIN LANDSCAPE NOTES:

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

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

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE 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. SEE FINAL CIVIL CONSTRUCTION PLANS FOR PLACEMENT AND DETAILS OF TREE PROTECTION FENCE.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

3. 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.

4. 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.

5. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

6. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

CLEARING OF EXOTIC / INVASIVE PLANT MATERIAL

1. REMOVAL OF EXOTIC / INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN THE PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT, NATIVE HORTICULTURIST AND CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.
2. ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PEST PLANTS LIST (DECEMBER 2009, 2ND EDITION) THAT ARE PRESENT WITHIN THE BUFFER MANAGEMENT ZONE, SHALL BE REMOVED.
3. ALL MATERIAL SHALL BE HAND-CLEAR AND CUT TO GROUND TO LIMIT DISTURBANCE TO SOILS. NO ROOT REMOVAL SHALL BE PERMITTED.
4. UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING GLYPHOSATE PER PACKAGE DIRECTIONS.
5. REMOVE LOOSE AND DEAD DEBRIS.
6. EXCLUDE AREAS OF ROCK OUT-CROPINGS.
7. PLANTED TREES AND SHRUBS MAY BE FIELD ADJUSTED BY LANDSCAPE ARCHITECT FOR EVEN COVERAGE WHERE NECESSARY.

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 UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

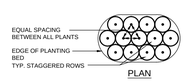
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

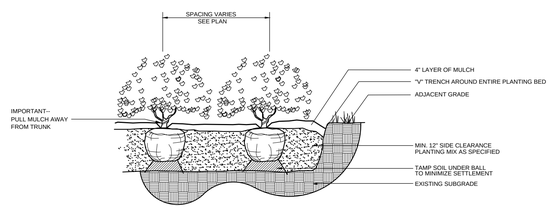
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

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

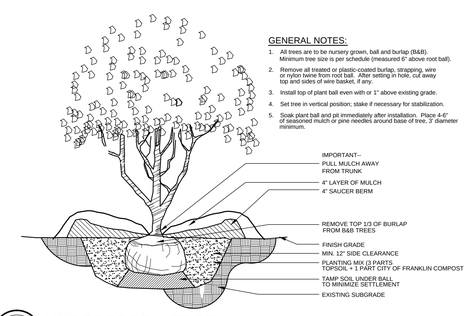
11. AREAS WITHIN THE STREAM SIDE BUFFER SHALL BE HYDRO-MULCHED PER PLAN SPECIFICATIONS. NO ADDITIONAL MULCH OR SOD ARE REQUIRED IN THESE PLANS.



GENERAL NOTES:
1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



1 / L1.1 SHRUB PLANTING — DETAIL # — PLAN/ SECTION — NTS



GENERAL NOTES:
1. All trees are to be nursery grown, ball and burlap (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position; stake if necessary for stabilization.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

2 / L1.1 UNDERSTORY TREE — DETAIL # — SECTION — NTS

TREE PROTECTION GENERAL 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.

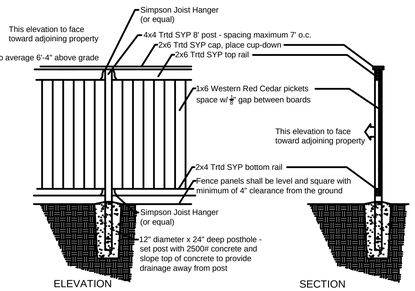
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accomadate underground services, footins, 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.

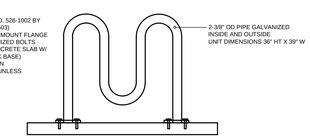
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

6. There shall be no clearing, grading, construction, storage, or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer.

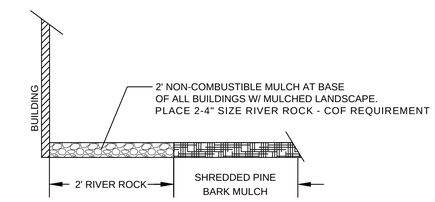


WOOD PRIVACY FENCE DETAIL
Not To Scale

GENERAL NOTES:
1. S BIKE WAVE RACK MODEL NO. 526-1002 BY THE PARK CATALOG (800-695-3503)
ITEM NO. 526-1002 W/ SURFACE MOUNT FLANGE
2. MOUNT WITH 3/4 X 4" GALVANIZED BOLTS
3. MOUNT RACK ON 4"X5X5 CONCRETE SLAB W/ WWM (OVER 6 INCH DEEP ROCK BASE)
4. SEE SITE PLAN FOR LOCATION
5. COLOR CHOICE DARK GRAY UNLESS OWNER SPECIFIES OTHERWISE

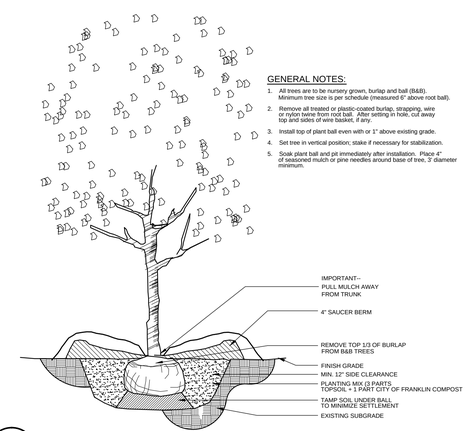


3 / L1.1 BIKE RACK — DETAIL # — PLAN / SECTION — NTS



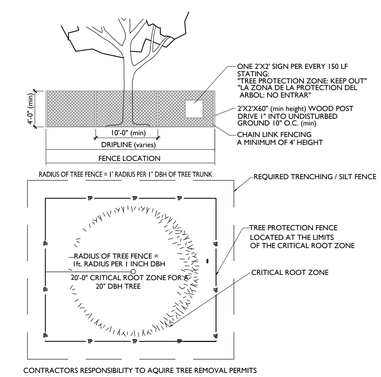
NOT APPLICIABLE WHERE SOD IS ADJACENT TO BUILDING.

1 / L1.1 BUILDING FOUNDATION MULCH — DETAIL # — SECTION — NTS



GENERAL NOTES:
1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position; stake if necessary for stabilization.
5. Soak plant ball and pit immediately after installation. Place 4" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

5 / L1.1 SINGLE TRUNK DECIDUOUS TREE — DETAIL # — SECTION — NTS



CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL
SEE ADDITIONAL NOTES TOP OF PAGE L2.1

Landscape Details

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

PERMITS:
COF # #

Drawing Date:
January 2015

REVISIONS:
Rev 1 April 13, 2015
Rev 2 May 7, 2015

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

GREGORY C. GAMBLE — LANDSCAPE ARCHITECT

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

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

L1.1

Sheet 12 of 20

TREE PRESERVATION PLAN

X SPECIMEN TREE REMOVED

EXISTING TREE CANOPY REMOVED

EXISTING TREE CANOPY

TREES 14" > RETAINED ON SITE

Tree No	Type	CI	Townhomes	Assisted Liv	Open Space
4	Locust	28	28		
7	Hackberry	20	20		
242	Hackberry	14		14	
244	Hackberry	14		14	
266	Hackberry	30		30	
269	Bodock	16		16	
319	Hackberry	18		18	
320	Hackberry	18		18	
321	Hackberry	18		18	
322	Hackberry	22		22	
328	Hackberry	24		24	
728	Locust	16		16	
1003	Locust	14	14		
1004	Locust	14	14		
1046	Locust	16	16		
1095	Locust	16			16
1137	Locust	14			14
1139	Locust	22			22
1165	Locust	20			20
1166	Locust	20			20
1169	Locust	20			20
1170	Locust	20			20
1183	Locust	16			16
1188	Locust	14			14
1189	Locust	20			20
1190	Locust	14			14
1191	Locust	18			18
1192	Locust	16			16
1216	Locust	14			
1319	Willow	14			14
1361	Cottonwood	22			22
1363	Willow	16			16
1368	Willow	15			15
1375	Locust	14			14
1376	Locust	14			14
1381	Locust	16			16
1383	Maple	16			16
1433	Locust	15	15		
1444	Locust	20	20		
1445	Locust	20	20		
1597	Hackberry	36			36
1598	Cherry	28			28
1599	Cherry	32			32
1600	Cherry	16			16
1601	Cherry	28			28
1606	Cherry	24			24
1608	Cherry	30			30
1609	Cherry	28			28
1610	Cherry	36			36
1631	Hackberry	24			24
1633	Hackberry	24			24
1639	Hackberry	18			18
1640	Hackberry	24			24
TOTAL		**1056**	**147**	**190**	**705**

Site Data:

Project Name: Township PUD
Address: 1020 Harmony Hills Drive
Franklin, TN 37203
Civil District: 9th
Map, Parcels: M 79G, Grp B, P 6.01-6.03-6.04

Owner: J.D. Eatherly
1720 West End Ave. #600
Nashville, Tennessee 37027
(615) 373-8850

Developers: J.D. Eatherly
1720 West End Ave. #600
Nashville, Tennessee 37027
(615) 373-8850

Richard Chevaz
3595 Carothers Pkway
Franklin, TN 37067
(615) 330-1618

Site Area: 17.291 acres
6.01- 1.215 Ac 6.03- 13.683 Ac 6.04- 2.393 Ac
Townhomes 12.69 Ac / 552,808.40 SF
Assisted Living 4.60 Ac / 200,387.56 SF

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

SPECIMEN TREE LIST

Number	Type	Size	Health	Status	CI Trees Removed	
					Townhome	Assist Liv
4	LOCUST	28"	GOOD			
37	OAK	26"	GOOD	REMOVED		26
40	OAK	24"	GOOD	REMOVED		24
49	HACKBERRY	30"	GOOD	REMOVED		30
54	OAK	30"	GOOD	REMOVED		30
73	OAK	36"	GOOD	REMOVED		36
88	HACKBERRY	26"	GOOD	REMOVED		26
137	HACKBERRY	32"	GOOD	REMOVED		32
158	OAK	30"	GOOD	REMOVED		30
209	HICKORY	30"	GOOD	REMOVED		30
213	OAK	32"	GOOD	REMOVED		32
262	HACKBERRY	28"	GOOD	REMOVED		28
266	HACKBERRY	30"	GOOD			
328	HACKBERRY	24"	GOOD	REMOVED		24
344	HACKBERRY	28"	GOOD	REMOVED		28
351	HACKBERRY	30"	GOOD	REMOVED		30
407	HACKBERRY	32"	GOOD	REMOVED		32
415	HACKBERRY	24"	GOOD	REMOVED		24
420	HACKBERRY	34"	GOOD	REMOVED		34
672	HACKBERRY	28"	GOOD	REMOVED		28
704	HACKBERRY	32"	GOOD	REMOVED		32
733	HACKBERRY	24"	GOOD	REMOVED	24	
953	OAK	24"	GOOD	REMOVED		24
1431	LOCUST	24"	GOOD	REMOVED	24	
1597	HACKBERRY	36"	GOOD	REMOVED	36	
1598	CHERRY	28"	GOOD	REMOVED	28	
1599	CHERRY	32"	GOOD	REMOVED	32	
1601	CHERRY	28"	GOOD			
1606	CHERRY	24"	GOOD			
1608	CHERRY	30"	GOOD			
1609	CHERRY	28"	GOOD			
1610	CHERRY	36"	GOOD			
1631	HACKBERRY	24"	GOOD			
1633	HACKBERRY	24"	GOOD			
1640	HACKBERRY	24"	GOOD			
				TOTAL	144	580

TOTAL NO. SPECIMEN TREES REMOVED: 212
TOTAL HEALTHY INCHES REMOVED: 724 INCHES (Townhomes 144 & Assisted Living 580)
REPLACEMENT REQUIRED: 1,448 INCHES
LESS 14" >TREES PRESERVED: -1,320
TOTAL TO BE REPLACED: 128 INCHES

128" REPLACED USING NEW TREES ON-SITE

REQUIRED TREE CANOPY PRESERVATION CHART

(WHOLE SITE REZONED TO SD-R)

TOTAL SITE AREA:	753,219 SF (17.29 AC)
EXISTING CANOPY AREA:	350,617 SF (8.05 AC) 47% OF SITE
SD-R REQUIRED PRESERVATION:	45%, 157,777 SF (3.62 AC)
PROVIDED PRESERVATION:	45%, 158,855 SF (3.65 AC)

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,085 SF	18,137 SF	121,948 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,272 SF	142,885 SF	12,387 SF
TA 4	39,990 SF	18,360 SF	21,630 SF
TOTAL SF	350,715 SF	191,860 SF	158,855 SF
TOTAL ACRES	8.05 AC	4.40 AC	3.65 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 350,715 SF
350,715 SF/753,219 SF = .47 (47%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
350,715 SF * 45% = 157,822 SF
PROVIDED CANOPY PRESERVED =
158,855 SF (45%) OF TOTAL EXISTING CANOPY

Tree Preservation Plan

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

PERMITS:

COF # #

Drawing Date:
January 2015

REVISIONS:
Rev 1 April 13, 2015
Rev 2 May 7, 2015

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

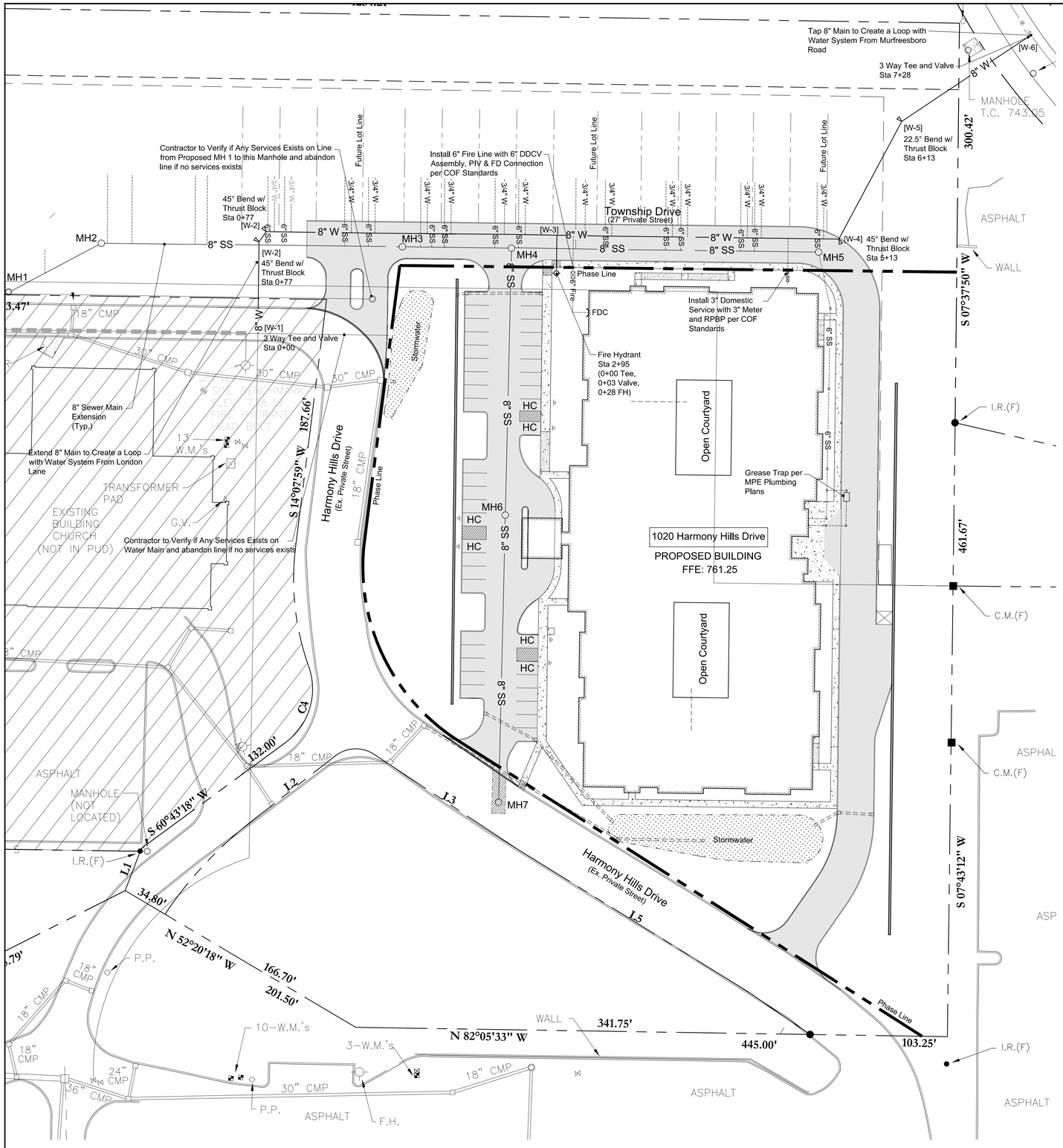
GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT
5775

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

L1.2

Sheet 13 of 20



Utility Plan Legend

- PROP. STORM CULVERT
- 8"—W— PROP. 8" WATER MAIN
- 8"—SA— PROP. 8" GRAVITY SEWER
- 10"–SA— PROP. 10" GRAVITY SEWER
- 8"—W— EX. 8" WATER MAIN (NORTH PL)
- 24"–W— EX. 24" WATER MAIN (DOWNS BLVD)
- 12"–RW— EX. 12" RECLAIMED WATER (DOWNS BLVD)
- 10"–SA— EX. 10" GRAVITY SEWER MAIN (NEW HOPE)
- OHE— EX. OVERHEAD ELECTRIC (DOWNS BLVD)
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- PROP. SEWER MANHOLE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX
- PROP. BLOW-OFF
- PROP. STREET LIGHT

N W E S

40 0 40 80 120

SCALE: 1" = 40'

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

UTILITY NOTE:

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OF TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

Sewer Manhole Table

LINE "A"			
	Top of Casting	Inv In	Inv Out
Manhole 1	730.64	724.94	724.74
Manhole 2	736.67	729.60	729.40
Manhole 3	746.92	739.90	739.70
Manhole 4	751.00	744.00	743.80
Manhole 5	757.63	——	750.60
Manhole 4	751.00	744.00	743.80
Manhole 6	760.38	747.70	747.50
Manhole 7	756.66	——	748.80

Utility Contact

CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: (615) 794-4554

Water Plan Legend

W-1	Connect to Existing Water Main at Blow Off Repair Pavement per ST-270 (3 Way Tee & Valve)	Sta 0+00
W-2	Install 2- 45° Bends	Sta 0+77
W-3	Install Hydrant	Sta 2+95 (0+00 Tee, 0+03 Valve, 0+28 FH)
W-4	Install 45° Bend	Sta 5+13
W-5	Install 22.5° Bend	Sta 6+13
W-6	Install 8"x8" 3 Way Tee and Valve Assembly	Sta 7+28 (London Lane)

PERMITS:

COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

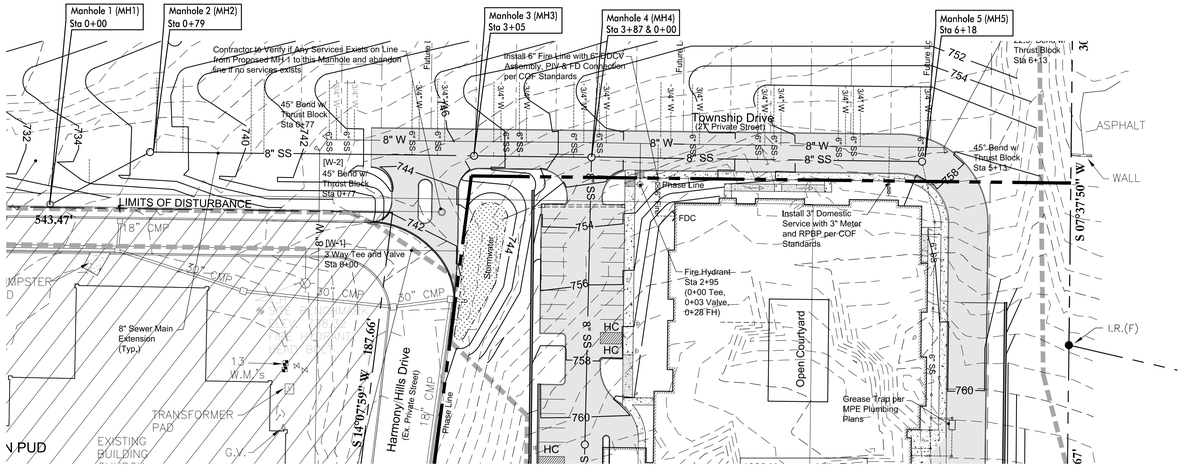
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

C7.0

Sheet 14 of 20

Phase 1 Water & Sewer Plan



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- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX
- PROP. BLOW-OFF
- PROP. STREET LIGHT

N
W E
S

50 0 50 100 150

SCALE: 1" = 50'

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

IMPERVIOUS AREA = 2.982 ACRES
(SECTION 1) = 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

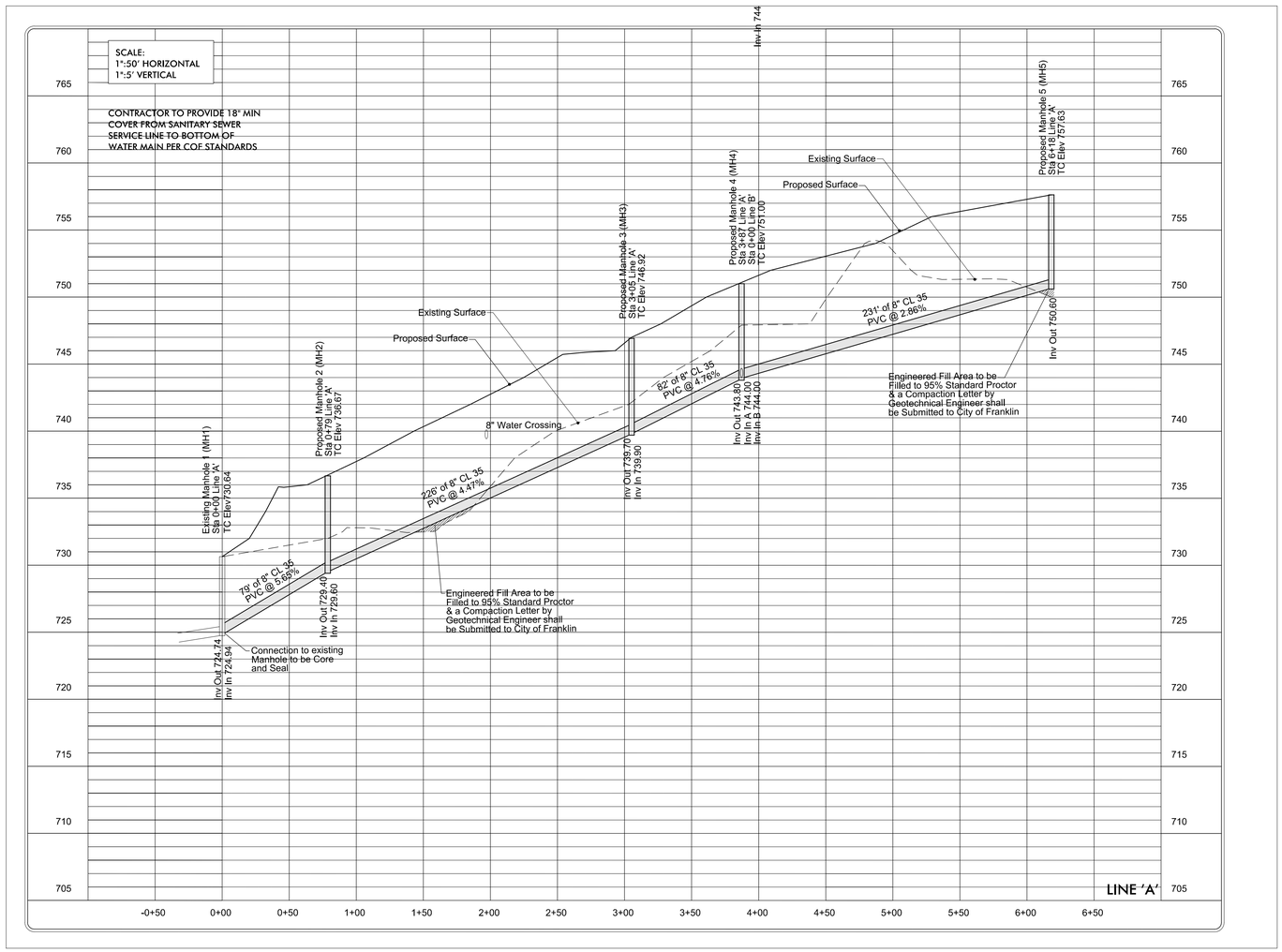
Utility Contact

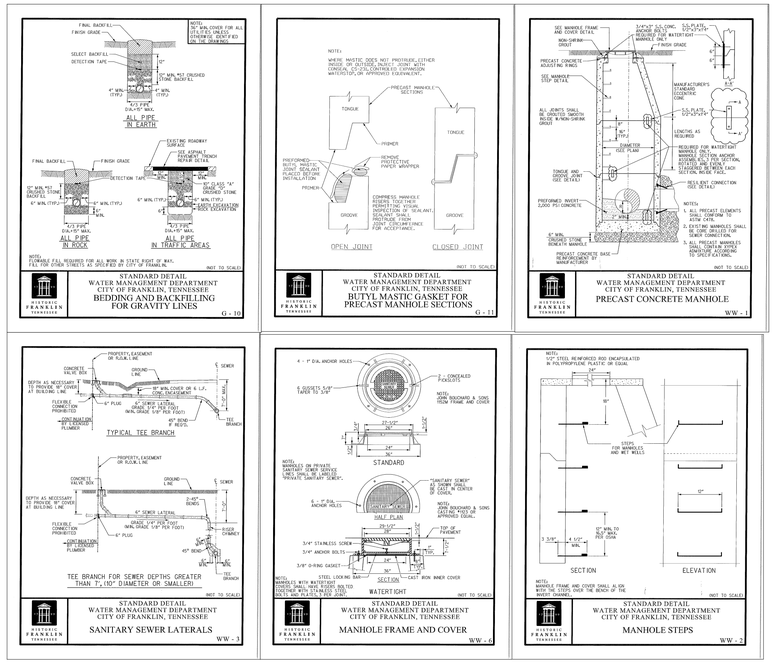
CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: (615) 794-4554

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15





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Manhole 4	751.00	744.00	743.80
Manhole 5	757.63	———	750.60

Sanitary Sewer Plan & Profile A

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

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Nashville, Tennessee 37204
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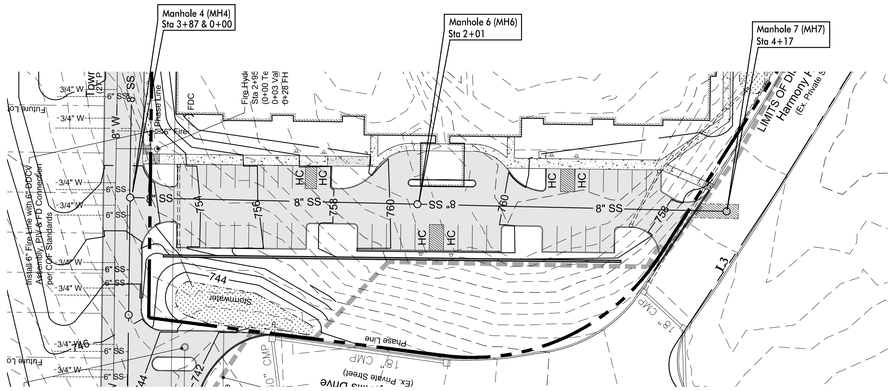
D&A Project #12017
Township PUD
City of Franklin Project #5841

C7.1

Sheet 15 of 20



Utility Plan Legend

- PROP. STORM CULVERT
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- PROP. 8" GRAVITY SEWER
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- PROP. BLOW-OFF
- PROP. STREET LIGHT

N
W E
S

50 0 50 100 150

SCALE: 1" = 50'

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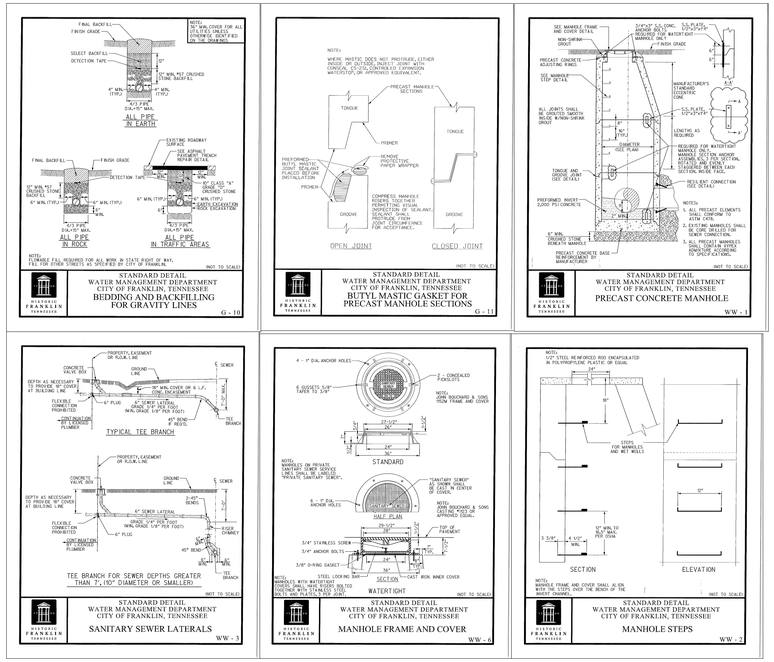
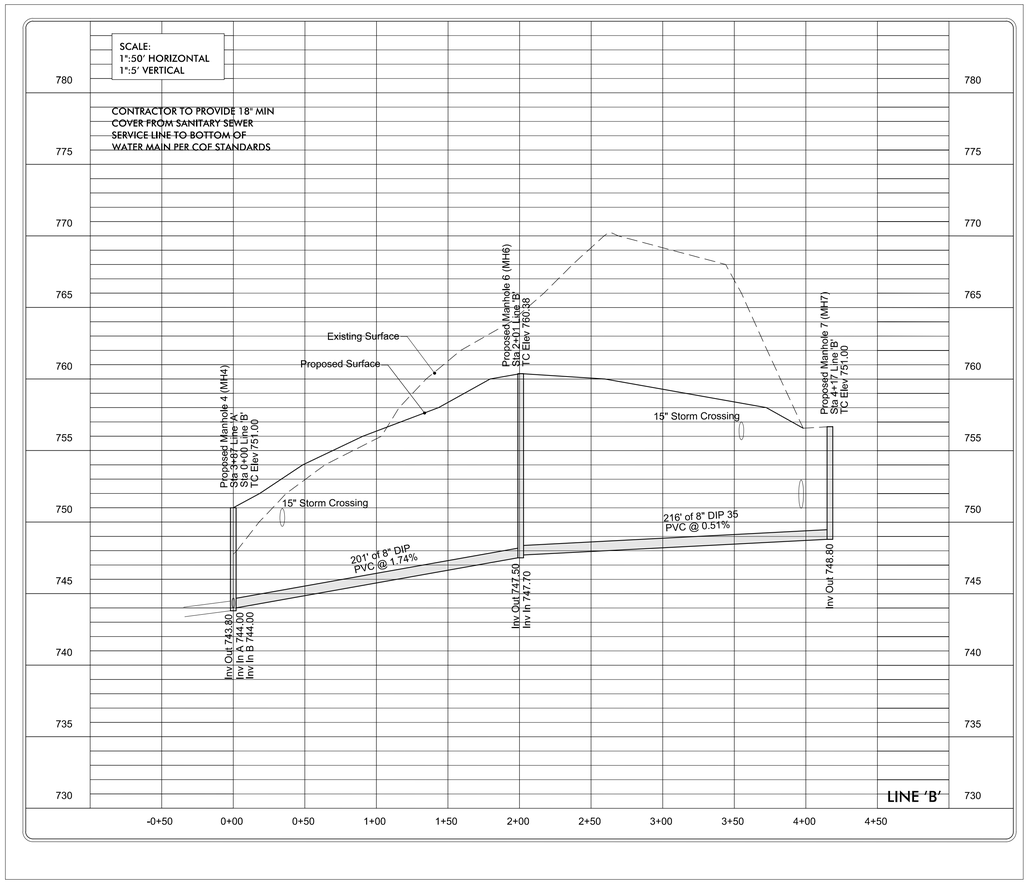
PHONE: (615) 794-4554





Sewer Manhole Table

Manhole 4	751.00	744.00	743.80
Manhole 6	760.38	747.70	747.50
Manhole 7	756.66	———	748.80

Sanitary Sewer Plan & Profile B

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
Franklin, Williamson County, Tennessee
Map 79 G, Parcels 6.01, 6.03, 6.04

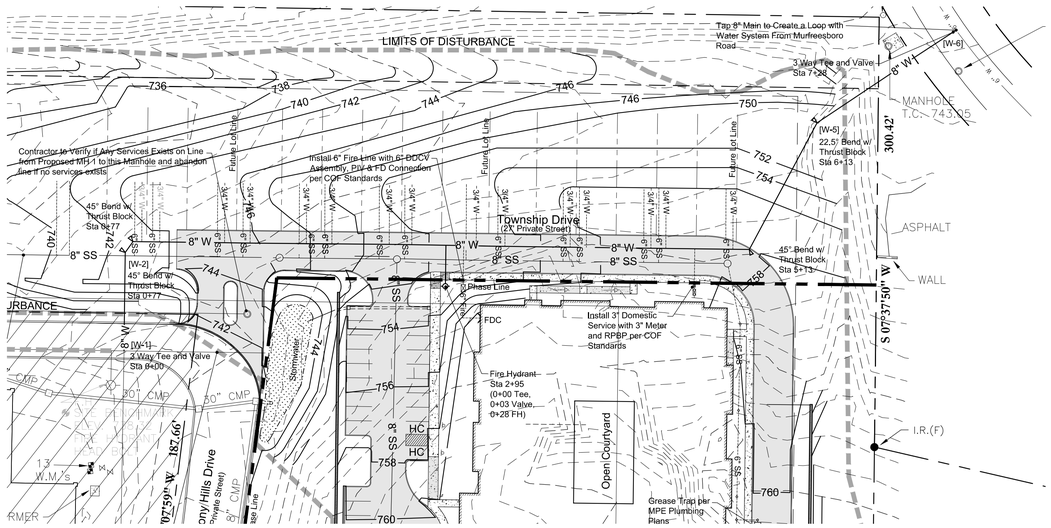
UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

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

D&A Project #12017
Township PUD
City of Franklin Project #5841

C7.2

Sheet 16 of 20



Utility Plan Legend

- PROP. STORM CULVERT
- PROP. 8" WATER MAIN
- PROP. 8" GRAVITY SEWER
- PROP. 10" GRAVITY SEWER
- EX. 8" WATER MAIN (NORTH PL)
- EX. 24" WATER MAIN (DOWNS BLVD)
- EX. 12" RECLAIMED WATER (DOWNS BLVD)
- EX. 10" GRAVITY SEWER MAIN (NEW HOPE)
- EX. OVERHEAD ELECTRIC (DOWNS BLVD)
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- PROP. SEWER MANHOLE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX
- PROP. BLOW-OFF
- PROP. STREET LIGHT

N W E S

50 0 50 100 150

SCALE: 1" = 50'

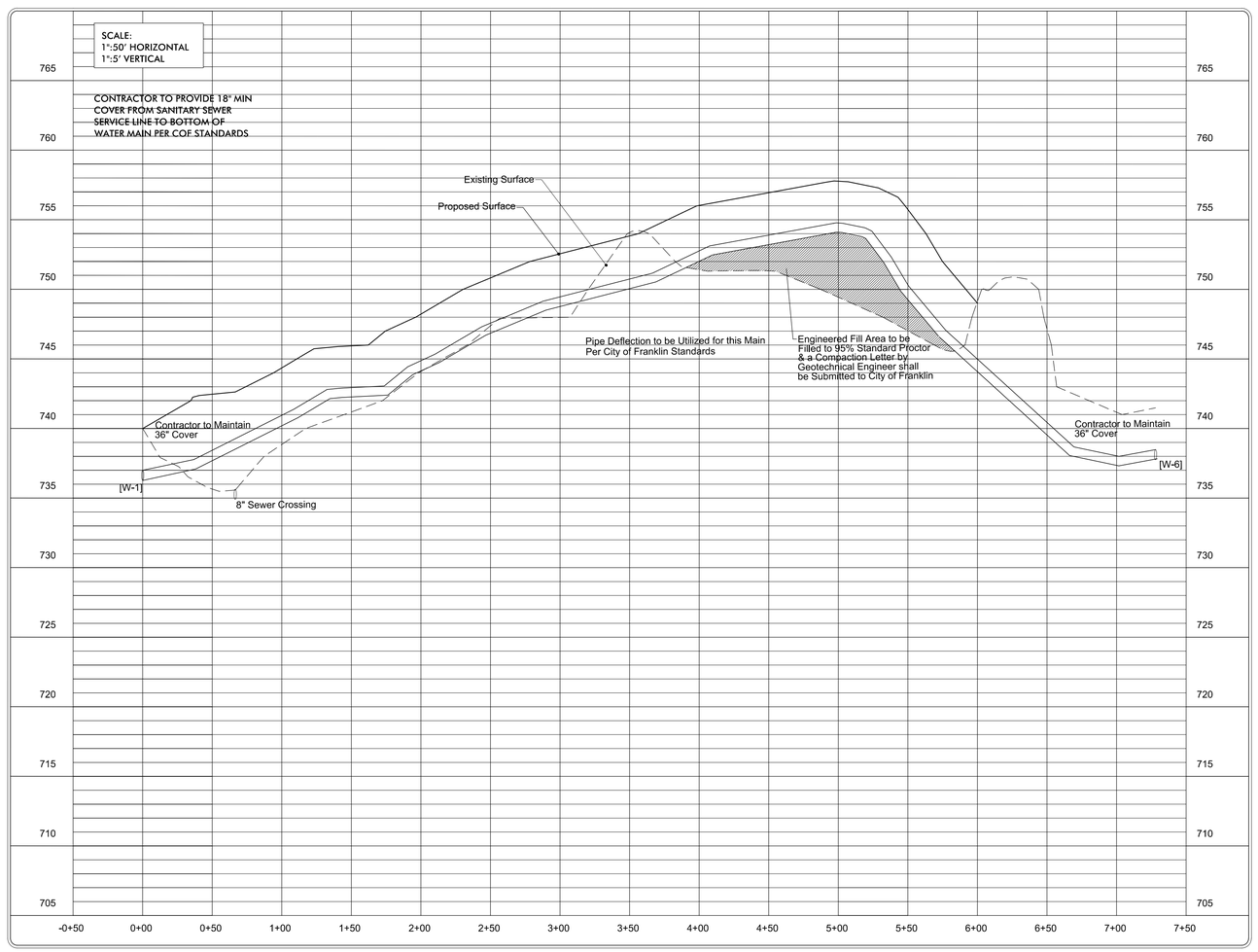
TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

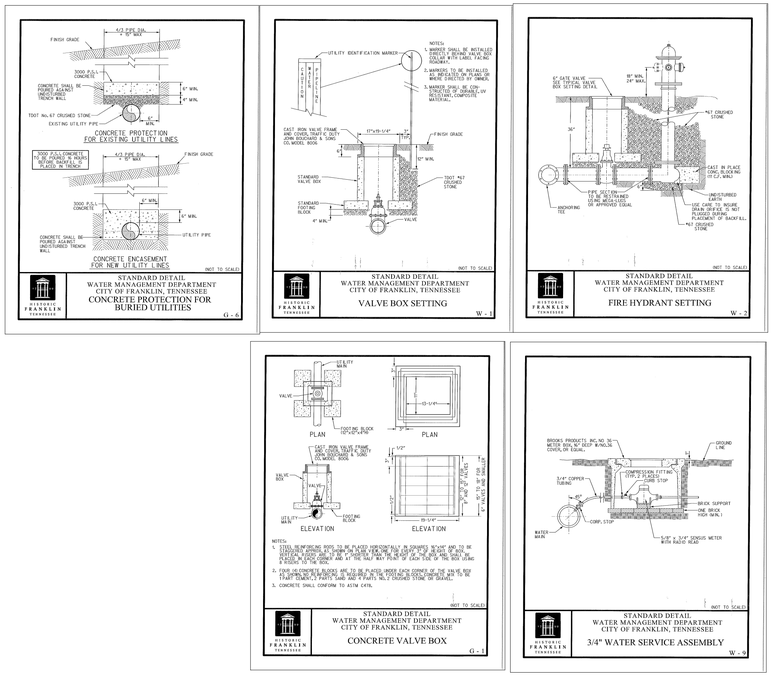
IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

Utility Contact

CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: (615) 794-4554





Water Plan Legend

W-1	Connect to Existing Water Main at Blow Off Repair Pavement per ST-270 (3 Way Tee & Valve)	Sta 0+00
W-2	Install 2- 45° Bends	Sta 0+77
W-3	Install Hydrant	Sta 4+61 (0+00 Tee, 0+03 Valve, 0+28 FH)
W-4	Install 45° Bend	Sta 5+13
W-5	Install 22.5° Bend	Sta 6+13
W-6	Install 8"x8" 3 Way Tee and Valve Assembly	Sta 7+28 (London Lane)

Public Water Plan & Profile

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

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Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
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Map 79 G, Parcels 6.01, 6.03, 6.04

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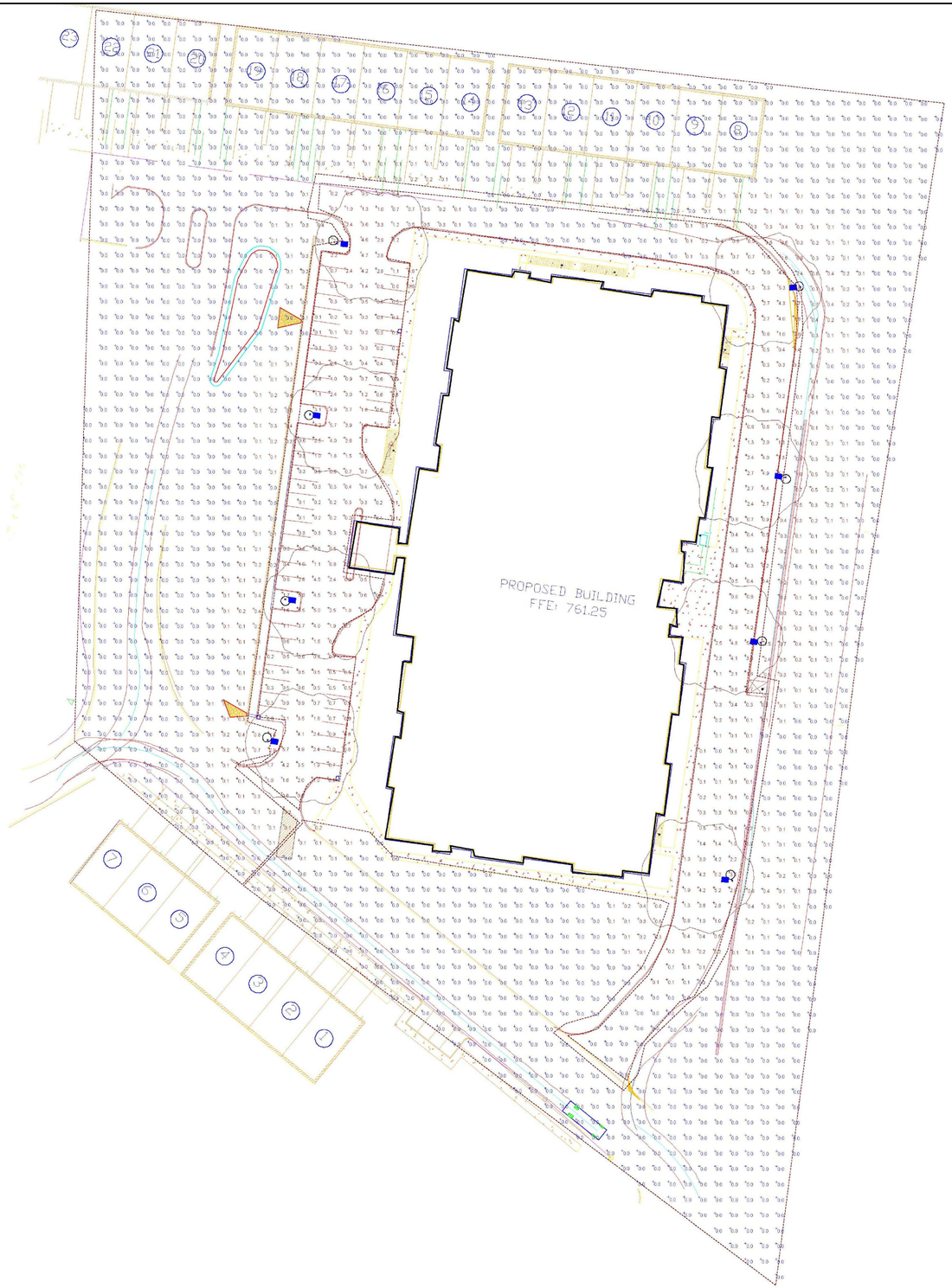
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

C7.3

Sheet 17 of 20



NOTES

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OF TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

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

STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIY SHALL BE AT THE DIRECTION OF MTEMC.

N
W E
S

40 0 40 80 120

SCALE: 1" = 40'

TOTAL AREA	=	17.291 ACRES
	=	753,204.516 S.F.
IMPERVIOUS AREA (SECTION 1)	=	2.982 ACRES
	=	129,907 S.F.
DISTURBED AREA	=	11.689 ACRES
	=	509,166.23 S.F.

Site Lighting Data

Development Standard:	Conventional
Land Use:	Residential
Zoning District:	SD-X
Height of Proposed/Existing Building:	1 Stories Maximum (Phase 1)
Pole Height:	20 Feet
Pole/Fixture Color:	Black/Dark Bronze
Color of Light:	White

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

PhotoMetrics Provided by:
Holophane
Granville Business Park, Bldg A
3825 Columbus Rd
Granville, OH 43023
(615) 202-5765
Contact: Sean Clare

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	E	8	Holophane	G 250PM MA L FF A K S-64320 SSS2055C D1 R3 BK	Mongoose (G): G, 250PM - 250W Pulse Metal Halide, Mogul Base, Multivolt Pre-wired to 120V tap, Low tilt, 0 to 18 degrees, Foward Throw, Flat Glass, Architectural Arm, Black (SSS2055C) Square Straight Steel Pole 20FT, 5.0 Square x 11 Gauge Wall: SSS2055C 5.0 Square, Drilling for 1 Unit, 3 hole drill pattern 3.00 from top, Black Paint, Anchor Bolts with Sylvania (M250/PS/U) 250Mhl Clear Mogul "E" Pulse Start Lamp	250W CLEAR MH	1	G250MH00LFFX XX.ies	19100	0.72	282

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

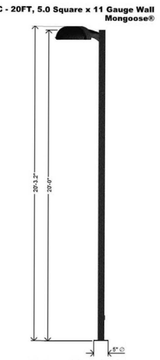
SPECIFICATIONS

FIXTURE
Mongoose
<G 250PM MA L FF A K S-64320]
Prefix: G
Source/Wattage: 250PM - 250W Pulse Metal Halide, Mogul Base
Voltage: Multivolt Pre-wired to 120V tap
Tilt Range: Low tilt, 0 to 18 degrees
Optics: Foward Throw, Flat Glass
Arm Mounting: Architectural Arm
Finish: Black
Terminal Block: None
NEMA Decal: None
Starter: None
Photocontrol Receptacle: None
Spade Termination: None
Optional Tenon Adapter: None
6ft. Pigtail: None
Brackets: None
Tenon Adapter Bracket: None
Fuse Kits: None
U.S. Point of Manufacture: None

POLE
Square Straight Steel Pole 20FT, 5.0 Square x 11 Gauge Wall
<SSS2055C D1 R3 BK (AB)]
Prefix: SSS2055C 5.0 Square
Pole Top Style: Drilling for 1 Unit
Pole Top Drill Pattern: 3 hole drill pattern 3.00 from top
Finish: Black Paint
Pole Mounting: Anchor Bolts
Festoon: None
Tamper Resistant Fasteners: None
Dampener: None
Pole Cap Photocontrol Receptacle: None

Catalog Number	G 250PM MA L FF A K S-64320 SSS2055C D1 R3 BK (AB)
Type:	Notes:

SSS2055C - 20FT, 5.0 Square x 11 Gauge Wall Mongoose®



Anchorage/Orientation Plan

No Anchorage/Orientation Image is Available.

Phase 1 Photometric Plan

PERMITS:
COF# #

Drawing Date:
February 2015

REVISIONS:
COF Comments: 5/7/15

Site Plan for
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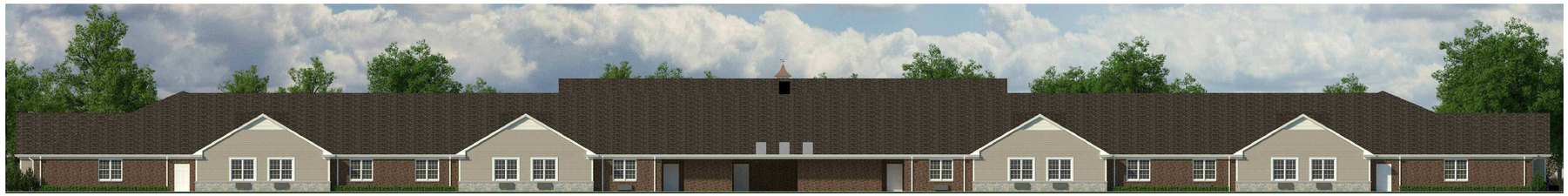
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

P1.0

Sheet 18 of 20

LEFT SIDE ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION

FRONT ELEVATION

TOWNSHIP PUD
COF #5841

ARCHITECTURAL ELEVATIONS

HARMONY SOUTHERN CARE

SOUTHERN CARE, INC.

1020 HARMONY HILLS DRIVE - FRANKLIN, TN

LON F. RABY
ARCHITECT
201A Woodmont Circle - Nashville, TN 37205
615-479-7040 - fax 615-457-3310

LON F. RABY REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 821 STATE OF TENNESSEE

DATE
May 7, 2015
SHEET NO.
A1.0
19 of 20 Sheets

TOWNSHIP PUD
COF #5841

BUILDING MATERIALS

HARMONY SOUTHERN CARE

SOUTHERN CARE, INC.

1020 HARMONY HILLS DRIVE - FRANKLIN, TN

LON F. RABY
ARCHITECT
201A Woodmont Circle - Nashville, TN 37205
615-479-7040 - fax 615-457-3310

LON F. RABY
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 8210
STATE OF TENNESSEE

DATE
May 7, 2015
SHEET NO.
A1.1
20 of 20 Sheets