City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 25, 2017 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 25, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 17-0466 Approval of the April 27, 2017 FMPC Minutes.

Attachments: April 27 DRAFT FMPC Minutes

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 17-0453 Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); release the performance agreement for driveway/median modification and traffic signal improvements. (CONSENT AGENDA)

3. 17-0457 Creekstone Commons PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

4. 17-0458 Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for streets and sidewalk improvements. (CONSENT AGENDA)

5. 17-0459 Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements. (CONSENT AGENDA)

6. 17-0460 Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

7. 17-0461 Silver Grace PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase B and landscaping Phase C improvements. (CONSENT AGENDA)

8. 17-0462 Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

9. 17-0463 Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

10. 17-0352 Consideration of Ordinance 2017-16, To Be Entitled: "An Ordinance To Rezone 0.6 Acres From Residential -2 (R-2) District To Office Residential (OR) District For The Property Located North Of Murfreesboro Road And South Of London Lane, 199 North Royal Oaks Boulevard."; (05/25/17 FMPC 6-1, 06/13/17 WS, 06/27/17 1st BOMA Reading 5-1; 08/08/17 2ND BOMA Reading 5-2, 3RD BOMA Reading deferred to 9/12/17 BOMA) THIRD AND FINAL READING

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

Attachments: 199 Royal Oaks rezoning defer.pdf
MAP_Rezone_Ord.pdf
2017-16 ORD 199 N Royal Oaks Rezoning_with Map.Law Approved.pdf
199 N Royal Oaks Zoning Map.pdf
ORZone.pdf
ORZoneMap.pdf
ORZoneMapwithPics.pdf
OR Envision Franklin

11. 17-0410 PUBLIC HEARING: Consideration Of Ordinance 2017-17, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD-X (2.5, 40,536) District To Specific Development Variety SD-X (2.9, 40,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road (Branch Creek Crossing PUD Subdivision)." (05/25/17 FMPC 7-0, 6/13/17 WS & 1st BOMA Reading 8-0) SECOND OF THREE READINGS

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

Attachments: Ord 2017-17 Branch Creek Crossing PUD Subd, Rezoning Map
Ord 2017-17 Branch Creek Crossing Rezoning Rev 2_with Map.Law Approved
Branch Creek Rezoning Request Revision 2 - 5.4.2017

12. 17-0409 PUBLIC HEARING: Consideration Of Resolution 2017-30, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road." 6/13/17 WS

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

Attachments: Res 2017-30 Branch Creek Crossing PUD Subd, DP, Rev 2 Map
2017-30 Branch Creek Crossing PUD Subdivision_with Map_Rev 2.Law Approv
Branch Creek DP Rev 2 Conditions of Approval_01
Branch Creek Crossing Development Plan Revision 2 - 5.4.2017
Branch Creek Crossing Dev Rev 2 Elevations

13. 17-0420 Westhaven PUD Subdivision, Development Plan, Revision 3, 2,750 Residential Units and 500,000 Square Feet of Commercial Space on 1,536 Acres, Located Near the Intersection of Future Mack Hatcher Parkway and New Highway 96 West.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: Westhaven Dev Plan Rev 3.pdf
2017-05-04 Westhaven Concept Plan.pdf
2017-05-04 Westhaven Pattern Book.pdf
6408_Westhaven_Conditions of Approval_01.pdf

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. 17-0419 Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage), 106,500 Square Feet Of Commercial Space On A 1.65-Acre Lot, Located Near The Northeast Corner of Carothers Parkway and Liberty Pike, Near Southstar Drive. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_6380 cAROTHERScROSSINGEast_SS.pdf
6380_Carothers_Storage_COA.pdf
Sitelayout.pdf
ComboSitePlan.pdf
ARCH_CarothersCrossing.pdf

15. 17-0052 Carothers Development Property Subdivision, Site Plan, Lot 3 (Prime Health Office Building), A 61,974 Square Foot Medical Office Building On 3.53 Acres, With 1 Design Modification (Primary Entrance Orientation), Located On the South Side of Liberty Pike and East of Carothers Parkway At 1217 Liberty Pike.

Attachments: 6323 Carothers Development Subd, SP, Lot 3 Prime Health Map
Carothers Dev Prime Health Conditions of Approval_01
2017-05-04 Prime Health Site Plan Combined
Prime Health Elevations

16. 17-0411 Highlands At Ladd Park PUD Subdivision, Final Plat, Section 29, Creating 67 Residential Lots And 2 Open Space Lots On 23.74 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: 6411 Highlands at Ladd Park PUD Subd, FP, Sec 29 Map
Ladd Park, FP, Sec 29 Conditions of Approval_01
Highlands at Ladd Park PUD Subdivision, final plat, section 29 - submittal 002

17. 17-0412 Lockwood Glen PUD Subdivision, Final Plat, Section 8, Creating 51 Residential Lots And 2 Open Space Lots, On 12.35 Acres, Located East Of Carothers Parkway And South Of South Carothers Road. (CONSENT AGENDA)

Attachments: MAP 6412 Lockwood Glen, Sec 8, FP
Lockwood Glen FP, Sec 8 Conditions of Approval_01
Lockwood Glen PUD Subdivision, Final Plat, Section 8 - submittal 002

18. 17-0451 McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 212,160 Square Feet Of Commercial Space And 69 Attached Residential Units On 4.99 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 6307McEwenPlacePUDSubdivisionSP(BlockB).pdf
6307_McEwen_BlockB_Conditions of Approval_02.pdf
SiteLayout.pdf
2017-05-04 McEwen Lot 302 (Block B) Site Plan Resubmittal.pdf
ARCH_McEwenTownCenter.pdf

19. 17-0403 Simmons Ridge PUD Subdivision, Final Plat, Section 3, Creating 28 Attached Residential Lots And Two Open Spaces, On 4.00 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: MAP 6418 Simmons Ridge PUD FP Sec 3
Conditions of Approval_01
Section 3 Final Plat pg 1 & 2

20. 17-0404 Simmons Ridge PUD Subdivision, Final Plat, Section 5, Creating 18 Attached Residential Lots And One Open-Space Lot, On 2.82 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

Attachments: MAP 6419 Simmons Ridge PUD FP Sec 5
Conditions of Approval_01
Section 5 Final Plat Pg 1&2

21. 17-0413 Township PUD Subdivision, Site Plan, Section 1 (Harmony Southern Care), A 59,736 Square-Foot Assisted Living Facility On 17.30 Acres, Located At 1020 Harmony Hills Drive. (CONSENT AGENDA)

Attachments: MAP Township SP Sec 1
Township, SP, Harmony Southern Care Conditions Of Approval
Township PUD Subdivision, Site Plan Section 1 (Harmony Southern Care) - sub
Township Elevations

22. 17-0414 Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Residential Lots 2 And 3 on 1.01 Acres, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAY_MAP_WillowPlungeFP.pdf
COF6279-WillowPlungeRevision4-Rev'd_033017.pdf

ZONING ORDINANCE TEXT AMENDMENTS

23. 17-0442 Consideration of Ordinance 2017-12, To Be Entitled: "An Ordinance To Amend Chapters 2 And 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Modify The Height Overlay District (HTO) Standards and Location." (05/25/17 FMPC 7-0; 6/13/17 BOMA 1st READING 8-0, 7/11/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Andrew Orr, Kelly Dannenfelser and Emily Hunter

Attachments: ORD 2017-12 Amend HTO.Law Approved
Proposed HTO Map
HTO Presentation
Ragan Smith Combined Files

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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

City of Franklin

Meeting Minutes - Draft

Franklin Municipal Planning Commission

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

CALL TO ORDER

Present 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, and Commissioner Orr

Absent 2 - Chairperson Hathaway, and Commissioner Harrison

MINUTES

1. 17-0349 Approval of the March 23, 2017 FMPC minutes.

Attachments: March 23 2017 DRAFT FMPC Minutes

Commissioner Orr moved, seconded by Commissioner McLemore to approve the March 23, 2017 Minutes as presented. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

Vice-Chair Lindsey asked for announcements from Staff. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Orr to approve Items 2,3,5-18, and 25-28 on the Initial Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

Approval of the Consent Agenda

Commissioner Gregory recused herself from Item 4.

A motion was made by Commissioner Allen, seconded by Alderman Petersen to approve Item 4 on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, and Commissioner Orr

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Recused: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. 17-0323 Amelia Park PUD Subdivision, site plan, sections 2-6; accept the landscaping section 2 improvements, release the performance agreement and establish a maintenance agreement for one year; reduce and extend the performance agreement for landscaping section 3 improvements for six months; extend the performance agreement for landscaping section 4 improvements for one year; extend the performance agreement for landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. 17-0324 Artessa PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. 17-0325 Berry Farms Town Center PUD Subdivision, site plan, section 3, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Commissioner Gregory recused herself from this item.

This Planning Item was approved.

5. 17-0326 Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. 17-0327 Franklin First United Methodist Church PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. 17-0328 Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. 17-0329 Galleria Commercial Complex Subdivision, site plan, lot 9, revision 1 (Town Place Suites); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. 17-0330 Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. 17-0331 Highlands at Ladd Park PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

11. 17-0332 Highlands at Ladd Park PUD Subdivision, site plan, section 12; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

12. 17-0333 McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

13. 17-0334 Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

14. 17-0335 Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

15. 17-0336 Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); accept the sidewalk and access improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements for eleven months. (CONSENT AGENDA)

This Planning Item was approved.

16. 17-0337 Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

17. 17-0338 Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

18. 17-0339 Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

19. 17-0311 PUBLIC HEARING: Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0)

Attachments: Ordinance 2017-11 John B McEwen Addtion Subd RZ 1226 Adams
Map
2017-11 John B McEwen PUD 1226 Adams St RZ Ordinance

6395 1226 Adams Street Rezoning package

Mr. Brad Baumgartner stated the applicant is requesting a rezoning of the property at 1226 Adams Street from the existing R-3 zoning district to SD-R 4.7 to allow for the construction of a second single-family house. The property falls under the Historic Residential design concept in Envision Franklin. Envision Franklin states that historic buildings that contribute to the street should be preserved and rehabilitated over demolition and replacement. The development plan retains the contributing 1910 historic structure listed on the National Register of Historic Places.

Splitting the lot to create a second buildable lot is in keeping with the context of lot sizes on this side of the block. The proposed new dwelling has a character and height that complement the character of the block, as well. There is an accompanying development plan also on tonight's agenda (COF# 6386).

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

Vice-Chair Lindsey asked for citizen comments.

Mr. John Shaw, lives three houses away from 1226 Adams Street, fully supports what Garden Gate Homes is doing. He feels Garden Gate Homes is adding a great deal of improvement to that area.

Adam Crunk, Crunk Engineering, was there to represent the Applicant. Mr. Crunk stated that he agreed with the Staff recommendation and was available answer any questions or concerns.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2017-11 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

20. 17-0313 PUBLIC HEARING: Consideration of Resolution 2017-21, To Be Entitled: "A Resolution Approving A Development Plan For The John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street." (04/27/17 FMPC 7-0, 5/9/17 WS)

Attachments: Resolution 2017-21 John B McEwen Addtion Subd DP 1226 Adams
Map
1226 Adams DP Conditions of Approval_01

John B McEwen Development Plan package

Plan Layout and Elevations for John B McEwen Development Plan

2017-21_John B McEwen PUD 1226 Adams St DP Resolution_with
Attachment.Law Approved 2

Mr. Baumgartner stated the applicant is proposing a development plan that will include two houses on the property currently located at 1226 Adams Street. The lot is a larger lot and the proposed subdivision is keeping within the lot patterns of the area. The lot sizes (approximately 9,000 square feet each) are consistent with the lots on the same side of the block and match the context of the existing neighborhood. The existing house is a one and one-half story ca. 1910 and is a contributing structure to the National Register. Envision Franklin recommends preserving historic structures, such as this one. The plan has been updated since it was presented at Joint Conceptual Workshop, and now specifically states that the existing house will remain.

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

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

Adam Crunk, Crunk Engineering, was there to represent the Applicant. Mr. Crunk stated that he was available to answer any questions or concerns.

Vice-Chair Lindsey asked for a motion on this item.

Commissioner Orr moved, seconded by Commissioner Allen, that Resolution 2017-21 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

21. 17-0312 Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane."

Attachments: Ordinance 2017-13 Shadow Green RZ Map

2017-13 Shadow Green Ordinance_with Map.Law Approved 4

Shadow Green Rezoning package

Mr. Baumgartner stated the applicant is requesting a rezoning from Light Industrial to SD-R 5.0. This proposal straddles the previous Land Use Plan and the recently-adopted Envision Franklin. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the "Big Houses" achieving 16 units per building. Under the previous Land Use Plan, Big House was not defined, and a broader interpretation was taken. Now, the Envision Franklin "big house" dwelling type definition limits the number of dwellings to four per building to better reflect the scale of a single-family neighborhood. Also, the Envision Franklin design concept for this parcel is Mixed Residential, which supports single family, big houses, duplexes, and townhomes, but not multifamily. The timing of the development plan submittal was significantly delayed while the Mack Hatcher alignment was worked out with TDOT, and, therefore, staff is reviewing the suitability of this development against the previously approved Land Use Plan Amendment, which allowed for the broader interpretation of "big house". The development plan is accompanying this rezoning (COF# 6389).

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

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

Keli Frymire, Gamble Design Collaborative, was there to represent the Applicant. Ms. Frymire stated that she was available to answer any questions.

Vice-Chair Lindsey asked if there was a motion for this item.

Commissioner McLemore moved, seconded by Commissioner Franks, that Ordinance 2017-13 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

22. 17-0314 Consideration Of Resolution 2017-20, To Be Entitled: “A Resolution Approving A Development Plan For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane."

Attachments: Resolution 2017-20 Shadow Green DP Map

2017-20 RES Shadow Green PUD_with attachment.Law Approved 3

Shadow Green DP Conditions of Approval_01

Shadow Green Development Plan package

elevations Shadow Green Development Plan package

Site Layout Shadow Green Development Plan

Mr. Baumgartner stated the applicant is proposing to construct 22 townhomes and 10 multi-family apartment buildings for a total of 182 residences. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the “Big Houses” achieving 16 units per building.

Mr. Baumgartner stated the townhomes will match the existing town homes constructed in the Through the Green PUD Subdivision. The site borders the proposed location of Mack Hatcher Parkway in the southwest portion of the property. The site will connect to future Mack Hatcher and to the Through the Green Subdivision.

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

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

Keli Frymire, Gamble Design Collaborative, was there to represent the Applicant. Ms. Frymire stated that she was available to answer any questions.

Vice-Chair Lindsey asked if there was a motion for this item.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2017-20 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

23. 17-0348 PUBLIC HEARING: Consideration of Resolution 2017-18, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." (04/27/17 FMPC 7-0, 5/9/17 WS)

Attachments: 2017-18 RES RiverbluffPUDSubdivision_with Map.pdf
MAP_RiverbluffPUD.pdf
Riverbluff_Conditions of Approval_01.pdf
COF 6382_12012_RiverBluff_PUD Dev Plan_REV 2_04_05_17.pdf
Elevations.pdf

Mr. Josh King stated that the applicant is proposing to remove a 1.72-acre parcel from the Riverbluff PUD Development Plan. The removal of the 1.72 acre parcel from the development has no determinantal impacts to the development.

Mr. King stated that Envision Franklin calls for a single family design concept in this area. This revised development plan complies with the spirit and intent of the site design and form guidelines.

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

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

Jason Goddard, Design Studio, was there to represent the Applicant. Mr. Goddard stated that he was available to answer any questions or comments.

Vice-Chair Lindsey asked if there was a motion for this item.

Alderman Petersen moved, seconded by Commissioner Franks that Item 23 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked if there was any discussion.

Commissioner Orr asked if there would still be enough open space with this lot being removed.

Jason Goddard confirmed that there would still be enough open space.

The motion carried unanimously (7-0).

Alderman Petersen moved, seconded by Commissioner Franks, that Resolution 2017-18 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

24. 17-0343 Gateway Village PUD Subdivision, Development Plan, Revision 6, Lot 136, A 15,421 Square-Foot Commercial Office On 1.16 Acres, Located At 3020 Stansberry Lane.

Attachments: MAP_GatewayVillage_Lot136.pdf
GV_Conditions of Approval_01.pdf
Gateway Village Lot 136 Office Development Plans.pdf
LayoutSheet.pdf
Elevations.pdf
SiteSheet.pdf

Mr. King stated that the applicant is proposing to construct a two-story commercial office building on lot 136 within the Gateway Village PUD Subdivision. Envision Franklin calls for parallel parking along low volume streets internal to the subdivision. The original development plan called for head-in style parking along the internal street. Staff is willing to support this deviation from the Envision Franklin guidelines due to the existing approved development plan and the amount of the development that has been completed.

Staff recommends approval, with conditions.

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

Jason Morelock, Morelock Engineering, was there to represent the Applicant. Mr. Morelock stated he agreed with all Staff comments and was available to answer any questions.

Vice-Chair Lindsey asked if there was a motion for this item.

Commissioner Orr moved, seconded by Commissioner Allen, that Item 24 be approved with conditions. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 17-0342 Downs Boulevard Properties Subdivision, Site Plan, Lot 4, A 53,595 Square-Foot, Two-Story Commercial Building On 1.23 Acres, Located At 472 Downs Boulevard. (CONSENT AGENDA)

Attachments: MAPTempleFitnessSP.pdf
Downs_Conditions of Approval_01.pdf
6192 Temple Fitness Construction Plans.pdf
Elevations.pdf

This Planning Item was approved.

26. 17-0350 The Standard At Cool Springs Subdivision, Final Plat, Revision 1, One Open Space Lot and One Residential Lot On 22.51 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: MAP_StandardAtCoolSprings.pdf
Standard_Conditions of Approval_01.pdf
3546118_STANDARD_RESUB_PLAT_2017_0406.pdf

This Planning Item was approved.

27. 17-0302 Tap Roots Hills PUD Subdivision, Final Plat, Section 3, 17 Single-Family Lots On 5.00 Acres, Located Near The Intersection Of Market Street And Clovercroft Road. (CONSENT AGENDA)

Attachments: MAP 6393 Tap Root Hills PUD Subd, FP, Sec 3
Tap Root Hills, FP, Sec 3_Conditions of Approval_01
Tap Root Hills, FP, Sec 3_Plat

This Planning Item was approved.

28. 17-0322 Williamson Square Subdivision, Final Plat, Section 1, Revision 5, Subdividing Lot 9 Into Two Lots, On 17.28 Acres, Located At 1127 Murfreesboro Road. (CONSENT AGENDA)

Attachments: MAP 6390 Williamson Square Sub, FP, Sec 1, Rev 5
Williamson Sq FP, Sec 1, Rev 5 Conditions of Approval_01
Williamson Square_Resubdivision of Lot 9_Final Plat

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

29. 17-0316 PUBLIC HEARING: Consideration of Ordinance 2017-08, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings." (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0)

Attachments: ORD 2017-08 Amend Chapter 5 Building Design and Standards Law Approved

Mr. James Svoboda stated the purpose of Ordinance 2017-08 is to amend the Zoning Ordinance to revise the building design standards in Chapter 5 to remove the 200-foot maximum length for attached residential buildings. Mr. Svoboda stated that this requirement has not been as effective as originally intended.

The BOMA and FMPC have approved numerous requests for modifications from the maximum facade length requirement since the requirement was originally enacted in 2008. Removing the maximum façade length requirement will eliminate the need for modifications, and will not negatively impact the effectiveness of the attached residential building and site design standards.

Staff recommends approval of Ordinance 2017-08 to the Board of Mayor and Aldermen.

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

Vice-Chair Lindsey asked if there was a motion for this item.

Alderman Petersen moved, seconded by Commissioner McLemore, that this item be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked if there was any discussion for this item.

The following discussion ensued:

Commissioner Orr asked what the new maximum facade length would be and how limits would be set.

Mr. Svoboda stated there are other design standards that would set the limits.

Commissioner Orr and Alderman Petersen stated that greater facade lengths had been approved in the past.

Commissioner Gregory and Commissioner Allen asked what design standard criteria would limit the length.

Emily Hunter, Director of the Planning and Sustainability Department, stated that there are many pages in the Design Standards concerning this issue. Specifically, the architectural facade has to be broken up to look like multiple buildings, but this is the only standard that would pertain on attached residential. Dependent upon the type of development, for example, a multi-family development where there are multiple buildings proposed, then there must be different designs and the length is included, but maximum lengths are not addressed.

Commissioner Allen asked Ms. Hunter if the Staff was comfortable that this Ordinance would still allow length limits to be set.

Ms. Hunter confirmed that she was comfortable. She also stated that there had never been a Modification of Standards that was turned down concerning this issue. She also stated that the PUD developments need to receive approval by both the Planning Commission and the Board of Mayor and Aldermen. If there are future concerns, then the Commissioners would have time to comment and address those concerns.

Commissioner Franks asked if this was not limiting the number of units for one-level multi-family units. He used Winstead as an example.

Ms. Hunter stated that this Ordinance did not address that issue.

Vice-Chair Lindsey asked if there was any further discussion. Seeing none, he asked for the vote.

The motion carried unanimously (7-0).

Alderman Petersen moved, seconded by Commissioner McLemore, that Ordinance 2017-08 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, the meeting adjourned at 7:23 p.m.

_____

Chair, Mike Hathaway

Commissioner Allen moved, seconded by Commissioner Orr, that the meeting be adjourned.

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

Absent: 2 - Chairperson Hathaway, and Commissioner Harrison

Chairing: 0

Anita Hendrix, Agent
112 N. Royal Oaks Blvd
Franklin, TN 37067-3063
Bus 615 790 3083
anita@anitahendrix.com

SELECT AGENT

Providing Insurance and Financial Services

Eric Stuckey

City Administrator

Franklin, Tenn. Government

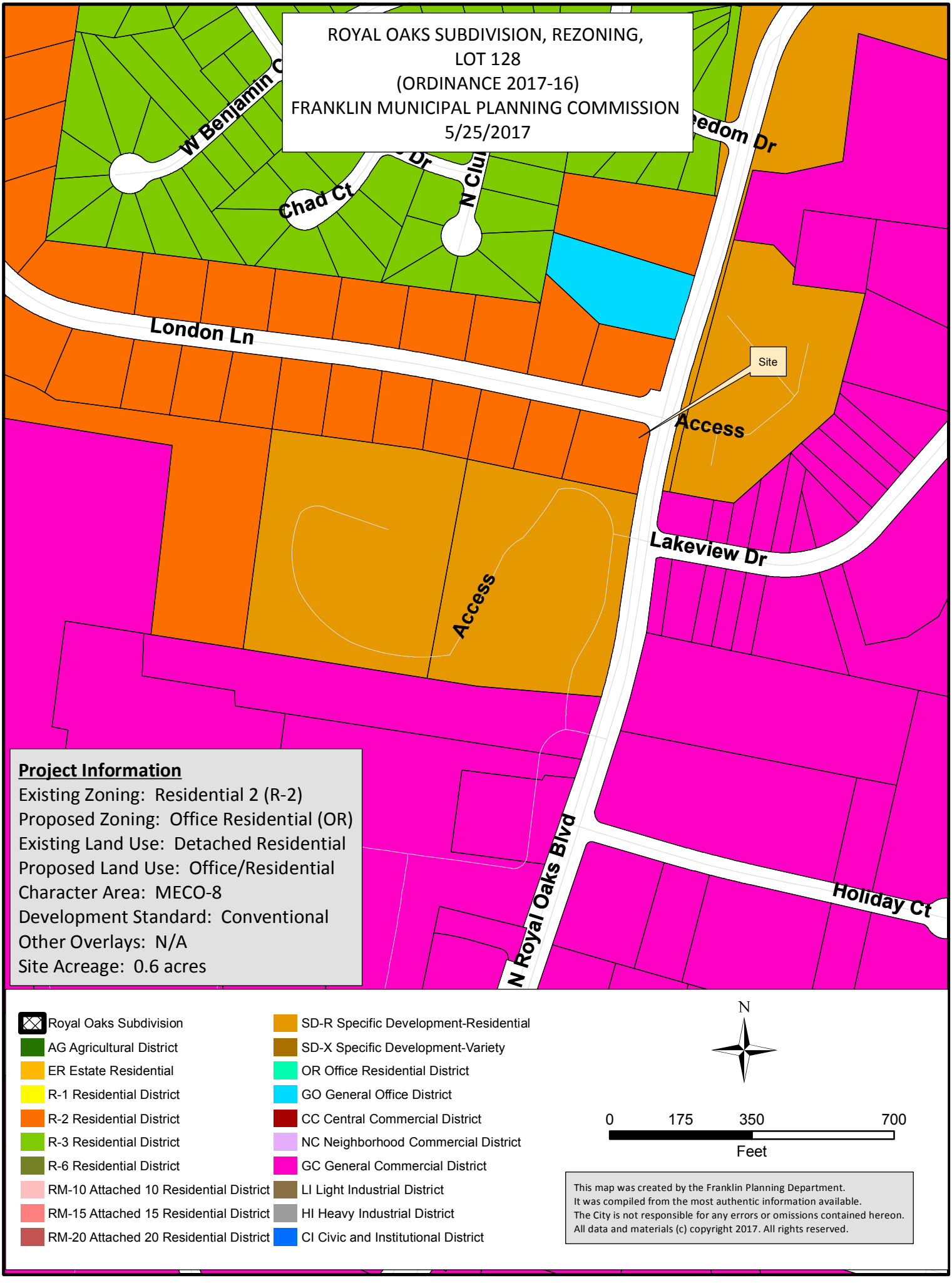
Please ask the Board of Alderman to defer the 3rd and final vote of 199 Royal Oaks from August 22 to September 12 meeting.

My daughter and grandchildren will be in town from out of state.

Thank you for this consideration

Sincerely,

Anita Hendrix


ROYAL OAKS SUBDIVISION, REZONING,
LOT 128
(ORDINANCE 2017-16)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/2017
W Benjamin C
Chad Ct
N Clu
edom Dr
London Ln
Site
Access
Access
Lakeview Dr
N Royal Oaks Blvd
Holiday Ct
Project Information
Existing Zoning: Residential 2 (R-2)
Proposed Zoning: Office Residential (OR)
Existing Land Use: Detached Residential
Proposed Land Use: Office/Residential
Character Area: MECO-8
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 0.6 acres
Royal Oaks Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
175
350
700
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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ORDINANCE 2017-16

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.6 ACRES FROM RESIDENTIAL -2 (R-2) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED NORTH OF MURFREESBORO ROAD AND SOUTH OF LONDON LANE, 199 NORTH ROYAL OAKS BOULEVARD."

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

WHEREAS, the Office-Residential (OR) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Residential -2 District to Office Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
079G---02700	0.6
Total	0.6

Land in Williamson County, Tennessee BEING Lot No. 281 on the Plan of Royal Oaks, Section 1, as of record in Plat Book 3, page 49, ROWC, Tennessee, more particularly described as:

Commencing at the southeasterly point of lot 281 that adjoins the North Royal Oaks Boulevard right-of-way, thence running N 89 deg. 22' 40" W 165.23 ft; N 7 deg. 31' 55" W thence 175 feet along the boundary of lot 282; thence S 85 deg. 46' 42" E 88.28 feet along the London Lane right-of-way; thence S 87 deg. 56' 4" E 31.20 feet along the London Lane right-of-way; thence a curve Δ=97 deg. 58' 40", T=28.96 L=46.07, R=30.00; thence S 2 deg. 11' 0" W 74.34 feet along the North Royal Oaks right-of-way; thence S 0 deg. 6' 53" W 57.13 feet to the point of beginning containing 0.60 acres more or less.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

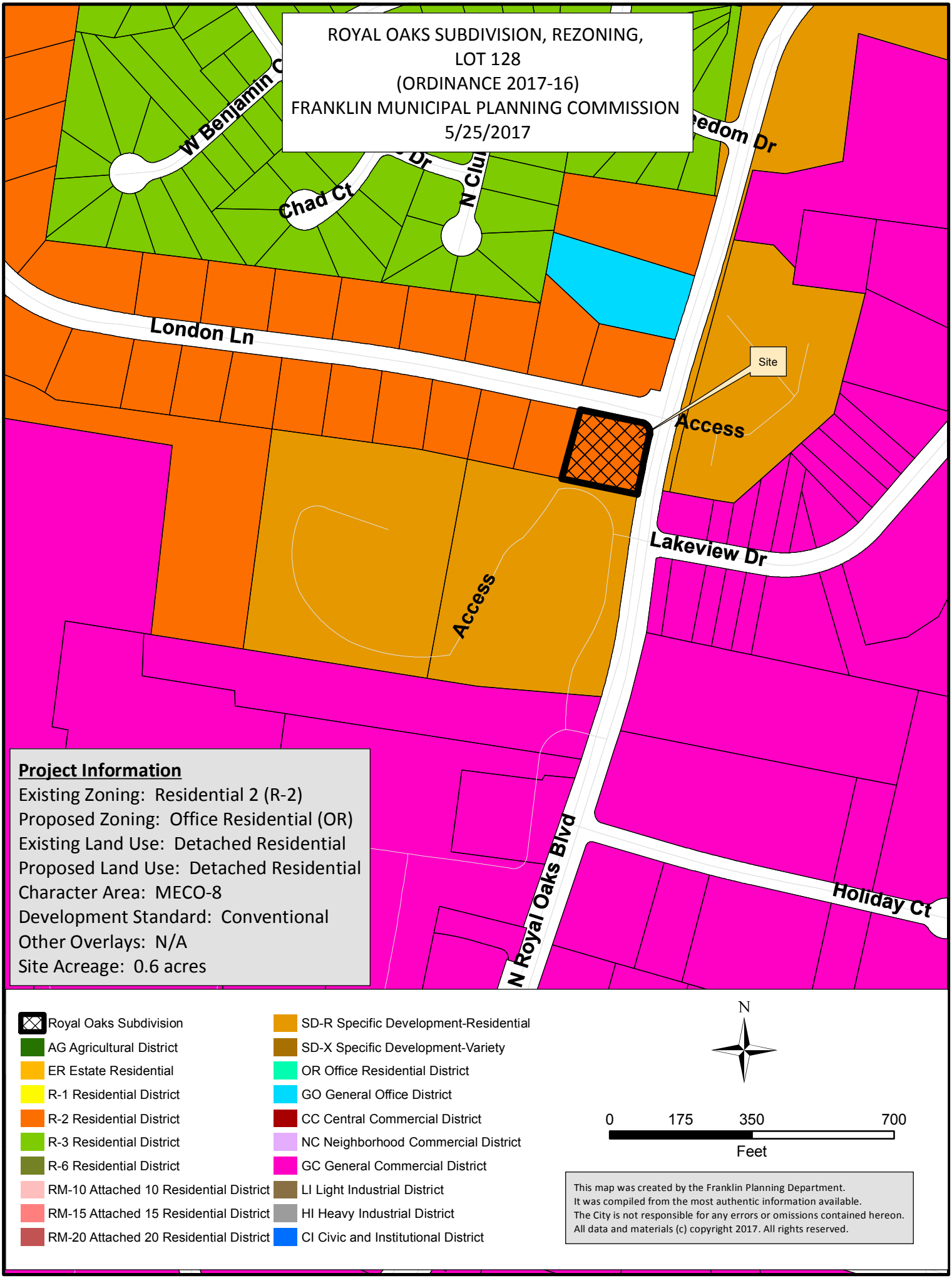
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


ROYAL OAKS SUBDIVISION, REZONING,
LOT 128
(ORDINANCE 2017-16)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/2017
W Benjamin C
Chad Ct
N Clu
Dr
eedom Dr
London Ln
Site
Access
Access
Lakeview Dr
N Royal Oaks Blvd
Holiday Ct
Project Information
Existing Zoning: Residential 2 (R-2)
Proposed Zoning: Office Residential (OR)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: MECO-8
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 0.6 acres
Royal Oaks Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
175
350
700
Feet
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STATEMENT OF IMPACTS

Traffic - The proposed property currently serves as a one single family home. Converting the existing structure to an office would result in one to two additional peak hour trips on North Royal Oaks Blvd, which is a Major Arterial.

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. Converting the existing home into an office would result in a net decrease in water/sewer usage from 350 gpd to 250 gpd.

Drainage - Currently, the property drains toward a ditch in N. Royal Oaks. The drainage pattern of the property will not change with this rezoning. Any potential work that would add new impervious areas would have to be evaluated and meet City of Franklin requirements for stormwater detention and water quality.

Reclaimed Water - Reclaimed water is not available at this site.

SITE DATA

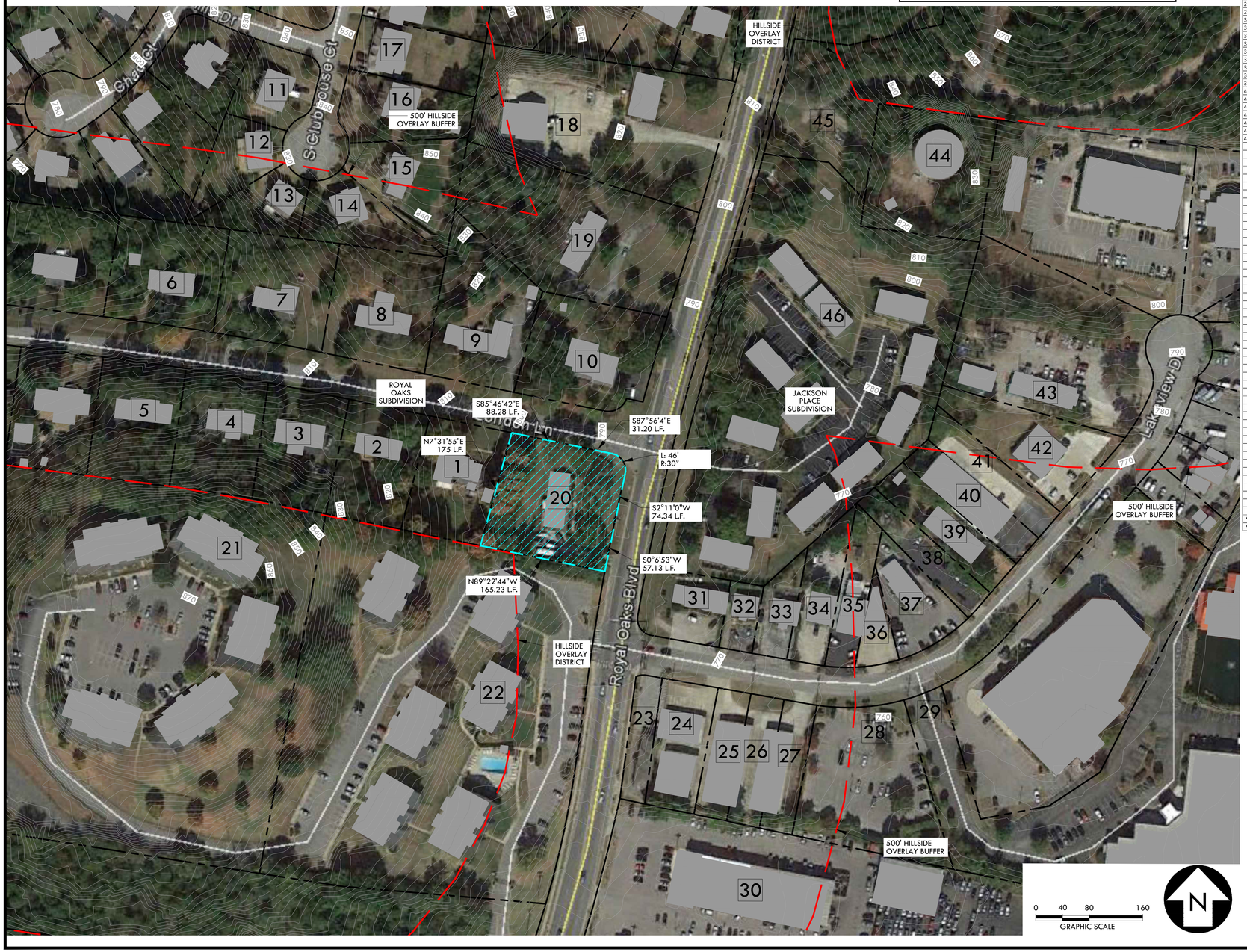
ADDRESS:	199 N ROYAL OAKS BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 79, 02700
EXISTING ZONING:	R-2 (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	O/R (OFFICE RESIDENTIAL DISTRICT)
CHARACTER AREA OVERLAY:	MECO-8
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	0.60 ACRES
MINERAL RIGHTS	RIGHTS RETAINED BY OWNER

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MAY 4, 2017

CIVIL ENGINEER:
CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com

OWNER:
ANITA HENDRIX
1300 CHARING CROSS CIR
FRANKLIN, TN 37064
anita@anitahendrix.com
(615) 790-3083
VERNON WELLS
462 KINHAWK DR.
NASHVILLE, TN 37211
vernon.wells.b1sp@statefarm.com
(615) 833-6333



ID	PRCLID	DEED / PLAT	LAND USE	OWNER	ZONING	ADDRESS
1	079G A 02600	DB 1285 DP 365, PB 3 PP 49	RESIDENTIAL	MITCHELL JAMES & STOJ ANNE-MARIE	R-2	228 LONDON LN
2	079G A 02500	DB 5716 DP 125, PB 3 PP 49	RESIDENTIAL	BESS KYLE M & BESS BRENDA A	R-2	226 LONDON LN
3	079G A 02400	DB 1088 DP 242, PB 3 PP 49	RESIDENTIAL	ANDREWS NEIL R & ANDREWS SUSAN E	R-2	224 LONDON LN
4	079G A 02300	DB 6130 DP 835, PB 3 PP 49	RESIDENTIAL	COLEMAN REBECCA	R-2	222 LONDON LN
5	079G A 02200	DB 3866 DP 252, PB 3 PP 49	RESIDENTIAL	GAMBLE SUSAN M	R-2	220 LONDON LN
6	079G A 03200	DB - N/A, PB 3 PP 49	RESIDENTIAL	VON ILG GARY R & VON ILG CAROLYN	R-2	217 LONDON LN
7	079G A 03100	DB 3591 DP 112, PB 3 PP 49	RESIDENTIAL	STOKES ALAN DOUGLAS & STOKES KENDYL L	R-2	219 LONDON LN
8	079G A 03000	DB - N/A, PB 3 PP 49	RESIDENTIAL	HERBERT MARY E	R-2	221 LONDON LN
9	079G A 02900	DB 6292 DP 969, PB 3 PP 49	RESIDENTIAL	LAWRENCE SIMON & LAWRENCE AMANDA	R-2	223 LONDON LN
10	079G A 02800	DB 3898 DP 204, PB 3 PP 49	RESIDENTIAL	MCKELVY RAY ANTHONY SR & ADRIAN ROBYN C	R-2	225 LONDON LN
11	079H I 02700	DB 6815 DP 74, PB 18 PP 106	RESIDENTIAL	VEACH ANTHONY R & VEACH DEBORAH	R-3	1008 S CLUBHOUSE CT
12	079H I 02800	DB 6361 DP 483, PB 18 PP 106	RESIDENTIAL	HSU MYRON	R-3	1004 S CLUBHOUSE CT
13	079H I 02900	DB 1487 DP 893, PB 18 PP 106	RESIDENTIAL	BELOG PETE E & BELOG JOY B	R-3	1000 S CLUBHOUSE CT
14	079H I 03000	DB 6784 DP 205, PB 18 PP 106	RESIDENTIAL	STRASSER NATHAN P & STRASSER SARAH W	R-3	1001 S CLUBHOUSE CT
15	079H I 03100	DB 6253 DP 471, PB 18 PP 106	RESIDENTIAL	MORY RICK & MORY RACHEL	R-3	1005 S CLUBHOUSE CT
16	079H I 03200	DB 1442 DP 176, PB 18 PP 106	RESIDENTIAL	PENDERGRAST RICHAR & PENDERGRAST NANCY LYNN	R-3	1009 S CLUBHOUSE CT
17	079H I 03300	DB 2383 DP 22, PB 18 PP 106	RESIDENTIAL	LOCKE CHARLES A & LOCKE NANCY A	R-3	1013 N CLUBHOUSE CT
18	079G A 02802	DB 2628 DP 325, PB 34 PP 69	RESIDENTIAL	THIGPEN LARRY D	R-2	213 N ROYAL OAKS BLVD
19	079G A 02801	DB 4404 DP 895, PB 34 PP 69	RESIDENTIAL	SANDERS BRENT & SANDERS MAMIE	R-2	203 N ROYAL OAKS BLVD
20	079G A 02700	DB 4493 DP 568, PB 3 PP 49	RESIDENTIAL	HENDRIX ANITA K & WELLS VERNON F JR	R-2	199 N ROYAL OAKS BLVD
21	079 02500	N/A	811	ROYAL OAKS APTS OF FKLN PH2 LTD	SD-R	179 N ROYAL OAKS BLVD
22	079 02500	N/A	811	ROYAL OAKS APTS OF FKLN	SD-R	179 N ROYAL OAKS BLVD
23	079F A 03400	DB 892 DP 214, PB 6 PP 77	COMMERCIAL	PRATT HOUSTON	GC	150 N ROYAL OAKS BLVD
24	079F A 03300	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1104 LAKEVIEW DR
25	079F A 03200	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1108 LAKEVIEW DR
26	079F A 03100	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1110 LAKEVIEW DR
27	079F A 03000	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1112 LAKEVIEW DR
28	079F A 02700	DB 2271 DP 670, PB 6 PP 77	COMMERCIAL	POPE FAMILY LP	GC	1118 LAKEVIEW DR
29	079F A 02600	DB 876 DP 980, PB 6 PP 77	COMMERCIAL	HUDGINS THOMAS H	GC	1214 LAKEVIEW DR
31	079F A 00200	DB 6742 DP 871, PB 6 PP 77	COMMERCIAL	BRIGHT FUTURES PSYCHIATRY PLLC	GC	1107 LAKEVIEW DR
32	079F A 00400	DB 5994 DP 292, PB 6 PP 77	COMMERCIAL	DAVES BARBER SHOP INC	GC	1109 LAKEVIEW DR
33	079F A 00500	DB 6654 DP 272, PB 6 PP 77	COMMERCIAL	BLEDSOE WILLIAM	GC	1111 LAKEVIEW DR
34	079F A 00600	DB 6610 DP 301, PB 6 PP 77	COMMERCIAL	SETTLES, BASS DENTAL PRACTICE PLC	GC	1113 LAKEVIEW DR
35	079F A 00700	DB 6432 DP 959, PB 6 PP 77	COMMERCIAL	SAAVEDRA MIGUEL ANGEL & SAAVEDRA PATTY YVONNE	GC	1115 LAKEVIEW DR
36	079F A 00800	DB 6486 DP 563, PB 6 PP 77	COMMERCIAL	HORTON ALDEN NED III	GC	1117 LAKEVIEW DR
37	079F A 00900	DB 862 DP 265, PB 6 PP 77	COMMERCIAL	MARTIN J EMMETT	GC	1201 LAKEVIEW DR
38	079F A 00901	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC	1207 LAKEVIEW DR
39	079F A 01100	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC	1207 LAKEVIEW DR
40	079F A 01200	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC	1209 LAKEVIEW DR
41	079F A 01300	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC	1211 LAKEVIEW DR
42	079F A 01400	DB 2341 DP 752, PB 6 PP 77	COMMERCIAL	BAGBY-WILLIS PARTNERSHIP	GC	1215 LAKEVIEW DR
43	079F A 01500	DB 2078 DP 510, PB 6 PP 77	COMMERCIAL	BASS ROBERT & DEBRAY CHARLES	GC	1219 LAKEVIEW DR
44	079F A 03600	N/A	CITY	CITY OF FRANKLIN	GC	N ROYAL OAKS BLVD
46	079 03602	DB 4571 DP 211, PB - N/A	COMMERCIAL	TENNESSEE REAL EST INV	GC	298 N ROYAL OAKS BLVD
	079F A 03500	DB 5827 DP 894, PB 8 PP 7	RESIDENTIAL	ROGERS COURTENAY	SD-R	200 N ROYAL OAKS BLVD #A-1
	079F A 03500	DB 3677 DP 210, PB 8 PP 7	RESIDENTIAL	RUSSELL SUSAN M	SD-R	200 N ROYAL OAKS BLVD #A-2
	079F A 03500	DB 6170 DP 908, PB 8 PP 7	RESIDENTIAL	JAMES DHAN	SD-R	200 N ROYAL OAKS BLVD #A-3
	079F A 03500	DB 5948 DP 82, PB 8 PP 7	RESIDENTIAL	CHANEY STEPHEN PATRICK	SD-R	200 N ROYAL OAKS BLVD #A-4
	079F A 03500	DB 3240 DP 414, PB 8 PP 7	RESIDENTIAL	NEAL NANCY B & NEAL TERRY	SD-R	200 N ROYAL OAKS BLVD #B-4
	079F A 03500	DB 6070 DP 288, PB 8 PP 7	RESIDENTIAL	LEE TAMARA D	SD-R	200 N ROYAL OAKS BLVD #B-3
	079F A 03500	DB 966 DP 278, PB 8 PP 7	RESIDENTIAL	SIMMS CAROLYN T	SD-R	200 N ROYAL OAKS BLVD #D-4
	079F A 03500	DB 4044 DP 895, PB 8 PP 7	RESIDENTIAL	NESTO STEPHANIE M	SD-R	200 N ROYAL OAKS BLVD #B-2
	079F A 03500	DB 2120 DP 80, PB 8 PP 7	RESIDENTIAL	HIGHERS NELL APPLE TRS	SD-R	200 N ROYAL OAKS BLVD #D-3
	079F A 03500	DB 6811 DP 50, PB 8 PP 7	RESIDENTIAL	LALASAI PARTNERS LLC	SD-R	200 N ROYAL OAKS BLVD #D-2
	079F A 03500	DB 6791 DP 749, PB 8 PP 7	RESIDENTIAL	CURTIS SUSAN J	SD-R	200 N ROYAL OAKS BLVD #B-1
	079F A 03500	DB 6127 DP 90, PB 8 PP 7	RESIDENTIAL	CHATHAM TODD	SD-R	200 N ROYAL OAKS BLVD #D-1
	079F A 03500	DB 6222 DP 476, PB 8 PP 7	RESIDENTIAL	LEAMAN ALEC DAVID & LEAMAN MARIAH MAE	SD-R	200 N ROYAL OAKS BLVD #F-4
	079F A 03500	DB 6359 DP 273, PB 8 PP 7	RESIDENTIAL	DYAL LARRY & DYAL BRENDA	SD-R	200 N ROYAL OAKS BLVD #F-3
	079F A 03500	DB - N/A, PB 8 PP 7	RESIDENTIAL	RINGER NANCY C HANCOCK	SD-R	200 N ROYAL OAKS BLVD #F-2
	079F A 03500	DB 5247 DP 557, PB 8 PP 7	RESIDENTIAL	SLISH CECILLE C & SLISH STEPHEN T	SD-R	200 N ROYAL OAKS BLVD #F-1
	079F A 03500	DB 6238 DP 961, PB 8 PP 7	RESIDENTIAL	AWJ PARTNERS LLC	SD-R	200 N ROYAL OAKS BLVD #C-4
	079F A 03500	DB 1459 DP 295, PB 8 PP 7	RESIDENTIAL	LAWRENCE GLENN L TR & LAWRENCE SHIRLEY H TR	SD-R	200 N ROYAL OAKS BLVD #G-4
	079F A 03500	DB 3677 DP 427, PB 8 PP 7	RESIDENTIAL	LOPES ANGELINA R	SD-R	200 N ROYAL OAKS BLVD #C-3
	079F A 03500	DB 5148 DP 315, PB 8 PP 7	RESIDENTIAL	EVANS BARBARA ALICE	SD-R	200 N ROYAL OAKS BLVD #C-2
	079F A 03500	DB 3609 DP 628, PB 8 PP 7	RESIDENTIAL	HASSLER MICHAEL C	SD-R	200 N ROYAL OAKS BLVD #C-1
	079F A 03500	DB 6353 DP 548, PB 8 PP 7	RESIDENTIAL	SONGER SUZIE E	SD-R	200 N ROYAL OAKS BLVD #G-3
	079F A 03500	DB 5498 DP 315, PB 8 PP 7	RESIDENTIAL	MARSHALL MATTHEW H	SD-R	200 N ROYAL OAKS BLVD #E-1
	079F A 03500	DB 3985 DP 499, PB 8 PP 7	RESIDENTIAL	KEITH JENNIFER J	SD-R	200 N ROYAL OASK BLVD #G-2
	079F A 03500	DB 6200 DP 323, PB 8 PP 7	RESIDENTIAL	REYNOLDS KARYN M	SD-R	200 N ROYAL OAKS BLVD #E-2
	079F A 03500	DB 1865 DP 618, PB 8 PP 7	RESIDENTIAL	BAIRD JAMES LEE & BAIRD SHAUNA ELIZABETH	SD-R	200 N ROYAL OAKS BLVD #G-1
	079F A 03500	DB 5912 DP 314, PB 8 PP 7	RESIDENTIAL	LOMAS ZACHARY F & LOMAS BROOKE M	SD-R	200 N ROYAL OAKS BLVD #E-3
	079F A 03500	DB 2673 DP 533, PB 8 PP 7	RESIDENTIAL	FULLEMAN G ROBERT & FULLEMAN MARY F	SD-R	200 N ROYAL OAKS BLVD #E-4
	079F A 03500	DB 6028 DP 969, PB 8 PP 7	RESIDENTIAL	STEVENS DWIGHT A	SD-R	200 N ROYAL OAKS BLVD #H-4
	079F A 03500	DB 3952 DP 811, PB 8 PP 7	RESIDENTIAL	LITVACK SHARON	SD-R	200 N ROYAL OAKS BLVD #L-4
	079F A 03500	DB 3657 DP 985, PB 8 PP 7	RESIDENTIAL	SHAUB DAVID L & GREEN DANIEL R	SD-R	200 N ROYAL OAKS BLVD #L-3
	079F A 03500	DB 1744 DP 430, PB 8 PP 7	RESIDENTIAL	LILLARD KENNY B	SD-R	200 N ROYAL OAKS BLVD #H-3
	079F A 03500	DB 1513 DP 567, PB 8 PP 7	RESIDENTIAL	MURPHY MARY ELLEN	SD-R	200 N ROYAL OAKS BLVD #L-2
	079F A 03500	DB 1457 DP 427, PB 8 PP 7	RESIDENTIAL	CHADWELL DEBRA	SD-R	200 N ROYAL OAKS BLVD #H-2
	079F A 03500	DB 4542 DP 849, PB 8 PP 7	RESIDENTIAL	JOLLEY DENNIS E & JOLLEY DANIEL S	SD-R	200 N ROYAL OAKS BLVD #L-1
	079F A 03500	DB 6353 DP 732, PB 8 PP 7	RESIDENTIAL	MAHNKE GAYLE LYNN	SD-R	200 N ROYAL OAKS BLVD #H-1
	079F A 03500	DB 4527 DP 807, PB 8 PP 7	RESIDENTIAL	FILMARA JOSEPH B	SD-R	200 N ROYAL OAKS BLVD #J-4
	079F A 03500	DB 2516 DP 458, PB 8 PP 7	RESIDENTIAL	RIGGIN LISA KAY	SD-R	200 N ROYAL OAKS BLVD #J-3
	079F A 03500	DB 3023 DP 769, PB 8 PP 7	RESIDENTIAL	GOFF KIMBERLY	SD-R	200 N ROYAL OAKS BLVD #J-1
	079F A 03500	DB 6325 DP 450, PB 8 PP 7	RESIDENTIAL	DAVIS HAROLD H JR & DAVIS NANCY C	SD-R	200 N ROYAL OAKS BLVD #J-2
	079F A 03500	DB 6751 DP 752, PB 8 PP 7	RESIDENTIAL	OWENS RICHARD LEE & OWENS MARIE UTZ	SD-R	200 N ROYAL OAKS BLVD #J-2
	079F A 03500	DB 4713 DP 762, PB 8 PP 7	RESIDENTIAL	COLLINS CHRISTIAN E	SD-R	200 N ROYAL OAKS BLVD #I-3
	079F A 03500	DB 3692 DP 425, PB 8 PP 7	RESIDENTIAL	STEWART DONNA L	SD-R	200 N ROYAL OAKS BLVD #I-4
	079F A 03500	DB 4638 DP 281, PB 8 PP 7	RESIDENTIAL	RUSSELL ASHLEY V	SD-R	200 N ROYAL OAKS BLVD #I-1
	079F A 03500	DB 2213 DP 531, PB 8 PP 7	RESIDENTIAL	DABBS JOHN R & DABBS LEONA C KLEBAN	SD-R	200 N ROYAL OAKS BLVD #K-4
	079F A 03500	DB 6048 DP 461, PB 8 PP 7	RESIDENTIAL	WOLFE JEFFREY	SD-R	200 N ROYAL OAKS BLVD #K-3
	079F A 03500	DB 6190 DP 137, PB 8 PP 7	RESIDENTIAL	LANGSDON ANDREW & LANGSDON EMILY	SD-R	200 N ROYAL OAKS BLVD #K-2
	079F A 03500	DB 2387 DP 799, PB 8 PP 7	RESIDENTIAL	BAILEY LADONNA D PATTON	SD-R	200 N ROYAL OAKS BLVD #K-1
*	079C A 00100	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	300 N ROYAL OAKS BLVD
*	079C A 00200	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	301 N ROYAL OAKS BLVD

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

199 N ROYAL OAKS BLVD
PROPOSED REZONING
FRANKLIN, TN 37067

REVISIONS

No.	DATE

05/04/17 17025

OVERALL EXISTING CONDITIONS PLAN

Properties Zoned
Office Residential (OR)
In The
City of Franklin

6/27/2017

Office Residential zoning and design concept are intended as a transition between established single family residential and intensive commercial development. Envision Franklin supports these nodes of development in a select few locations based on existing land uses, historic development patterns and adjoining uses. Office Residential is a way to allow selected, lower impact commercial uses in a unique residential setting.

The Office Residential zoning district and design concept mandate a single family residential form building. As the two maps illustrate there are a limited number of places in the City that are zoned OR currently. These areas were selected very specifically based on stringent criteria. The properties located downtown are based on their historical blend of mixed commercial/residential uses. The properties along West Main Street were selected based on the history of commercial activity in that area and the traditional residential development patterns in the surrounding streets. The identified area along Columbia Ave keep the intensive commercial uses south of the intersection of Downs Blvd and Columbia Ave and preserves the historic residential form along Columbia Ave. The London Lane and Royal Oaks intersection limits the intensive commercial uses to the area below Lakeview Drive and preserves the single family residential form on Royal Oaks. While not deemed historic, the Royal Oaks subdivision was constructed in a traditional residential pattern before Royal Oaks became an arterial roadway. The Office Residential zoning district provides selected commercial uses in a residential building form thereby providing a feasible use to an otherwise less desirable single family residence.

While it hasn't happened yet, OR zoned properties outside of the historic protection overlay could have a new building constructed. This building would have to maintain a single family residential form as dictated by the existing neighborhood it is adjacent to. Section 5.3.4 Transition Features would further regulate the building scale, massing, height, proportion, form, and general architectural style. A minimum of 40% of the lot would be required to be landscaped area (3.3.2). Other commercial zones (Neighborhood Commercial, Central Commercial, General Commercial, and General Office) require a minimum of 15%, 10%, 30%, 30% respectively. Residential zones (R-6, R-3, R-2) require a minimum of 30% and 40% respectively. Setbacks would be determined by the existing built environment and would be

allowed no closer than the closest primary building. Any parking would have to be screened under Section 5.4.5 Vehicular Use. Landscape islands would be required. Any parking would have to be behind the main façade of the building. In addition, a 10-100-foot landscape buffer would be required on the developing parcel with the lot size being the determining factor. Commercial lighting standards (which do not apply to single family residential) would limit the intensity to 10 footcandles or less and 1.0 footcandles at all the property lines.

"The proposed rezoning at 1475 Columbia has an additional layer placed on it through the Columbia Avenue Overlay (CAO). The Columbia Ave Overlay District-2 further regulates front setbacks, façade length of new buildings, roof pitch, front porches, and foundation height. Recent revisions to the CAO have included an additional restriction against internally illuminated signage, prohibiting parking between the main structure and Columbia Ave, and mandating no more than 25% of parking spaces can be allowed on the side of a building."

1102 West Main Street

Zoned Office Residential (OR)



1341 West Main Street- Across from Pueblo Real

Zoned Office Residential



1339 West Main Street (across from Pueblo Real)

Zoned Office Residential (OR)



1337 – 1341 West Main Street (Across from Pueblo Real)





Concept Imagery Envision Franklin

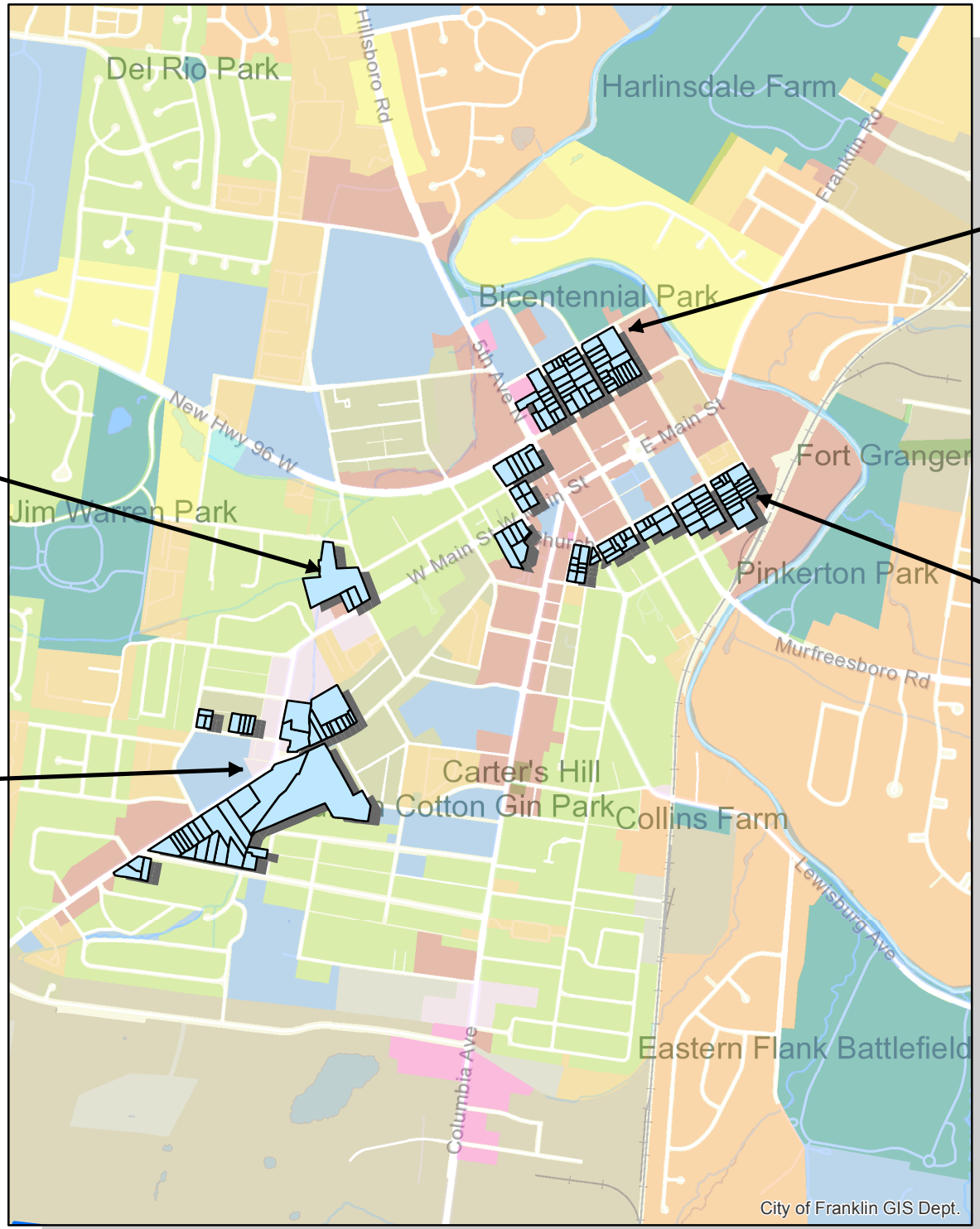






Office Residential Zones

Four distinct neighborhoods in the City of Franklin are in the Office Residential Zoning district.



This zoning district is intended as a transition from more intensive commercial uses (Central Commercial, Neighborhood Commercial, etc.)

Office Residential Zones

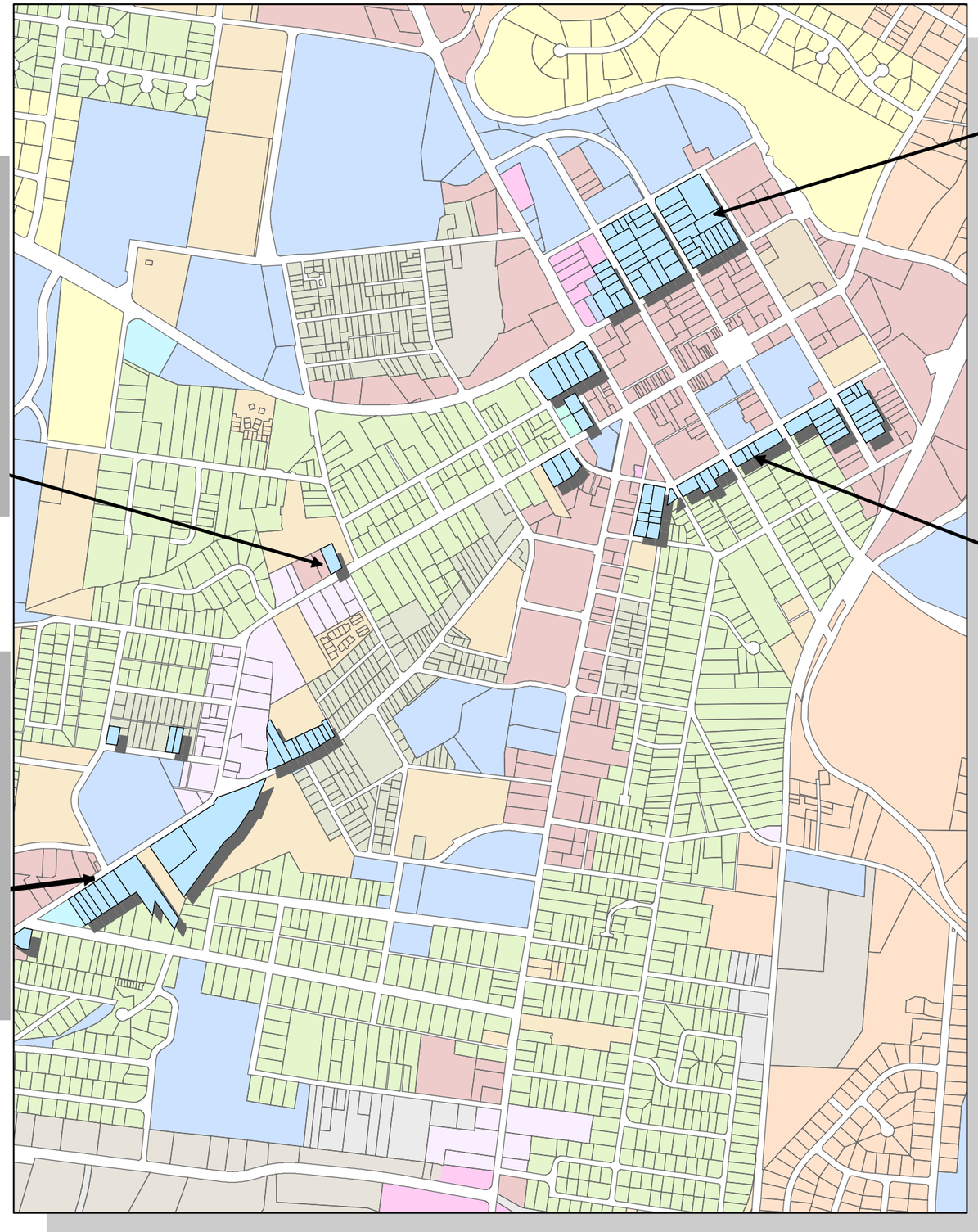
Four distinct neighborhoods in the City of Franklin are in the Office Residential Zoning district.



1102 West Main St



Petway/West Main



Historic Downtown

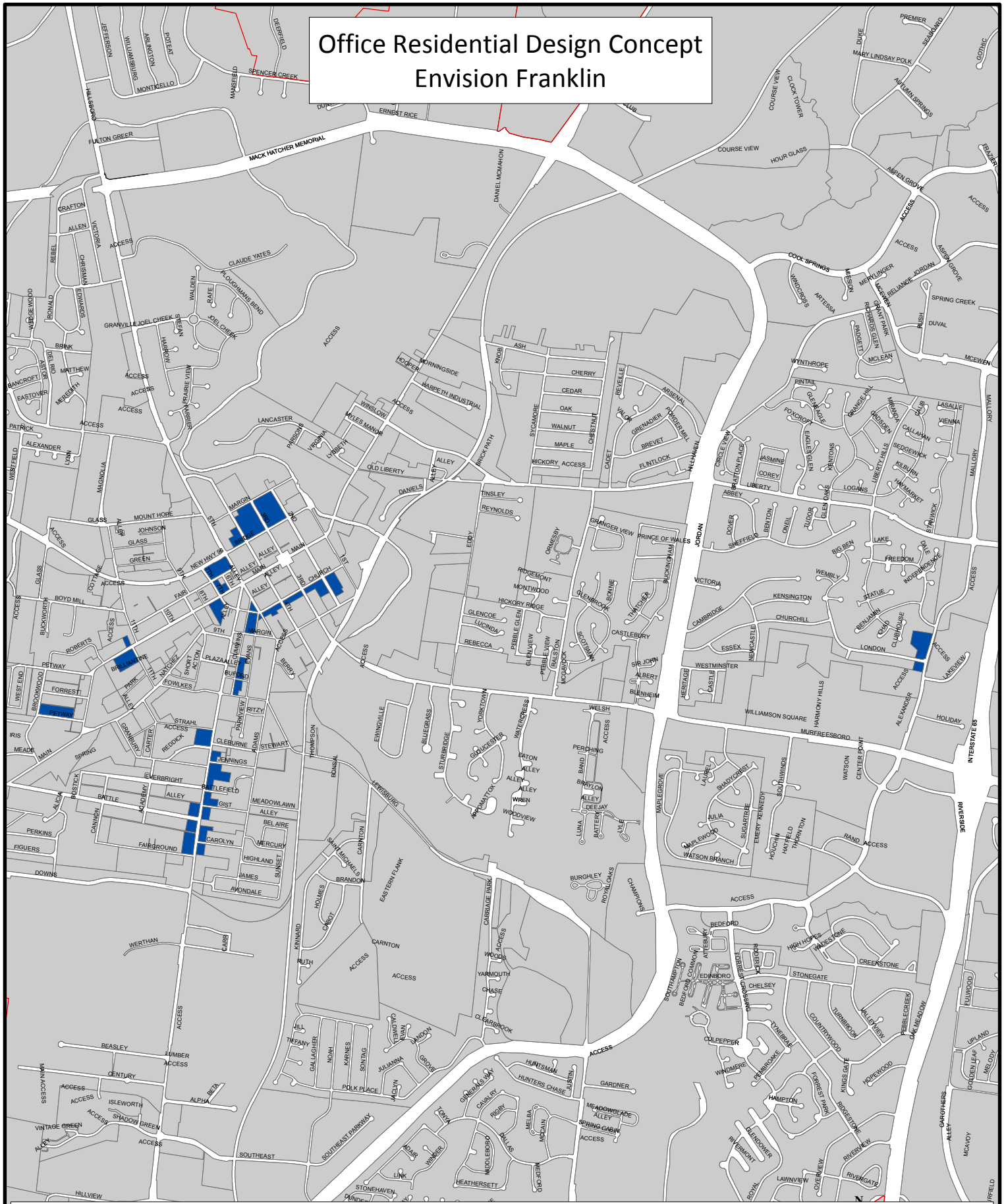


Church/S. Margin Street

This zoning district is intended as a transition from more intensive commercial uses (Central Commercial, Neighborhood Commercial, etc.)

N

Office Residential Design Concept
Envision Franklin



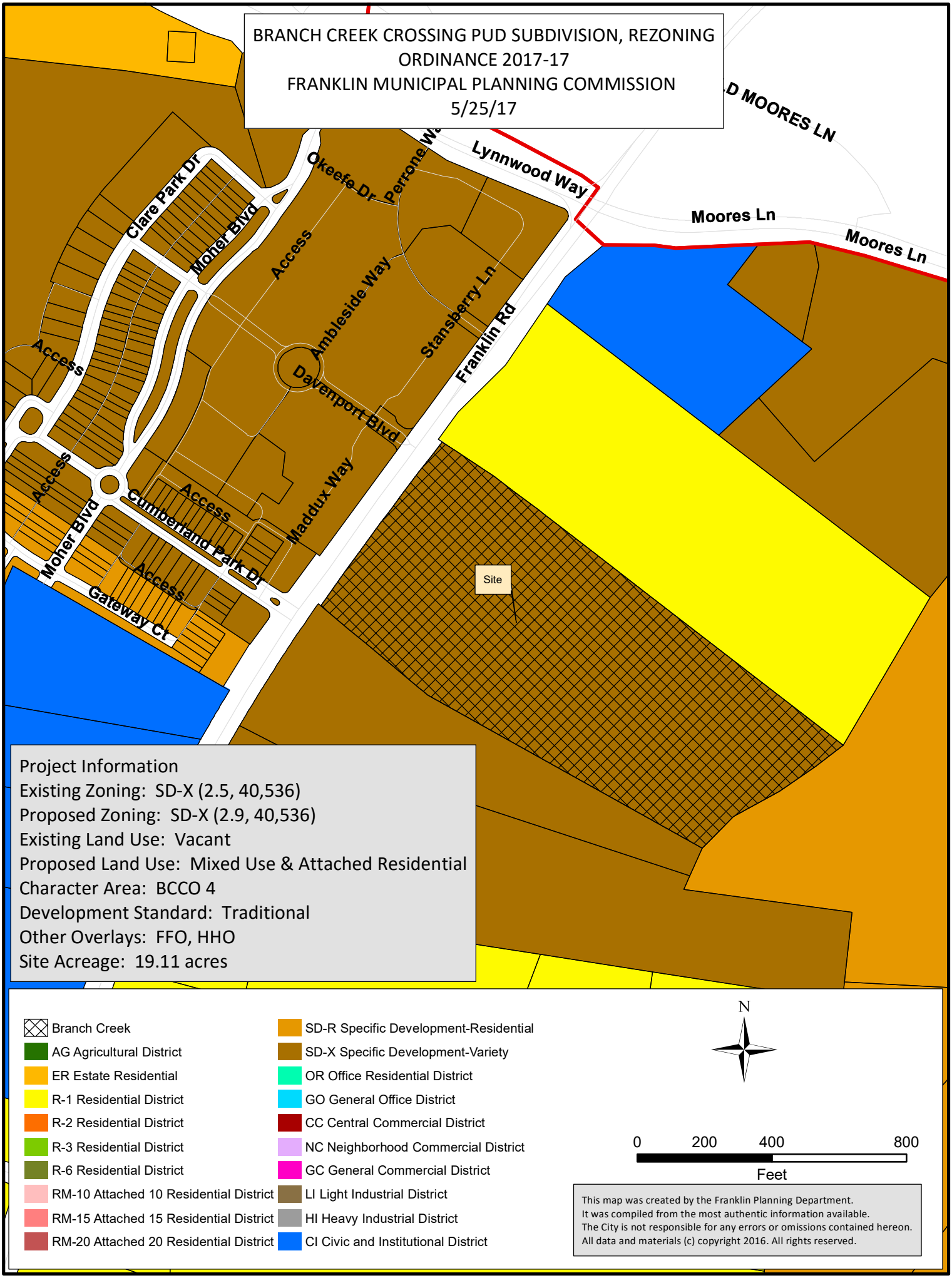
Design Concept

Office Residential

0 750 1,500 3,000

Feet

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It was compiled from the most authentic information available.
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BRANCH CREEK CROSSING PUD SUBDIVISION, REZONING
ORDINANCE 2017-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
D MOORES LN
Lynnwood Way
Moores Ln
Moores Ln
Okeefe Dr
Perrone W
Clare Park Dr
Moher Blvd
Access
Ambleside Way
Stansberry Ln
Franklin Rd
Davenport Blvd
Access
Access
Moher Blvd
Cumberland Park Dr
Access
Maddux Way
Access
Gateway Ct
Site
Project Information
Existing Zoning: SD-X (2.5, 40,536)
Proposed Zoning: SD-X (2.9, 40,536)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use & Attached Residential
Character Area: BCCO 4
Development Standard: Traditional
Other Overlays: FFO, HHO
Site Acreage: 19.11 acres
Branch Creek
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
200
400
800
Feet
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ORDINANCE 2017-17

TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.11 ACRES FROM SPECIFIC DEVELOPMENT VARIETY SD-X (2.5, 40,536) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY SD-X (2.9, 40,536) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 574 FRANKLIN ROAD & 580 FRANKLIN ROAD (BRANCH CREEK CROSSING PUD SUBDIVISION)."

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

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

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-30, approving a revised Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development Variety (SD-X 2.5, 40,536) District to Specific Development Variety (SD-X 2.9, 40,536) District:

PREMISES CONSIDERED

Map-Parcel
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being comer to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being comer to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving

Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being comer to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 acres more or less.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

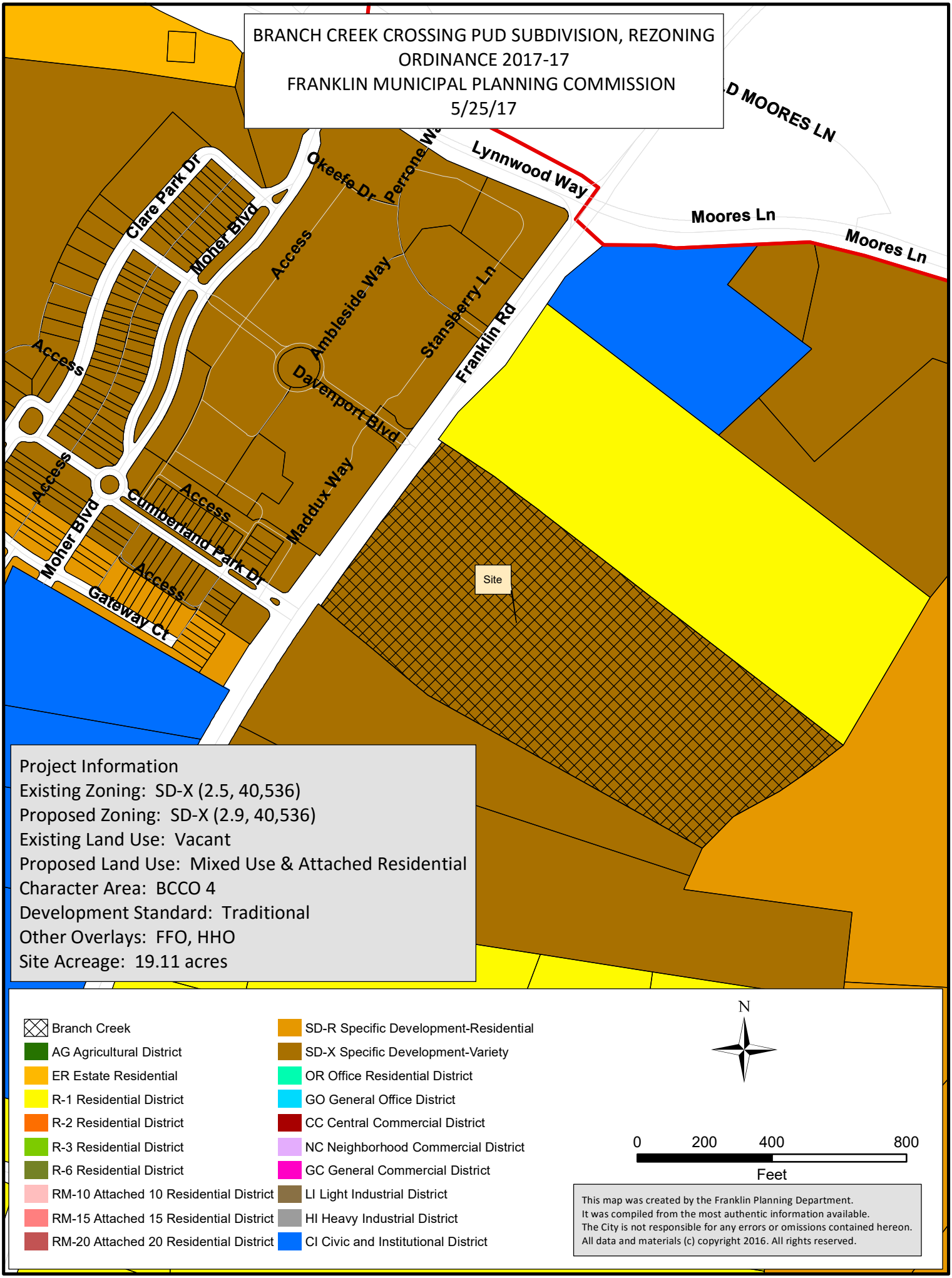
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


BRANCH CREEK CROSSING PUD SUBDIVISION, REZONING
ORDINANCE 2017-17
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
D MOORES LN
Lynnwood Way
Moores Ln
Moores Ln
Okeefe Dr
Perrone W
Clare Park Dr
Moher Blvd
Access
Ambleside Way
Stansberry Ln
Franklin Rd
Davenport Blvd
Access
Access
Moher Blvd
Cumberland Park Dr
Access
Maddux Way
Access
Gateway Ct
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BRANCH CREEK CROSSING
REZONING REQUEST, REVISION 2

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):
BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

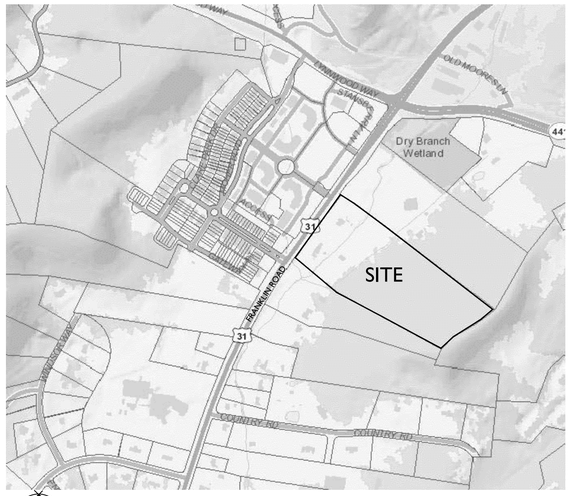
OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS (LOT 3, OS3A, OS3B):
BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.369.6125
WILL SMITH

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:
HARRAH & ASSCOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877



NOT TO SCALE

SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS

DEVELOPMENT SUMMARY

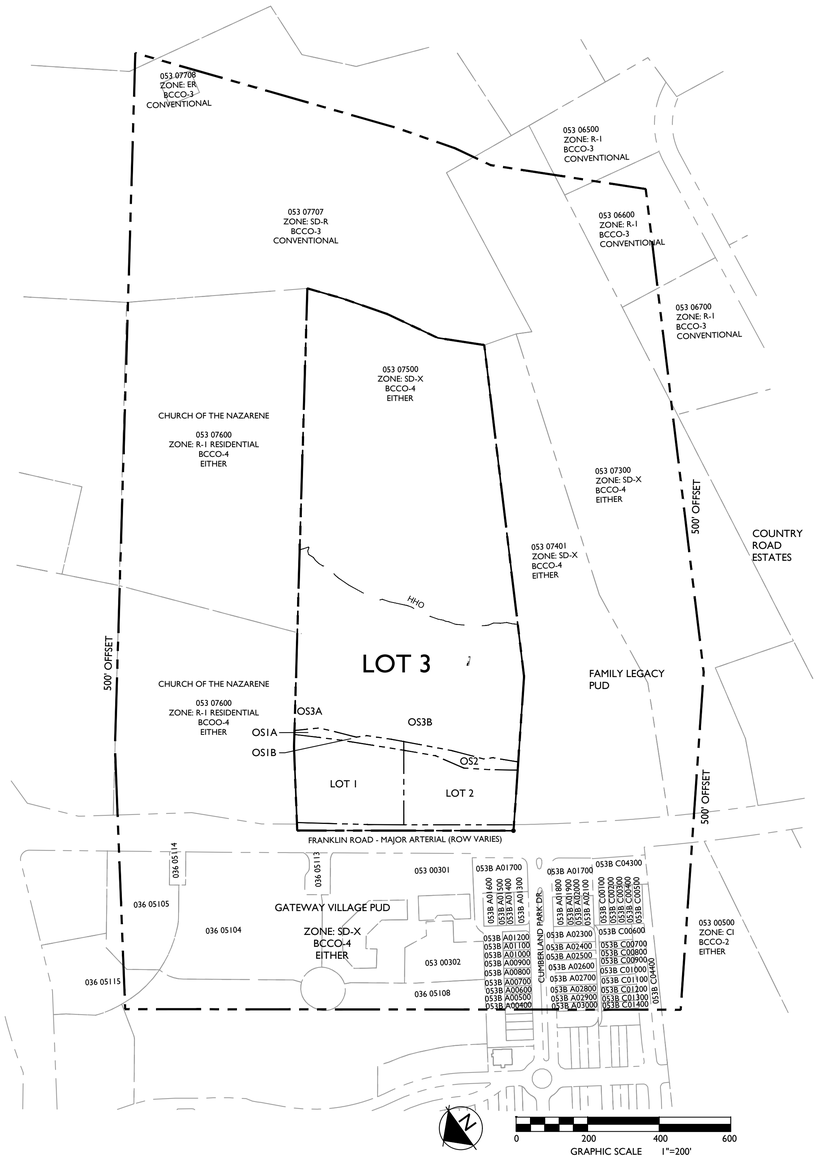
REVISION 2
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

APRIL 10, 2017
COF#6409
Revisions
1. MAY 4, 2017

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee
and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHCH LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND V FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
3000 STANSBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND V FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1218 COUNTRY RD	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORSYTH PARK DR	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEAGRAVE LN #A-105	FRANKLIN	TN	37067 SD-X	BCCO-4	EITHER	
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50535	NASHVILLE	TN	37205 SD-X	BCCO-4	EITHER	
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1021 CUMBERLAND PARK DR	WIENCEK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205 SD-X	BCCO-4	EITHER	
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069 SD-R	BCCO-4	EITHER	
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069 SD-R	BCCO-4	EITHER	
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
MULTI FAMILY IS AN APPROVED USE

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE CONDOMINIUM COMMUNITY ON LOT 3. TEH LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET, REAR LOADED GARAGES, AND CREATING AN ACTIVE STREET ENVIRONMENT THROUGH THE RELATIONSHIP OF BUILDINGS TO STREETS AND OPEN SPACE PLAZA.

THE TWO CONDO BUILDINGS PROPOSED ARE POSITIONED ON A LARGE PEDESTRIAN PLAZA. THE CONDO BUILDING FRONT DOOR (MAIN CORRIDORS) ARE ACCESSED FROM THE PLAZA. INDIVIDUAL CONDOS ALSO HAVE PATIO OR BALCONY ACCESS TO THIS PLAZA. SERVICE AND VEHICULAR GARAGE ACCESS IS LIMITED TO THE SIDES AND REAR.

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), REZONING REQUEST REVISION 2
PROJECT NUMBER:	6409
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.5/40,536)
PROPOSED ZONING:	SD-X (2.9/40,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS
LOT 1, LOT 2, OS1A, OS1B, OS2	1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
OWNER RESIDENTIAL TRACTS:	BBC INVESTMENTS
LOT 3, OS3A, OS3B	202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
DEVELOPER RESIDENTIAL TRACTS:	BEAZER HOMES LLC - NASHVILLE
LOT 3, OS3A, OS3B	501 CORPORATE CENTER DRIVE FRANKLIN, TN 615.369.6125 WILL SMITH
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
BUILDING SQUARE FOOTAGE:	±40,536
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.57 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	SEE CHART C2.0
MAXIMUM PARKING LIMIT:	SEE CHART C2.0
EXISTING PARKING:	SEE CHART C2.0
RESIDENTIAL DENSITY:	2.9 DUA
TREE CANOPY:	522,696 SF (87% OF TOTAL CANOPY)
PARKLAND DEDICATION:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU 35 HOMES @ 1200 SF/HOME = 42,000 SF 19 HOMES @ 600 SF/HOME = 11,400 SF
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD, AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
WATER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 1" WATER LINE OFF FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 AND 4.
SEWER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE COF HAS APPROVED THE ADDITION OF 60 SFVE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRNAKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE, AND POST DEVELOPMENT FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
54 X 0.64 STUDENTS = 35 PROJECTED STUDENTS
*NOTE: THE APPLICANT IS PROPOSING AN AGE RESTRICTED (55+) ACTIVE ADULT CONDOMINIUM COMMUNITY. THEREFORE, IT IS EXPECTED THAT THERE WILL NO PROJECTED STUDENT POPULATION.

REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
REZONING REQUEST, REVISION 2
Franklin, Williamson County, Tennessee

GREGORY S. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
5-4-2017

ISSUED: April 10, 2017

Revision	Date
1	May 4, 2017
2	
3	
4	

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 6409



AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE

0 50 100 150
GRAPHIC SCALE 1"=50'

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status
1	40"	
2	26"	
3	26"	
4	28"	
5	24"	
6	24"	
7	30"	
8	28"	REMOVED 3
9	24"	REMOVED 3
10	44"	REMOVED 3
11	30"	REMOVED 3
12	40"	REMOVED 3
13	26"	REMOVED 3
14	24"	REMOVED 3
15	30"	REMOVED 3
16	40"	REMOVED 3
17	24"	REMOVED 3
18	24"	REMOVED 3
19	24"	
20	48"	
21	44"	
22	42"	
23	30"	
24	26"	
25	24"	
26	24"	
27	24"	
28	24"	
29	26"	
30	24"	
31	24"	
32	24"	
33	24"	
34	30"	
35	30"	
36	30"	
37	24"	
38	24"	
39	24"	
40	24"	

Number	Type	Size	Health	Status
101	TREE	38"	POOR	REMOVED 1
102	TREE	24"	POOR	REMOVED 1
103	TREE	36"	FAIR	REMOVED 2
104	TREE	48"	FAIR	
105	TREE	36"	FAIR	
106	TREE	28"	FAIR	
107	TREE	38"	FAIR	
108	TREE	32"	FAIR	REMOVED 1
109	TREE	48"	POOR	
110	TREE	36"	POOR	
111	TREE	30"	FAIR	
112	TREE	24"	FAIR	
113	TREE	32"	FAIR	REMOVED 3
114	TREE	26"	FAIR	REMOVED 3
115	TREE	48"	GOOD	
116	TREE	28"	GOOD	

SPECIMEN TREE REPLACEMENT CHART

	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1- COF #6281	64	65	+1 IN
LOT 2- COF #6360	72	76	+4 IN
LOT 3	668	-	-668 IN
TOTAL REPLACEMENT			-663 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), REZONING REQUEST REVISION 2
PROJECT NUMBER:	6409
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.5/40,536)
PROPOSED ZONING:	SD-X (2.9/40,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS
LOT 1, LOT 2, OS1A, OS1B, OS2	1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
OWNER RESIDENTIAL TRACTS:	BBC INVESTMENTS
LOT 3, OS3A, OS3B	202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
DEVELOPER RESIDENTIAL TRACTS:	BEAZER HOMES LLC - NASHVILLE
LOT 3, OS3A, OS3B	501 CORPORATE CENTER DRIVE FRANKLIN, TN 615.369.6125 WILL SMITH
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
BUILDING SQUARE FOOTAGE:	±40,536
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.57 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	SEE CHART C2.0
MAXIMUM PARKING LIMIT:	SEE CHART C2.0
EXISTING PARKING:	SEE CHART C2.0
RESIDENTIAL DENSITY:	2.9 DUA
TREE CANOPY:	522,696 SF (87% OF TOTAL CANOPY)
PARKLAND DEDICATION:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU 35 HOMES @ 1200 SF/HOME = 42,000 SF 19 HOMES @ 600 SF/HOME = 11,400 SF
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

TREE CANOPY DATA

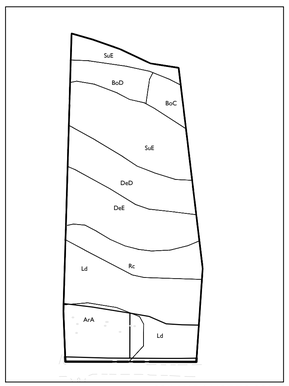
EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,961 SF

PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,961 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	1.36 AC	11.99 AC



SOIL MAP : NOT TO SCALE

KEY:

SPECIMEN TREE

TREE CANOPY REMOVED AREA

TREE CANOPY REMOVED AREA (FUTURE)

STREAM BUFFER ZONE 1

STREAM BUFFER ZONE 2

SOIL KEY

ArA	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoC	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
BoD	BODINE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
Ld	LINDSIDE CHERTY SILT LOAM. PHOSPHATICE
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
REZONING REQUEST, REVISION 2
Franklin, Williamson County, Tennessee

GREGORY L. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
5.4.2017

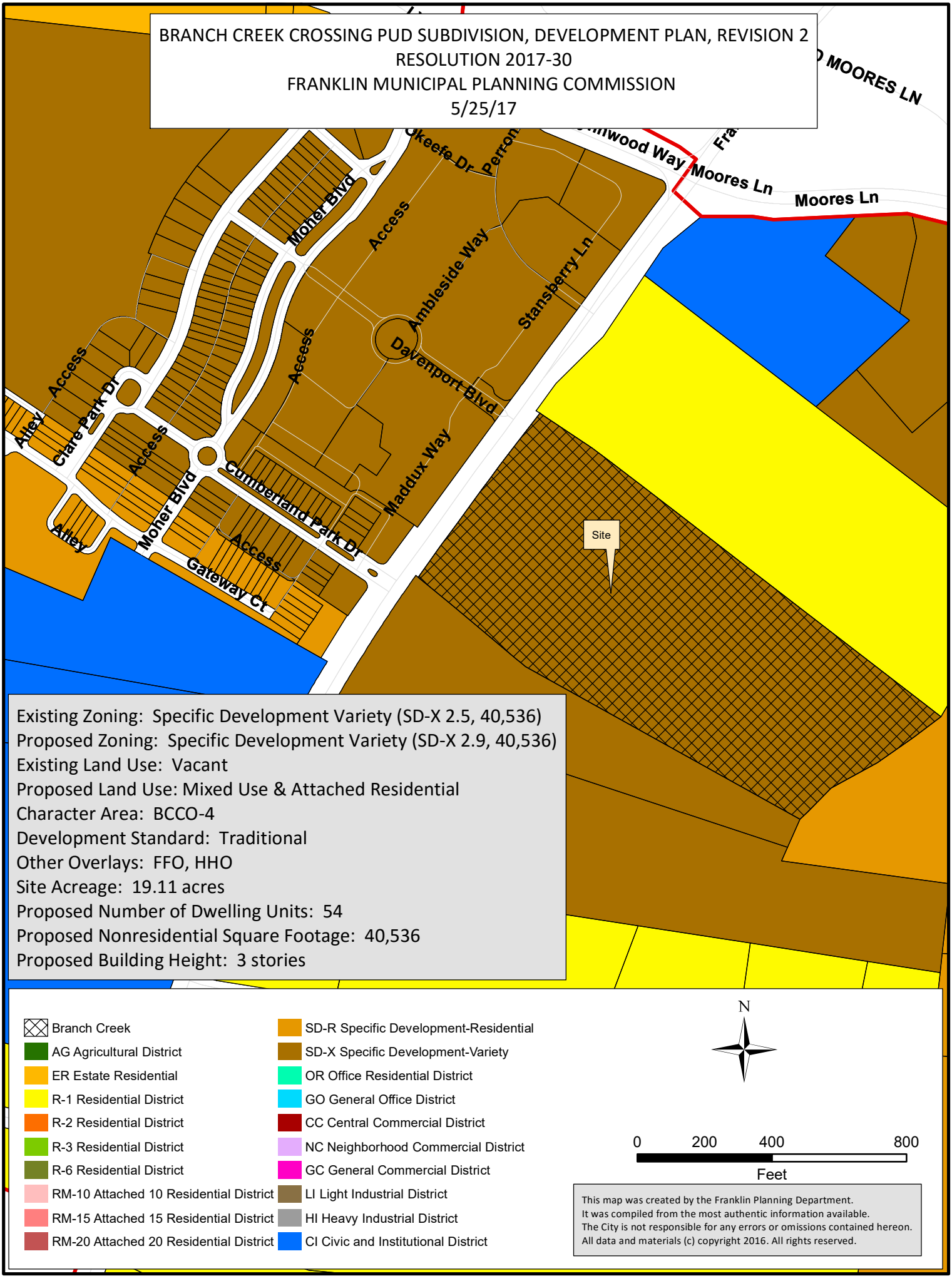
ISSUED: April 10, 2017

Revision Date
1 May 4, 2017
2
3
4

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 6409


BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2017-30
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
MOORES LN
Moores Ln
Moores Ln
Okeefe Dr
Moher Blvd
Access
Ambleside Way
Stansberry Ln
Davenport Blvd
Maddux Way
Cumberland Park Dr
Gateway Ct
Clare Park Dr
Alley
Site
Existing Zoning: Specific Development Variety (SD-X 2.5, 40,536)
Proposed Zoning: Specific Development Variety (SD-X 2.9, 40,536)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use & Attached Residential
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: FFO, HHO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 54
Proposed Nonresidential Square Footage: 40,536
Proposed Building Height: 3 stories
Branch Creek
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
200
400
800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2017-30

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISON FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 574 FRANKLIN ROAD & 580 FRANKLIN ROAD."

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

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

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

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

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

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

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

WHEREAS, the BOMA originally rezoned the subject property, located at 574 & 580 Franklin Road, as part of Ordinance 2014-46 on February 24, 2015, and originally approved a Development Plan for the subject property as part of Resolution 2014-97, on February 10, 2015; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2014-97, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owners are now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2017-17.

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

Law Dept. approved 05.22.17

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

PREMISES CONSIDERED

Map-Parcel
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being comer to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being comer to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being comer to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 acres more or less.

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

SECTION III: That the overall entitlements, as amended, for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Branch Creek PUD Subdivision
Original Base Zone District Requested Base Zone District	SD-X (2.5, 36,536) SD-X (2.9, 40,536)
Character Area Overlay	BCCO-4
Other Zoning Overlays	HHO, FFO
Development Standard	Traditional
Number of Dwelling Units	54

Number of Nonresidential Square Footage	40,536
Connectivity Index	2.0
Open Space Requirements	Formal 0.57 acres Informal 10.86 acres Total 11.43 acres
Number of Phases in Development	4
Original Development Plan Approval	Resolution No. 2014-97 Date of approval: 2/10/15
Modification of Development Standards Approved as part of Resolution No. 2014-97	MOS 1 – Allow the loading areas to the side of the structure as opposed to behind the structure. MOS 2 – Allow parking between the primary elevation and the primary street in a Traditional area.
Development Plan Revision Number	2

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2017-17, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law Dept. approved 05.22.17

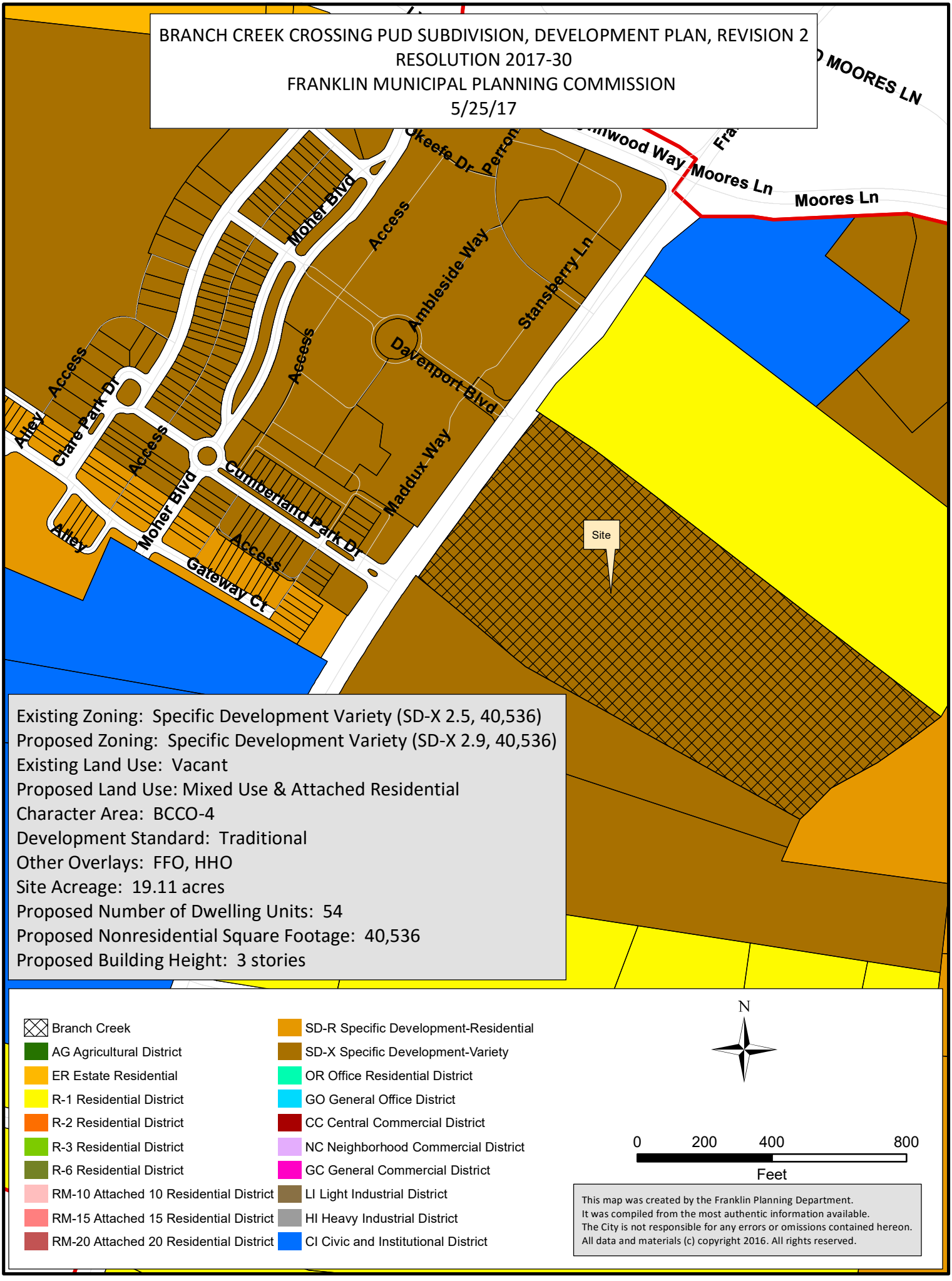
PREAPPLICATION CONFERENCE: ____3/14/2017_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: ____3/23/2017_____

NEIGHBORHOOD MEETING: ____3/21/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____


BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2017-30
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
MOORES LN
Moores Ln
Moores Ln
Okeefe Dr
Moher Blvd
Access
Ambleside Way
Stansberry Ln
Davenport Blvd
Maddux Way
Cumberland Park Dr
Gateway Ct
Clare Park Dr
Alley
Site
Existing Zoning: Specific Development Variety (SD-X 2.5, 40,536)
Proposed Zoning: Specific Development Variety (SD-X 2.9, 40,536)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use & Attached Residential
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: FFO, HHO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 54
Proposed Nonresidential Square Footage: 40,536
Proposed Building Height: 3 stories
Branch Creek
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
200
400
800
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6410

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. G. Grading Plan

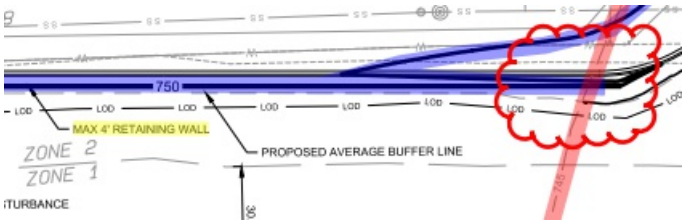
joe.marlo@franklintn.gov *This following comment is an Advisory Warning, but does **not hinder approval of the Development Plan.***

At the Site Plan stage, all stormwater from impervious surfaces is to be sent to treatment. The note shown on Sheet C3.0 indicating that stormwater is proposed to sheet flow to the bioretention area on the southern end of the site does not appear to correspond with the proposed grading on the westernmost side of the site.

2. Retaining Wall Height

joe.marlo@franklintn.gov *Applicant has not adequately addressed the comment, nor contacted staff prior to resubmittal as requested.*

Applicant to revise the 4-foot maximum wall height note to reflect the 5-foot grade change shown on the grading plan. Note that existing 745 contour runs transverse, not offset, to the proposed 750 contour at the wall.



Parks

General Issues

3. Parkland information

kevinl@franklintn.gov Parks-The fees shall be paid at the final plat for this development. This property is located Quad #1 which is 271,000 per acre max price, which may help in figuring your fees, otherwise, a recent appraisal shall be required for approval by the city before the final plat can be recorded. Please contact Kevin at the Parks Department if more information is needed.

Planning

General Issues

4. Entrance

brad.baumgartner@franklintn.gov Applicant shall show prominent front entrance on renderings that face Franklin Road.

Water/Sewer

Branch Creek Crossing Development Plan Revision 2 - 5.4.2017.pdf

5. General issues

bnutt@mvud.org

MVUD has not received application or design information for this project.

Water lines, meters, and hydrants as proposed are not approved by MVUD. General layout line sizes, and Hydrant locations have not been approved and currently does not meet design specifications of MVUD.

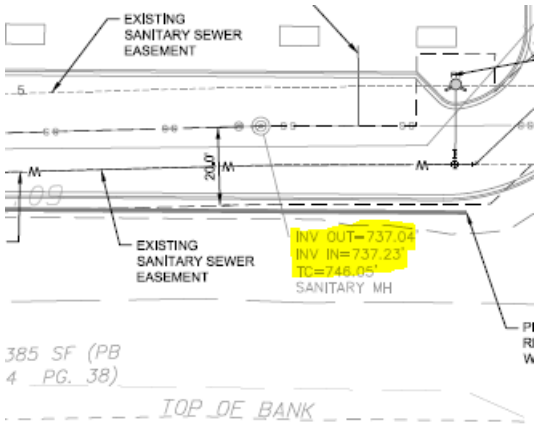
6. Sanitary sewer

ben.mcneil@franklintn.gov

Project Advisory:

It has come to Water Management staff's attention that the sanitary sewer inverts and top of casting shown on the utility plans are existing conditions and not what the top of casting will be after construction is complete. The applicant shall provide the proposed top of casting elevations on the utility sheets. The proposed depth of fill over the existing sanitary sewer shall be noted on the utilities sheet as well. As was discussed at pre-application stage for this Development Plan, any proposed filling over the existing sanitary sewer which results in sewer depths of greater than 12' will require the pipe material to be upgraded to DIP and will require the sanitary sewer easement to be widened to 30' centered on the sewer line. No walls or other structures may be located within the sanitary sewer easement, regardless of easement width.

This issue will be examined in greater detail at Site Plan stage when the detailed grading information is available, but is being brought to the designer's attention now due to the potential effect on the site design and layout.



[Edited By Lance Fittro]

Zoning

General Issues

7. Dumpsters

shanna.mccoy@franklintn.gov There is no pedestrian door shown on the enclosure elevation plans.

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2

WILLIAMSON COUNTY, TENNESSEE

OWNER COMMERCIAL TRACTS (LOT 1, LOT 2, OS1A, OS1B, OS2):
BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS

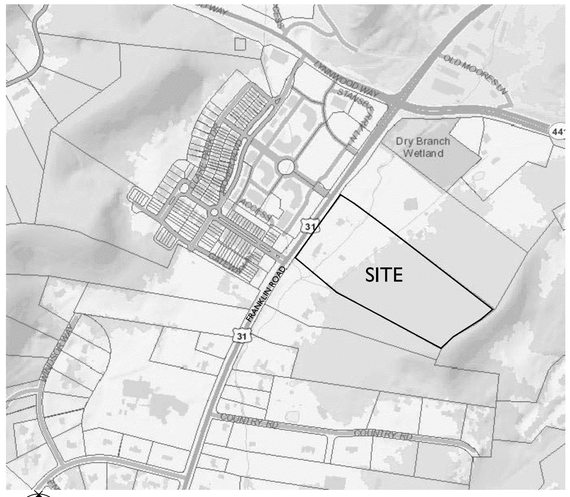
OWNER REMAINING TRACTS (LOT 3, OS3A, OS3B):
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

DEVELOPER RESIDENTIAL TRACTS (LOT 3, OS3A, OS3B):
BEAZER HOMES LLC - NASHVILLE
501 CORPORATE CENTER DRIVE
FRANKLIN, TN
615.369.6125
WILL SMITH

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

SURVEYOR:
HARRAH & ASSCOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877



N NOT TO SCALE

SHEET INDEX

C0.1	ORIGINAL DEVELOPMENT PLAN
C0.2	REVISED DEVELOPMENT PLAN
C1.0	OVERALL EXISTING CONDITIONS
C1.1	OVERALL EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	BUFFER REDUCTION EXHIBIT
C2.2	DEVELOPMENT PLAN REVISION COMPARISON
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A402	FIRST FLOOR PLAN PERSPECTIVE
A410	GARAGE AND TRASH ENCLOSURE

DEVELOPMENT SUMMARY

REVISION 2
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

PARKLAND DEDICATION

53,400SF REQUIRED TO BE PROVIDED IN THE FORM OF WALKING TRAILS AND/OR FEES IN LIEU AS OUTLINED WITH SITE PLAN.

35 HOMES @ 1,200SF / HOME = 42,000SF

19 HOMES @ 600SF / HOMES = 11,400SF

TOTAL = 53,400SF

APRIL 10, 2017
COF# 6410
Revisions
1. May 4, 2017

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

SPECIFIC DEVELOPMENT RESIDENTIAL

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

PARKING RATIO (BASED ON SQFT OF OFFICE				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

RESIDENTIAL UNITS	
RESIDENCE	UNITS OF BUILDING
ONE BEDROOM UNITS	9
TWO BEDROOM UNITS	18
THREE BEDROOM UNITS	21
TOTAL	48

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

STATEMENT OF IMPACTS

1. WATER FACILITIES: TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION, MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 90 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
2. SEWER FACILITIES: A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN.
3. RE-PURIFIED WATER FACILITIES - NONE WITHIN THE DEVELOPMENT.
4. DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY SUPPLIED.
5. DRAINAGE FACILITIES - STORMWATER IS DESIGNED TO MEET THE 80%TSS REMOVAL AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN.
6. POLICE: 900 COLUMBIA AVENUE
   4.2 MILES (11 MINUTES)
   FIRE: 370 MALLORY STATION ROAD (MALLORY STATION 3)
   2.4 MILES (5 MINUTES)

RECREATIONAL FACILITY: DRY BRANCH / WETLANDS 0.26 MILES (1 MINUTE)

7. REFUSE STORAGE: DEVELOPMENT WILL PROVIDE TRASH CORRALS FOR THE COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. COLLECTION SCHEDULE WILL BE AS SCHEDULED BY GARBAGE COLLECTION COMPANY.
8. RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS, PROPOSED EASEMENTS FOR UTILITIES. THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT ADJACENT GATEWAY VILLAGE DEVELOPMENT. THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. TRANSITIONAL FEATURES INCLUDE THE 79' INCOMPATIBLE USE BUFFER ALONG THE SOUTHERN BOUNDARY LINE. THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENTS FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.
9. WILLIAMSON COUNTY SCHOOLS SYSTEM
   WALNUT GROVE ELEMENTARY SCHOOL
   BRENTWOOD MIDDLE SCHOOL
   BRENTWOOD HIGH SCHOOL
10. PHASING:
    PHASE 1 - 18,240 NORTH OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
    PHASE 2 - 30 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, TRASH CORRAL, BRIDGE ACROSS DRY BRANCH CREEK AND LANDSCAPING.
    PHASE 3 - 18,240 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
    PHASE 4 - 18 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING.
    ELECTRIC UTILITIES AND LANDSCAPES.
11. FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441)/LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THIS EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.

PHASE 1: BRANCH CREEK CROSSING DEVELOPMENT

- RESTRIPE THE EXISTING SOUTHBOUND FRANKLIN ROAD LEFT TURN LANE AND CHANNELIZED AREA TO PROVIDE A LEFT TURN INTO THE PROPOSED DEVELOPMENT. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 190 FEET OF STORAGE.
- ALIGN THE BRANCH CREEK CROSSING ACCESS WITH DAVENPORT BOULEVARD CREATING THE FOURTH LEG AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACCESS SHOULD INCLUDE ONE (1) SHARED THROUGH/LEFT TURN LANE AND ONE (1) EXITING RIGHT TURN LANE.
- CONSTRUCT A TWELVE (12) FOOT WIDE EIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBOUND FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 190 FEET OF STORAGE AND 180 FEET OF TAPER. THE NORTHBOUND RIGHT TURN LANE SHALL BE DESIGNED TO ALLOW FOR THE ADDITIONAL NORTHBOUND THROUGH LANE PROPOSED IN THE FRANKLIN ROAD WIDENING PROJECT.
- RESTRIPE DAVENPORT BOULEVARD TO INCLUDE ONE (1) RIGHT TURN LANE AND ONE (1) SHARED THROUGH/LEFT TURN LANE.
- INSTALL A TEN (10) FOOT WIDE MULTI-USE PATH WITH A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.
- INSTALL ADA COMPLIANT HANDICAP RAMPS AND A CROSSWALK WHERE THE MULTI-USE PATH CROSSES THE PROPOSED BRANCH CREEK CROSSING ACCESS.

PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS

- INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS UPON COMPLETION OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL PROVIDE PROTECTED/PERMITTED LEFT TURN SIGNAL PHASING FOR THE NORTHBOUND AND SOUTHBOUND APPROACHES OF FRANKLIN ROAD. THE SIGNAL SHOULD BE SYNCHRONIZED WITH THE EXISTING SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND MOORES LANE/LYNNWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.

PHASE 3: FUTURE TDOT FRANKLIN ROAD WIDENING AND DEVELOPMENTS

- FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TWO-WAY LEFT TURN LANE, AS A RESULT OF THE WIDENING PROJECT THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD/BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.

TAX MAP 53
(076.00)
BRENTWOOD CHURCH OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RELIGIOUS USE

TAX MAP 53
077.07
LANDINGS AT BRENTWOOD, LP.
D.B. 4257 PG. 993
R.O.W.C.,TN

TAX MAP 53
(074.01)
JAMES F. & EVELYN A. HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN
RESIDENTIAL DISTRICT (R-1)
RESIDENTIAL USE

Land Use	Size	Generated Traffic Volumes: Daily	AM Peak Enter	AM Peak Exit	Midday Peak* Enter	Midday Peak* Exit	PM Peak Enter	PM Peak Exit
Branch Creek Crossing Development								
Residential Condominium/Townhouse (230)	48 units	340	5	24	22	11	22	11
General Office (710)	36,000 ft²	604	74	10	20	99	20	99
TOTAL		944	79	34	42	110	42	110
Gateway Development (Proposed Additions)								
General Office (710)	21,000 ft²	401	48	7	17	85	17	85
Fast Food Restaurant with Drive Through Window (934)	3,900 ft²	1,219	57	55	41	38	41	38
Shopping Center (820)	42,000 ft²	2,956	43	26	123	133	123	133
Apartment (220)	27 units	287	3	14	10	5	10	5
Gasoline/Service Station with Convenience Market (945)	14 pumps	1,436	45	45	59	59	59	59
TOTAL		6,299	196	147	250	320	250	320

* Generated traffic volumes from the PM peak hour were used for the Midday peak hour as a conservative estimate. This is due to the ITE Trip Generation Manual only providing calculations for the AM and PM peak hour generators.

OPEN SPACE
TOTAL AREA - 12.26 ACRES = 64.11%

RESIDENTIAL UNIT AREAS	
UNIT NUMBER	UNIT AREA SQ FT
101, 201 and 301	1,296
102, 202 and 302	1,316
103, 203 and 303	858
104, 204 and 304	1,698
105, 205 and 305	1,696
106, 206 and 306	1,617
107, 207 and 307	1,292
108, 208 and 308	1,284
109, 209 and 309	1,292
110, 210 and 310	876
111, 211 and 311	933
112, 212 and 312	1,294
113, 213 and 313	1,623
114, 214 and 314	1,623
115, 215 and 315	1,620
116, 216 and 316	1,592

PARKLAND DEDICATION REQUIREMENTS
CONDOMINIUM BLDG 1 = 50,051 SF (1.15 AC)
CONDOMINIUM BLDG 2 = 31,577 SF (0.72 AC)
TOTAL CONDOMINIUM = 81,628 SF (1.87 AC)

OFFICE BLDG 1 = 18,240 SF (0.42 AC)
OFFICE BLDG 2 = 18,240 SF (0.42 AC)
TOTAL OFFICE = 36,480 SF (0.84 AC)

TOTAL AREA = 118,108 SF (2.71 AC)

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

SITE DATA

PROJECT NAME: BRANCH CREEK CROSSING
PROJECT #: DEVELOPMENT PLAN COF # 4692
REZONING PLAN COF # 4680
SLOT NUMBER: ---
ADDRESS: 574 AND 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLLIAMSON
STATE: TENNESSEE
EXISTING ZONING : RESIDENTIAL DISTRICT (R-1)
CHARACTER AREA OVERLAY : BCCO-4
OTHER APPLICABLE OVERLAYS: TRADITIONAL; FFO/HHO
STANDARD: TRADITIONAL
PORPOSED ZONING : SD-X (2.5/36,480)
ACREAGE OF SITE: 19.11 ACRES EXISTING
SQUARE FOOTAGE OF SITE: 832,556 SQFT
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: SOUTH PROPERTY LINE: 5'
NORTH PROPERTY LINE: 5'
REAR YARD: 0'
INCOMPATIBLE USE BUFFER: SOUTH SIDE 75'

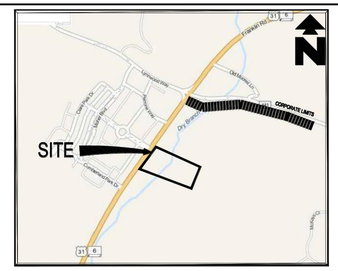
SITE DENSITY

TOTAL GROSS - 118,108 SF BUILDING / 835,556 SF PROPERTY = 0.14

NET DENSITY EACH PHASE

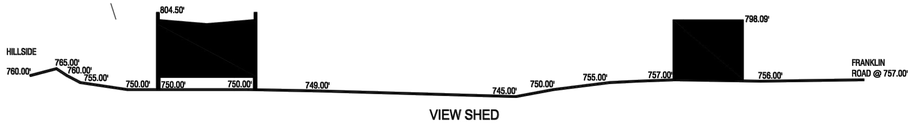
PHASE 1 - NORTH OFFICE BUILDING - 18,240 SF / 835,556 SF = 0.21
PHASE 2 - NORTH CONDOMINIUM BUILDING - 50,051 SF / 835,556 SF = 0.06
PHASE 3 - SOUTH OFFICE BUILDING 18,240 SF / 835,556 SF = 0.21
PHASE 4 - SOUTH CONDOMINIUM BUILDING - 31,577 SF /835,556 SF = 0.04

APPLICANT: BLAKE TURNER, TSQUARE ENGINEERING
ADDRESS: 7101 SHARONDALE CT. BRENTWOOD, TENNESSEE 37027
PHONE NO.: 615-678-8212
E-MAIL ADDRESS: blake@t2-eng.com



VICINITY MAP
N.T.S.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.



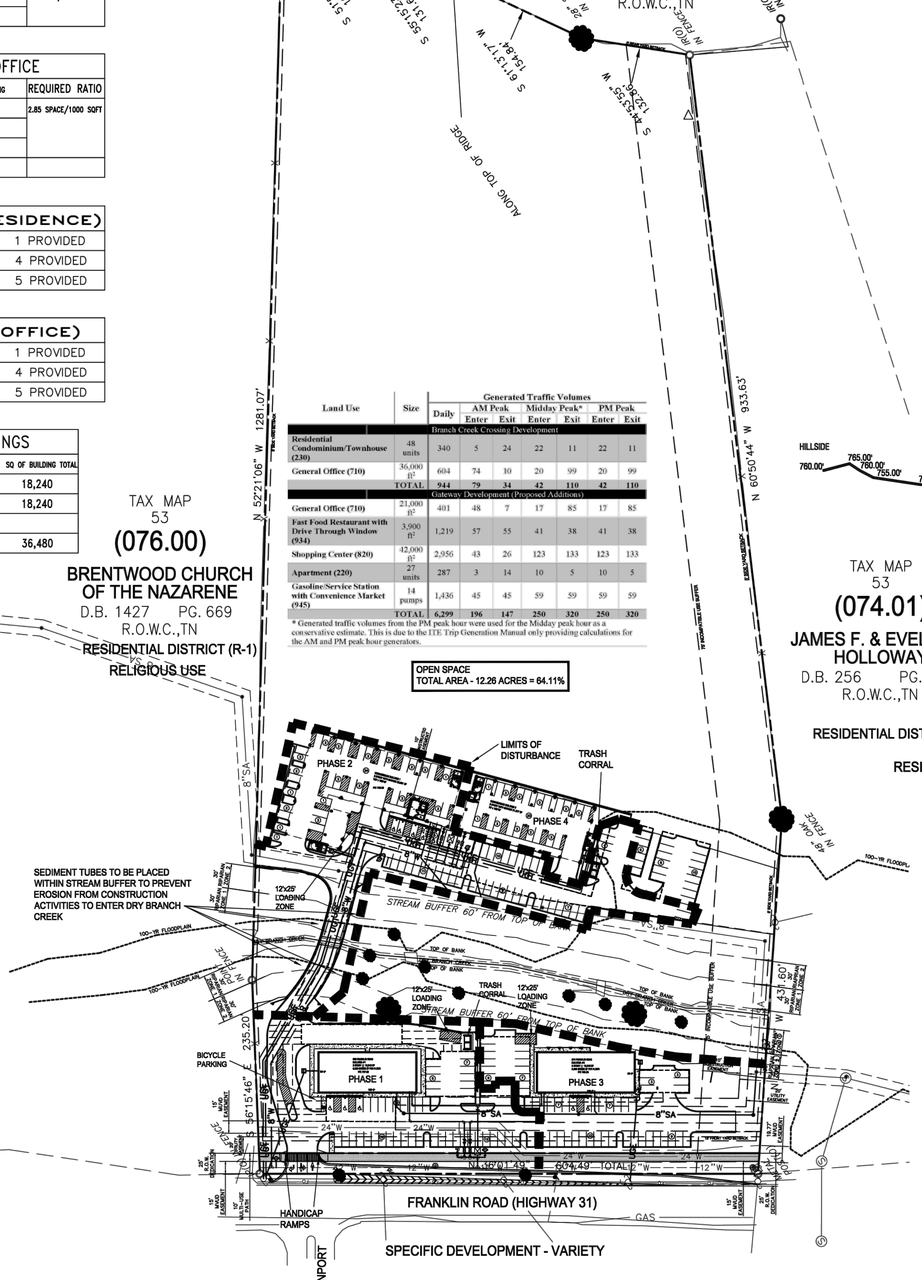
VIEW SHED
NTS

PROPERTY OWNERS WITHIN 500 FEET OF DEVELOPMENT

PRCLID	Owner	Property Address	City	State	ZIP
036---05104	GATEWAY VILLAGE DEV INC	120 DAVENPORT BLVD	BRENTWOOD	TN	37027
036---05108	BELL FUND IV FRANKLIN GATEWAY LLC	1340 MOHER BLVD	ATLANTA	GA	30343
036---05112	GATEWAY VILLAGE DEV INC	DAVENPORT BLVD	BRENTWOOD	TN	37027
036---05113	CAMDEN COMMONS PROPERTY OWNERS ASSOC	DAVENPORT BLVD	BRENTWOOD	TN	37027
036---05114	CAMDEN COMMONS PROPERTY OWNERS ASSOC	PERRONE WAY	BRENTWOOD	TN	37027
036---05200	CITY OF FRANKLIN	FRANKLIN RD	FRANKLIN	TN	37065-0305
036---05500	MADDUX WILLIAM F	7007 MOORES LN	SPRING HILL	TN	37174
053---00300	CUMBERLAND PARK LLC	567 FRANKLIN RD	NASHVILLE	TN	37203
053---00301	CAMDEN COMMONS I LLC	121 DAVENPORT BLVD	BRENTWOOD	TN	37027
053---00302	BELL FUND IV FRANKLIN GATEWAY LLC	AMBLESIDE WAY	ATLANTA	GA	30343
053---00500	CHURCH CLEARVIEW BAPTIST	557 FRANKLIN RD	FRANKLIN	TN	37069
053---06500	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069
053---06600	ZHU HUIRONG	1222 COUNTRY RD	MOUNTAIN HOUSE	CA	95391
053---06700	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069
053---07300	ROGERS STEPHEN T	554 FRANKLIN RD	FRANKLIN	TN	37069
053---07401	HOLLOWAY JAMES F	562 -68 FRANKLIN RD	FRANKLIN	TN	37069
053---07500	FAGAN GARY DWAYNE	574 FRANKLIN RD	BRENTWOOD	TN	37027
053---07501	FAGAN MARY C	580 FRANKLIN RD	FRANKLIN	TN	37069
053---07600	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069
053---07707	VR LANDINGS AT BRENTWOOD LP	LANDINGS DR	ADDISON	TX	75001
053B-A00500	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00600	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00700	HIDDEN HILLS FAMILY LTD PRTNSHP	1020 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00800	DOMAN FRANK P	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00900	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01000	WYLIE SUZANNE F	1014 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01100	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01200	THORNTON DON TYLER	1010 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01300	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01400	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01500	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01600	TAAFFE PAULINE	1006 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A01700	GATEWAY VILLAGE RESIDENTIAL LLC	CUMBERLAND PARK DR	FRANKLIN	TN	37067
053B-A01800	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01900	KEENAN THOMAS C	1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02000	REYNOLDS SALLY M	1005 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A02100	AILOR RACHEL R	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02200	GATEWAY VILLAGE RESIDENTIAL LLC	FRANKLIN RD	FRANKLIN	TN	37067
053B-A02300	TELFER GEORGE CURTISS	1011 CUMBERLAND PARK DR	NASHVILLE	TN	37205
053B-A02400	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02500	MISSIRIAN RAPHAEL A & ANAHID MISSIRI	1015 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02600	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02700	ROSS RICHARD F	1019 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A02800	WIENCEK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02900	MATRAVERS LAURIE M	1023 CUMBERLAND PARK DR	NASHVILLE	TN	37205

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM



SPECIFIC DEVELOPMENT - VARIETY

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680

NO.	DATE	REVISIONS
A	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
A	12-04-2014	REVISED PER PLANNING COMMISSION COMMENTS
A	4-7-16	REVISED PER PLANNING COMMISSION COMMENTS

DATE: 05--20--2014
SCALE: 1" = 80'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

BRANCH CREEK CROSSING
SITE DEVELOPMENT PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
14-5061

SHEET NUMBER
C-1.0

ISSUED: April 10, 2017

Revision Date
1 May 4, 2017

ORIGINAL DEVELOPMENT PLAN
NOT TO SCALE: FOR REFERENCE ONLY

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TIMOTHY E. TURNER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4-7-16

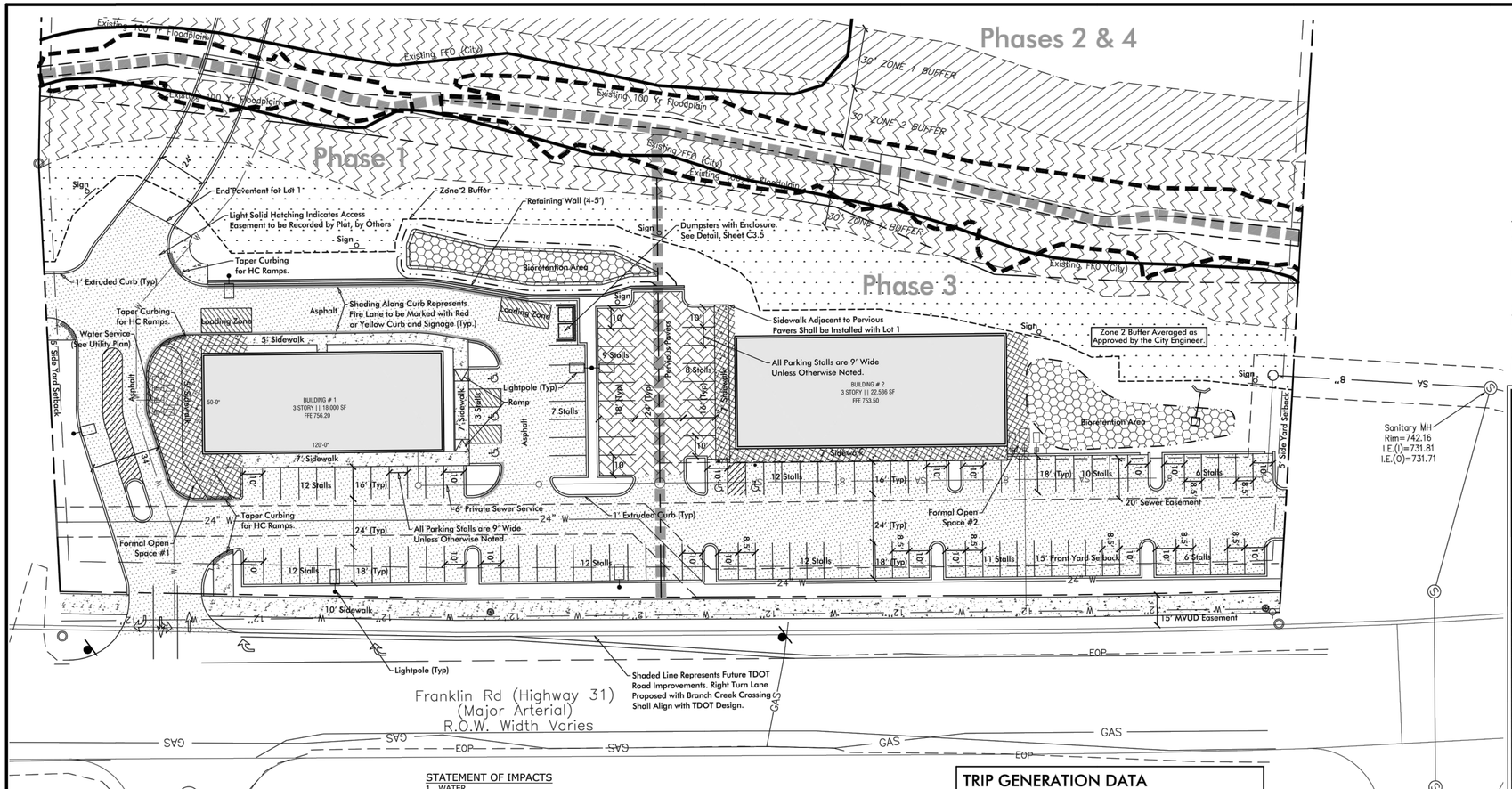
T2 TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

ORIGINAL DEVELOPMENT PLAN

SHEET
C0.1

COF # 6410



-30 0 30 60 90

Scale 1" = 30'

Site Area = 19.11 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205. Revised: September 22, 2009

Site Data

PROJECT NAME:	Branch Creek Crossing (PUD), Development Plan, Revision 1
PROJECT #	6281
SUBDIVISION:	Branch Creek Crossing
LOT NUMBERS:	N/A
ADDRESS:	574 & 580 Franklin Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	8th
EXISTING ZONING & CHARACTER OV:	SD-X (2.5/36,480), BCCO-4 Character Overlay
PROPOSED ZONING:	SD-X (2.5/40,536)
OTHER APPLICABLE OVERLAYS:	FFO/HHO
APPLICABLE DEVELOPMENT STDS:	Traditional
ACREAGE OF SITE/PROJECT AREA:	19.11 Acres
SQUARE FOOTAGE OF SITE:	832,556 ± Square Feet
PROPOSED USES**:	Day Care Center, Office, Office Showroom, Bank, Barber & Beauty Services, Personal Services, Restaurant, Restaurant Drive In/Drive Through, Retail and/or Commercial, Vehicle Rental, Veterinary/Kennel Facility.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet
REAR YARD:	0 Feet
DEVELOPER (PHASES 1 & 3 ONLY):	Branch Creek Partners
ADDRESS:	1616 Westgate Circle, Suite 215 Brentwood, TN 37207
PHONE NUMBER:	(615) 467-6330
EMAIL ADDRESS:	tharris@avenueconstruction.com
CONTACT NAME:	Tony Harris
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	± 40,536 sf
BUILDING HEIGHT:	3 Stories
LANDSCAPE SURFACE RATIO	See Landscape Plan
MIN. LANDSCAPE SURFACE RATIO	See Landscape Plan
INCOMPATIBLE-USE BUFFER REQUIRED	No
MIN. PARKING REQUIREMENT:	See Required Parking Breakdown Table, Sheet C2.1
MAX. PARKING LIMIT:	N/A
PARKING PROVIDED:	120 Stalls
PARKING BREAKDOWN:	120 Surface Spaces (17 Pervious, 103 Impervious) 0 Structured Spaces
RESIDENTIAL DENSITY:	N/A (See Previously Approved Development Plan)
TREE CANOPY:	See Landscape Plan
PARKLAND:	N/A*
OPEN SPACE:	0

*PARK LAND DEDICATION SHALL BE PERFORMED DURING THE SITE PLAN PROCESS FOR PHASES 2 AND 4. THE REVISSIONS TO THIS DEVELOPMENT APPLY ONLY TO THE NON-RESIDENTIAL PHASES 1 & 3.

**USES LISTED ARE POSSIBLE USES ONLY.

Parking Requirements (Option 1)

Parking Provided = 120 Stalls
Parking Required = 120 Stalls

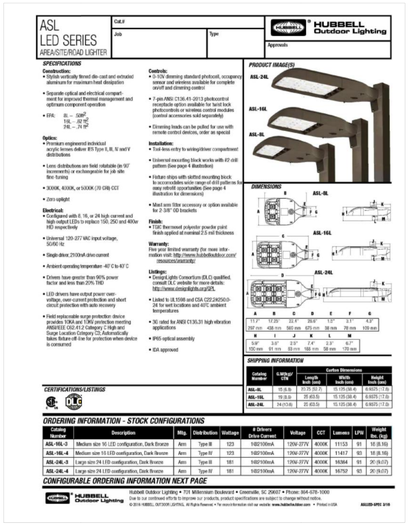
Calculations for Parking Required:
Restaurant:
-7.5 Spaces per 1,000 Square Feet (Gross)
-1300 sf / 1000 sf * 7.5 = 9.75
-0.75/Employee
-3 Employees*0.75 = 2.25
-Total = 12.0 = 12
Retail:
-2.5 Spaces per 1,000 Square Feet (Gross)
-12212 / 1000 sf * 2.5 = 30.5 = 31
Office:
-2.85 Spaces per 1,000 Square Feet (Gross)
-27024 / 1000 sf * 2.85 = 77.0 = 77
Total:
-12 + 31 + 77 = 120 Stalls

Parking Requirements (Option 2)

Parking Provided = 120 Stalls
Parking Required = 120 Stalls

Calculations for Parking Required:
Bank:
-5.0 Spaces per 1,000 Square Feet (Gross)
-3500 sf / 1000 sf * 5.0 = 17.5 = 18
Retail:
-2.5 Spaces per 1,000 Square Feet (Gross)
-10012 / 1000 sf * 2.5 = 25.0 = 25
Office:
-2.85 Spaces per 1,000 Square Feet (Gross)
-27024 / 1000 sf * 2.85 = 77.0 = 77
Total:
-18 + 25 + 77 = 120 Stalls

*Note:Parking Requirement Options Listed Above are Examples Only. Uses Listed in Parking Requirement Options Above May Vary.



STATEMENT OF IMPACTS

1. WATER
1.1. TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THE THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.

2. SEWER FACILITIES
2.1. A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACCROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 & 4.

3. REPURIFIED (REUSE) WATER FACILITIES
3.1. NONE WITHIN THE DEVELOPMENT

4. STREET NETWORK
4.1. FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441)/LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.
4.2. DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED.
4.3. PREVIOUSLY PROVIDED TRIP GENERATION CHART HAS BEEN UPDATED PER PROPOSED REVISION.

5. DRAINAGE FACILITIES
5.1. STORMWATER IS DESIGNED TO MEETHE 80% TSS REMOVAL AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN. SEE GRADING AND DRAINAGE DATA CHARTS FOR ADDITIONAL IMPERVIOUS AREA AND FLOW CALCULATIONS.

6. POLICE, FIRE, AND RECREATIONAL FACILITIES
6.1. POLICE: 900 COLUMBIA AVE
4.2 MILES (11 MINUTES)
6.2. FIRE: 370 MALLORY STATION ROAD (MALLORY STATION 3)
2.4 MILES (5 MINUTES)
6.3. RECREATIONAL FACILITIES
DRY BRANCH WETLANDS 0.25 MILES (1 MINUTE)

7. PROJECTED STUDENT POPULATION
7.1. THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 0.64 HOMES
48 X 0.64 = 30.72 STUDENTS

8. REFUSE STORAGE AND COLLECTION
8.1. DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS FOR THE COMMERCIAL DEVELOPMENTS AND TRASH CORRALS FOR THE RESIDENTIAL DEVELOPMENTS. COLLECTION SCHEDULE WILL BE PROVIDED BY THE GARBAGE COLLECTION COMPANY.

9. RESTRICTIVE COVENANTS
9.1. RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS, PROPOSED EASEMENTS FOR UTILITIES: THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT THE ADJACENT GATEWAY VILLAGE DEVELOPMENT. THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENT FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.

TRIP GENERATION DATA

Branch Creek - Trip Generation (Phases 1 & 3 Only)

Land Use: / Size:	LUC 934 F.F. Rest. 1,300	LUC 826 Sp. Retail 12,266	LUC 710 Office 27,132	TOTAL 40,698
Average Daily Traffic	645	562	487	1,694
Daily Enter	322	281	244	847
Daily Exit	322	281	244	847
AM Peak Hour Total	59		67	126
AM Peak Hour Enter	30		59	89
AM Peak Hour Exit	29		8	37
PM Peak Hour Total	42	51	109	202
PM Peak Hour Enter	22	22	19	63
PM Peak Hour Exit	20	29	90	139
Trip Generation 9th Edition	rates	equations	equations	

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE FOR TRADITIONAL AREA
3% NON-RESIDENTIAL
5% RESIDENTIAL
MINIMUM OPEN SPACE LOT SIZE IS 2500 SF
LOT 1 (PHASE 1)
1.56 AC, REQUIRED O.S.: 0.06 AC (3%)
LOT 2 (PHASE 3)
1.25 AC, REQUIRED O.S.: 0.06 AC (3%)
LOT 3 (PHASES 2 & 4)
13.8 AC, REQUIRED O.S.: 0.69 AC (5%)

PHASING SCHEDULE (ESTIMATED):

PHASE 1 - SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. CONSTRUCTION TO COMMENCE IN 2016.

PHASE 2 - 30 UNIT CONDOMINIUM BUILDING (BY OTHERS)

PHASE 3 - 22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017

PHASE 4 - 18 UNIT CONDOMINIUM BUILDING (BY OTHERS)

APPROVED DEVELOPMENT PLAN REVISION 1
NOT TO SCALE: FOR REFERENCE ONLY

Revisions:

Drawing Notes:
COF Project #6281

Date: January 2, 2016

Branch Creek Crossing (PUD)
Development Plan, Revision 1
Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee

Revised Development Plan (Phases 1 & 3)

C2.1
5 of 12

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

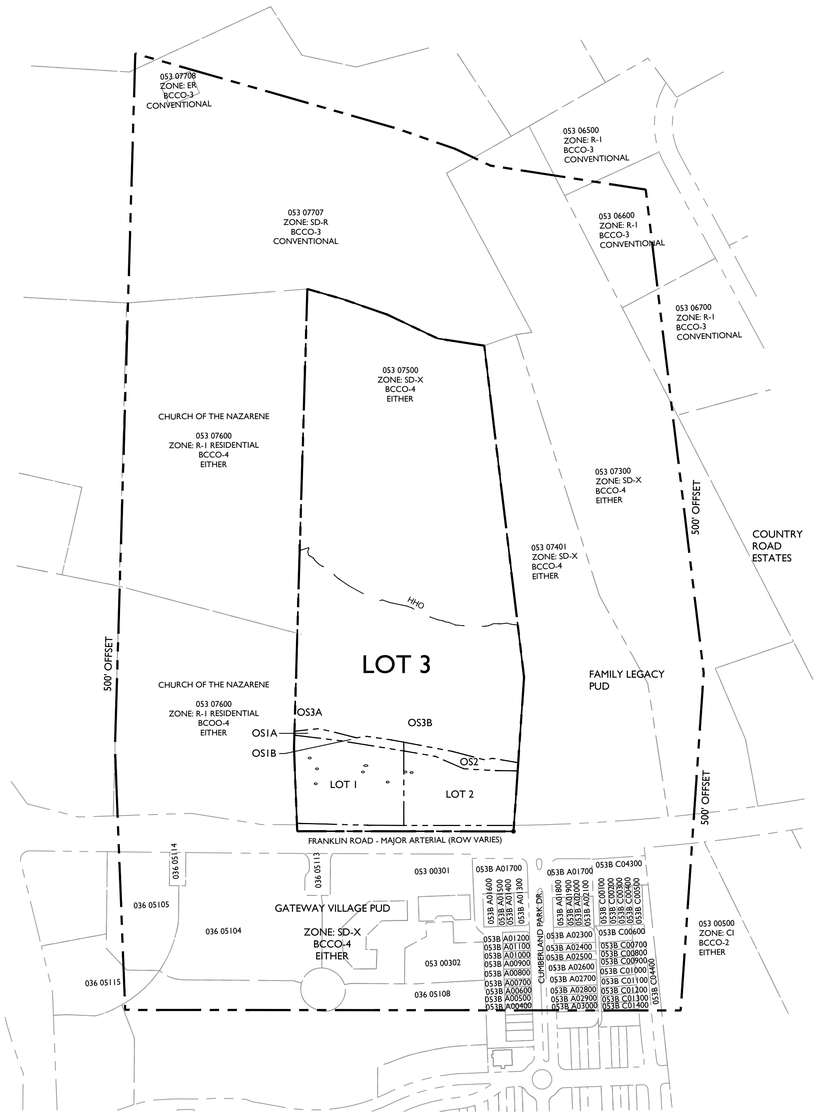
BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DEWEY ENGINEERING

ISSUED: April 10, 2017

Revision Date
1 May 4, 2017

APPROVED DEVELOPMENT PLAN
SHEET
C0.2
COF # 6410



LEGAL DESCRIPTION:

A parcel of land situated in the 8th Civil District in the City of Franklin in Williamson County Tennessee
and being more particularly described as follows:

Being all of Lot 3 of Plat Book 64 page 38 as recorded in the Registers Office of Williamson County and
Containing 13.816 acres more or less

500' ADJACENT PROPERTY OWNERS:

PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONE	CHARACTER AREA	DEV. STANDARD
120 DAVENPORT BLVD	CVHCII LLC	1728 GEN GEO PATTON DR #200	BRENTWOOD	TN	37027			
1350 PERRONE WAY	FOR 6 LLC	1728 GEN GEO PATTON DR#200	BRENTWOOD	TN	37027			
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC	PO BOX 56607	ATLANTA	GA	30343			
DAVENPORT BLVD	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027			
DAVENPORT BLVD	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC	5042 THOROUGHBRED LN 200	BRENTWOOD	TN	37027			
3000 STANSBERRY PVT LN	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
121 DAVENPORT BLVD 3	CAMDEN COMMONS PLAZA LLC	5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027			
AMBLESIDE WAY	BELL FUND V FRANKLIN GATEWAY LLC	300 N GREENE ST #1000	GREENSBORO	NC	27401			
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST	537 FRANKLIN RD	FRANKLIN	TN	37069			
1226 COUNTRY RD	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069			
1222 COUNTRY RD	ZHU HUIRONG	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391			
1218 COUNTRY RD	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069			
554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
562-68 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC	7427 CHARLOTTE PK	NASHVILLE	TN	37209			
574 FRANKLIN RD	BCC INVESTMENTS LLC	202 E WASHINGTON ST SUITE 310	ANN ARBOR	MI	48104			
FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069			
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP	711 W BAY AREA BLVD	WEBSTER	TX	77598			
LANDINGS DR	CEMETRY MCKAY	LANDINGS DR	FRANKLIN	TN	37069			
1026 CUMBERLAND PARK DR	WILSON LESLIE ANN	1026 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP	1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1016 CUMBERLAND PARK DR	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F	1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1010 CUMBERLAND PARK DR	THORNTON DON TYLER	1010 CUMBERLAND DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1006 CUMBERLAND PARK DR	TAAFFE PAULINE	1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC	5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1001 CUMBERLAND PARK DR	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1003 CUMBERLAND PARK DR	KEENAN THOMAS C	1760 FORSYTH PARK DR	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M	1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC	113 SEABOARD LN #A-105	FRANKLIN	TN	37067 SD-X	BCCO-4	EITHER	
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS	PO BOX 50535	NASHVILLE	TN	37205 SD-X	BCCO-4	EITHER	
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT	1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1019 CUMBERLAND PARK DR	ROSS RICHARD F	563 MIDWAY CIR	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
1021 CUMBERLAND PARK DR	WIENCEK TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069 SD-X	BCCO-4	EITHER	
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M	215 DEER PARK CIR	NASHVILLE	TN	37205 SD-X	BCCO-4	EITHER	
1025 CUMBERLAND PARK DR	MARTIN ROBERT M	919 STUART LN	BRENTWOOD	TN	37027 SD-X	BCCO-4	EITHER	
201 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
207 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
213 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
219 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
225 GATEWAY CT	RUTLEDGE JOHN M	3100 WEST END AVE #700	NASHVILLE	TN	37203 SD-R	BCCO-4	EITHER	
232 GATEWAY CT	SHEAR CARLY R	232 GATEWAY CT	FRANKLIN	TN	37069 SD-R	BCCO-4	EITHER	
238 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
242 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
248 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
254 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
260 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
266 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
272 GATEWAY CT	CROCKETT DAVID B	272 GATEWAY CT	FRANKLIN	TN	37069 SD-R	BCCO-4	EITHER	
278 GATEWAY CT	PATTERSON CO LLC	321 BILLINGSLY CT #19	FRANKLIN	TN	37067 SD-R	BCCO-4	EITHER	
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SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), DEVELOPMENT PLAN REVISION 2
PROJECT NUMBER:	6410
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.5\40,536)
PROPOSED ZONING:	SD-X (2.9\40,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS:	BRANCH CREEK PARTNERS
LOT 1, LOT 2, OS1A, OS1B, OS2	1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
OWNER RESIDENTIAL TRACTS:	BBC INVESTMENTS
LOT 3, OS3A, OS3B	202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
DEVELOPER RESIDENTIAL TRACTS:	BEAZER HOMES LLC - NASHVILLE
LOT 3, OS3A, OS3B	501 CORPORATE CENTER DRIVE FRANKLIN, TN 615.369.6125 WILL SMITH
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
BUILDING SQUARE FOOTAGE:	±40,536
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.57 / 10.86 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 / 3.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	SEE CHART C2.0
MAXIMUM PARKING LIMIT:	SEE CHART C2.0
EXISTING PARKING:	SEE CHART C2.0
RESIDENTIAL DENSITY:	2.9 DUA
TREE CANOPY:	522,696 SF (87% OF TOTAL CANOPY)
PARKLAND DEDICATION:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU 35 HOMES @ 1200 SF/HOME = 42,000 SF 19 HOMES @ 600 SF/HOME = 11,400 SF
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

0 200 400 600
GRAPHIC SCALE 1"=200'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

ISSUED: April 10, 2017

Revision Date
1 May 4, 2017
2
3
4

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 6410



AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE

0 50 100 150
GRAPHIC SCALE 1"=50'

SPECIMEN TREE SURVEY

Tree Number	Tree Size	Status
1	40"	
2	26"	
3	26"	
4	28"	
5	24"	
6	24"	
7	30"	
8	28"	REMOVED 3
9	24"	REMOVED 3
10	44"	REMOVED 3
11	30"	REMOVED 3
12	40"	REMOVED 3
13	26"	REMOVED 3
14	24"	REMOVED 3
15	30"	REMOVED 3
16	40"	REMOVED 3
17	24"	REMOVED 3
18	24"	REMOVED 3
19	24"	
20	48"	
21	44"	
22	42"	
23	30"	
24	26"	
25	24"	
26	24"	
27	24"	
28	24"	
29	26"	
30	24"	
31	24"	
32	24"	
33	24"	
34	30"	
35	30"	
36	30"	
37	24"	
38	24"	
39	24"	
40	24"	

Number	Type	Size	Health	Status
101	TREE	38"	POOR	REMOVED 1
102	TREE	24"	POOR	REMOVED 1
103	TREE	36"	FAIR	REMOVED 2
104	TREE	48"	FAIR	
105	TREE	36"	FAIR	
106	TREE	28"	FAIR	
107	TREE	38"	FAIR	
108	TREE	32"	FAIR	REMOVED 1
109	TREE	48"	POOR	
110	TREE	36"	POOR	
111	TREE	30"	FAIR	
112	TREE	24"	FAIR	
113	TREE	32"	FAIR	REMOVED 3
114	TREE	26"	FAIR	REMOVED 3
115	TREE	48"	GOOD	
116	TREE	28"	GOOD	

SPECIMEN TREE REPLACEMENT CHART

	REPLACEMENT IN. REQUIRED	INCHES REPLACED	TOTAL REMAINING
LOT 1- COF #6281	64	65	+1 IN
LOT 2- COF #6360	72	76	+4 IN
LOT 3	668	-	-668 IN
TOTAL REPLACEMENT			-663 IN

REPLACEMENT FOR REMOVED HEALTHY SPECIMEN INCHES IS 2:1

SPECIMEN TREES REMOVED ON LOTS 1 AND 2 HAVE BEEN REPLACED ON LOTS 1 AND 2.

ANY SPECIMEN TREE REMOVED ON LOT 3 WILL BE REPLACED ON LOT 3, OR A CONTRIBUTION TO THE TREE BANK WILL BE MADE. ANTICIPATED REMOVAL IS NOTED ABOVE AND WILL BE CONFIRMED WITH SUBMITTAL OF SITE PLAN DOCUMENTS FOR LOT 3.

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), DEVELOPMENT PLAN REVISION 2
PROJECT NUMBER:	6410
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
EXISTING ZONING:	SD-X (2.5/40,536)
PROPOSED ZONING:	SD-X (2.9/40,536)
CHARACTER AREA OVERLAY:	BCCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	19.11 AC
TOTAL SQUARE FOOTAGE:	832,556 +/- SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	0'
SIDE YARD:	5'
OWNER COMMERCIAL TRACTS: LOT 1, LOT 2, OS1A, OS1B, OS2	BRANCH CREEK PARTNERS 1616 WESTGATE CIRCLE SUITE 215 BRENTWOOD, TN 37207 615.467.6330 THARRIS@AVENUECONSTRUCTION.COM TONY HARRIS
OWNER RESIDENTIAL TRACTS: LOT 3, OS3A, OS3B	BBC INVESTMENTS 202 E. WASHINGTON ST. SUITE 310 ANN ARBOR, MI 48104
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE
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BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	0.57 / 10.86 AC PROVIDED
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MAXIMUM PARKING LIMIT:	SEE CHART C2.0
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RESIDENTIAL DENSITY:	2.9 DUA
TREE CANOPY:	522,696 SF (87% OF TOTAL CANOPY)
PARKLAND DEDICATION:	53,400 SF REQ. IN FORM OF WALKING TRAILS OR FEES IN LIEU 35 HOMES @ 1200 SF/HOME = 42,000 SF 19 HOMES @ 600 SF/HOME = 11,400 SF
OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,961 SF

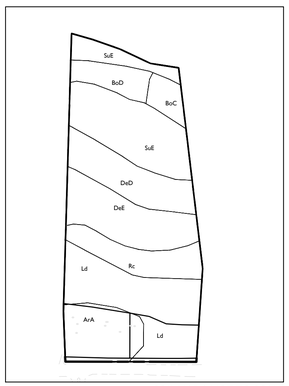
PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,961 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,168 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	1.36 AC	11.99 AC

KEY:

- SPECIMEN TREE
- TREE CANOPY REMOVED WITH LOT 1 AND 2 SITE PLANS
- TREE CANOPY REMOVAL AREA
- STREAM BUFFER ZONE 1
- STREAM BUFFER ZONE 2



SOIL MAP : NOT TO SCALE

SOIL KEY

ArA	ARMOUR SILT LOAM, 0 TO 2 PERCENT SLOPES
BoC	BODINE CHERTY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
BoD	BODINE CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES
DeD	DELLROSE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROSE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
Ld	LINDSIDE CHERTY SILT LOAM. PHOSPHATICE
Rc	ROCKLAND
SuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

GREGORY L. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
5.4.2017

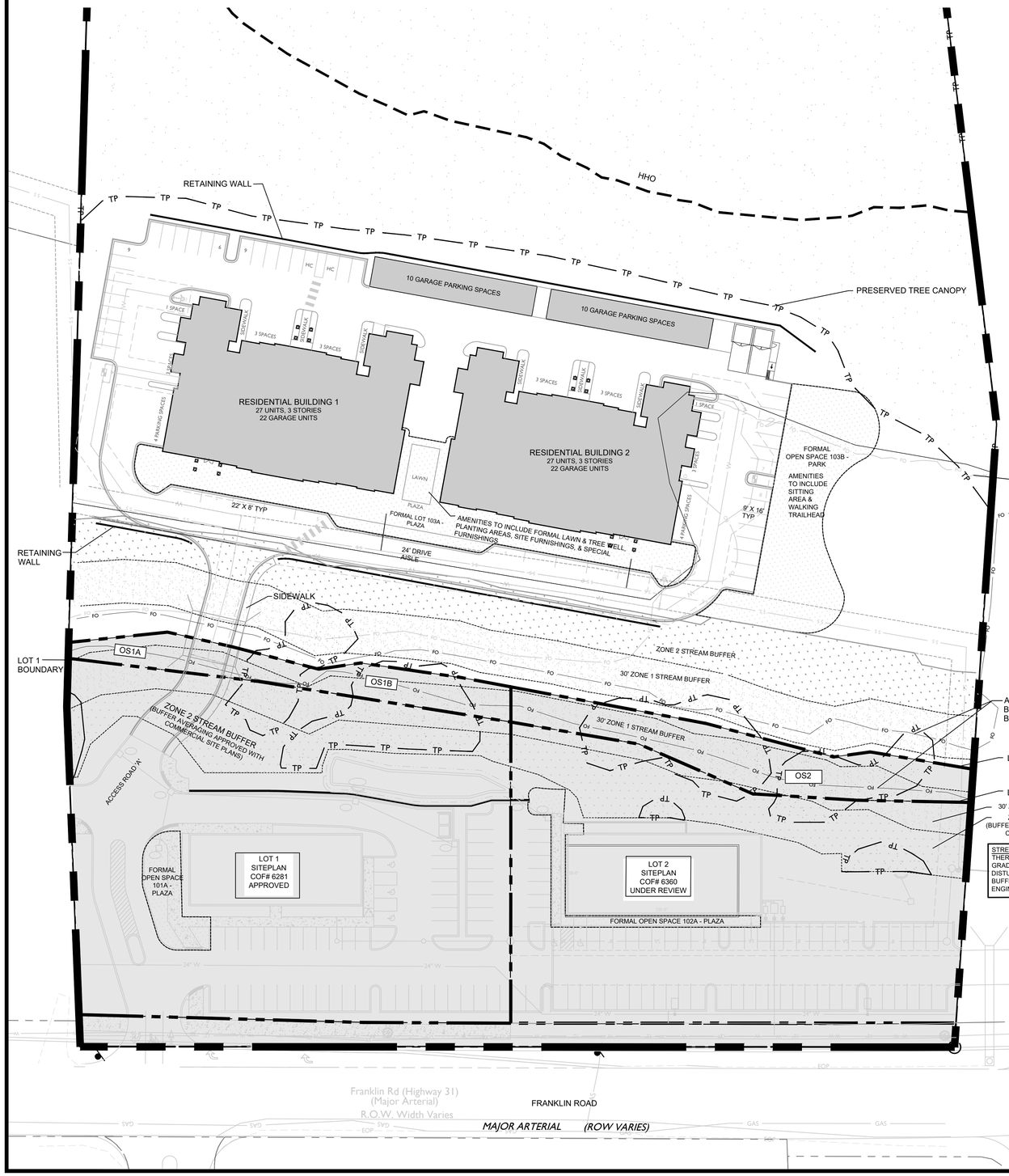
ISSUED: April 10, 2017

Revision Date
1 May 4, 2017
2
3
4

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 6410



PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.

LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.

LOT 3 - RESIDENTIAL
BUILDING 1 ROAD AND PARKING WILL BE BUILT FIRST, FOLLOWED BY BUILDING 2.

DEVELOPMENT SUMMARY

REVISION 2
- **LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS**
- **INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS**
- **NO CHANGES PROPOSED TO COMMERCIAL LOTS**

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
- **REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD**
- **INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF**
- **NO CHANGES TO RESIDENTIAL LOT**

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED LOT 3	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	58,961 SF	500,770 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,198 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	59,133 SF	522,282 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	1.36 AC	11.99 AC

TREE CANOPY DATA
EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 18%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 58,961 SF

PROVIDED TREE CANOPY PRESERVATION: 522,696 SF (87% OF TOTAL CANOPY)

TREE PRESERVATION AREA

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
101A	FORMAL	PLAZA	2,271
102A	FORMAL	PLAZA	2,621
103A	FORMAL	PLAZA	10,556
103B	FORMAL	PARK/FORMAL SITTING AREA/TRAIL HEAD	9,418

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAT:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	INFORMAL	STREAM BUFFER AREA	1,167
OS1B	INFORMAL	STREAM BUFFER AREA	4,174
OS2	INFORMAL	STREAM BUFFER AREA	9,336

TOTAL OPEN SPACE:
FORMAL = 0.57 AC / 24,866 SF (3%)

PARKING CHART - RESIDENTIAL LOT 3

TOTAL RESIDENTIAL UNITS PER BUILDING: 27 UNITS (REQUIRES 70.5 SPACES)
21 - TWO BED ROOM UNITS - REQUIRED 2.5 PARKING SPACES PER UNIT
6 - ONE BED ROOM UNITS - REQUIRED 3 PARKING SPACES PER UNIT

TOTAL PARKING REQUIRED: 141 PARKING SPACES
TOTAL PARKING PROVIDED: 141 PARKING SPACES
44 PARK UNDER GARAGE SPACES
28 TANDEM GARAGE PARKING SPACES (20' MIN)
20 DETACHED GARAGE SPACES
49 SURFACE PARKING SPACES

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
MULTI FAMILY IS AN APPROVED USE

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE CONDOMINIUM COMMUNITY ON LOT 3. TEH LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET, REAR LOADED GARAGES, AND CREATING AN ACTIVE STREET ENVIRONMENT THROUGH THE RELATIONSHIP OF BUILDINGS TO STREETS AND OPEN SPACE PLAZA.

THE TWO CONDO BUILDINGS PROPOSED ARE POSITIONED ON A LARGE PEDESTRIAN PLAZA. THE CONDO BUILDING FRONT DOOR (MAIN CORRIDORS) ARE ACCESSED FROM THE PLAZA. INDIVIDUAL CONDOS ALSO HAVE PATIO OR BALCONY ACCESS TO THIS PLAZA. SERVICE AND VEHICULAR GARAGE ACCESS IS LIMITED TO THE SIDES AND REAR.

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS/HER DESIGNEE.

KEY:
- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE DATA:

PROJECT NAME:	BRANCH CREEK CROSING (PUD), DEVELOPMENT PLAN REVISION 2
PROJECT NUMBER:	6410
SUBDIVISION:	BRANCH CREEK CROSSING PUD
LOT NUMBER:	NA
ADDRESS:	574 & 580 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
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MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 75
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OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
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OPEN SPACE:	3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.05 AC PROVIDED LOT 2: 0.06 AC PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD, AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THAT THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
WATER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 1" WATER LINE OFF FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 AND 4.
SEWER: RESIDENTIAL (DEVELOPMENT PLAN REVISION 2)
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE COF HAS APPROVED THE ADDITION OF 60 SFVE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRNAKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE, AND POST DEVELOPMENT FLOW DISCHARGES WILL BE CONTROLLED TO PREDEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
54 X 0.64 STUDENTS = 35 PROJECTED STUDENTS
*NOTE: THE APPLICANT IS PROPOSING AN AGE RESTRICTED (55+) ACTIVE ADULT CONDOMINIUM COMMUNITY. THEREFORE, IT IS EXPECTED THAT THERE WILL NO PROJECTED STUDENT POPULATION.

REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2

0 40 80 120
GRAPHIC SCALE 1"=40'

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

GREGORY A. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
5-11-2017

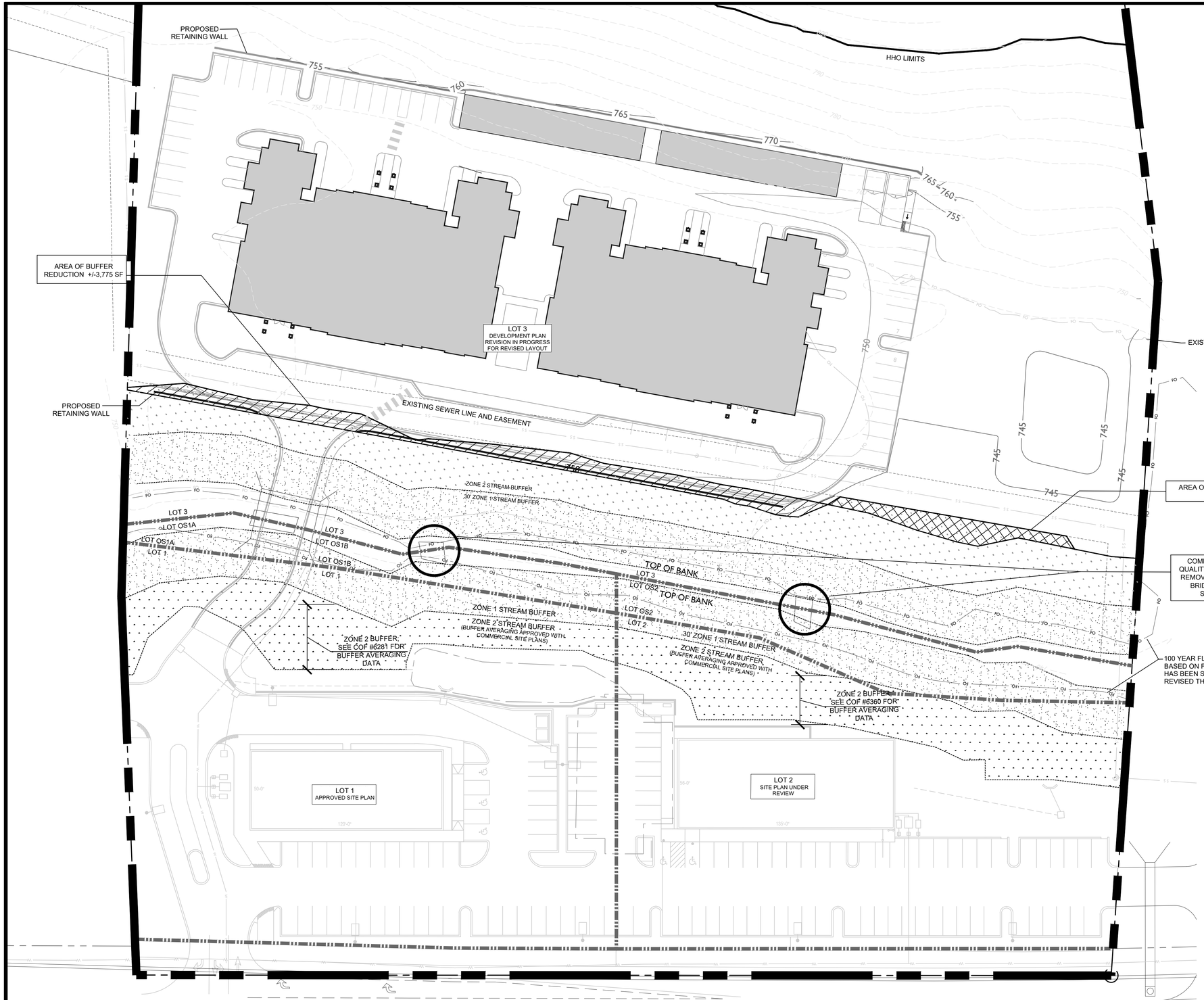
ISSUED: April 10, 2017

Revision	Date
1	May 4, 2017

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF # 6410



STREAM BUFFER REDUCTION REQUEST

The applicant requests the buffer reduction shown in order to accommodate the Lot 3 layout shown. This layout provides full vehicular circulation around the residential buildings for improved access and safety. In order to accomplish this, retaining walls are required in both the front and rear of the property. Due to the location of the existing sanitary sewer line, the site is pushed down to allow the sanitary sewer line to be in located in the proposed drive lane. This location also provides for the shortest retaining walls.

If the buffer reductions is granted, the applicant is proposing the creation of zone 2 buffer where possible. Since the existing sanitary sewer line and easement prohibit further expansion of the zone 2 buffer, the applicant is proposing additional, comparable water quality improvements in the form of bridge removal and stream bank stabilization in the removal area.

Typical stream buffer enhancements shall also occur and be defined further at Site Plan.

COMPARABLE WATER QUALITY IMPROVEMENTS

Improvements include:

- Removal of collapsed bridges and debris
- Stabilization of bank / live staking

The applicant shall stabilize the banks where the bridge removal occurs. The work shall be coordinated with the COF stormwater coordinator and will be defined further in Site Plan submittal documents.

General methods shall include proper site preparation, grading and installation of an organic matting/RECP (biodegradable rolled erosion controlled product) such as Jute matting. Installed matting to have complete contact with soil.

Revegetation is also required. Seed mix is typically installed both above and below matting, and live staking shall be used to stabilize slopes. Appropriate installation of live stakes include planting 2-3 feet apart using triangular spacing and planting at right angles to the slope. Refer to the City of Franklin BMP Stormwater Management Manual for bank stabilization details. Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

STREAM BUFFER

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his/her designee.

STREAM BUFFER KEY

- ZONE 1 STREAM BUFFER
  30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE
- ZONE 2 STREAM BUFFER
  30' OFFSET OF ZONE 1 BUFFER
- PROPOSED AREA OF ZONE 2 BUFFER REDUCTION
  3,775 SF OF DISTURBANCE
- PROPOSED AREA OF ZONE 2 BUFFER REPLACEMENT
  1,476 SF

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. THIS EXHIBIT WILL TRACK WITH THE DEVELOPMENT PLAN AND FUTURE SITE PLAN.

0 30 60 90
GRAPHIC SCALE 1"=30'

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

5.4.2017

ISSUED: April 10, 2017

Revision	Date
1	May 4, 2017

STREAM BUFFER VARIANCE REQUEST

SHEET C2.1

COF # 6410

APPROVED DEVELOPMENT PLAN REVISION 1 COF#6281

NOT TO SCALE



DEVELOPMENT SUMMARY

REVISION 2

- LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
- INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
- NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281

- REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
- INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
- NO CHANGES TO RESIDENTIAL LOT

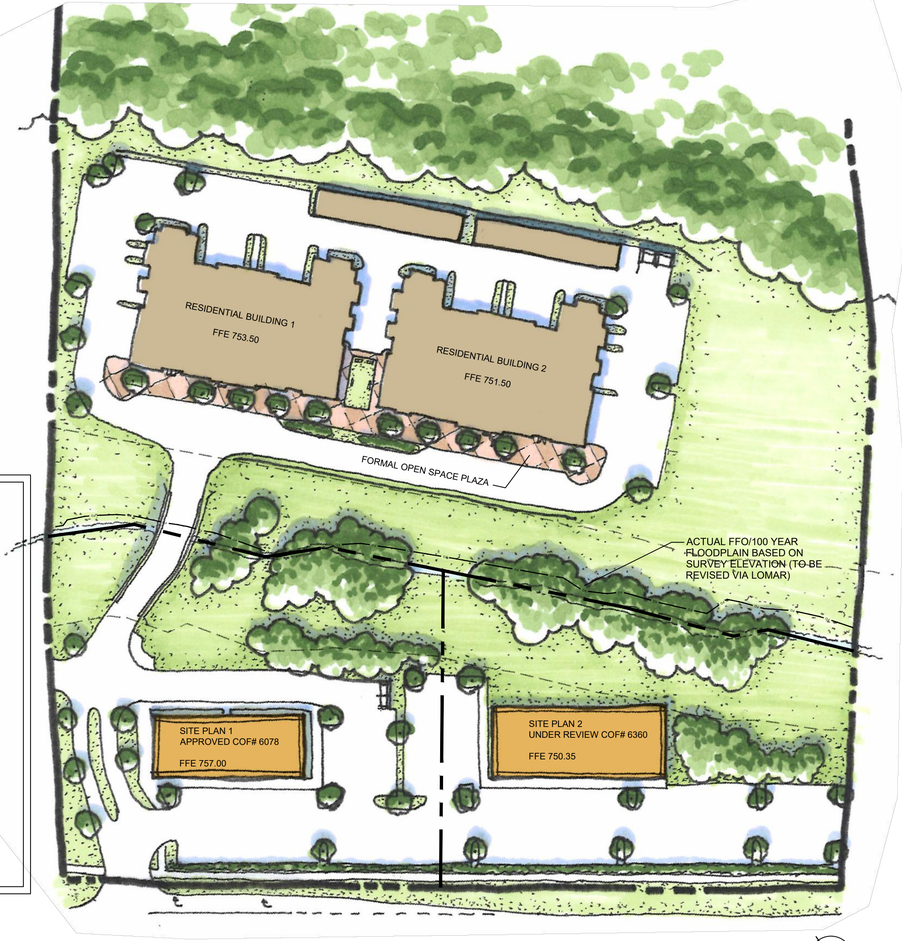
ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

RESIDENTIAL LOT 3 LAYOUT CHANGE SUMMARY

- Revised building layout
- Increase from 48 to 54 units
- Age restricted active adult condominium community
- Two 27-unit buildings, 1-2 bedroom condos
- Attached and detached garages (no garage doors visible from front facade)
- New building layout and architecture provide for a more residential feel
- Formal open space plaza with parallel parking along front of buildings instead of parking bays in front of building, architecturally defined front entry doors
- Circulation around residential buildings instead of dead end parking
- Revision to FFO/100 Year Floodplain based on surveyed elevation data. LOMAR to be submitted

PROPOSED DEVELOPMENT PLAN REVISION 2

NOT TO SCALE



NOT TO SCALE



FRONT ELEVATION

VISIBLE FROM FRONT ENTRY:
EXPOSED, OPEN AIR PARKING



BUILDING FRONT



FRONT ELEVATION

VISIBLE FROM ENTRY:
FRONT DOORS, RESIDENTIAL BALCONIES AND OPEN SPACE PLAZA



BUILDING REAR

SINGLE CAR GARAGE DOORS VISIBLE FROM SIDE AND REAR ONLY

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee



ISSUED: April 10, 2017

Revision	Date
1	May 4, 2017
2	
3	
4	

DEVELOPMENT PLAN REVISION COMPARISON

SHEET
C2.2

COF # 6410

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER MANAGEMENT NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW SOUTH AND WEST TOWARDS THE BIORETENTION AREA. STORMWATER RUNOFF WILL FLOW OVER A RIBBON CURB INTO PROPOSED BIORETENTION AREAS FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE 1ST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM TO THE ADJACENT DETENTION POND SHOWN ON THE PLAN BELOW. AN OUTLET CONTROL STRUCTURE WILL LIMIT THE PEAK DISCHARGE FLOW RATE OF THE POND TO THE PRE-DEVELOPMENT PEAK DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

SITE AREA TABLE

DISTURBED AREA = 3.35 ACRES

IMPERVIOUS AREA = 2.33 ACRES

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

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

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

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2877
CONTACT: BRETT CREASMAN, P.E.

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

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

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

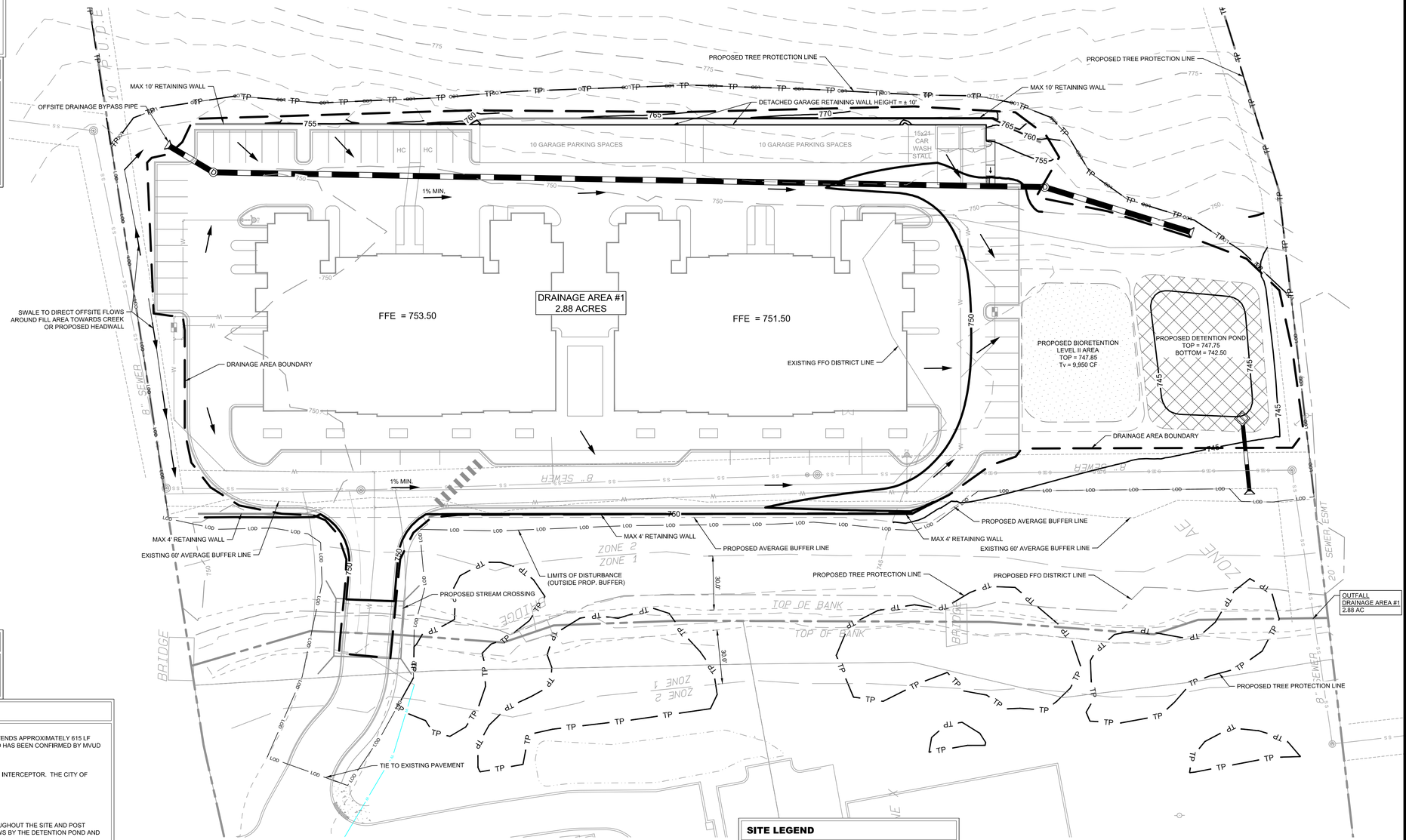
CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
PLANNING :
BRAD BAUMGARTNER 615-550-6733
ENGINEERING : LANCE FITTRO 615-550-6676

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLECTIVE. EXISTING SURVEY INFORMATION PROVIDED BY HARRAH & ASSOCIATES, DATED 2/14/17.

DRAINAGE AREA #1

- OUTFALL AREA: 2.88 AC
- IMPERVIOUS AREA: 2.33 AC
- DISTURBED AREA ± 3.35 AC
- PEAK FLOW RUNOFF (OUTFALL #1)

	EXISTING	PROPOSED*
2 YEAR:	7.64 CFS	6.97 CFS
5 YEAR:	11.33 CFS	9.60 CFS
10 YEAR:	14.44 CFS	13.02 CFS
25 YEAR:	19.06 CFS	18.33 CFS
50 YEAR:	23.05 CFS	22.26 CFS
100 YEAR:	27.29 CFS	26.45 CFS



SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- TREE PROTECTION LINE
- FIRE HYDRANT
- UTILITY EASEMENT
- DRAINAGE AREA BOUNDARY

Know what's below. Call before you dig.

STREAM BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

BRETT CREASMAN REGISTERED ENGINEER AGRICULTURE AMERICA 114252 STATE OF TENNESSEE

ISSUED: APRIL 10, 2017

Revision	Date
△	
△	
△	
△	

GRADING PLAN

SHEET C3.0

COF # 6410

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

FLOW TEST DATA

-TEST HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND DAVENPORT BLVD
-FLOW HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND CUMBERLAND PARK DRIVE
-STATIC PRESSURE = 84 PSI
-RESIDUAL PRESSURE = 82 PSI
-TOTAL GPM DURING TEST = 956
-DATE: FEBRUARY 24, 2017 @ 1:00 PM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

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

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

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
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NASHVILLE, TENNESSEE 37204
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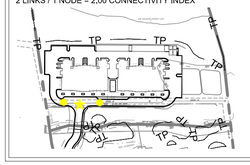
SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

CABLE
COMCAST
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NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

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

CONNECTIVITY INDEX

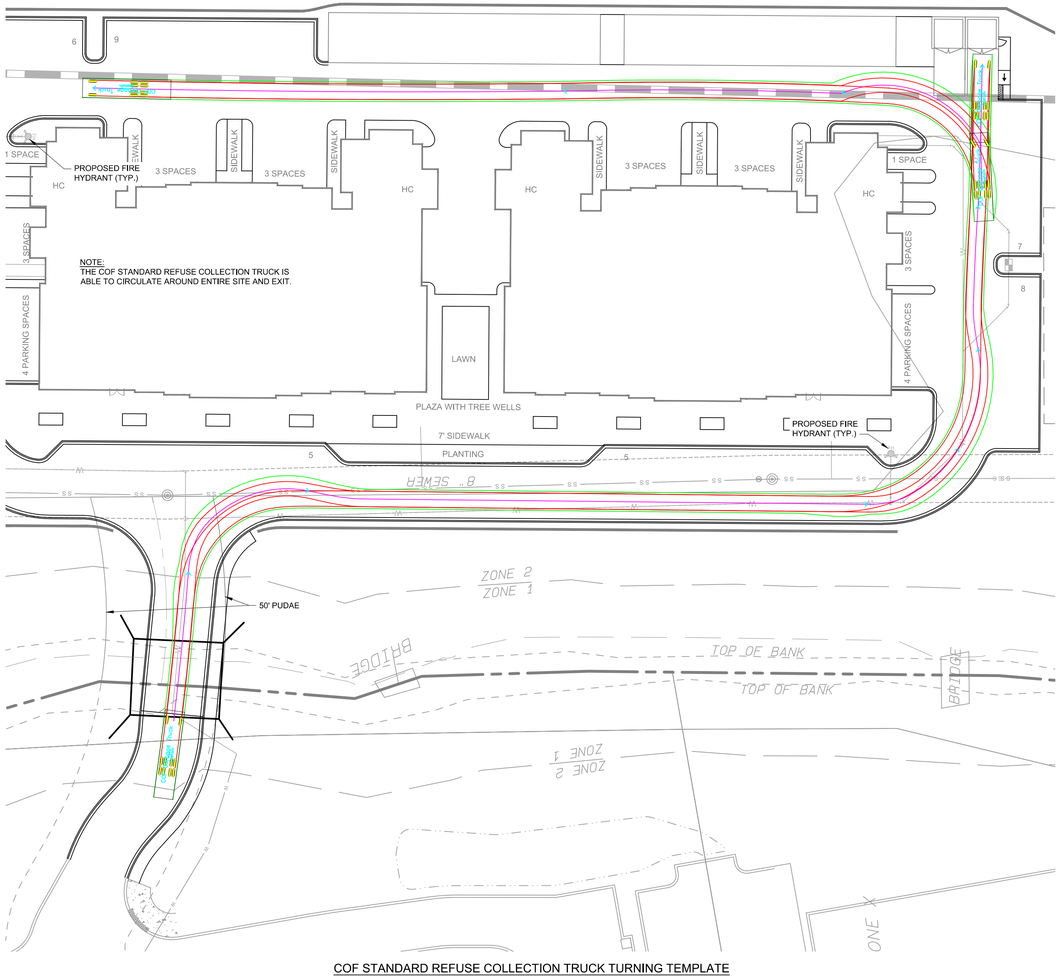
2 LINKS / 1 NODE = 2.00 CONNECTIVITY INDEX



PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLECTIVE. EXISTING SURVEY INFORMATION PROVIDED BY HARRAH & ASSOCIATES, DATED 2/14/17.

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE BRANCH CREEK DEVELOPMENT WILL BE PROVIDED BY A BRIDGE CROSSING THAT WILL CONNECT INTO THE EXISTING COMMERCIAL PORTION NORTHWEST OF THIS SITE.



NOTE:
THE COF STANDARD REFUSE COLLECTION TRUCK IS ABLE TO CIRCULATE AROUND ENTIRE SITE AND EXIT.

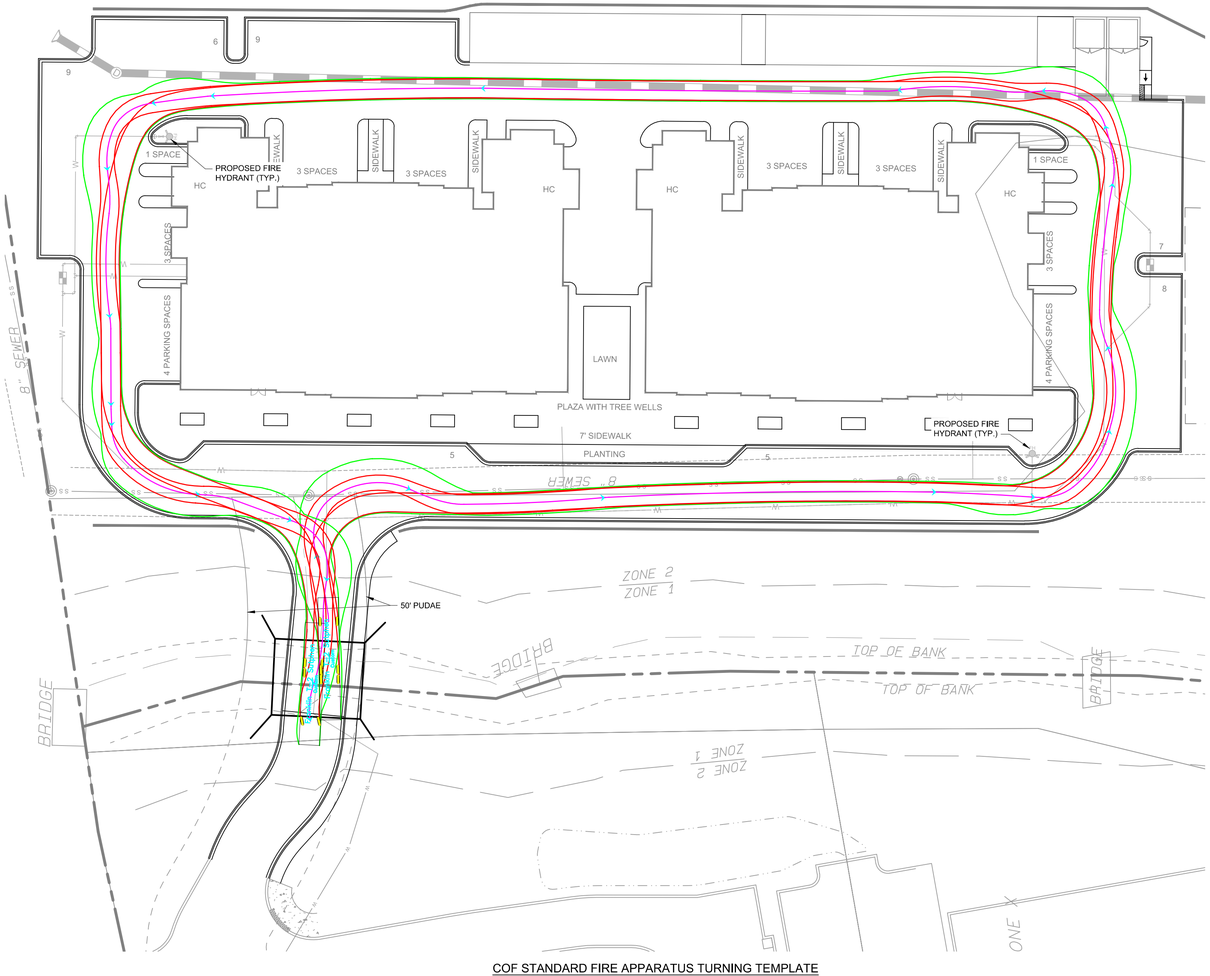
COF STANDARD REFUSE COLLECTION TRUCK TURNING TEMPLATE



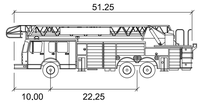
COF Garbage Truck

		feet
Width	:	8.10
Track	:	6.50
Lock to Lock Time	:	6.0
Steering Angle	:	25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.



COF STANDARD FIRE APPARATUS TURNING TEMPLATE



Franklin T-2 Sutphen

		feet
Width	:	8.66
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
	UTILITY EASEMENT
	DRAINAGE AREA BOUNDARY

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

STREAM BUFFER NOTE

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

GAMBLE DESIGN COLLABORATIVE
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BRANCH CREEK CROSSING DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

BRETT CREASMAN
REGISTERED
No. 114232
STATE OF TENNESSEE
4/7/17

ISSUED: APRIL 10, 2017

Revision	Date
△	
△	
△	
△	

ROW & ACCESS PLAN

SHEET
C4.0

COF # 6410

COF GRADING & DRAINAGE GENERAL NOTES

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3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

UTILITY NOTES

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

UTILITY LAYOUT NOTE

-DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

-APPLICANT WILL WORK WITH CITY STAFF ON ALIGNMENT AND DESIGN OF ALL UTILITIES SHOWN ON THIS PLAN TO REACH AN AGREED-UPON SOLUTION FOR SERVING THE SITE.

-BASED UPON PRELIMINARY DESIGN, ALL PROPOSED SANITARY SEWER IS ANTICIPATED TO BE INSTALLED AT A DEPTH OF LESS THAN 12'. THEREFORE NO SANITARY SEWER EASEMENTS GREATER THAN 20' ARE ANTICIPATED.

UTILITY NARRATIVE

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUTS MAY BE NECESSARY FOR PROPOSED WATER AND SEWER SERVICE CONNECTIONS TO BE MADE.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF FRANKLIN OR MALLORY VALLEY'S STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO CITY OF FRANKLIN SEWER & MALLORY VALLEY UTILITY DISTRICT WATER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

UTILITY AGENCIES CONTACT LIST

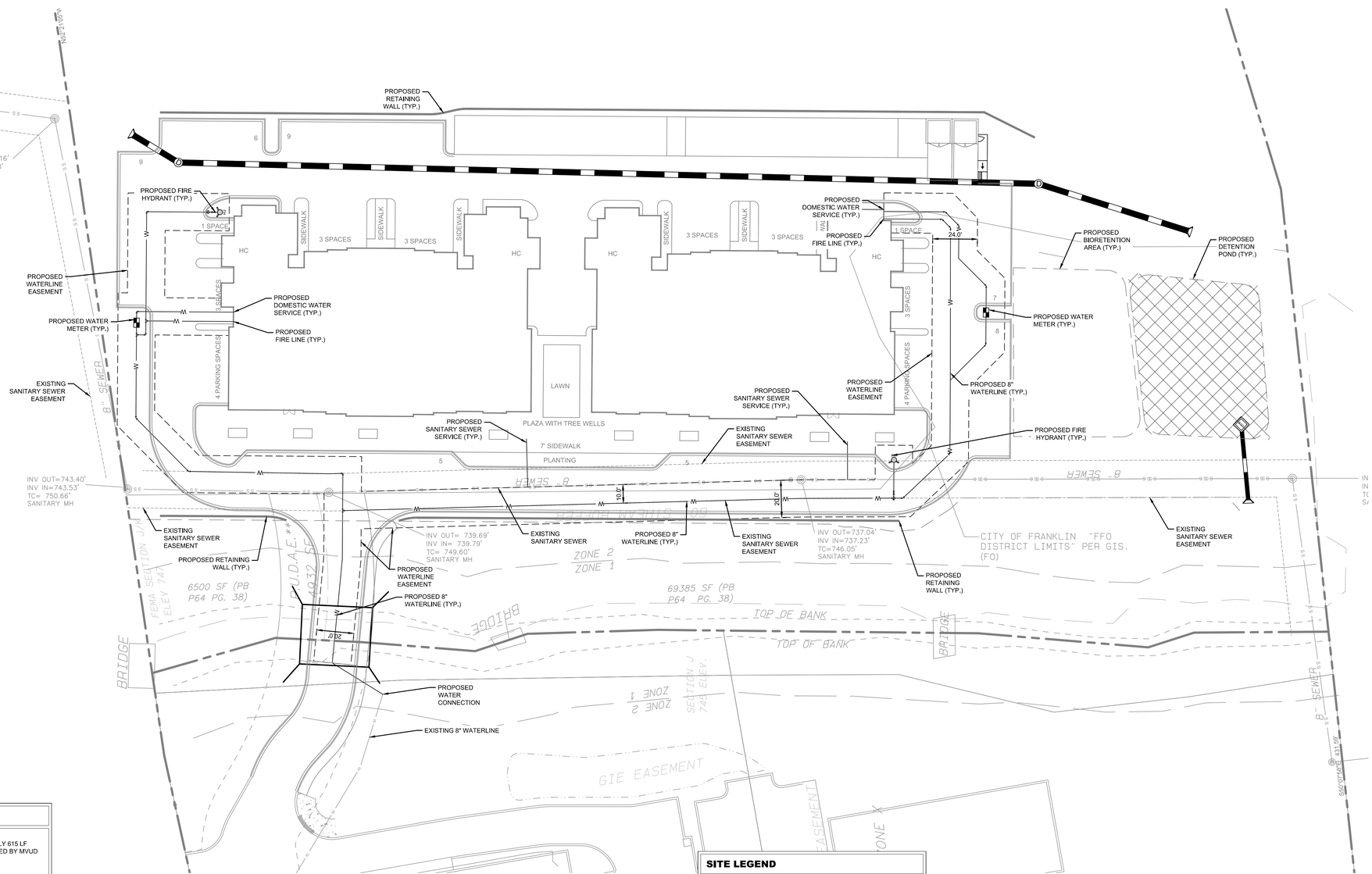
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2877 CONTACT: BRETT CREASMAN, P.E.
ELECTRIC	**SANITARY SEWER**	**CABLE**	**CITY OF FRANKLIN**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

PROPOSED SITE PLAN PROVIDED BY GAMBLE DESIGN COLLECTIVE. EXISTING SURVEY INFORMATION PROVIDED BY HARRAH & ASSOCIATES, DATED 2/14/17.

UTILITY PLAN DATA CHART

• FACILITY TYPE:	RESIDENTIAL - MULTIFAMILY
• UNIT FLOW IN GPD*:	300 GPD/2BR, 350 GPD/3BR
• NUMBER OF UNITS	(42 2BR, 12 3BR) 54 TOTAL
• TOTAL FLOW IN GPD:	8,400

*ESTIMATED FLOWS PER COF STANDARDS



FLOW TEST DATA

-TEST HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND DAVENPORT BLVD
-FLOW HYDRANT LOCATION: CORNER OF FRANKLIN ROAD AND CUMBERLAND PARK DRIVE
-STATIC PRESSURE = 84 PSI
-RESIDUAL PRESSURE = 82 PSI
-TOTAL GPM DURING TEST = 956
-DATE: FEBRUARY 24, 2017 @ 1:00 PM
-TEST PERFORMED BY CORY BORUM AND BEN BUTLER OF HETHCOAT AND DAVIS.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
	UTILITY EASEMENT
	DRAINAGE AREA BOUNDARY

Know what's below. Call before you dig.

STREAM BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 15 30 60

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com

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BRANCH CREEK CROSSING
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

BRETT CREASMAN REGISTERED ENGINEER AGRICULTURE AMERICA 114252 STATE OF TENNESSEE
4/10/17

ISSUED: APRIL 10, 2017

Revision Date
△
△
△
△

UTILITY PLAN

SHEET
C5.0

COF # 6410



1 north building elevation
1/8" = 1'-0"



3 northwest perspective



2 west building elevation
1/8" = 1'-0"

material legend

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN DUTCH GRAY VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8523

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 671 VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: 8621

READING ROCK | ROCKCAST SMOOTH
COLOR: ARTIC WHITE

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

elevation keynotes

1. PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
2. MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
3. EXTERIOR LIGHTING - REFER TO ELECTRICAL.
4. 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
5. 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
6. CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
7. BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
8. 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS	
CEILING	R-38
WALLS ABOVE GRADE	
WOOD FRAMED	R-13.0 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 2'-0"
OPAQUE DOORS	
SWINGING	U-0.70

franklin zoning ordinance

PER SECTION 5.3.5 IN THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET RIGHT OF WAY, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

zone 4 - building envelope requirements fenestration

FENESTRATION	
U-FACTOR	0.35
GLAZED FENESTRATION	
SHGC	NOT REQUIRED

planning commission 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 THE CODES DIRECTOR OR THE PLANNING COMMISSION.
COF NO.: **a16054.00**

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

percentage of exterior materials

north elevation

brick	4518 sf (79%)
cast stone	50 sf (1%)
hardie board	877 sf (15%)
hardie panel	296 sf (5%)

total facade | | 5741 sf

east elevation

brick	3210 sf (86%)
cast stone	48 sf (1%)
hardie board	373 sf (9%)
hardie panel	154 sf (4%)

total facade | | 3785 sf

west elevation

brick	2984 sf (86%)
cast stone	32 sf (1%)
hardie board	340 sf (9%)
hardie panel	154 sf (4%)

total facade | | 3510 sf

south elevation

brick	4074 sf (77%)
cast stone	63 sf (1%)
hardie board	705 sf (13%)
hardie panel	463 sf (9%)

total facade | | 5305 sf

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03.02.2017
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client:

Beazer Homes

project:

branch creek condominiums
27 unit condo building || two buildings
590 franklin road | franklin, tn 37064

revisions

date: 02 march 2017
project no.: a16054.00

exterior elevations

a400



1 south building elevation
1/8" = 1'-0"



3 southeast perspective



2 east building elevation
1/8" = 1'-0"

material legend

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COLOR: BELDEN DUTCH GRAY VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

BELDEN BRICK | UTILITY BRICK
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Paul B Bass 03.02.2017
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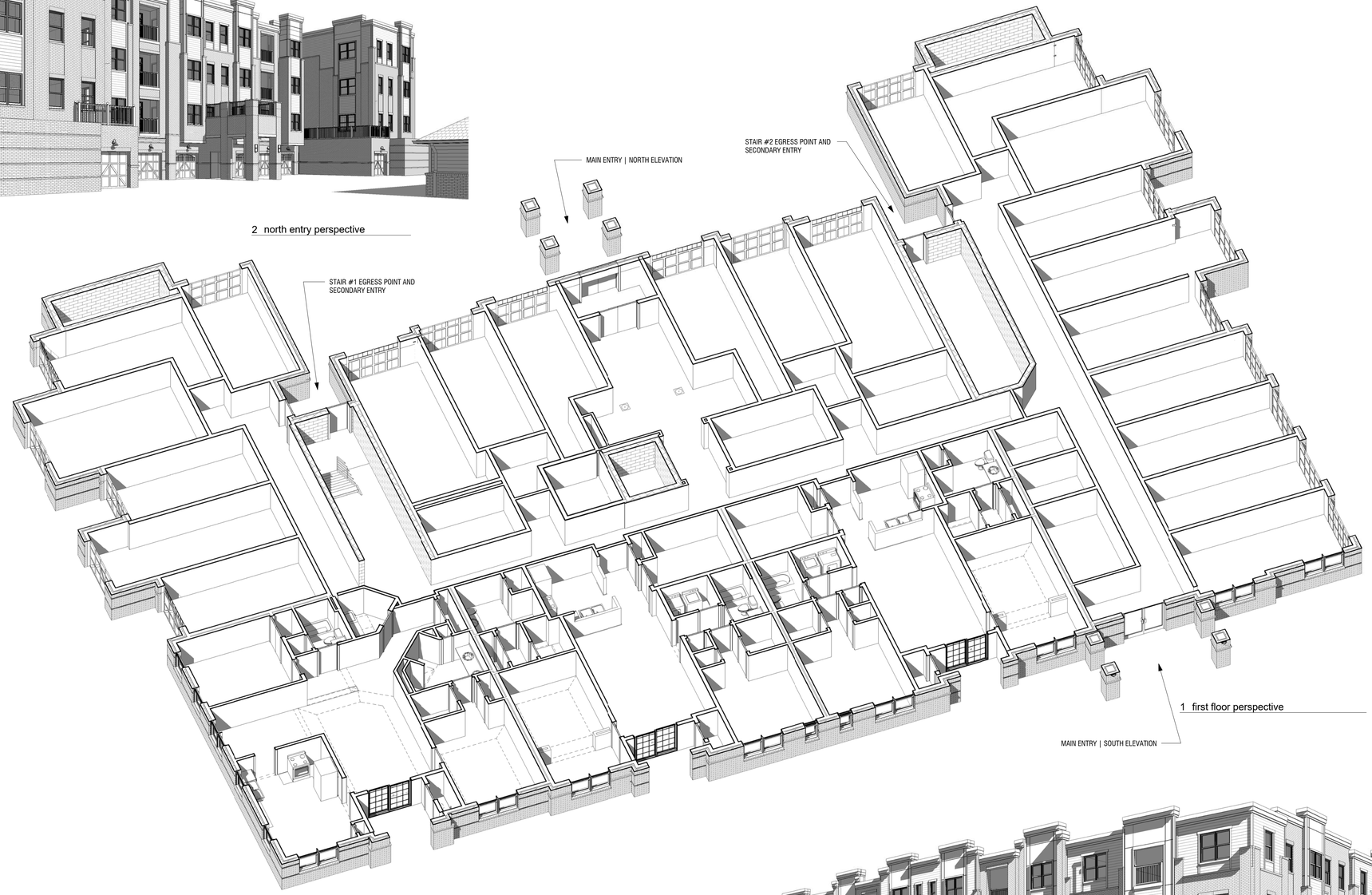
date: 02 march 2017
project no.: a16054.00

exterior elevations

a401



2 north entry perspective



1 first floor perspective



3 south entry perspective

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ARCHITECT
STATE OF TENNESSEE
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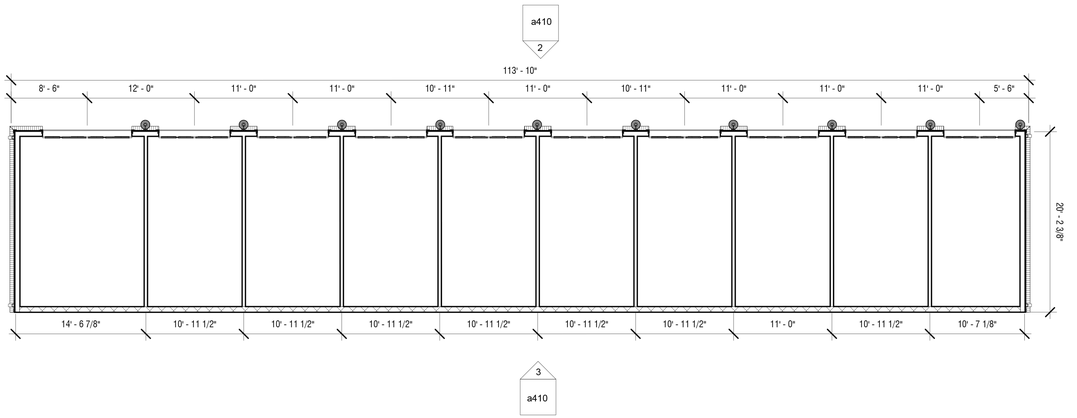
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revisions

date: 02 march 2017
project no.: a16054.00

first floor plan perspective

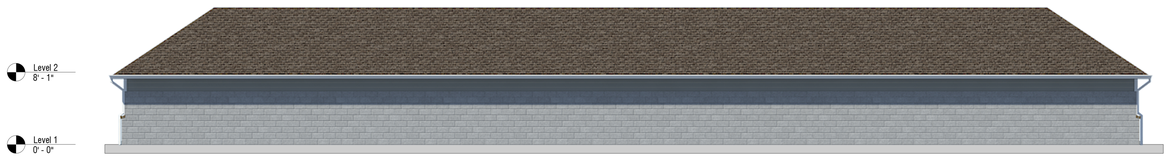
a402



1 Level 1 Garage Floor Plan
1/8" = 1'-0"



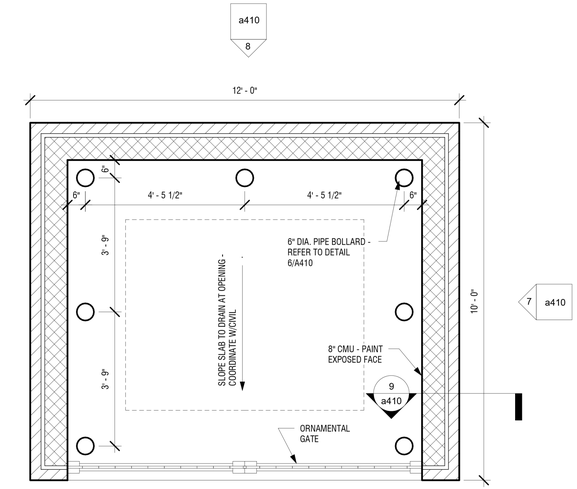
2 garage front
1/8" = 1'-0"



3 garage rear
1/8" = 1'-0"



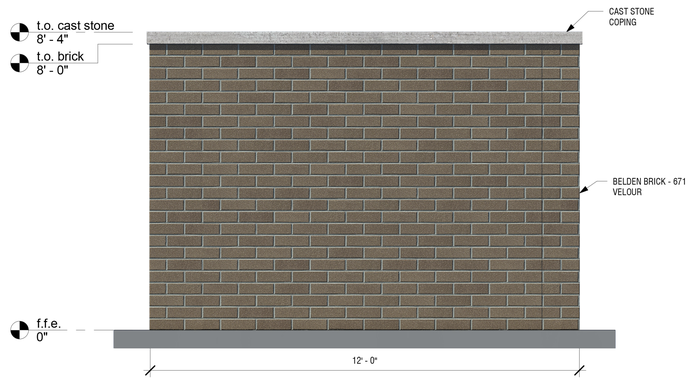
4 garage side
1/8" = 1'-0"



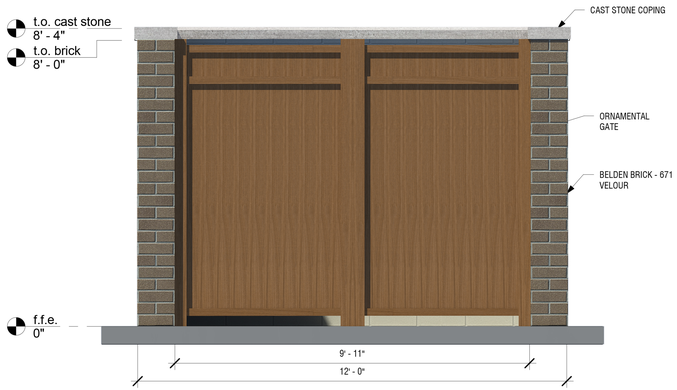
NOTE: REFER TO CIVIL DRAWINGS FOR LOCATION

6
a410

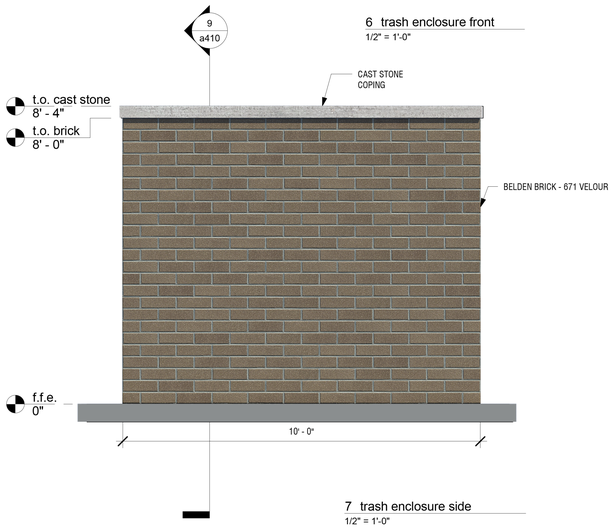
5 Trash Enclosure Plan
1/2" = 1'-0"



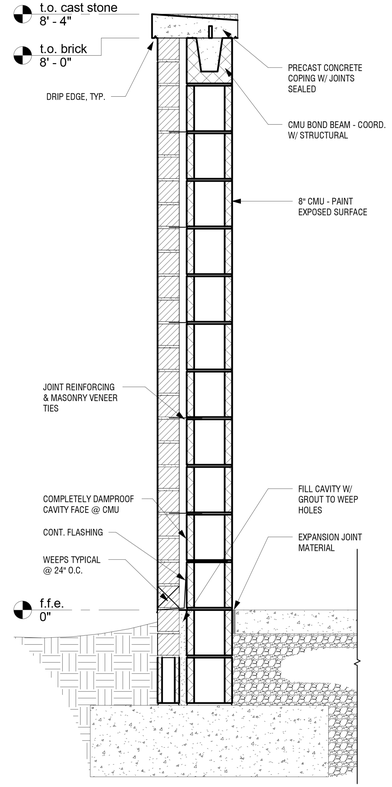
8 trash enclosure rear
1/2" = 1'-0"



6 trash enclosure front
1/2" = 1'-0"



7 trash enclosure side
1/2" = 1'-0"



9 trash enclosure section
1" = 1'-0"

Paul B. Bruno 03.02.2017 Licensed Architect State of Tennessee

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date: 02 march 2017
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garage and trash enclosure

a410



1 north building elevation
1/8" = 1'-0"



3 northwest perspective



2 west building elevation
1/8" = 1'-0"

material legend

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN DUTCH GRAY VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

BELDEN BRICK | UTILITY BRICK
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BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 671 VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: 8621

READING ROCK | ROCKCAST SMOOTH
COLOR: ARTIC WHITE

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

elevation keynotes

1. PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
2. MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
3. EXTERIOR LIGHTING - REFER TO ELECTRICAL.
4. 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
5. 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
6. CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
7. BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
8. 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS	
CEILING	R-38
WALLS ABOVE GRADE	
WOOD FRAMED	R-13.0 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 for 2'-0"
OPAQUE DOORS	
SWINGING	U-0.70

franklin zoning ordinance

PER SECTION 5.3.5 IN THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET RIGHT OF WAY, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

zone 4 - building envelope requirements fenestration

FENESTRATION	
U-FACTOR	0.35
GLAZED FENESTRATION	
SHGC	NOT REQUIRED

planning commission 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 THE CODES DIRECTOR OR THE PLANNING COMMISSION.
COF NO.: **a16054.00**

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

percentage of exterior materials

north elevation

brick	4518 sf (79%)
cast stone	50 sf (1%)
hardie board	877 sf (15%)
hardie panel	296 sf (5%)

total facade | | 5741 sf

east elevation

brick	3210 sf (86%)
cast stone	48 sf (1%)
hardie board	373 sf (9%)
hardie panel	154 sf (4%)

total facade | | 3785 sf

west elevation

brick	2984 sf (86%)
cast stone	32 sf (1%)
hardie board	340 sf (9%)
hardie panel	154 sf (4%)

total facade | | 3510 sf

south elevation

brick	4074 sf (77%)
cast stone	63 sf (1%)
hardie board	705 sf (13%)
hardie panel	463 sf (9%)

total facade | | 5305 sf

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03.02.2017
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client:

Beazer Homes

project:

branch creek condominiums
27 unit condo building || two buildings
590 franklin road | franklin, tn 37064

revisions

date: 02 march 2017
project no.: a16054.00

exterior elevations

a400



1 south building elevation
1/8" = 1'-0"



3 southeast perspective



2 east building elevation
1/8" = 1'-0"

material legend

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN DUTCH GRAY VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8521

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 8523

BELDEN BRICK | UTILITY BRICK
COLOR: BELDEN 671 VELOUR

BELDEN BRICK | UTILITY BRICK
COLOR: 8621

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Paul B Bass 03.02.2017
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revisions

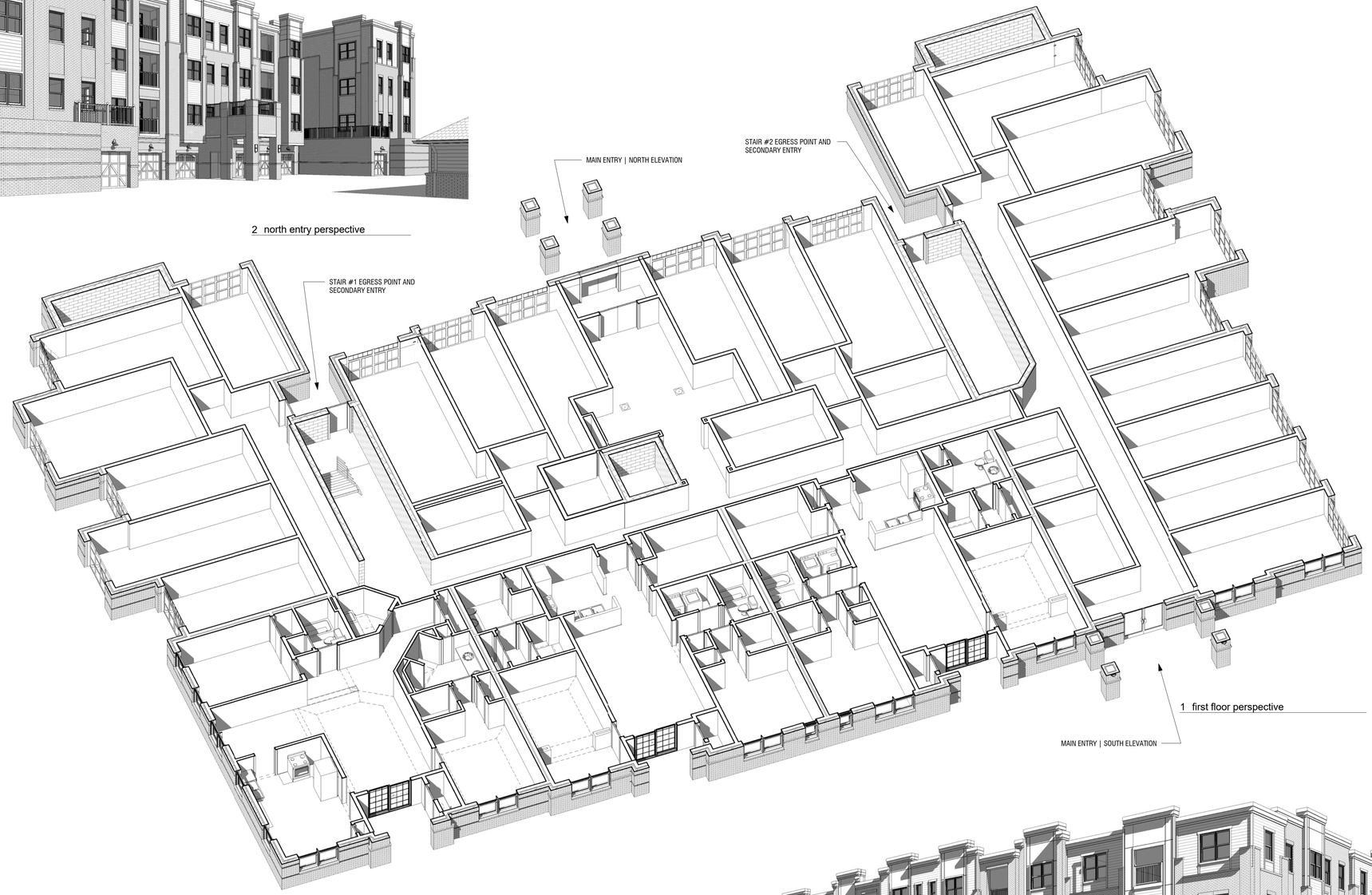
date: 02 march 2017
project no.: a16054.00

exterior elevations

a401



2 north entry perspective



1 first floor perspective



3 south entry perspective

PAUL B. BARR
REGISTERED
ARCHITECT
STATE OF TENNESSEE
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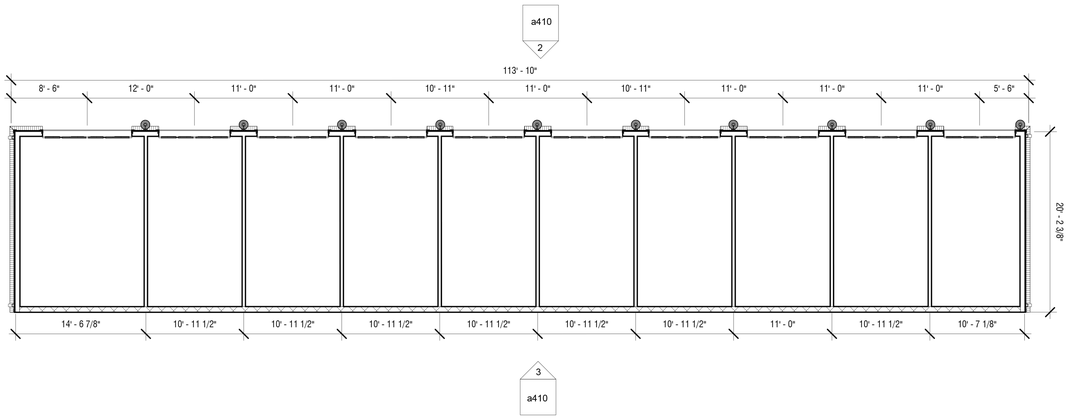
branch creek condominiums
27 unit condo building || two buildings
590 franklin road | franklin, tn 37064

revisions

date: 02 march 2017
project no.: a16054.00

first floor plan perspective

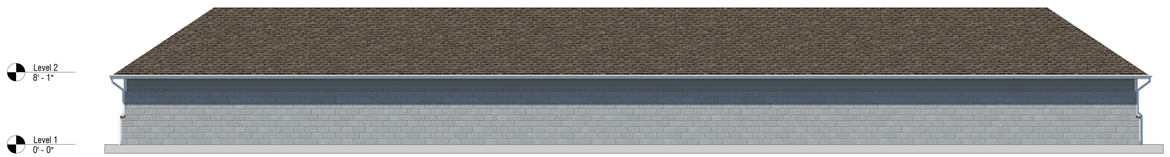
a402



1 Level 1 Garage Floor Plan
1/8" = 1'-0"



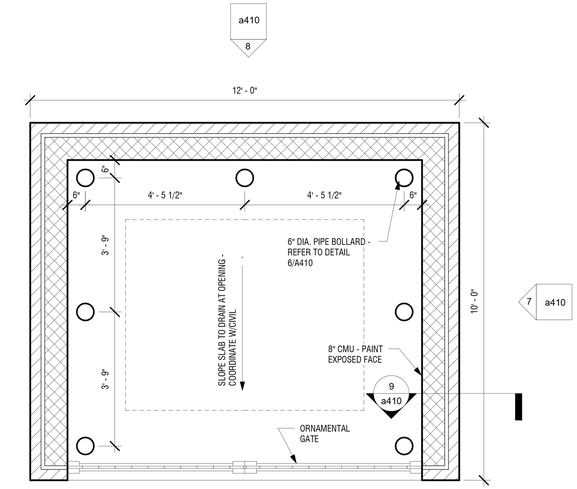
2 garage front
1/8" = 1'-0"



3 garage rear
1/8" = 1'-0"



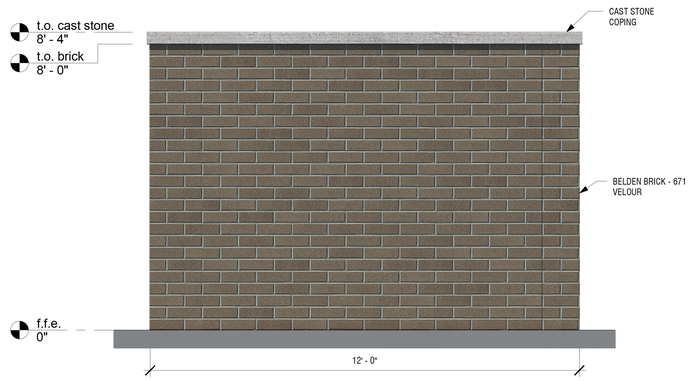
4 garage side
1/8" = 1'-0"



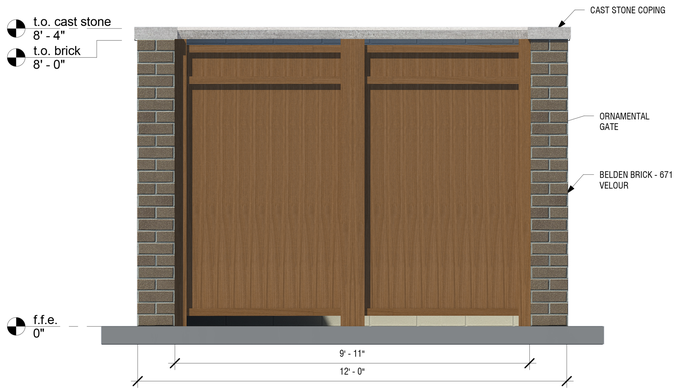
NOTE: REFER TO CIVIL DRAWINGS FOR LOCATION

6
a410

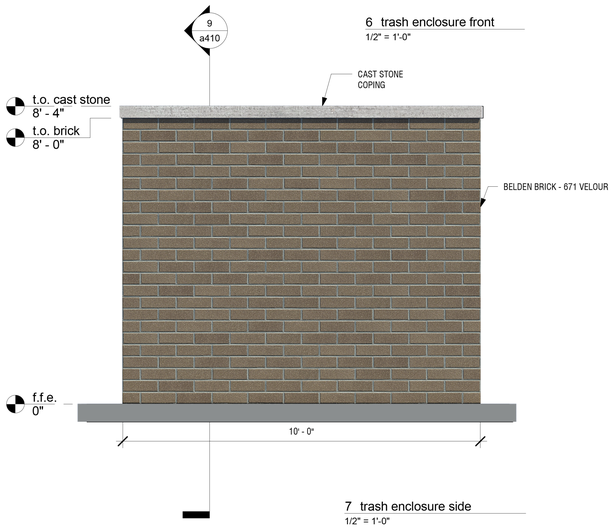
5 Trash Enclosure Plan
1/2" = 1'-0"



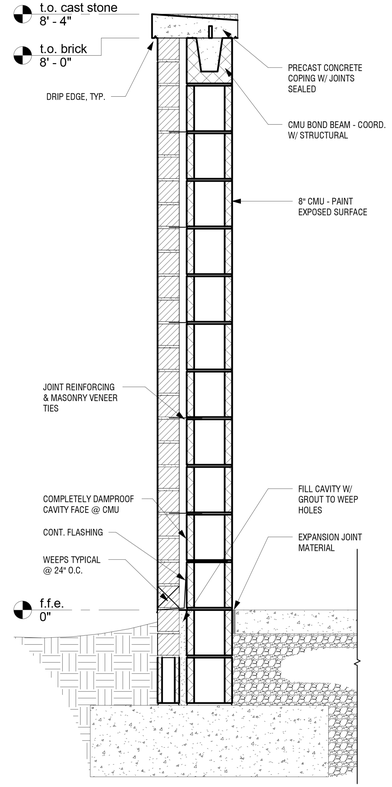
8 trash enclosure rear
1/2" = 1'-0"



6 trash enclosure front
1/2" = 1'-0"



7 trash enclosure side
1/2" = 1'-0"



9 trash enclosure section
1" = 1'-0"

Paul B. Bruno 03.02.2017 Licensed Architect State of Tennessee

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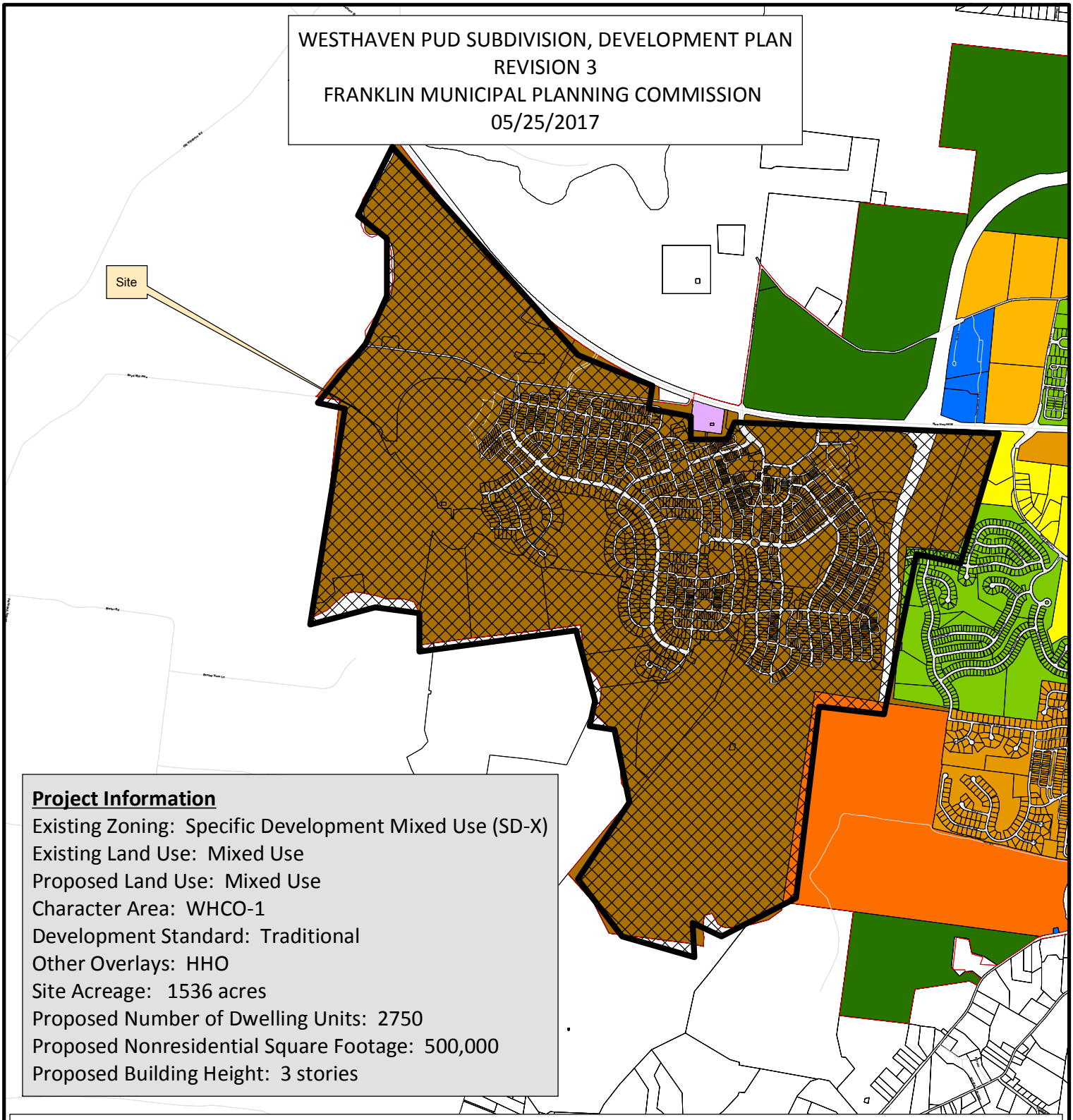
revisions

date: 02 march 2017
project no.: a16054.00

garage and trash enclosure

a410

WESTHAVEN PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/25/2017



Project Information

Existing Zoning: Specific Development Mixed Use (SD-X)
Existing Land Use: Mixed Use
Proposed Land Use: Mixed Use
Character Area: WHCO-1
Development Standard: Traditional
Other Overlays: HHO
Site Acreage: 1536 acres
Proposed Number of Dwelling Units: 2750
Proposed Nonresidential Square Footage: 500,000
Proposed Building Height: 3 stories

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

N

0 1,750 3,500 7,000

Feet

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CONCEPT PLANS FOR

WESTHAVEN

A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
1550 West McEwen Drive, Suite 200
Franklin, Tennessee 37067
(615) 778-3150 | www.southernland.com

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-6	SD-X ZONING DISTRICT BOUNDARY
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-8	CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN
CP-9	CONCEPTUAL SANITARY SEWER PLAN

OWNERS:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC

1550 WEST MCEWEN DRIVE | SUITE 200 | FRANKLIN, TN 37067
(615) 778-3150 | www.southernland.com

APPLICANTS:

ENGINEER:
JEFFERY D. CONAR, P.E.
SOUTHERN LAND COMPANY
1550 WEST MCEWEN DRIVE
SUITE 200
FRANKLIN, TN 37067
(615) 778-3150

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
1550 WEST MCEWEN DRIVE
SUITE 200
FRANKLIN, TN 37067
(615) 778-3150

JEFFERY DEAN CONAR — REGISTERED AGRICULTURE — NO. 117686 — STATE OF TENNESSEE — 5/9/17

JOSEPH BENJAMIN CRENSHAW — REGISTERED LANDSCAPE ARCHITECT — 05-04-17

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200 - Franklin, Tennessee 37067
Office (615) 778-3150 - Fax (615) 778-3875 - www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 3
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/04/2017 CITY COMMENTS
2	
3	
4	
5	
6	
7	
8	

DATE: 04/10/2017

JOB #: 284000

PROJECT #: COF 6408

COVER SHEET

SHEET NO.
CP-1

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FRANKLIN, TN 37067
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Applicant

Southern Land Company,LLC
1550 W. McEWEN DRIVE, SUITE 200
Franklin, TN. 37067
(615) 778-3150
Contact: BEN CRENSHAW

Concept Plan (Rev.2)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.2)	1328	5/8/2007	1536.23	1536.23	---	---	---	0	2750	---	---	500,000	0	0
Section 1		4/18/2002	18.91	1517.32	51	0	51	51	2699	0	0	500,000	0	0
Section 2		6/20/2002	16.68	1500.64	61	0	61	112	2638	0	0	500,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1492.41	0	47	47	159	2591	0	0	500,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1475.37	43	0	43	202	2548	0	0	500,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1468.83	12	15	27	229	2521	0	0	500,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1453.62	48	0	48	277	2473	0	0	500,000	0	0
Section 7		10/16/2003	17.88	1435.74	48	0	48	325	2425	0	0	500,000	0	0
Section 8		12/20/2003	8.16	1427.57	3	0	3	328	2422	0	0	500,000	0	0
Section 9		1/15/2004	4.65	1422.92	32	0	32	360	2390	0	0	500,000	0	0
Section 10		4/15/2004	8.53	1414.39	24	0	24	384	2366	0	0	500,000	0	0
Section 11		4/15/2004	23.33	1391.06	80	10	90	474	2276	0	0	500,000	0	0
Section 12		4/15/2004	30.14	1360.92	61	0	61	535	2215	0	0	500,000	0	0
Section 13		1/25/2005	16.95	1343.97	61	15	76	611	2139	0	0	500,000	0	0
Section 14		1/25/2005	16.70	1327.27	50	16	66	677	2073	0	0	500,000	0	0
Section 15		3/24/2005	14.25	1313.02	0	11	11	688	2062	33,403	33,403	466,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2058	0	33,403	466,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2058	12,051	45,454	454,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	435,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2050	0	64,487	435,513	0	0
Section 16		5/26/2005	7.80	1305.22	29	0	29	729	2021	0	64,487	435,513	0	0
Section 17 (Rev. 2)	1452	6/28/2007	10.22	1295.00	28	0	28	757	1993	0	64,487	435,513	0	0
Section 18	1038	1/26/2006	49.69	1245.31	52	0	52	809	1941	0	64,487	435,513	0	0
Section 19	1047	2/23/2006	7.89	1237.42	23	0	23	832	1918	0	64,487	435,513	0	0
Section 20	1062	3/23/2006	180.40	1057.02	0	0	0	832	1918	0	64,487	435,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1055.75	0	0	0	832	1918	0	64,487	435,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1043.15	0	0	0	832	1918	28,876	93,363	406,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1041.61	0	0	0	832	1918	0	93,363	406,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1032.96	0	0	0	832	1918	0	93,363	406,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1029.30	4	16	20	852	1898	0	93,363	406,637	0	0
Sec. 21, Rev. 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1029.30	0	17	17	869	1881	0	93,363	406,637	0	0
Section 22	1159	6/22/2006	9.14	1020.16	22	0	22	891	1859	0	93,363	406,637	0	0
Section 23	1239	9/28/2006	4.61	1015.56	15	0	15	906	1844	0	93,363	406,637	0	0
Section 24	1257	10/26/2006	18.44	997.12	58	0	58	964	1786	0	93,363	406,637	0	0
Section 25		10/26/2006	36.68	960.44	0	0	0	964	1786	0	93,363	406,637	0	0
Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	1786	48,808	142,171	357,829	0	0
Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	1786	16,360	158,531	341,469	0	0
Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	1786	0	158,531	341,469	0	0
Section 26 Rev 1	2035	4/29/2007	22.46	937.98	70	18	88	1052	1698	0	158,531	341,469	0	0
Section 27 - Rev 1	1704	6/28/2008	53.99	883.99	32	0	32	1084	1666	0	158,531	341,469	0	0
Section 28	2225	6/23/2011	3.02	880.97	23	0	23	1107	1643	0	158,531	341,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	869.02	22	0	22	1129	1621	0	158,531	341,469	0	0
* Section 30	2951	1/23/2014	17.11	851.91	12	0	12	1141	1609	0	158,531	341,469	0	0
Section 31	1871	3/26/2009	13.99	837.92	0	0	0	1141	1609	0	158,531	341,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	835.63	0	12	12	1153	1597	0	158,531	341,469	0	117,897
Section 33	5757	1/22/2015	10.83	824.80	33	0	33	1186	1564	0	158,531	341,469	0	117,897
Section 34	2299	11/17/2011	9.12	815.68	27	0	27	1213	1537	0	158,531	341,469	0	117,897
Section 35	2388	4/26/2012	6.74	808.94	26	12	38	1251	1499	0	158,531	341,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	808.60	0	7	7	1258	1492	2450	160,981	339,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	807.55	0	19	19	1277	1473	2,450	163,431	336,569	0	117,897
Section 36	2519	9/27/2012	8.94	798.61	48	0	47	1324	1426	0	163,431	336,569	0	117,897
Section 37	2541	10/25/2012	4.77	793.84	6	16	22	1346	1404	0	163,431	336,569	0	117,897
Section 38	2599	12/12/2012	7.16	786.68	33	8	41	1387	1363	0	163,431	336,569	0	117,897
Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	785.75	0	6	6	1393	1357	10268	173,699	326,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	---	14	0	14	1407	1343	0	173,699	326,301	0	117,897
Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	*	0	12	12	1419	1331	0	173,699	326,301	0	117,897
Section 39	2837	9/26/2013	8.00	777.75	42	0	42	1461	1289	0	173,699	326,301	0	117,897
Section 40	2876	10/24/2013	18.72	759.03	10	29	39	1500	1250	0	173,699	326,301	0	117,897
Section 41	2876	10/24/2013	9.88	749.15	48	0	48	1548	1202	0	173,699	326,301	0	117,897
Section 39, Rev 1, Lots 1489-1490	4565	7/7/2014	1.36	*	0	24	24	1572	1178	0	173,699	326,301	0	117,897
Section 42	4623	8/28/2014	0.69	748.46	0	9	9	1581	1169	0	173,699	326,301	0	117,897
Section 43	4665	11/20/2014	15.28	733.18	57	0	57	1638	1112	0	173,699	326,301	0	117,897
Section 25-Lot 4021	5965	1/22/2016	0.64	732.54	0	16	16	1654	1096	2091	175,790	324,210	0	117,897
Section 44	6345		18.82	713.72	41	16	57	1711	1039	0	175,790	324,210	0	117,897
Section 45	6044	4/8/2016	9.88	703.84	46	0	46	1757	993	0	175,790	324,210	0	117,897
Section 46	6346		5.54	698.30	20	8	28	1785	965	0	175,790	324,210	0	117,897
Section 47	6222	9/22/2016	5.89	692.41	33	0	33	1818	932	0	175,790	324,210	0	117,897
Section 48	6223	9/22/2016	5.15	687.26	16	0	16	1834	916	0	175,790	324,210	0	117,897

General Notes

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Jewell	64	28&28.01
740 Ed Temple Blvd		
Nashville, TN 37208		
Middle Tennessee Electric Membership Corporation	77	1.05
PO Box 681709		
Franklin, TN 37268		
Westhaven Partners, LLC &		
96-West Land Holdings, LLC	64	23.00,23.01,23.02,25.02
1550 W. McEwen Drive, Suite 200	64O	A-G
Franklin, TN 37067	77	1.00,1.01,1.02,1.03,1.04
	77B	A-G

2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN. 37219. (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN. 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN. 37075, (615) 822-7445.

3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E. Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221

4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN. 37219, (615) 770-8100

5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.

6. A benchmark is located on a highway monument on the southwest corner commen open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.

7. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.

LEGEND

- AREAS OF PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 100 YEAR FLOOD PLAIN
- 25' WATERWAY BUFFER



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Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200 | Franklin, Tennessee 37067
Office (615) 778-3150 | Fax (615) 778-3151 | www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 3
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	05/04/2017 CITY COMMENTS
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DATE: 04/10/2017
JOB #: 284000
PROJECT #: COF 6408

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

SITE TABULATIONS

A. TOTAL SITE ACREAGE 1,536.23 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES

C. CURRENT CONCEPT PLAN - REV 3

TOTAL ACREAGE (SP-X DISTRICT)	1536.23
TOTAL NUMBER DWELLING UNITS	2750 UNITS
GROSS RESIDENTIAL DENSITY	1.79 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET
OPEN SPACE ACREAGE	±769.12 ACRES

General Notes

1. Refer to the traffic study completed by RPM Transportation consultants, LLC (prepared January 2007), for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilites are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Chesk Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. This development will result in an increase of 2,000 household units. We estimate that 1,167 household units will have school age children. Based on an average of 0.65 school age children per household, this will increase the current school population by a total of approximately 759 students within the following categories-
   High School (grades 9-12) 228 students
   Middle School (grades 5-8) 228 students
   Elementary School (grades k-4) 303 students
   *Number will be adjusted per demographics of a sample completed Westhaven neighborhood.
8. Refuse collection and disposal shall be provided by the City of Franklin.
9. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
10. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
11. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
12. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
13. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 0.5 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
14. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
15. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
16. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
17. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
18. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
19. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
20. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Tower 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.

LEGEND

AREAS OF PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

25' WATERWAY BUFFER



SOUTHERN LAND COMPANY

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WESTHAVEN

CONCEPT PLAN - REVISION 3

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 04/10/2017

JOB #: 284000

PROJECT #: COF 6408

CONCEPT PLAN

SHEET NO.
CP-3

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WESTHAVEN

CONCEPT PLAN - REVISION 3

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:
1. 05/04/2017 CITY COMMENTS
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DATE: 04/10/2017
JOB #: 284000
PROJECT #: CDF 6408

TRANSECT REGULATION PLAN

SHEET NO.: CP-4

NORTH
SCALE: 1" = 400'
0' 200' 400' 800'

TO HARDIN SPRING

FUTURE JACK FATCHER PARKWAY

BOYD MILL ROAD (MAJOR COLLECTOR)

CARLISLE LANE (MAJOR COLLECTOR)

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

BOYD MILL PIKE MINOR COLLECTOR

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA	PERCENTAGE
	SPECIAL DISTRICT D	SP-X	±268.46	±18.39%
	URBAN CENTER T-5	SP-X	±71.11	±4.87%
	GENERAL URBAN T-4	SP-X	±489.85	±33.56%
	SUB-URBAN T-3	SP-X	±238.48	±16.34%
	RURAL PRESERVE T-1		±391.60	±26.83%
	BUILDING			
	PROPERTY LINE			
	25' WATERWAY BUFFER			

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OPEN SPACE

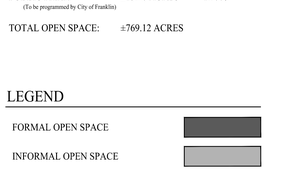
FORMAL: (formally landscaped and regularly maintained)	±28.44 ACRES	3.70%
INFORMAL: (+/-1 acre, informally landscaped and minimal or no maintenance)	±712.23 ACRES	92.60%
GENERAL: (+/-1 acre, informally landscaped and minimal or no maintenance)	±14.99ACRES	1.95%
PUBLIC PARK: (To be programmed by City of Franklin)	±13.46 ACRES	1.75%
TOTAL OPEN SPACE:	±769.12 ACRES	

LEGEND

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- PUBLIC PARK
- 25' WATERWAY BUFFER
- 10' BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS
- CITY OF FRANKLIN TRANSIT ROUTE
- TRANSIT TRANSFER POINTS

WESTHAVEN OPEN SPACE DATA
"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 271.800 ACRES
(10% INFORMAL, 5% FORMAL, 5% OTHER)

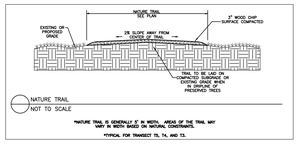
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN. REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
CONCEPT PLAN (Rev.1)	10/14/2003		1,359.000		271.800				271.800	13.590		27.180	
SECTION 1	4/18/2002	15.914	15.914	3.783	3.783	1.210	1.210	0.445%	270.590	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.745%	269.775	0.834	0.486	1.668	0.329
SEC 3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.751%	267.042	0.411	1.787	0.823	0.946
SEC 4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.759%	267.018	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.624%	264.668	0.327	2.350	0.654	0.000
SEC.6 (REV. 1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.884%	263.960	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.884%	263.960	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	0.654	14.494	5.333%	257.306	0.408	0.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.333%	257.306	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.333%	257.306	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.170	15.673	5.766%	256.127	1.166	1.170	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	9.979%	244.677	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	0.806	27.929	10.278%	243.871	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	32.848	12.085%	238.952	0.835	0.951	1.670	3.925
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	32.848	12.085%	238.952	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	32.848	12.085%	238.952	0.390	0.000	0.780	0.000
SECTION 17	11/17/2005	11.011	242.026	2.202	48.405	2.754	35.642	13.113%	236.198	0.551	0.000	1.101	1.372
SECTION 18	1/26/2006	49.664	291.710	9.937	58.342	27.780	63.422	23.334%	208.378	1.878	0.000	3.757	27.780
SECTION 19	2/23/2006	7.270	298.980	1.454	59.796	1.560	64.982	23.908%	206.818	0.364	0.000	0.727	1.560
SECTION 20	3/23/2006	204.570	503.550	40.914	100.710	180.400	245.382	90.280%	26.418	10.229	0.000	20.457	180.400
SECTION 21	5/25/2006	3.862	507.412	0.772	101.482	0.848	246.230	90.592%	25.570	0.193	0.825	0.386	0.000
SECTION 22	6/22/2006	9.140	516.552	1.828	103.310	1.094	247.324	90.995%	24.476	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	521.159	0.921	104.232	0.573	247.897	91.206%	23.903	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	539.596	3.687	107.919	3.533	251.430	92.506%	20.370	0.922	0.620	1.844	2.913



ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

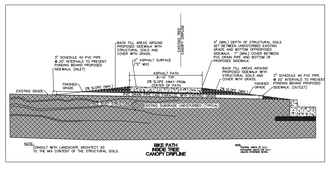
NOT TO SCALE

*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.



NATURE TRAIL
NOT TO SCALE

*NATURE TRAIL IS GENERALLY 3' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.
*TYPICAL FOR TRANSECT T5, T4, AND T3.



NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY OR THE CITY OF FRANKLIN TRANSIT TRANSFER POINTS WITHIN THE WESTHAVEN BOUNDARY.

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CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL ROAD (MAJOR COLLECTOR)

CITY OF FRANKLIN TRANSIT ROUTE TO DOWNTOWN FRANKLIN ALONG HIGHWAY 96

MACK HARCHER BIKEWAY CORRIDOR BY OTHERS

POSSIBLE CITY OF FRANKLIN TRANSIT ROUTE FROM JIM WARREN PARK VIA BOYD MILL AVENUE

EXISTING HIGHWAY 96 BICYCLE ROUTE

FUTURE MACK HATCHER PARKWAY

OLD CHARLOTTE PIKE (LOCAL)

SHORT LANE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

BOYD MILL PIKE (MINOR COLLECTOR)

To Historic Spring

OPEN SPACE (PRESERVATION AREA) ±402.74 ACRES

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

WESTHAVEN

CONCEPT PLAN - REVISION 3

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SOUTHERN LAND COMPANY
Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200 Franklin, Tennessee 37067
Office (615) 790-0010 Fax (615) 790-0013 www.southernland.com

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REVISIONS:

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DATE: 04/10/2017

JOB #: 284000

PROJECT #: COF 6408

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.

CP-5



SOUTHERN LAND COMPANY
Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200 - Franklin, Tennessee 37067
Office (615) 790-1703 - Fax (615) 790-2823 - www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 3
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 04/10/2017
JOB #: 284000
PROJECT #: COF 6408

SD-X ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

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PROPOSED THOROUGHFARE DESIGNATIONS

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

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

AREAS OF PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

25' WATERWAY BUFFER



NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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Office 615.370.0576 - Fax 615.370.0623 - www.southernland.com

WESTHAVEN
CONCEPT PLAN - REVISION 3
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 04/10/2017

JOB #: 284000

PROJECT #: CDF 6408

THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

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BUILDING	POTENTIAL FLOORS	POTENTIAL USES
1	15K SF	RESIDENTIAL
2	SECOND	RESIDENTIAL
3	24,000	RESIDENTIAL
4	24,000	RESIDENTIAL
5	36K SF	RESIDENTIAL
6	15K SF	COMMERCIAL
7	SECOND	RESIDENTIAL
8	32K SF	COMMERCIAL
9	32K SF	COMMERCIAL
10	32K SF	COMMERCIAL
11	32K SF	COMMERCIAL
12	32K SF	COMMERCIAL/RESIDENTIAL
13	36,000	RESIDENTIAL
14	36,000	RESIDENTIAL
15	15K SF	COMMERCIAL
16	SECOND	RESIDENTIAL
17	15K SF	COMMERCIAL
	SECOND	RESIDENTIAL
	THIRD	RESIDENTIAL
18	FIRST	COMMERCIAL
	SECOND	RESIDENTIAL
	THIRD	RESIDENTIAL
19	FIRST	COMMERCIAL/RESIDENTIAL
	SECOND	RESIDENTIAL
	THIRD	RESIDENTIAL
20	FIRST	COMMERCIAL
	SECOND	COMMERCIAL
21	FIRST	COMMERCIAL
22	FIRST	COMMERCIAL
23	FIRST	COMMERCIAL
24	FIRST	COMMERCIAL
25-31	ONE TO FOUR STORIES	SENIORS LIVING COMMERCIAL
32	15K SF	COMMERCIAL
	SECOND	RESIDENTIAL
	15K SF	CHILDCARE SCHOOL
	SECOND	SCHOOL

BUILDING AND LOT APPROVED AND PERMITTED

BUILDING	POTENTIAL FLOORS	POTENTIAL USES
1	15K SF	RESIDENTIAL
2	SECOND	RESIDENTIAL
3	24,000	RESIDENTIAL
4	24,000	RESIDENTIAL
5	36K SF	RESIDENTIAL
6	15K SF	COMMERCIAL
7	SECOND	RESIDENTIAL
8	32K SF	COMMERCIAL/RESIDENTIAL
9	32K SF	COMMERCIAL/RESIDENTIAL
10	32K SF	COMMERCIAL/RESIDENTIAL
11	32K SF	COMMERCIAL/RESIDENTIAL
12	32K SF	COMMERCIAL/RESIDENTIAL
13	36,000	RESIDENTIAL
14	36,000	RESIDENTIAL
15	15K SF	COMMERCIAL
16	SECOND	RESIDENTIAL
17	15K SF	COMMERCIAL
	15K SF	RESIDENTIAL
	SECOND	RESIDENTIAL
	THIRD	RESIDENTIAL
18	FIRST	COMMERCIAL
	SECOND	RESIDENTIAL
	THIRD	RESIDENTIAL
19	FIRST	COMMERCIAL
	SECOND	RESIDENTIAL
	THIRD	RESIDENTIAL
20	FIRST	COMMERCIAL
	SECOND	RESIDENTIAL
21	FIRST	COMMERCIAL
22	FIRST	COMMERCIAL
23	FIRST	COMMERCIAL
24	FIRST	COMMERCIAL
25-31	ONE TO FOUR STORIES	SENIORS LIVING COMMERCIAL
32	15K SF	CHILDCARE
	SECOND	SCHOOL

BUILDING AND LOT APPROVED AND PERMITTED

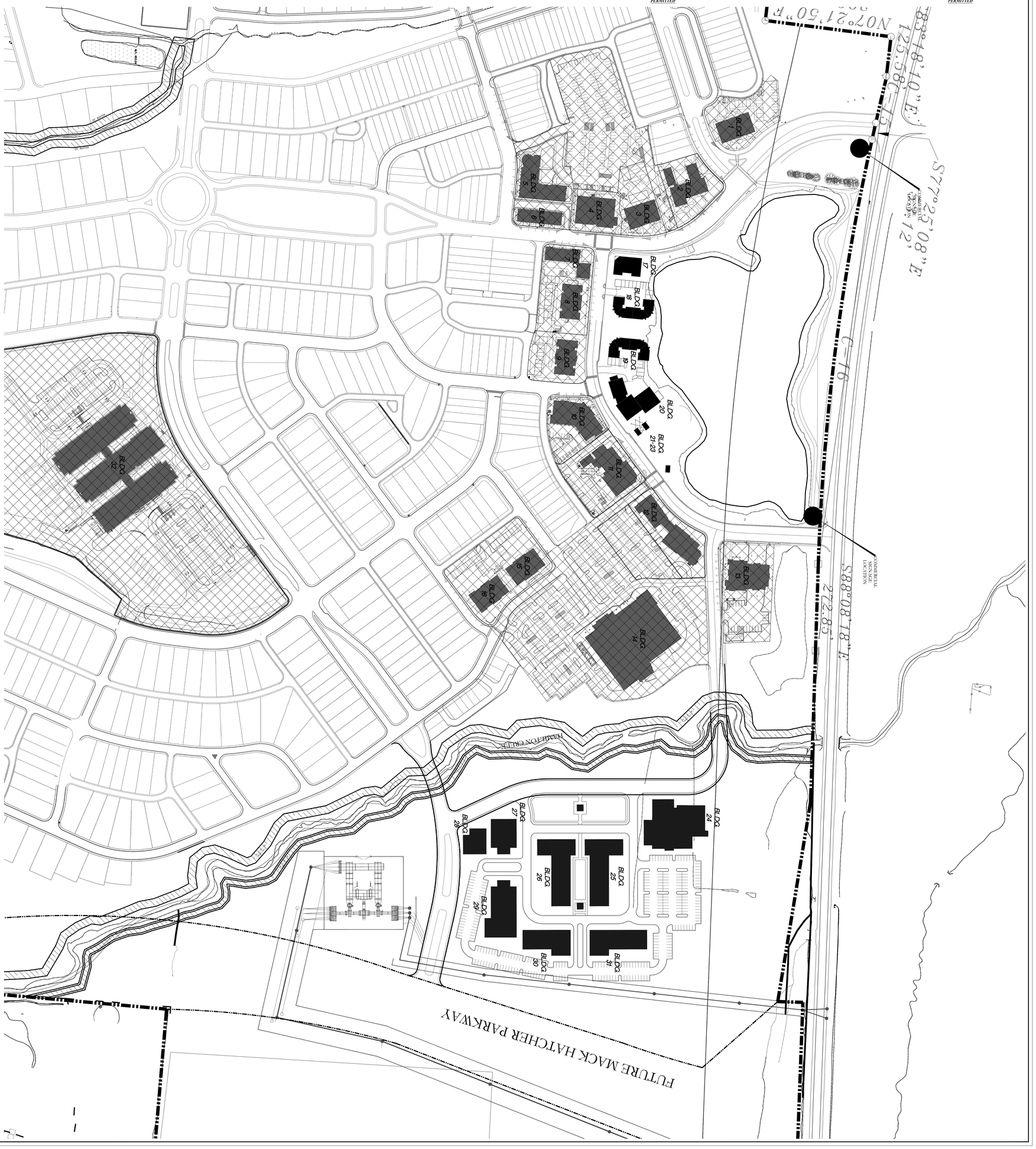
"NOTE"

THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE FLOORS AND USES LISTED ARE POSSIBLE SCENARIOS AND ARE NOT REQUIREMENTS. THIS EXHIBIT IS NOT INTENDED TO OFFER ANY SPECIFIC USES TO ANY BUILDING OR ANY FLOOR WITHIN A BUILDING.

LEGEND

APPROVED BUILDINGS AND LOTS

25' WATERWAY BUFFER



SHEET NO.	CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN
CP-8	

PROJECT #: CDP 6418

JOB #: 284000

DATE: 04/10/2017

REVISIONS

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• ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

• ANY DISCREPANCIES OR MISSING DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER/LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

• MODIFICATIONS TO THE PLANS SHALL BE MADE ONLY BY THE ARCHITECT/ENGINEER/LANDSCAPE ARCHITECT.

WESTHAVEN

CONCEPT PLAN - REVISION 3

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SOUTHERN LAND COMPANY

Southern Land Company, LLC
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Office (615) 778-3150 • Fax (615) 778-2875 • www.southernland.com

LEGEND

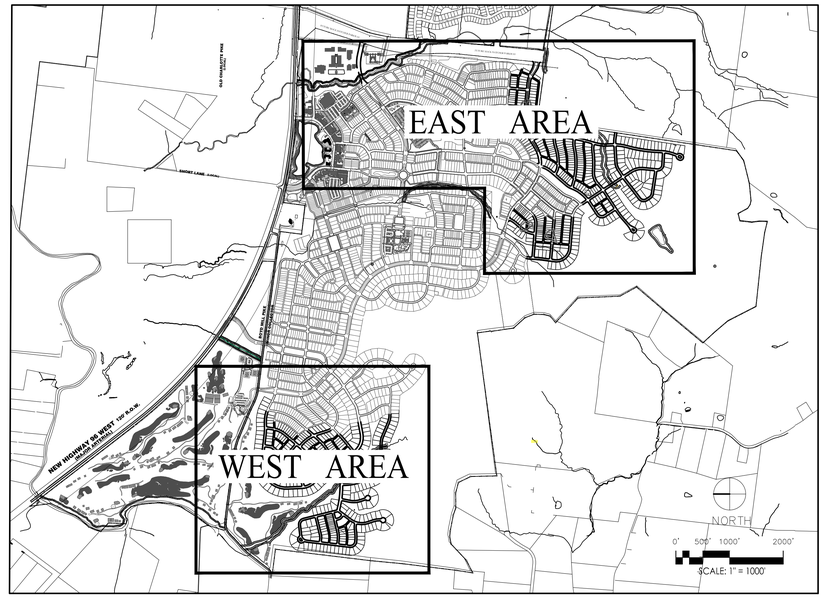
- AREAS OF PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 25' WATERWAY BUFFER
- FUTURE SANITARY SEWER MAIN AND FLOW DIRECTION
- FUTURE SANITARY FORCE MAIN



EAST AREA CONCEPTUAL SANITARY SEWER PLAN

WEST AREA CONCEPTUAL SANITARY SEWER PLAN

KEY MAP



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Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200 Franklin, Tennessee 37067
Office (615) 778-5150 - Fax (615) 778-5855 - www.southernlandco.com

WESTHAVEN

CONCEPT PLAN - REVISION 3

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 04/10/2017

JOB #: 284000

PROJECT #: COF 6408

CONCEPTUAL SANITARY SEWER PLAN

SHEET NO.
CP-9

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COF no: 6408

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Stormwater

General Issues

1. Stream Buffer

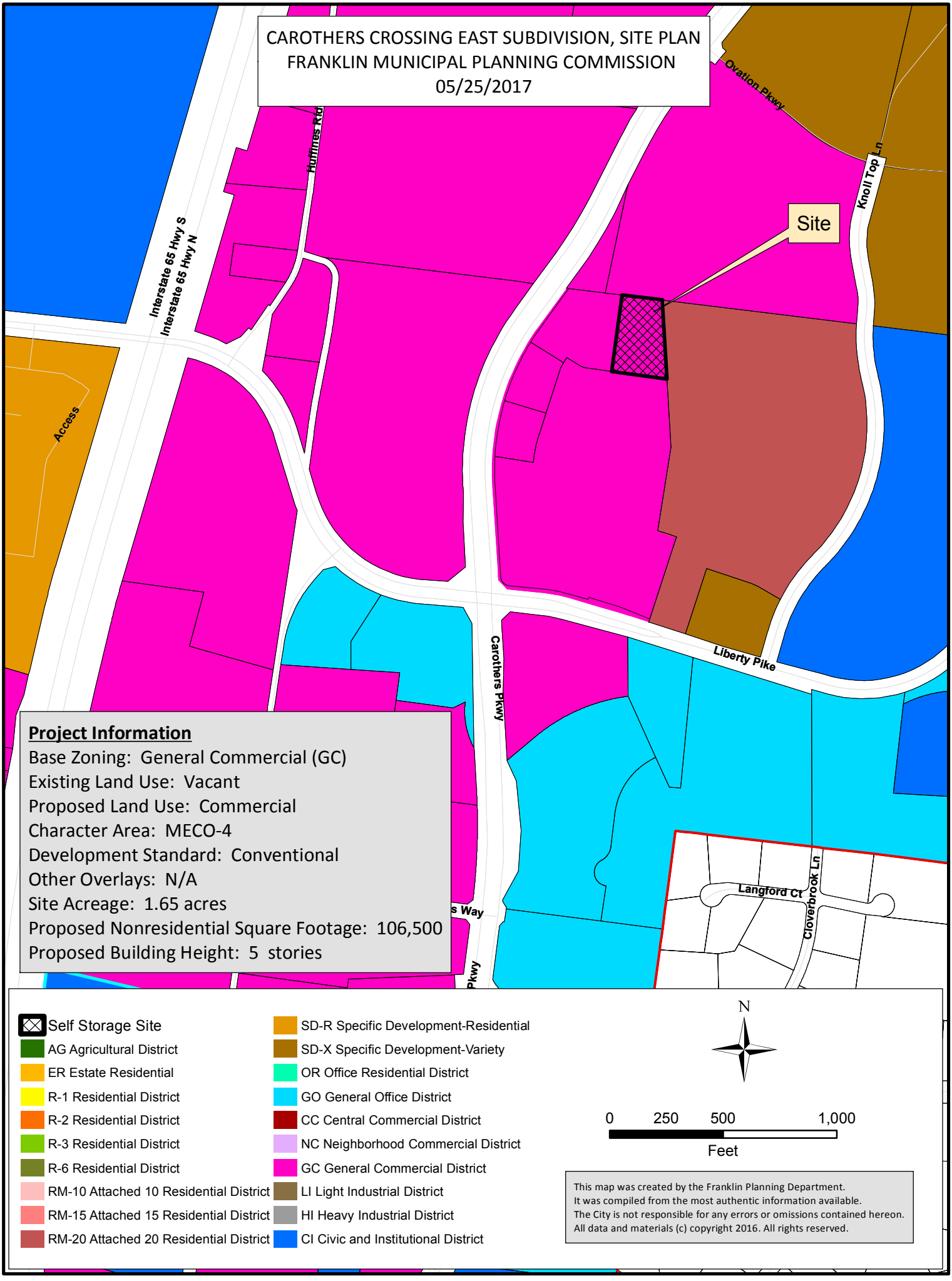
jeff.willoughby@franklintn.gov	As noted in the previous comment: Any variance from stream buffer widths will require approval from the Stormwater Appeals Board. This includes stream buffer averaging, reduction, loss, mitigation, etc. Approval shall be granted by the Stormwater Appeals Board BEFORE final development plan approval. Any loss or mitigation of linear stream footage shall require the same approval. Applicant shall remove all stream buffer widths from lot lines unless a variance is being sought from the Stormwater Appeals Board.

2. Possible Wetlands

Doug.Noonan@franklintn.gov	Comment not fully addressed. As discussed on 5/10/17, applicant shall identify, buffer, and add callout note for wetland S4-1. Applicant shall also correct font issue on CP-2 regard w's showing as boxes.

3. Hydrologic Determination

jeff.willoughby@franklintn.gov	As discussed in last comment review meeting applicant shall provide staff with a copy of their consultants environmental site assessment including all HD and wetland delineation findings.


CAROTHERS CROSSING EAST SUBDIVISION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/25/2017
Ovation Pkwy
Knoll Top Ln
Site
Interstate 65 Hwy S
Interstate 65 Hwy N
Access
Carothers Pkwy
Liberty Pike
Langford Ct
Cloverbrook Ln
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 1.65 acres
Proposed Nonresidential Square Footage: 106,500
Proposed Building Height: 5 stories
Self Storage Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 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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COF no: 6380

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Atmos Energy

ComboSitePlan.pdf

1. Gas Layout

walter.miller@atmosenergy.com	Existing gas layout attached to Application submittal 004

Engineering - Site Plan Checklist

General Issues

2. V. Site Permits

amanda.ray@franklintn.gov	The Stormwater/Grading permit application has been uploaded to the document manager. Please have the 1st page of the application completed and signed, and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering. *The LTMP will be recorded by Engineering once fees have been paid. and permits will be issued when the plans are stamped as approved.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	
IV: Private Streets:	**$ 27,000**
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	**$ 205,000**
VIII. Green Infrastructure:	**$ 22,000**
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

(Previous comment restated for informational purposes.)

4. Landscape

larry.mizell@franklintn.gov Landscape surety $16,000.00

Stormwater

General Issues

5. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Please use the most recent form found at the above link

Check the following features and include applicable inspection sheets
Storm sewer
Grass swales
Storm Pond

HILLSIDE/HILLCREST
OVERLAY ZONING DISTRICT
PER CITY OF FRANKLIN

HILLSIDE/HILLCREST OVERLAY (HHO)
BUFFER ZONE
PER CITY OF FRANKLIN

S03°32'51"E

348.93'

5' Drain. Esmt.

Projected Limits of Backfill/Soil Reinforcement For Retaining Walls

Proposed Handrail

39'

8'

Prop. Retaining Wall (See Details For Material, See Grading For Heights)

3'R

10'

G.I.E.

Proposed Guardrail

7 Spaces @ 9'=63'

Bio Area

Southstar Drive

12"W

15' Waterline Esmt.

22'

18'

Light Duty Pvmt.

10'

8'

N82°10'13"W

245.30'

G.I.E.

3'R

Proposed Guardrail

H.C. Ramp #2

7' Wide Conc. S.W. Built To Back Of Curb

39'

50' Landscape Buffer

25.3'

OVATION SUBDIVISION
PLAT BOOK 50, PAGE 95,
R.O.W.C.

Proposed Out Parcel "5"
1.65± Acres

Prop. 5-Story Bldg.
106,500 Sq.Ft. Total
21,300 Sq.Ft./Floor
FFE: 803.0

H.C. Ramp #1

Proposed Wheelstop (Typ)

H.C. Ramp #1

H.C. Sign (Typ)

8' Conc. Sidewalk W/ Turndown Curb

9 Spaces @ 9'=81'

18'

Light Duty Pvmt.

10'

3'R

5' Crosswalk Ladder Stripes

3'R

3'R

10'

2 Spaces @ 9'=18'

10'

VA

VA

8'

8'

Underground Detention Area

Heavy Duty Pvmt.

3'R

3'R

3'R

3'R

20'R

15'R

45'R

S83°03'22"E
117.42'

3'R

9'

23.6'

NO PARKING

9'R

2 Spcs @10'=20'

10'

18'

9 Spaces @ 9'=81'

10'

Light Duty Pvmt.

7'

48.9'

15.3'

Conc. Sidewalk

Dumpster Enclosure

N07°50'09"E
339.17'

Proposed Curb & Gutter

5' Drain. Esmt.

Out Parcel "4"
2.28± Acres

20' Sanitary Sewer Esmt.

20' Drainage Esmt.

SS-8

STM

UGE

GAS

SDWL

Traffic Generation Data:

	Proposed Use	Original TIS Value	Diff.
Daily	222	154	+68
AM Peak	12	20	−8
PM Peak	12	85	−73

= Pedestrian Handrail
(See Detail Sheet C3.5C)

= Vehicular Guardrail
(See Detail Sheet C3.5C)

0 20' 40' 60'

SCALE: 1"= 20'

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

MATTHEW A. TAYLOR
REGISTERED
LANDSCAPE
ARCHITECT
No. 1015
STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
ENLARGED SITE PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
C.C. BY: MAT
SCALE: 1"= 20'
PROJECT #: 14432

SHEET NUMBER:
C2.1

Carothers Crossing East Self Storage
Initial Site Plan Resubmittal
5070 CAROTHERS PARKWAY, FRANKLIN, WILLIAMSON CO., TN
SECTION 1, TAX MAP 79, PARCEL 40
COF # 6380

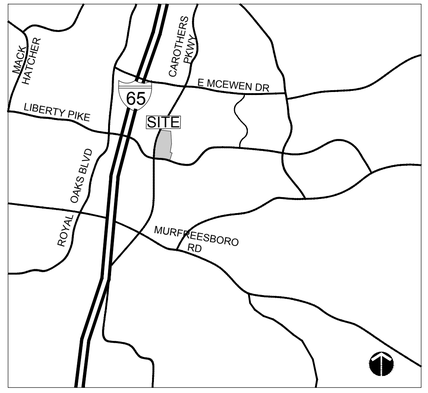
OWNER/DEVELOPER
SOUTHSTAR
SouthStar
501 Corporate Centre Dr
Suite 315
Franklin, TN 37067
Contact: Ralph Knauss
615.472.8916

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.719.1943
chris@kiservogrin.com

CIVIL ENGINEER
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING LANDSCAPE ARCHITECTURE
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Matt Taylor
615.890.7901
mtaylor@sec-civil.com

ARCHITECT
ESTABLISHED 1982
SMALLWOOD NICKLE ARCHITECTS
Smallwood Nickle Architects
1612 17th Avenue South
Nashville, TN 37212
Contact: Jim Nickle
615.269.3130
jnickle@smallwoodnickle.com

SHEET INDEX:	Pre-App Submittal	Initial Submittal	Resubmittal	Revised Resubmittal	One-Stop Submittal
C0.0 COVER	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C1.1 ENLARGED EXISTING CONDITIONS PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C2.1 SITE PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C2.2 SITE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.1 ENLARGED GRADING AND DRAINAGE PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.2 INITIAL EPSC/PRECONSTRUCTION PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.3 INTERIM EPSC/CONSTRUCTION PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.4 FINAL EPSC/WATER QUALITY PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.5A GRADING AND DRAINAGE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.5B GRADING AND DRAINAGE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.5C GRADING AND DRAINAGE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C4.1 ENLARGED ROW AND ACCESS PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C5.1 SITE UTILITY PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C5.3 UTILITY DETAILS	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L4.0 OVERALL LANDSCAPE PLAN	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L4.1 LANDSCAPE PLAN	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L6.0 LANDSCAPE NOTES	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L6.1 LANDSCAPE DETAILS	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
A1.0 ARCHITECTURAL ELEVATIONS	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
A1.1 ARCHITECTURAL FLOORPLAN	02-14-2017				
SE1.0 LIGHTING PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
SE1.1 LIGHTING PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017



SITE VICINITY MAP (NTS)

GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.
2. Trip Generation = 222 trips per day
3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet C4.0).
4. Schools within proximity of site:
5. Kenrose Elementary School = 6.3 miles away
6. Woodland Middle School = 7.0 miles away
7. Centennial High School = 1.0 miles away
8. All public improvements to be located in an easement.
9. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
10. This site will require the use of on-site water quality practices to treat stormwater from the site.
11. Adjacent Land Uses:
    {RM 20} = Attached 20 Residential District
    {GC} = General Office
    {SD} = Specific Development
    { GC } = GENERAL COMMERCIAL
12. Reclaimed (reuse) water facilities not available to the site.
13. Refuse collection from residential units will be private.
14. Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
15. Nearest Facilities:
    FIRE = Franklin Fire Department Station 2, 2.2 miles away
    POLICE = Franklin Police Department, 4.1 miles away
    RECREATIONAL = Liberty Park, 1.5 miles away
16. This site has direct access to Carothers Pkwy, which is a major arterial, to collect and disperse vehicular traffic.
17. Connectivity Index Score does not apply.
18. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed connections to Carothers multi-modal trail shall provide alternative means of transportation.
19. Mallory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
20. All streets to be private.
21. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
22. All commercial buildings shall have fire sprinkler systems.
23. City of Franklin is the sanitary sewer provider.
24. Stormwater Quality and Quantity practices will be implemented on site.
25. The nearest hydrant is located north side of Southstar Drive in front of Lot 5.
26. Although grass channels and vegetated filter strips are not currently shown, applicant would like to reserve the ability to specify those BMP's should future programming allow their usage.
27. Site lighting to be in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
28. Project to be completed in 1 Phases. Expected commencement is summer of 2017.
29. Existing Easements from recorded plat Carothers Crossing East Subdivision Final Plat Revision 1.

SITE CONTEXT AND DESIGN DESCRIPTIONS

1. Per the Land Use Plan Area MECO-4, commercial uses are appropriate for this site. High quality design, people-friendly environments, and strong pedestrian connectivity will be encouraged through heightened standards and site design to reflect, and reinforce, the character of Franklin.

2. This proposed mixed use Office/Self Storage commercial development is compatible with the surrounding area, given the site's current General Commercial base zoning and land use designation. The site design will be compatible with conventional design standards, as outlined by the City of Franklin.

3. The Office/Self Storage building located on this site will be five (5) stories in height and will feature 4-sided façade detailing. This will complement the scale and massing of the surrounding areas and create architectural unity with other commercial developments along the Carothers and Liberty Pike corridors. Distinctive architectural detailing will complement the existing commercial building architecture of the Franklin area, while adding a higher level of quality to the proposed development. Appropriate scale and quality materials will be at the forefront of the architectural language.

SITE DATA

PROJECT NAME: CAROTHERS CROSSING EAST SELF STORAGE
COF PROJECT NUMBER: 6380
SUBDIVISION: CAROTHERS CROSSING EAST SUBDIVISION
FINAL PLAT, REVISION 1
MAP, PARCEL NUMBERS: 79, 40
ADDRESS: 5070 CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC - GENERAL COMMERCIAL
CHARACTER AREA OVERLAY: MECO-4
PROPOSED LAND USE: GENERAL COMMERCIAL
PROPOSED ZONING: GC
OVERLAYS: HHO BUFFER ON SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 1.65 AC
SITE SQUARE FOOTAGE: +/- 71,874 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 30 FEET
SIDE YARD: 50' LANDSCAPE BUFFER (ALONG EASTERN PROPERTY LINE)
REAR YARD: 25 FEET
BUILDING SQUARE FOOTAGE: +/- 106,500 SF
BUILDING HEIGHT: 5 STORIES SHOWN
BUILDING OCCUPANCY: MIXED USES, S1 - STORAGE; B - OFFICE; M - RETAIL
BUILDING CONSTRUCTION TYPE: 1B
LANDSCAPE SURFACE RATIO PROVIDED: 0.42
MIN. LANDSCAPE SURFACE RATIO: 0.30
MIN. PARKING REQUIREMENT:
SELF-STORAGE USE (600 UNITS)
(.01 SPACE PER UNIT + 4 SPACES) = 10 SPACES
OFFICE USE (7000 SF)
(4 SPACES PER 1000/SF OF BLDG.) = 28 SPACES
PARKING PROVIDED: 38 SPACES
TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
MINIMUM OPEN SPACE REQUIRED: 5% (0.08 ACRES)
PROVIDED: 42% (0.69 ACRES)
REPLACEMENT TREE CALIPER INCHES REQUIRED: 60 INCHES

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.

MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112515
STATE OF TENNESSEE
9/15/17

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
05.03.2017

Revision	Date	Comment

KVD PROJECT# : 17017
COF # : 6380
Sheet #:
C0.0
DATE: 04-05-2017

Initial Site Plan Resubmittal - NOT FOR CONSTRUCTION



SCALE: 1"= 20'

0 20' 40' 60'

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
Q.C. BY: MAT
SCALE: 1"=20'
PROJECT #: 14432

SHEET NUMBER:
C1.1

REVISIONS:
4/5/17: PC Comments

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
ENLARGED EXISTING CONDITIONS PLAN
COF #6380
Franklin, Williamson Co, TN

MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
No. 112505
COMMERCE
STATE OF TENNESSEE

SEC, Inc.
CIVIL · SURVEY · ENVIRONMENTAL · LAND PLANNING
FRANKLIN, TENNESSEE

KV+D
KISER VOGRIN DESIGN

5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

HILLSIDE/HILLCREST
OVERLAY ZONING DISTRICT
PER CITY OF FRANKLIN

HILLSIDE/HILLCREST OVERLAY (HHO)
BUFFER ZONE
PER CITY OF FRANKLIN

S03°32'51"E

348.93'

5' Drain. Esmt.

Projected Limits of Backfill/Soil Reinforcement For Retaining Walls

Proposed Handrail

39'

8'

Prop. Retaining Wall (See Details For Material, See Grading For Heights)

3'R

10'

G.I.E.

Proposed Guardrail

7 Spaces @ 9'=63'

Bio Area

Southstar Drive

12"W

15' Waterline Esmt.

22'

18'

Light Duty Pvmt.

10'

8'

N82°10'13"W

245.30'

G.I.E.

3'R

Proposed Guardrail

H.C. Ramp #2

7' Wide Conc. S.W. Built To Back Of Curb

39'

50' Landscape Buffer

25.3'

OVATION SUBDIVISION
PLAT BOOK 50, PAGE 95,
R.O.W.C.

Proposed Out Parcel "5"
1.65± Acres

Prop. 5-Story Bldg.
106,500 Sq.Ft. Total
21,300 Sq.Ft./Floor
FFE: 803.0

H.C. Ramp #1

Proposed Wheelstop (Typ)

H.C. Ramp #1

H.C. Sign (Typ)

8' Conc. Sidewalk W/ Turndown Curb

9 Spaces @ 9'=81'

18'

Light Duty Pvmt.

10'

3'R

5' Crosswalk Ladder Stripes

3'R

3'R

10'

2 Spaces @ 9'=18'

10'

VA

VA

8'

8'

Underground Detention Area

Heavy Duty Pvmt.

3'R

3'R

3'R

3'R

20'R

15'R

45'R

S83°03'22"E
117.42'

3'R

9'

23.6'

NO PARKING

9'R

2 Spcs @10'=20'

10'

18'

9 Spaces @ 9'=81'

10'

Light Duty Pvmt.

7'

48.9'

15.3'

Conc. Sidewalk

Dumpster Enclosure

N07°50'09"E
339.17'

Proposed Curb & Gutter

5' Drain. Esmt.

Out Parcel "4"
2.28± Acres

20' Sanitary Sewer Esmt.

20' Drainage Esmt.

SS-8

STM

UGE

GAS

SDWL

Traffic Generation Data:

	Proposed Use	Original TIS Value	Diff.
Daily	222	154	+68
AM Peak	12	20	−8
PM Peak	12	85	−73

= Pedestrian Handrail
(See Detail Sheet C3.5C)

= Vehicular Guardrail
(See Detail Sheet C3.5C)

0 20' 40' 60'

SCALE: 1"= 20'

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

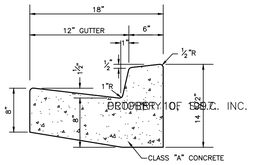
MATTHEW A. TAYLOR
REGISTERED
LANDSCAPE
ARCHITECT
No. 1015
STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
ENLARGED SITE PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

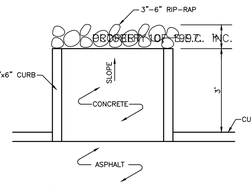
DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
C.C. BY: MAT
SCALE: 1"= 20'
PROJECT #: 14432

SHEET NUMBER:
C2.1

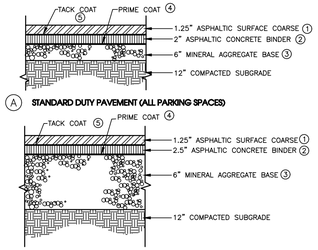


NOTE: REVERSE TRANSVERSE SLOPE OF GUTTER WHERE NECESSARY TO ELIMINATE PONDING OF WATER.

CONCRETE CURB & GUTTER
SCALE NONE
(TYPE 6-24)



TYPICAL CURB CUT FOR DRAINAGE
SCALE NONE



① BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411-01.01 – MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411-01.02 – ASPHALTIC CEMENT (ASC) GRADING "E"

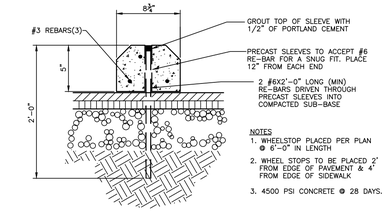
② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"

③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

④ PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

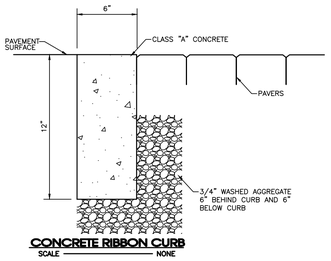
⑤ TACK COAT:
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

TYPICAL PAVEMENT SECTIONS
SCALE NONE

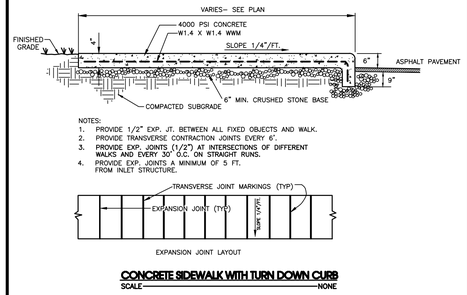


NOTES
1. WHEELSTOP PLACED PER PLAN @ 6'-0" IN LENGTH
2. WHEEL STOPS TO BE PLACED 2' FROM EDGE OF PAVEMENT & 4' FROM EDGE OF SIDEWALK
3. 4500 PSI CONCRETE @ 28 DAYS.

WHEELSTOP DETAIL
SCALE NONE

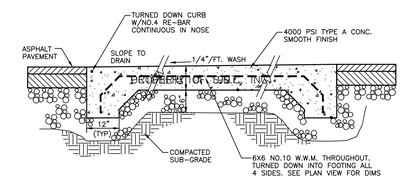


CONCRETE RIBBON CURB
SCALE NONE

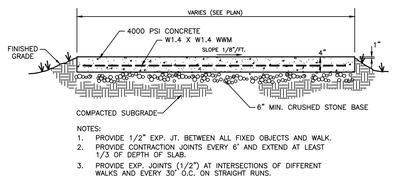


NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 6'.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.
4. PROVIDE EXP. JOINTS A MINIMUM OF 5 FT. FROM INLET STRUCTURE.

CONCRETE SIDEWALK WITH TURN DOWN CURB
SCALE NONE

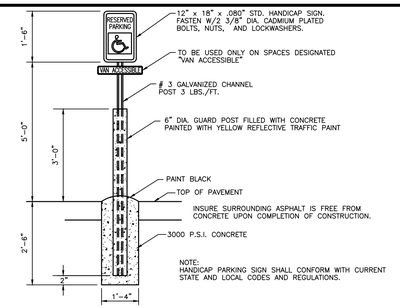


DUMPSTER PAD
SCALE NONE



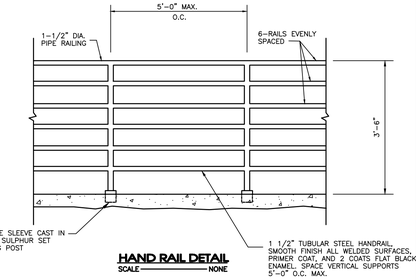
NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE CONTRACTION JOINTS EVERY 6' AND EXTEND AT LEAST 1/3 OF DEPTH OF SLAB.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.

CONCRETE SIDEWALK
SCALE NONE

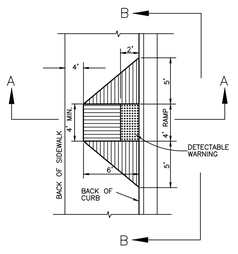


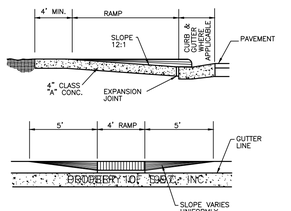
NOTE:
HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

HANDICAP PARKING SIGN DETAIL
SCALE NONE



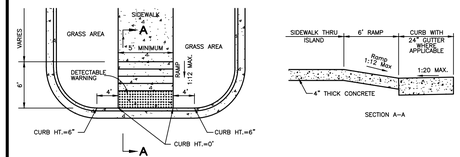
HAND RAIL DETAIL
SCALE NONE





NOTE: HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BACK OF THE CURB.

HANDICAP RAMP #1 (SIDE MOUNTABLE)
SCALE NONE



GENERAL NOTES:

1. RAMP SHALL BE FLUSH WITH EDGE OF PAVEMENT.

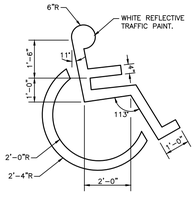
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

3. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

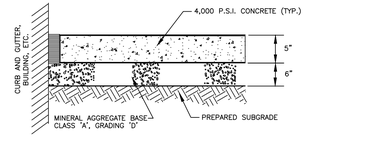
4. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BACK OF CURB.

5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP #3
SCALE NONE



HANDICAP SYMBOL DETAIL
SCALE NONE



TYPICAL CONCRETE PAVEMENT SECTION FOR MOTORCYCLE PARKING AREA
SCALE NONE

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

6. The contractor is responsible for the protection and replacement of all property pins on this site.

7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only.

9. All parking space striping and markings on site shall be 4" wide white painted stripes. Other markings shall be as shown.

10. All dimensions and radii are given to face of curb unless otherwise noted.

11. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

12. Materials:
12A) Subgrade: Cohesive subgrade shall be compacted to 98% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
12B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
12C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

13. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C-94 (latest ed.) for ready mixed concrete.

14. All concrete shall be in-transit mixed concrete, 5% air-entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.

15. Slump: Maximum allowable slump will be five (5) inches.

16. Concrete Materials:
16A) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
16B) Aggregates: ASTM C-33 (latest ed.).
16C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
16D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
16E) Admixture: Air type to meet ASTM C-260 (latest ed.)

19. Related Materials:
19A) Curing Compound: "Horncure 300" as manufactured by A.C. Horn Company, (800) 654-0402. This product is not to be used on the interior floor slab.

20. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter. No. 4 Bars 16" O.C. both ways. Joints to be sawed at 15' foot centers for transverse and longitudinal joints.

21. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

22. Weather Requirements:
22A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in-place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
22B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

23. Concrete tests shall be authorized by the owner on an as needed basis.

24. All exterior curb shall have expansion joints at 100'-0" O.C., and construction joints at 10'-0" O.C. (unless otherwise specified on the detail sheets).

25. All concrete shall have a medium transverse finish.

26. Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

27. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

28. Inspect area to be paved and ensure that all subgrade conditions are sufficiently carried out to ensure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.

General Plan Notes:

1. Prior to starting construction the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. If provided, the soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. Upon receipt of point coordinate data, the contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the engineer prior to any construction.

4. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.

5. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

6. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

7. Contractor shall at all times ensure that SWPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.

8. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and removed from the site at contractor's expense.

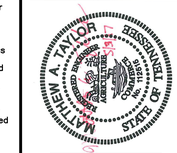
9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

10. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

11. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

KVHD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE



CAROTHERS CROSSING EAST SELF-STORAGE OUTPARCEL LOT #5

INITIAL SITE PLAN SUBMITTAL #2
SITE DETAILS
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
C.O. BY: BMA
SCALE: 1"=20'
PROJECT #: 14432
SHEET NUMBER:
C2.2

Retaining Wall #1							
Station=	0+00	1+02	1+19	1+48	1+67	2+22	
T.W.=	818.0	818.0	815.0	810.5	807.0	802.0	
B.W.=	810.0	810.0	807.0	804.5	797.0	801.0	

Retaining Wall #2							
Station=	0+00	0+52	0+53	0+94	1+04	1+30	1+48
T.W.=	809.5	809.5	809.5	809.5	806.5	803.5	804.5
B.W.=	803.0	803.0	801.5	801.5	798.5	796.5	797.0

Retaining Wall #3							
Station=	0+00	0+09	0+17	0+66	0+75	0+89	1+02
T.W.=	800.0	801.3	801.5	802.0	802.5	802.5	803.0
B.W.=	799.0	797.5	797.0	796.5	799.0	798.0	801.5

Grades Shown Are Finished Grades

Pipe & Structure Table On C3.5A

ECO=Cleanout

GIP=Green Infrastructure Practice

Water Quality Signs Shall Be Placed Within The Water Quality Areas. The Signs, Materials, And Labor To Install Will Be Provided By City Staff.

Permanent Water Quality BMP's Shall Not Be Installed Until Build Out Is Near Completion To Prevent Construction Sediment From Entering Water Quality BMPs. Water Quality Areas Shall Not Be Used As Sediment Basins During Construction. installers Of Water Quality BMPs Should Follow All Installation Guidelines Set Forth In The City Of Franklin BMP Manual Located On City's Website.

Where Bedrock is Encountered During Excavation of the Bio-Retention Area, an Additional 2' of Bedrock Shall Be Removed Below The Stone Sump Layer and Backfilled With #57 Stone.

X X = Pedestrian Handrail (See Detail Sheet C3.5C)

= Vehicular Guardrail (See Detail Sheet C3.5C)

Grades Shown Are Finished Grades

0 20' 40' 60'

SCALE: 1"= 20'

KVD KISER YOGKIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

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SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

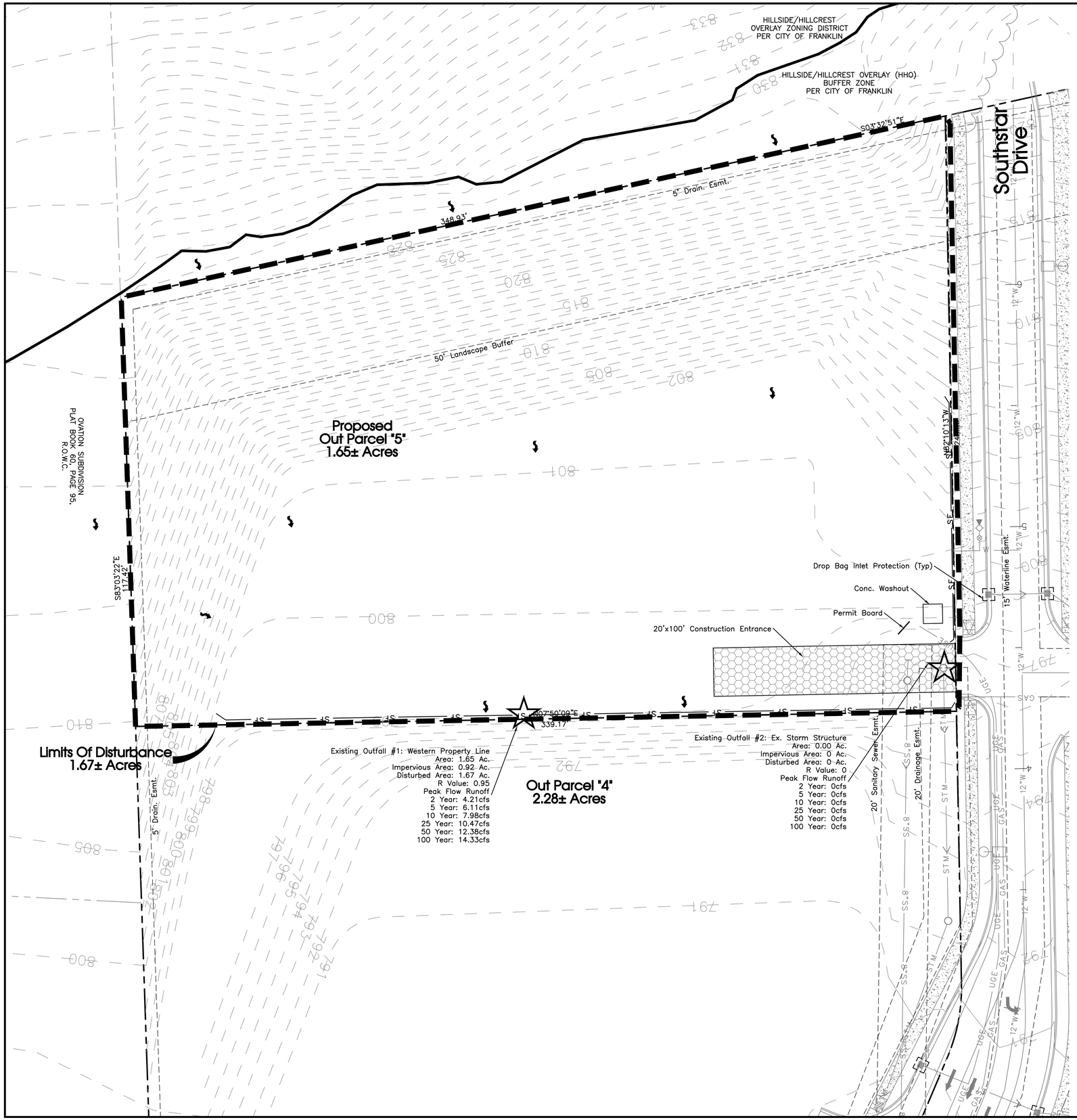
MATTHEW A. TAYLOR REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
ENLARGED GRADING & DRAINAGE PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
QC CHK: MAT
SCALE: 1"= 20'
PROJECT #: 14432

SHEET NUMBER:
C3.1



Prior to scheduling a pre-construction meeting, the contractor shall follow the initial phase specified in the Storm Water Prevention & Protection Plan (SWPPP) , approved by TDEC. The goal of the SWPPP is to protect the receiving waterbody from sediment and other pollutants. The receiving waterbody is Curd Branch, which is listed as an impaired stream. TN 811 should be used to identity existing utilities in the area to prevent damage. Local stormwater systems shall also be located and monitored to prevent damage and sediment accumulation.

Initial Measures

1. Construction Exit
2. Concrete Washout Area
3. SWPPP Board
4. Placing Silt Fence on the down gradient side of slopes

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615.813.0860

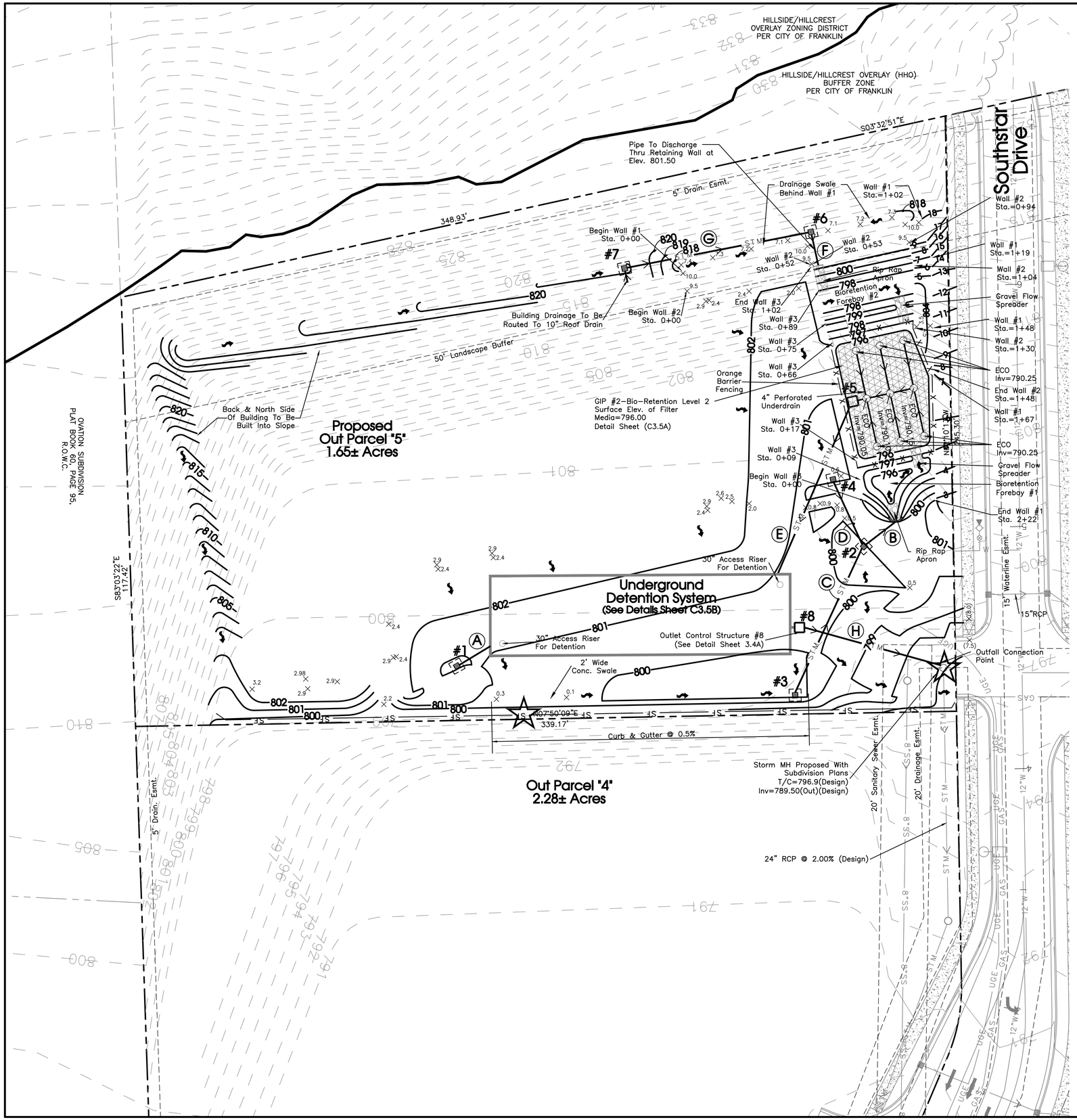
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

MATTHEW A. TAYLOR
REGISTERED
LANDSCAPE ARCHITECT
No. 1318
STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
INITIAL EPSC/CONSTRUCTION PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: SJA, MPL
Q.C. BY: MAT
SCALE: 1"=20'
PROJECT #: 14432
SHEET NUMBER:
C3.2



During Construction:

At minimum the contractor should follow the intermediate plan in the SWPPP.

1. During the grading process, proposed and existing stormwater utilities shall be inspected. Remove any sediment accumulation.
2. Sediment Controls shall be cleaned out at or before reaching 50% design capacity.
3. If needed, the construction exist may require a new layer of stone.
4. Outfalls should be monitored to prevent sediment from leaving the site.
5. Any stock piles of topsoil should be wrapped in silt fence at the end of each construction day.

LEGEND

- Outfall
- SF — Silt Fence
- X — X — Orange Construction Barrier Fencing
- Inlet Protection
- (A) Culvert (See Sht. C3.5A)
- (#) Drainage Structure (See Sht. C3.5A)

0 20' 40' 60'

SCALE: 1"= 20'

KVD KISER YOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

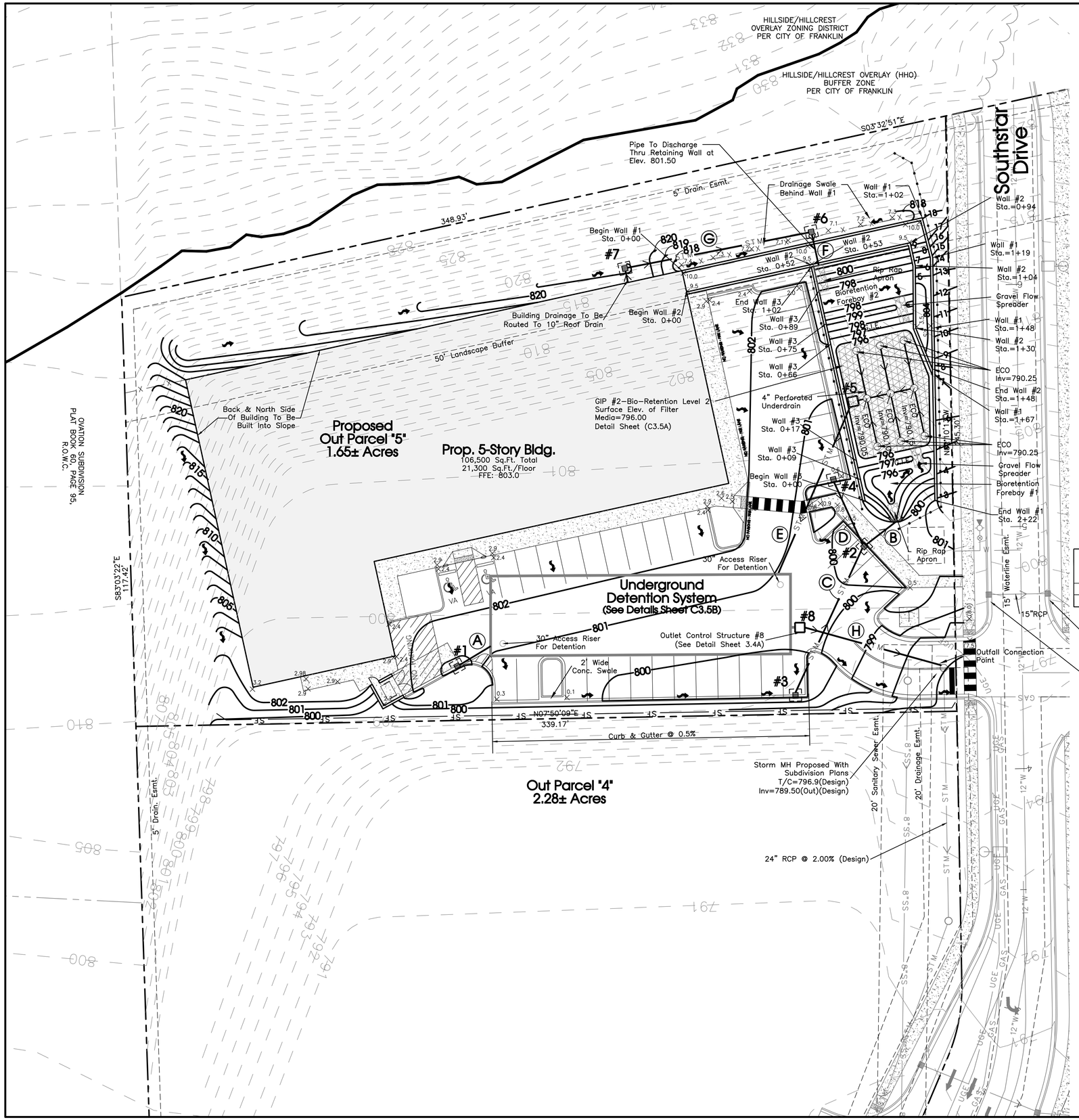
MATTHEW A. TAYLOR — REGISTERED LANDSCAPE ARCHITECT — No. 3291 — STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
INTERIM EPSC/CONSTRUCTION PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
QA BY: MAT
SCALE: 1"= 20'
PROJECT #: 14432

SHEET NUMBER:
C3.3



Post Construction BMP Maintenance/Inspection:

1. Detention Ponds:
   The outlet structure should be inspected for cracks or spalling concrete and signs of corrosion on the trash rack. Any trash or debris accumulation shall be removed and properly disposed of. Outfalls shall be inspected for structural integrity, sediment build up, and signs of scouring.
2. Rain Garden:
   Any bare soils shall be address immediately. Additional vegetation or seeding may be required. Any trash, debris, or sediment build up shall be removed and properly disposed of.

GIP#	GIP Type	Level	Acres	Required Treat Vol. (CF)	Required Surface Area (SF)	Provided Surface Area (SF)	Filter Media Elev.	GIP Series Type	Required Treat Vol. (CF)
1	None	na	0.07	na	na	na	na	Dry Detention	302
2	Bio-Retention	2	1.32	4173	1546	1586	796.00	Dry Detention	834
	Total Acreage:		1.39		Eff Rv:	0.154		% Removal:	84.6%

All 3:1 Slopes To Have North American Green SC150 Erosion Control Blanket Or Equiv. Installed As Soon As Slopes Are On Grade.

0 20' 40' 60'

SCALE: 1"= 20'

KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

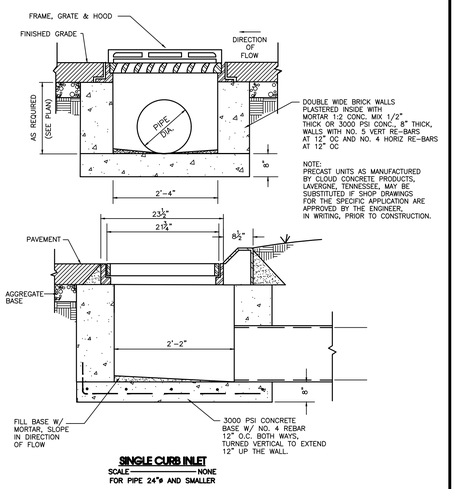
MATTHEW A. TAYLOR — REGISTERED LANDSCAPE ARCHITECT — No. 1001 — STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
FINAL EPSC/WATER QUALITY PLAN
COF #6380
Franklin, Williamson Co, TN

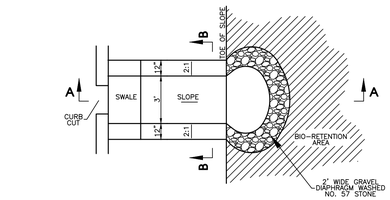
REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SIA/CFB3
CHECKED BY: JM, MPL
QA BY: MAT
SCALE: 1"= 20'
PROJECT #: 14432

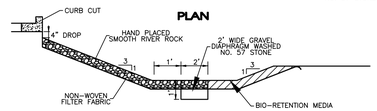
SHEET NUMBER:
C3.4



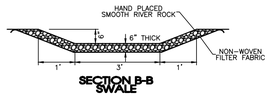
SINGLE CURB INLET
SCALE — NONE
FOR PIPE 24"ø AND SMALLER



PLAN



SECTION A-A



SECTION B-B SWALE

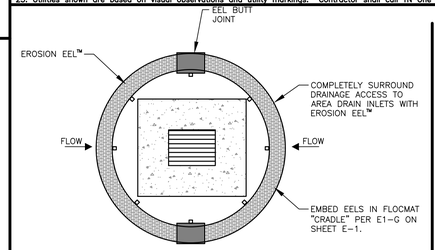
SMOOTH RIVER ROCK 3"–8"ø

NOTES:
1. CUT SWALE INTO FINISHED SLOPE
2. LINE BOTTOM WITH NON-WOVEN FILTER FABRIC
3. HAND-PLACE SMOOTH RIVER ROCK TO INSURE LEVEL SURFACE BELOW ADJACENT GRADES.

CURB CUT GRAVEL FLOW SPREADER
SCALE — NONE

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to Demolition & Initial EPSC Plan.
2. Demolition includes the following within the property lines:
   1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
   2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
   3) Demolition and removal of site improvements.
   4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)
3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.
4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.
5. Existing foundations and utilities may be encountered across the site. If encountered, these items may require removal as indicated on the drawings. Resulting excavations should be backfilled with properly compacted select fill.
6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches
7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.
8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.
9. Contractor shall schedule demolition activities with the construction project manager.
10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.
11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.
12. Obtain approved borrow soil materials off–site when sufficient satisfactory soil materials are not available on–site.
13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.
14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.
15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run–off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.
16. Explosives: use of explosives will not be permitted.
17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
18. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.
19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.
20. Remove existing above–grade and below–grade improvements necessary to permit construction and other work as indicated.
21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on–site.
22. Do NOT Burn or bury materials on site.
23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.
24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1–800–351–1111.
25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

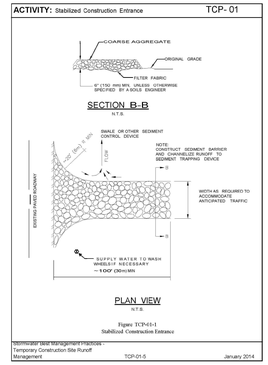


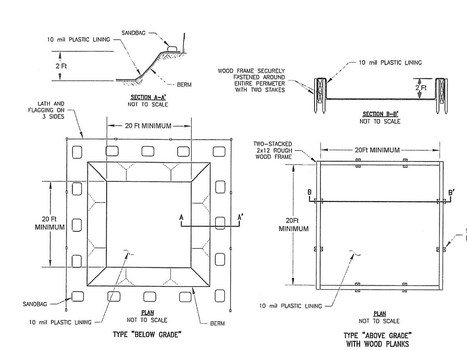
NOTE:
EROSION EELS™ USED FOR INLET PROTECTION SHALL CONSIST OF EITHER MIXTURE SPECIFICATION 1.0 OR 2.0, PER ENGINEER'S RECOMMENDATIONS.

NOTE:
PERIODIC MAINTINENCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

DETAIL E3–B: INLET SEDIMENT TRAP
N.T.S.

INLET PROTECTION DETAIL
SCALE — NONE





CONCRETE WASTE MANAGEMENT AREA
SCALE — NONE

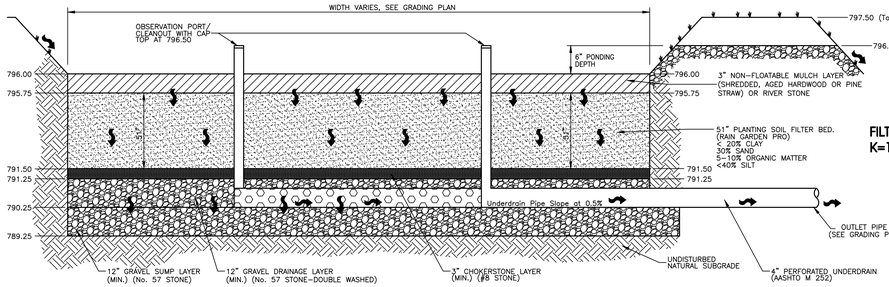
PIPE TABLE

PIPE NAME	DIAMETER (IN)	MATERIAL	LENGTH (FT)	SLOPE (%)	INV. IN (FT)	INV. OUT (FT)	Q INLET (CFS)	Q TOTAL (CFS)	CAPACTIY (CFS)	VELOCITY (FPS)
A	15	RCP	16	8.00	793.28	792.00	0.49	0.49	18.32	6.47
B	14X23	RCEP	16	0.20	797.03	797.00	0.55	2.78	4.83	3.91
C	14X23	RCEP	68	0.20	797.17	797.03	1.57	1.57	4.83	0.91
D	14X23	RCEP	30	0.30	797.12	797.03	0.80	0.80	5.92	0.46
E	15	RCP	78	0.30	790.00	789.75	2.66	2.66	3.75	4.09
F	15	RCP	14	1.00	801.64	801.50	1.22	2.71	6.48	5.04
G	15	RCP	78	1.00	815.29	814.50	1.52	1.52	6.48	4.31
H	24	RCP	64	0.30	789.70	789.50	----	9.78	12.70	5.41

STRUCTURE TABLE

STRUCTURE #	CASTING	INLET DESCRIPTION	T.O.C	INV. OUT (FT)	INV. IN (FT)	UPSTREAM STRUCTURE	DEPTH (FT)	NORTHING	EASTING
#1	JBS 3080	Single Curb Inlet	800.80	793.28	N/A	----	7.52	580890.99	1727296.26
#2	JBS 3080	Single Curb Inlet	799.50	797.03 (C) 797.03 (D)	797.03	3, 4	2.47	580717.24	1727319.15
#3	JBS 3080	Single Curb Inlet	799.60	797.17	N/A	----	2.43	580754.79	1727262.88
#4	JBS 3080	Single Curb Inlet	800.50	797.12	N/A	----	3.38	580725.53	1727348.42
#5	JBS 4075	Catch Basin	796.50	790.00	790.00 (4" Pipe)	----	6.50	580712.48	1727379.01
#6	JBS 4075	Catch Basin	817.00	801.64	814.50	7	15.36	580718.74	1727450.89
#7	JBS 4075	Catch Basin	818.00	815.30	815.40 (10" Pipe)	----	2.70	580797.18	1727447.96
#8	JBS 1140	Outlet Control Structure	See Detail Sheet C3.5A			----	10.80	580748.78	1727290.19

***WHERE BEDROCK IS ENCOUNTERED DURING EXACVATION OF THE BIO-RETENTION AREA, AN ADDITIONAL 2' OF BEDROCK SHALL BE REMOVED BELOW THE STONE SUMP LAYER AND BACKFILLED WITH #57 STONE.**



FILTER MEDIA MINIMUM K=1 Inches/HR

NOTE: CLEANOUTS AND UNDERDRAIN LOCATIONS SHALL BE PROVIDED PER PLAN VIEW.

LEVEL 2 BIO-RETENTION AREA

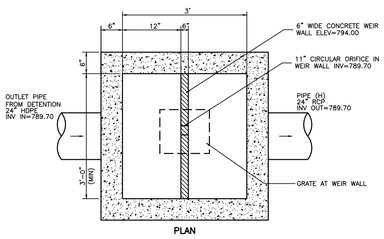
Filter Media (1546 Sq.Ft. Required)
Filter Media (1586 Sq.Ft. Provided)
Surface Elevation 796.00

Bio-Retention Notes:

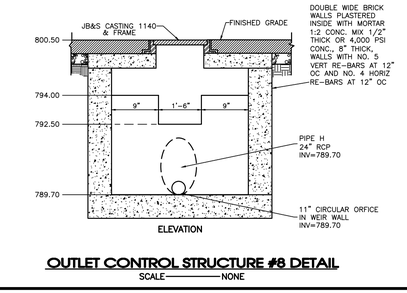
1. Excavators shall be equipped in order to work from the outside the GIP footprint. Excavated areas shall not be compacted or loaded in any way as to cause soil compaction.
2. During excavation, moist conditions may cause fines to clog the native soil surface of the facility, if the native soil has been exposed to rainfall or if smearing occurs. Hand rake the surface to a depth of 3" to restore infiltration capacity.
3. During constructin phase, contractor shall divert runoff flow around the GIP areas to ensure sediment does not enter.
4. Recycled material is not approved for use in GIP facilities.
5. Utilities, including irrigation are prohibited within the GIP footprint.

Construction Sequencing:

1. Construct stormwater runoff diversions.
2. Excavate Gip Areas.
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement.
4. Schedule GIP inspection with city stormwater inspector at (615) 791–3218.
5. Install stone layer, underdrain pipes, connect to outlet structure.
6. Schedule GIP inspection with city stormwater inspector at (615) 791–3218.
7. Install additional stone on and flag the underdrain (3 FT each side).
8. A small bobcat loader may be used for placement of additional sections avoiding the underdrain pipe installations.
9. Deliver and store soil media on plastic sheeting with appropriate erosion control measures.
10. Schedule GIP inspection with city stormwater inspector at (615) 791–3218.
11. Allow 48 hours settlement. Do not compact with equipment.
12. Add additional media as needed to achieve the design elevations.
13. Install vegetation, and water accordingly. Permanent irrigation is prohibited in GIP.
14. Install specified groundcover.
15. Flag limits of GIP for survey locate and show on as–built plans.

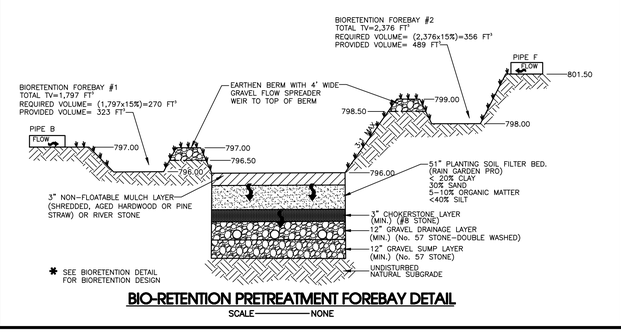


PLAN

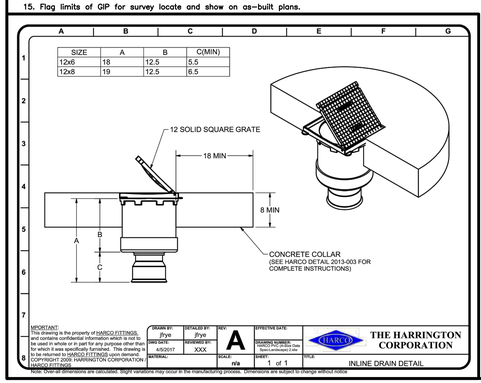


ELEVATION

OUTLET CONTROL STRUCTURE #8 DETAIL
SCALE — NONE



BIO-RETENTION PRETREATMENT FOREBAY DETAIL
SCALE — NONE



KVHD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

MATTHEW A. TAYLOR — 102.3252 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

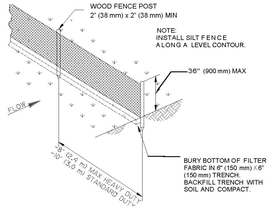
CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
GRADING & DRAINAGE DETAILS
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

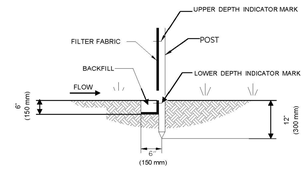
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DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
QC BY: MAT
SCALE: None
PROJECT #: 14432

SHEET NUMBER:
C3.5A

ACTIVITY: Silt Fence TCP – 02



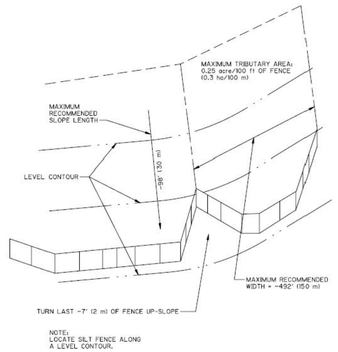
TYPICAL PREFABRICATED
SILT FENCE INSTALLATION
N.T.S.



SECTION
N.T.S.

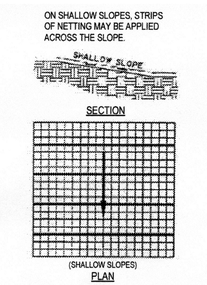
Figure TCP-02-1
Silt Fence Anchoring

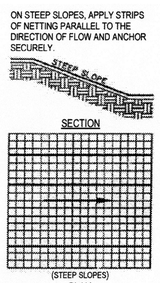
ACTIVITY: Silt Fence TCP – 02



PLAN VIEW
N.T.S.

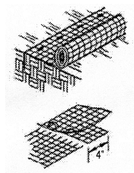
Figure TCP-02-2
Silt Fence End Layout





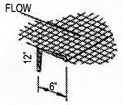
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout

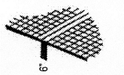


ANCHOR SLOT: BURY THE UP-CHANNEL END OF THE NET IN A 12" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET.

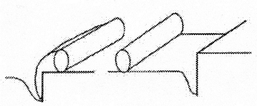
OVERLAP: OVERLAP EDGES OF THE STRIPS AT LEAST 4". STAPLE EVERY 12" DOWN THE CENTER OF THE STRIP.



JOINING STRIPS: INSERT THE NEW ROLL OR NET IN A TRENCH, AS WITH THE ANCHOR SLOT. OVERLAP THE UP-CHANNEL END OF THE PREVIOUS ROLL 18" AND TURN THE END OF THE PREVIOUS ROLL, JUST BELOW THE ANCHOR SLOT, LEAVING 6" OVERLAP.



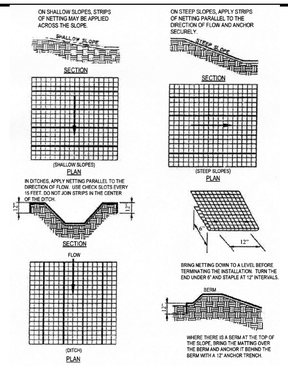
CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE NET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET. LAY THE NET SMOOTHLY ON THE SURFACE OF THE SOIL – DO NOT STRETCH THE NET, AND DO NOT ALLOW WRINKLES.



ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE NET IN A 12" SLOT ON THE UP-CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE NET UP THE CHANNEL. PLACE STAPLES AT 12" INTERVALS ALONG THE ANCHOR END OF THE NET.

INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring



ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



ANCHOR SLOT: BURY THE UP-CHANNEL END OF THE NET IN A 12" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET.



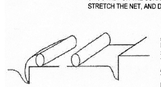
OVERLAP: OVERLAP EDGES OF THE STRIPS AT LEAST 4". STAPLE EVERY 12" DOWN THE CENTER OF THE STRIP.



JOINING STRIPS: INSERT THE NEW ROLL OR NET IN A TRENCH, AS WITH THE ANCHOR SLOT. OVERLAP THE UP-CHANNEL END OF THE PREVIOUS ROLL 18" AND TURN THE END OF THE PREVIOUS ROLL, JUST BELOW THE ANCHOR SLOT, LEAVING 6" OVERLAP.



CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE NET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET. LAY THE NET SMOOTHLY ON THE SURFACE OF THE SOIL – DO NOT STRETCH THE NET, AND DO NOT ALLOW WRINKLES.



ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE NET IN A 12" SLOT ON THE UP-CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE NET UP THE CHANNEL. PLACE STAPLES AT 12" INTERVALS ALONG THE ANCHOR END OF THE NET.

INSTALLATION OF NETTING AND MATTING

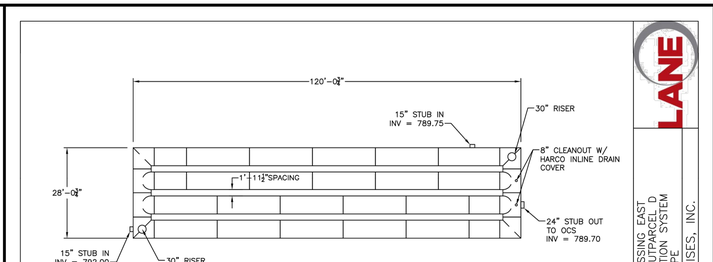
Figure TCP-09-1
Mat Anchoring

PRECAST CATCH BASIN DETAIL
SCALE NONE

NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

PIPE DIA.	d(min)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR CIRCULAR PIPE
SCALE NONE



PLAN VIEW

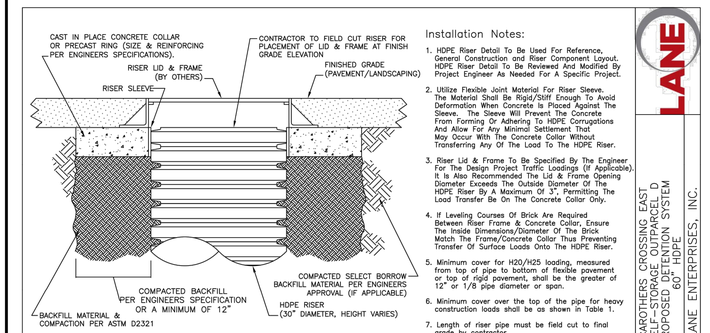
VOLUME PROVIDED: 9,700 C.F.

–All 60" Pipe is HDPE In–line Pipe Conforming with ASTM F2648.
–Detention Systems are subject to greater leakage than typical single run storm sewer applications and therefore are not appropriate for applications requiring long–term fluid containment or hydrostatic pressure.

LANE

CAROTHERS CROSSING EAST
SELF–STORAGE OUTPARCEL D
PROPOSED 60" HDPE DETENTION SYSTEM
LANE ENTERPRISES, INC.

SCALE: NONE
DRAWN BY: JEC
DATE: 4/04/17
DRAWING NUMBER:
PAGE: 1 OF 1



Installation Notes:

1. HDPE Riser Detail To Be Used For Reference, General Construction and Riser Component Layout. HDPE Riser Detail To Be Reviewed And Modified By Project Engineer As Needed For A Specific Project.
2. Utilize Flexible Joint Material For Riser Sleeve. The Material Shall Be Rigid/Stiff Enough To Avoid Deformation When Concrete Is Placed Against The Sleeve. The Sleeve Will Prevent The Concrete From Forming Or Adhering To HDPE Corrugations And Allow For Any Minimal Settlement That May Occur With The Concrete Collar Without Transferring Any Of The Load To The HDPE Riser.
3. Riser Lid & Frame To Be Specified By The Engineer For The Design Project Traffic Loadings (If Applicable). It Is Also Recommended The Lid & Frame Opening Diameter Exceeds The Outside Diameter Of The HDPE Riser By A Maximum Of 3", Permitting The Load Transfer Be On The Concrete Collar Only.
4. If Leveling Courses Of Brick Are Required Between Riser Frame & Concrete Collar, Ensure The Inside Dimensions/Diameter Of The Brick Match The Frame/Concrete Collar Thus Preventing Transfer Of Surface Loads Onto The HDPE Riser.
5. Minimum cover for H20/H25 loading, measured from top of pipe to bottom of flexible pavement or top of rigid pavement, shall be the greater of 12" or 1/8 pipe diameter or span.
6. Minimum cover over the top of the pipe for heavy construction loads shall be as shown in Table 1.
7. Length of riser pipe must be field cut to final grade by contractor.

TABLE 1
COVER FOR CONSTRUCTION LOADS

	Minimum Cover, (inches), For Indicated Axle Loads, (kips)			
Nominal Pipe Diameter, (feet)	18.0–50.0	50.0–75.0	75.0–110.0	110.0–150.0
2.0–3.0	24.0	30.0	36.0	36.0
3.5–4.0	36.0	36.0	42.0	48.0
4.5–5.0	36.0	36.0	42.0	48.0

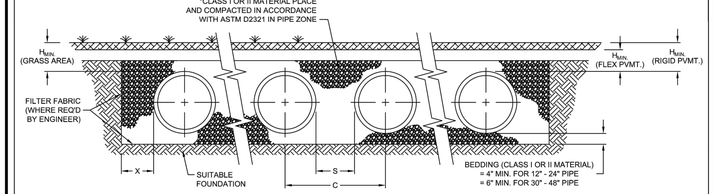
Minimum cover shall be measured from the top of the pipe to the top of the maintained construction roadway surface. If unpaved, the surface shall be maintained.

LANE

CAROTHERS CROSSING EAST
SELF–STORAGE OUTPARCEL D
PROPOSED 60" HDPE DETENTION SYSTEM
LANE ENTERPRISES, INC.

SCALE: NONE
DRAWN BY: JEC
DATE: 4/04/17
DRAWING NUMBER:
PAGE: 1 OF 1

RETURN TO INDEX



TYPICAL CROSS SECTION

Notes:

1. The drawing and table is intended to identify standard dimensioning used for Lane corrugated HDPE pipe retention and detention systems.
2. Retention and detention systems shall be installed in a manner consistent with the standard practice used for corrugated HDPE pipe installations, ASTM D2321, and the manufacturer's published installation guidelines. All references to Class I or Class II material per the latest edition of ASTM D2321.
3. It should be noted that proper backfill placement and compaction in the haunch regions of fittings are less trivial than for straight pipe segments and that additional scrutiny may be needed to ensure the same.
4. Typical side wall dimensions shown in the table are suggested minimums to ensure sufficient clearance for the proper placement and compaction of backfill materials and apply only for stable trench walls. The dimension shall be increased consistent with standard installation practices when unstable materials are encountered.
5. Minimum cover heights shown are more conservative than that used for straight pipe segments and are applicable to system fittings. A buoyancy analysis may indicate the need for additional cover where the seasonal high ground water elevation becomes a factor.
6. Maximum cover heights are limited to 8 feet above the top of fittings for standard installations. Consult a Lane representative when deeper fill heights are anticipated.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H_{MIN} (NON-TRAFFIC)	H_{MIN} (TRAFFIC)
12"	14.5"	9.00"	23.50"	8"	12"	12"
15"	17.5"	13.50"	31.00"	8"	12"	12"
18"	21.5"	14.00"	35.50"	9"	12"	12"
24"	28.0"	19.25"	47.25"	10"	12"	12"
30"	34.5"	21.50"	56.00"	15"	12"	12"
36"	41.0"	23.00"	64.00"	15"	12"	12"
42"	47.5"	27.25"	74.75"	15"	12"	24"
48"	54.5"	20.25"	74.75"	15"	12"	24"
60"	66.8"	23.25"	90.00"	15"	12"	24"

*CLASS I BACKFILL REQUIRED AROUND ALL 60" DIAMETER FITTINGS.

File Name:	XX	LANE ENTERPRISES, INC.	LANE
Page Number:	1 OF 1	TYPICAL RETENTION/DETENTION CROSS SECTION DETAIL	
Date Drawn:	8/5/14		
Drawn By:	JDS		

KVHD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

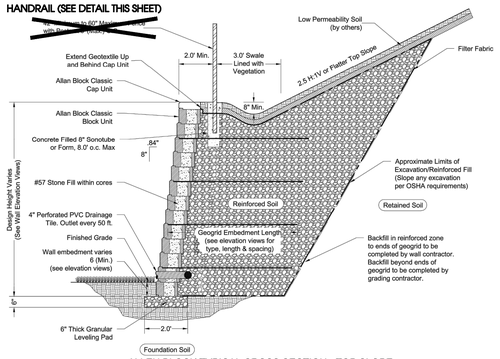
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE



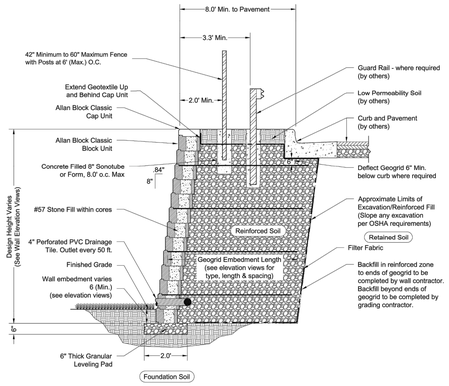
CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
GRADING & DRAINAGE DETAILS
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

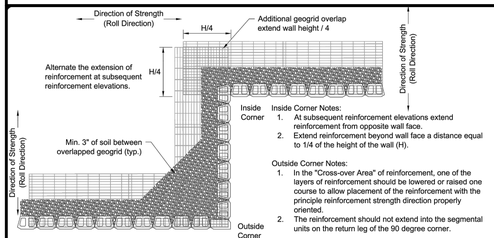
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CHECKED BY: JM, MPL
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SHEET NUMBER:
C3.5B



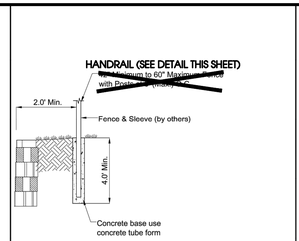
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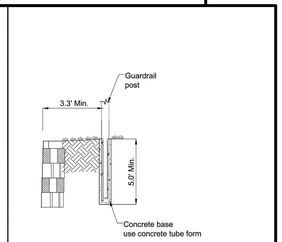
ALLEN BLOCK TYPICAL CROSS SECTION - CURB & PAVEMENT
SCALE: NONE



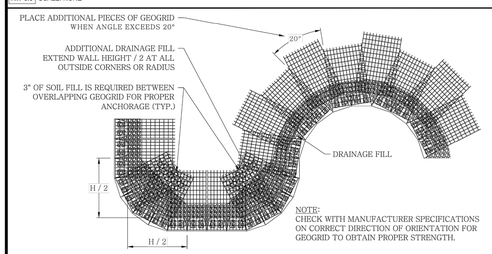
1 GEOSYNTHETIC PLACEMENT - OUTSIDE AND INSIDE CORNERS
RW-6.0 SCALE: NONE



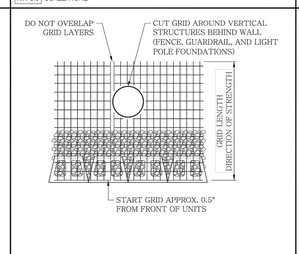
4 TYPICAL HANDRAIL / FENCE POST DETAIL
RW-6.0 SCALE: NONE



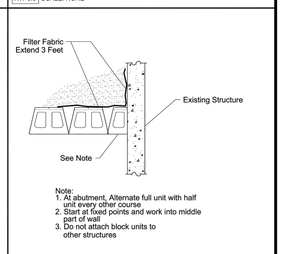
7 TYPICAL GUARDRAIL POST DETAIL
RW-6.0 SCALE: NONE



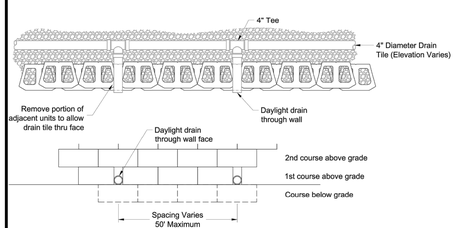
2 GEOGRID INSTALLATION ON CURVES
RW-6.0 SCALE: NONE



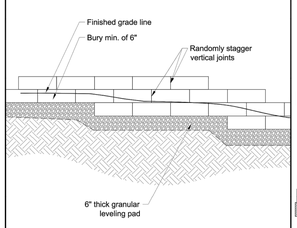
5 GEOGRID AT STRUCTURES BEHIND WALL
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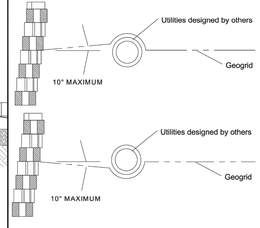
8 WALL ABUTMENT DETAIL
RW-6.0 SCALE: NONE



3 DRAIN DETAIL
RW-6.0 SCALE: NONE



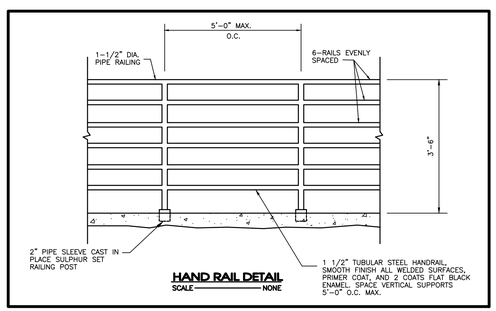
6 STEPPING BASE DETAIL
RW-6.0 SCALE: NONE



9 GEOGRID AROUND UTILITIES
RW-6.0 SCALE: NONE

Vehicular guardrail and guardrail foundation to be designed to resist barrier loads as prescribed by AASHTO LRFD Bridge Design Specifications, latest edition.

i.e. TDOT Std. Dwgs;
- S-GR31-1
- S-GR31-1A
- S-GRT-4
- S-GRA-3
- S-GRT-2



HAND RAIL DETAIL
SCALE NONE

DETAILS PROVIDED FOR ILLUSTRATION PURPOSES. FULL DETAILED DESIGN TO BE COMPLETED BY STRUCTURAL ENGINEER PRIOR TO PERMIT OF WALLS.

KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

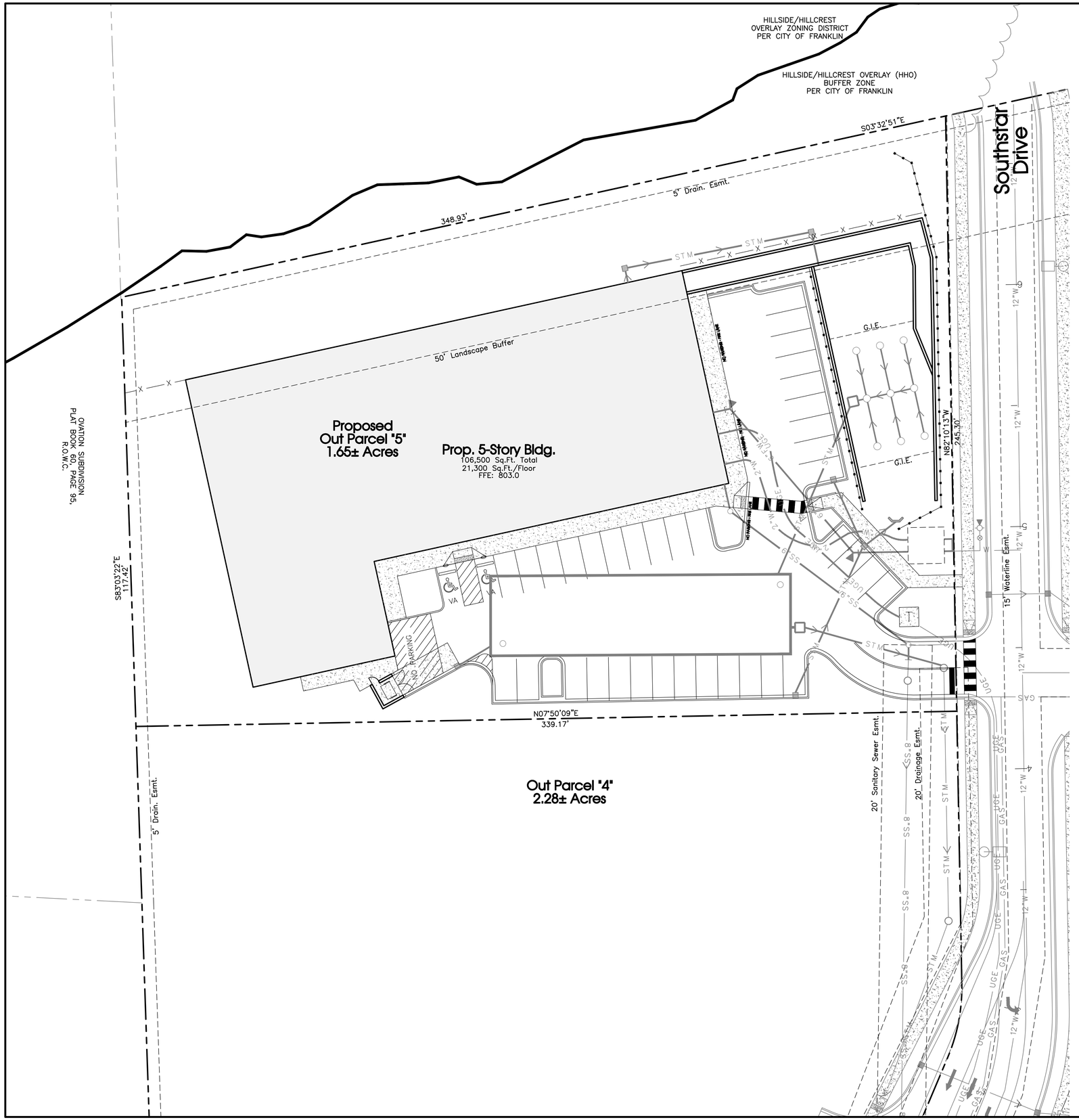
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

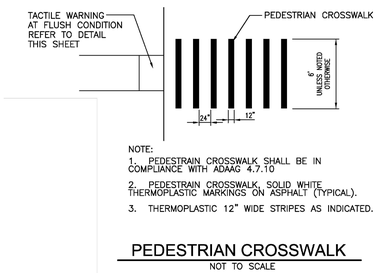
MATTHEW A. TAYLOR — REGISTERED LANDSCAPE ARCHITECT — No. 3717 — STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
GRADING & DRAINAGE DETAILS
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
QA BY: MAT
SCALE: None
PROJECT #: 14432
SHEET NUMBER:
C3.5C





NOTE:
1. PEDESTRAIN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
2. PEDESTRAIN CROSSWALK, SOLID WHITE THERMOPLASTIC MARKINGS ON ASPHALT (TYPICAL).
3. THERMOPLASTIC 12" WIDE STRIPES AS INDICATED.

PEDESTRIAN CROSSWALK
NOT TO SCALE

Fire Lane Markings shall be min. 18" in height with 3" brush stroke. Lettering shall be yellow and spaced at no more than 50 feet.

AutoTurn Info
Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316' (Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'
Truck Turn Speed = 5mph

Traffic Generation Data:

	Proposed Use	Original TIS Value	Diff.
Daily	222	154	+68
AM Peak	12	20	−8
PM Peak	12	85	−73

0 20' 40' 60'
SCALE: 1"= 20'

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

MATTHEW A. TAYLOR — REGISTERED ENGINEER — No. 120161 — STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE OUTPARCEL LOT #5

INITIAL SITE PLAN SUBMITTAL #2

ENLARGED ROW AND ACCESS PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
C.C. BK 44, PG 44
SCALE: 1"= 20'
PROJECT # : 14432

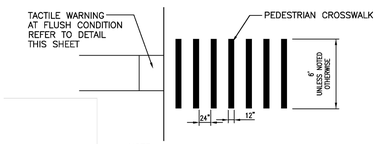
SHEET NUMBER:
C4.1

HILLSIDE/HILLCREST
OVERLAY ZONING DISTRICT
PER CITY OF FRANKLIN

HILLSIDE/HILLCREST OVERLAY (HHO)
BUFFER ZONE
PER CITY OF FRANKLIN

Southstar Drive

S03°32'51"E
348.93'
5' Drain. Esmt.
50' Landscape Buffer
N82°10'13"W
245.30'
G.I.E.
Proposed
Out Parcel "5"
1.65± Acres
Prop. 5-Story Bldg.
106,500 Sq.Ft. Total
21,300 Sq.Ft./Floor
FFE: 803.0
OVATION SUBDIVISION
PLAT BOOK 60, PAGE 95,
R.O.W.C.
S83°03'22"E
117.42'
VA
NO PARKING
N07°50'09"E
339.17'
Out Parcel "4"
2.28± Acres
20' Sanitary Sewer Esmt.
20' Drainage Esmt.
5' Drain. Esmt.
15" Waterline Esmt.
12"W
STM
SS.8
UGE
GAS



NOTE:
1. PEDESTRAIN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
2. PEDESTRAIN CROSSWALK SOLID WHITE THERMOPLASTIC MARKINGS ON ASPHALT (TYPICAL).
3. THERMOPLASTIC 12" WIDE STRIPES AS INDICATED.

PEDESTRIAN CROSSWALK
NOT TO SCALE



AutoTurn Info
Number of Front Axles 1
Front Track Width = 6'-6"
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'-1"
Wheel Base = 19.5'
Body Length = 37' (With Boom Overhang)
Width = 8'-1"
Body Style = Front-end Loader
Turning Radius Wall to Wall = 46'
Truck Turn Speed = 5mph

0 20' 40' 60'
SCALE: 1"= 20'

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

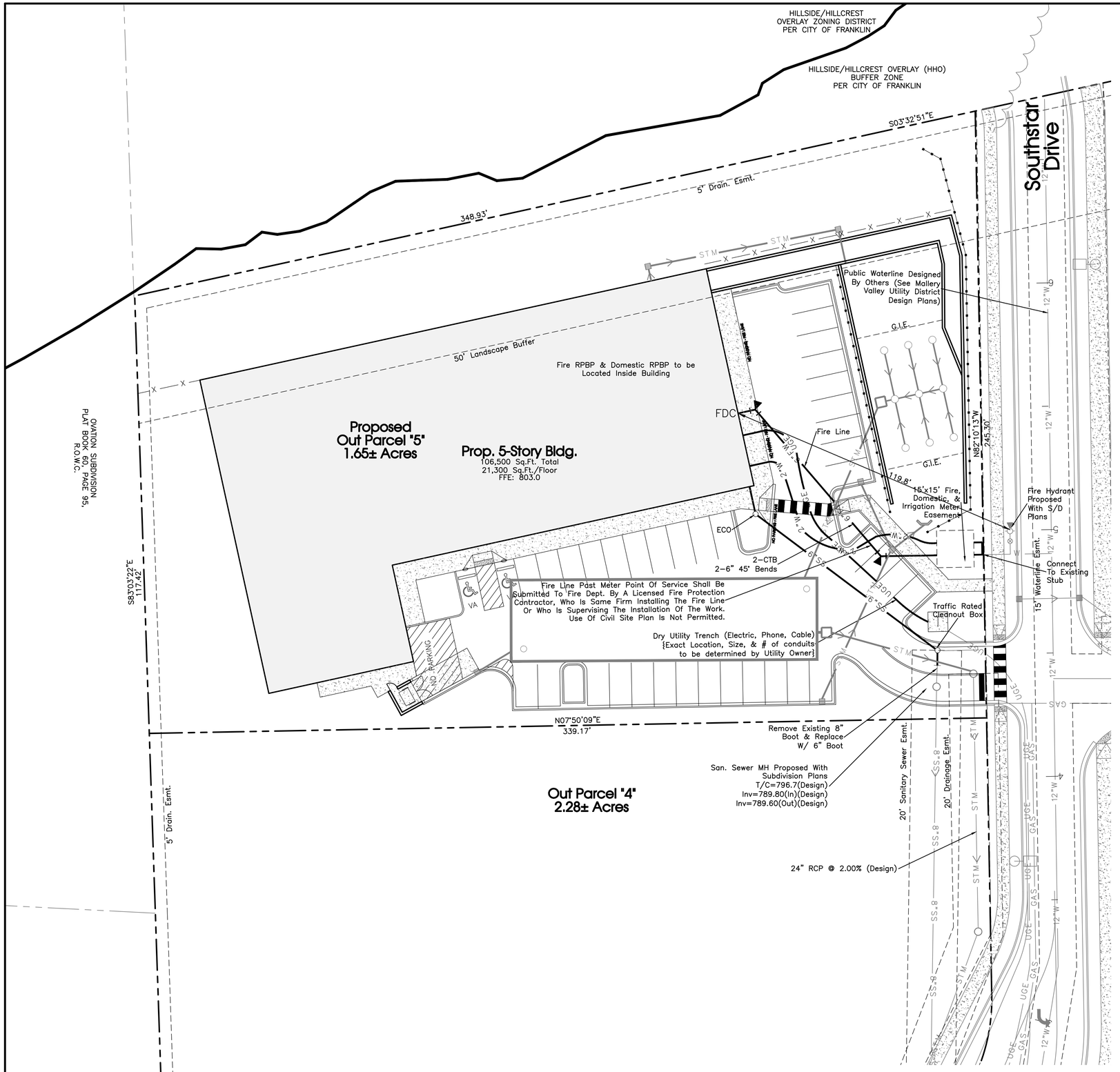
MATTHEW A. TAYLOR
REGISTERED
LANDSCAPE
ARCHITECT
No. 1301
STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
ENLARGED ROW AND ACCESS PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
CAD FILE: C4.1A
SCALE: 1"=20'
PROJECT #: 14432

SHEET NUMBER:
C4.1A



0 20' 40' 60'

SCALE: 1"= 20'

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

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

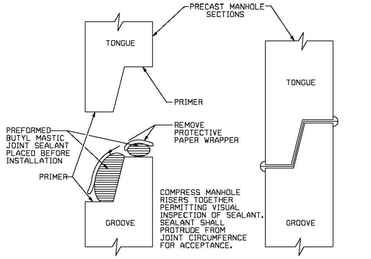
MATTHEW A. TAYLOR
REGISTERED
LANDSCAPE
ARCHITECT
No. 338
STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
ENLARGED UTILITY PLAN
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
C.C. BK/PG: JM,
SCALE: 1"= 20'
PROJECT #: 14432

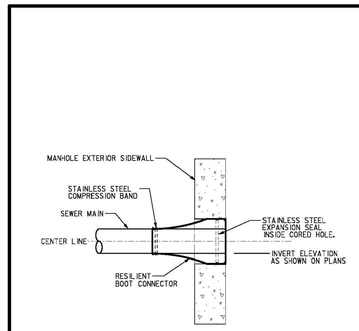
SHEET NUMBER:
C5.1



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

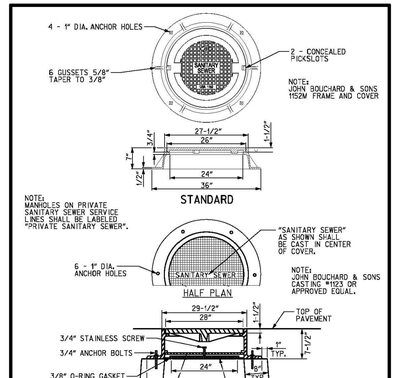
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BUTYL MASTIC GASKET FOR PRECAST MANHOLE SECTIONS
G - 11



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

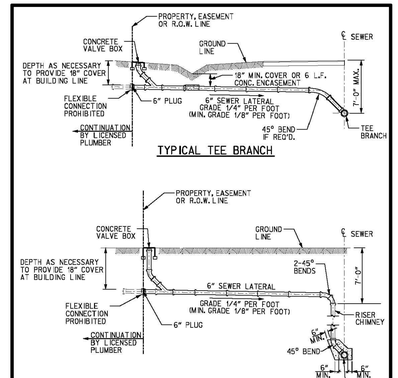
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT MANHOLE CONNECTION
WW - 4



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

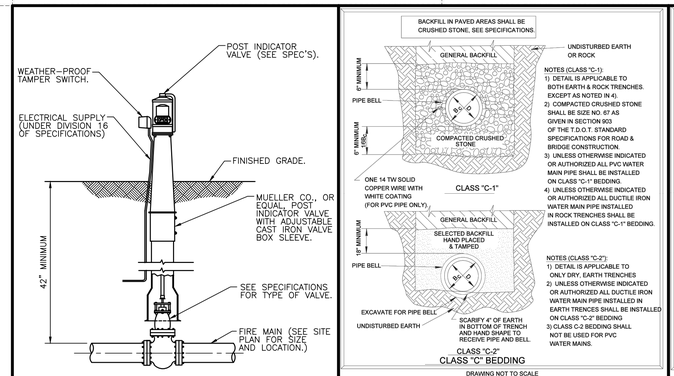
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6



(NOT TO SCALE)

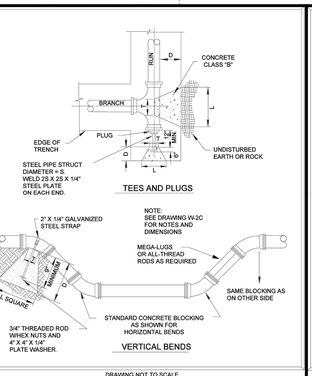
HISTORIC FRANKLIN TENNESSEE

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



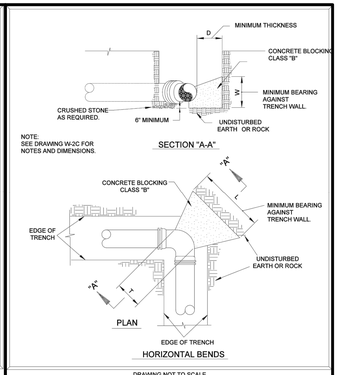
DRAWING NOT TO SCALE

DECEMBER 31, 1994	BEDDING DETAILS	STANDARD DRAWING NO.
DRAWN BY: M.H. & A.H.W.F. APPROVED BY: K.N.H.		W - 1



DRAWING NOT TO SCALE

DECEMBER 31, 1994 DRAWN BY: A.H.W.F. APPROVED BY: K.N.H. DATE REVISED: 3/5/02 KMC	CONCRETE THRUST BLOCKING DRAWING 2 OF 3	STANDARD DRAWING NO. W - 2B



DRAWING NOT TO SCALE

DECEMBER 31, 1994 DRAWN BY: A.H.W.F. APPROVED BY: K.N.H.	CONCRETE THRUST BLOCKING DRAWING 1 OF 3	STANDARD DRAWING NO. W - 2A

TABLE OF DIMENSIONS FOR CONCRETE BLOCKING

SIZE	90° BEND				45° BEND				22 12° BEND				11 4/° BEND			
PIPE	L	T	W	D	L	T	W	D	L	T	W	D	L	T	W	D
4"	24"	12"	24"	8"	18"	8"	12"	8"	18"	8"	12"	8"	18"	8"	12"	6"
6"	24"	18"	24"	8"	18"	10"	12"	8"	18"	10"	12"	8"	18"	10"	18"	6"
8"	36"	16"	30"	8"	24"	12"	18"	8"	24"	12"	18"	8"	24"	12"	18"	8"
10"	48"	20"	36"	10"	30"	14"	24"	10"	30"	14"	24"	10"	24"	14"	18"	8"
12"	54"	24"	48"	10"	36"	16"	30"	10"	36"	16"	30"	10"	30"	16"	24"	10"
14"	60"	28"	60"	12"	42"	16"	42"	12"	42"	16"	42"	12"	33"	16"	27"	12"
16"	66"	32"	63"	12"	48"	18"	48"	12"	48"	18"	48"	12"	36"	18"	30"	12"
18"	66"	36"	66"	14"	54"	18"	54"	14"	54"	18"	54"	14"	39"	18"	33"	14"
20"	72"	40"	69"	14"	60"	20"	60"	14"	60"	20"	60"	14"	42"	20"	36"	14"
24"	84"	48"	75"	18"	72"	22"	72"	18"	72"	22"	72"	18"	48"	22"	42"	18"

SIZE	TEE				PLUG				
PIPE	L	T	W	D	L	T	W	D	S
4"	18"	12"	12"	8"	18"	12"	18"	18"	2"
6"	18"	12"	12"	8"	18"	12"	18"	18"	2"
8"	30"	12"	24"	8"	30"	18"	30"	24"	4"
10"	36"	18"	30"	10"	36"	18"	36"	24"	4"
12"	48"	18"	36"	10"	42"	18"	42"	24"	4"
14"	54"	24"	42"	12"	48"	18"	48"	30"	6"
16"	60"	24"	48"	12"	54"	18"	54"	30"	6"
18"	66"	30"	54"	14"	60"	24"	60"	36"	6"
20"	72"	30"	60"	14"	66"	24"	66"	36"	8"
24"	84"	36"	72"	18"	78"	30"	78"	42"	8"

NOTES:
1. FOR TEE WITH BRANCH UNEQUAL TO RUN USE TEE TYPE KICKER WITH D, L, AND W DIMENSIONS THE SAME AS THOSE FOR PLUG WITH SAME DIAMETER AS BRANCH OF TEE. SELECT "T" DIMENSIONS FROM TEE TABLE UNDER COLUMN HEADED BY THE SIZE OF THE BRANCH.
2. IF EXACT SIZE PIPE BLOCKING IS NOT SHOWN, USE NEXT LARGER SIZE.
3. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE. BLOCKING MUST BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
4. CONCRETE BLOCKING SHALL BE CLASS "B".

DRAWING NOT TO SCALE

DECEMBER 31, 1994 DRAWN BY: A.H.W.F. APPROVED BY: K.N.H.	CONCRETE THRUST BLOCKING DRAWING 3 OF 3	STANDARD DRAWING NO. W - 2C

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.

2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see sheet), prior to any construction. Contractor to ensure existing utilities are in good condition and free flowing (if applicable). If elevations, size, or location differ from what is shown on sheet, contractor shall notify engineer immediately.

3. The contractor will provide all necessary protective measures to safeguard 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. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

4. 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.

5. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.

6. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.

7. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.

8. Site shall be graded to subgrade before water lines and sanitary sewers are installed.

9. In Tennessee it is a requirement per "the Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at (800) 351-1111.

10. Where cleanouts, castings, valve boxes, fire hydrants, etc. are encountered and are to remain in use, in areas where elevations are to change or be paved, those features are to be adjusted to match proposed finished grades.

KVHD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

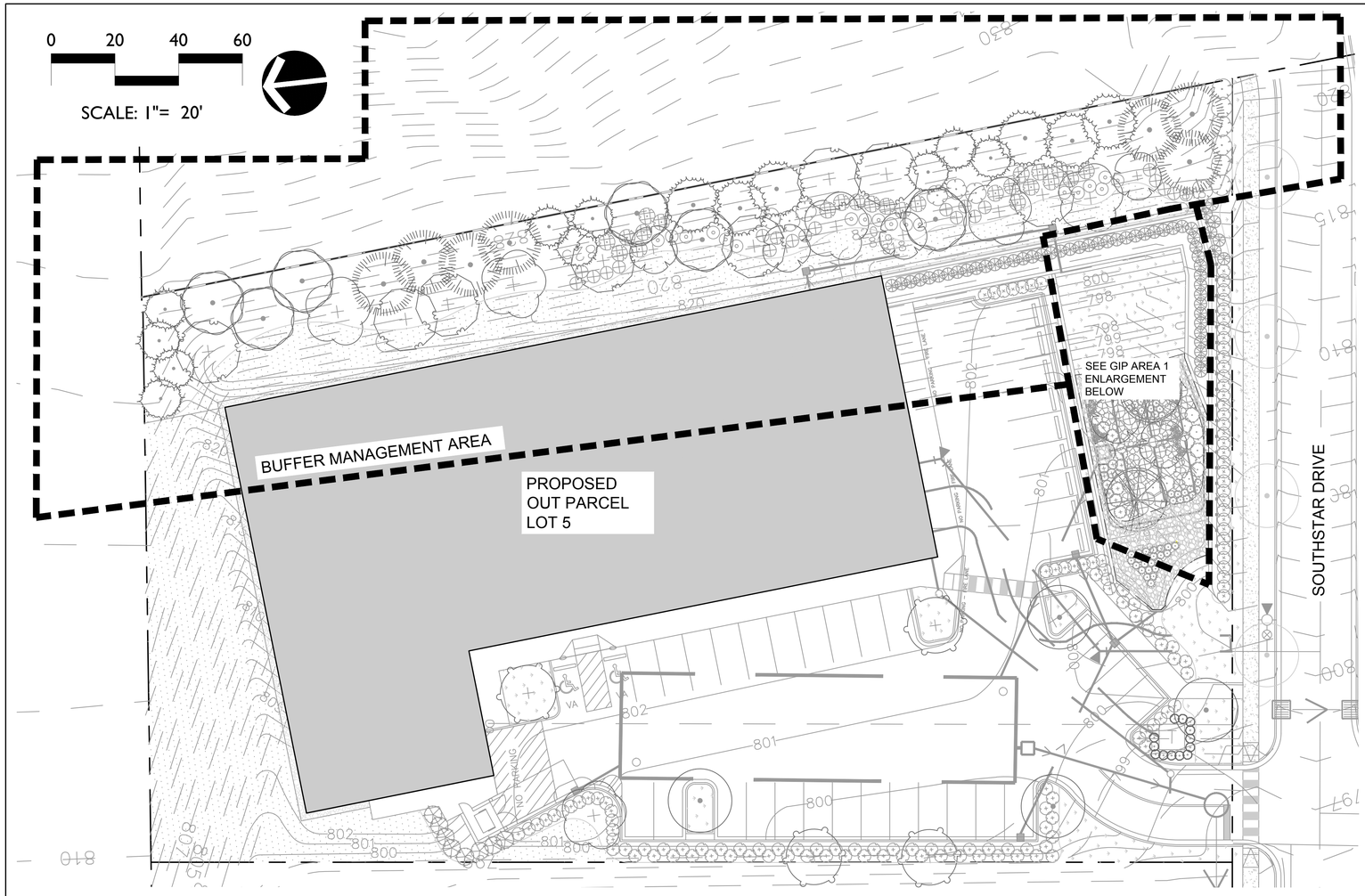
MATTHEW A. TAYLOR — REGISTERED PROFESSIONAL ENGINEER — No. 109818 — STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN SUBMITTAL #2
UTILITY DETAILS
COF #6380
Franklin, Williamson Co, TN

REVISIONS:
4/5/17: PC Comments

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
C.C. BY: MAT
SCALE: 1"=20'
PROJECT #: 14432

SHEET NUMBER:
C5.3



ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance bond for landscaping. 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: South Star, LLC
Landscape Architect: Christopher B Wood, (615) 719-1943
Franklin Planning Department: (615) 791-3212 phone

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY: SS MCEWEN, LLC. TAKES OVER RESPOSIBILITY OF MAINTENANCE

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.

NOTE:
The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material.

MINIMUM BUFFER/ SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechaniacal equipment are mounted on the :
- [X] Rooftop
- [ ] Ground
- [ ] Not Applicable

This development is required to have the following landscape improvements.

Buffer/Screen Type:	Reason:
[ ] Not Applicable	Buffering/Screening not required
[ ] Foundation Planting	Along primary facade
[X] Perimeter Planting Strip	Screen VUAs and to create "modules"
[X] Interior VUA Planting	Create VUA "modules"
[X] Utility Box	Screen from view
[ ] HVAC Screen	Screen HVAC from view
[X] Dumpster Screen	Screen dumpster from view
[X] Loading/Service Area	Buffer the street or residential property
[ ] Incompatible Use Buffer	Buffer the adjacent less intensive use
[ ] Street Trees	Spatial Definition/Environmental Mitigation

TOTAL LANDSCAPE REQUIREMENTS

LSR: 0.42
LSA = 0.70 ACRES

	Quantity Provided			Inches Provided
	Existing Trees	Proposed Trees	Total Provided	Caliper Inches
Existing Trees= 14" and greater	---	---	---	---
4" caliper canopy trees	---	---	---	---
3" caliper canopy trees	---	30	30	90
2" caliper canopy trees	---	---	---	---
Aggregate Canopy Caliper Inches (ACI) Provided:				90
Aggregate Canopy Caliper Inches (ACI) Required (0.70 AC X 82 IN/AC):				58
2" caliper understory trees	---	29	29	58
1.5" caliper understory trees	---	---	---	---
Aggregate Understory Caliper Inches (ACI) Provided:				58
Aggregate Understory Cal. Inches (ACI) Required(0.70 AC X 21 IN/AC):				15
Min. 18" height shrubs:			153	
Min. 30" height shrubs:			216	
Total Shrubs Provided:			369	
Total Shrubs Required (0.70 AC X 96 ACI/AC):			68	

SITE DATA

PROJECT NAME: CAROTHERS CROSSING EAST SELF STORAGE
COF PROJECT NUMBER: 6380
SUBDIVISION: CAROTHERS CROSSING EAST SUBDIVISION
FINAL PLAT, REVISION 1
MAP, PARCEL NUMBERS: 79, 40
ADDRESS: 5070 CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC - GENERAL COMMERCIAL
CHARACTER AREA OVERLAY: MECO-4
PROPOSED LAND USE: GENERAL COMMERCIAL
PROPOSED ZONING: GC
OVERLAYS: HHO BUFFER ON SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 1.65 AC
SITE SQUARE FOOTAGE: +/- 71,874 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 30 FEET
SIDE YARD: 50' LANDSCAPE BUFFER (ALONG EASTERN PROPERTY LINE)
REAR YARD: 25 FEET
BUILDING SQUARE FOOTAGE: +/- 106,500 SF
BUILDING HEIGHT: 5 STORIES SHOWN
BUILDING OCCUPANCY: MIXED USES, S1 - STORAGE; B - OFFICE; M - RETAIL
BUILDING CONSTRUCTION TYPE: 1B
LANDSCAPE SURFACE RATIO PROVIDED: 0.42
MIN. LANDSCAPE SURFACE RATIO: 0.30
MIN. PARKING REQUIREMENT:
SELF-STORAGE USE (600 UNITS)
(.01 SPACE PER UNIT + 4 SPACES) = 10 SPACES
OFFICE USE (7000 SF)
(4 SPACES PER 1000/SF OF BLDG.) = 28 SPACES
PARKING PROVIDED: 38 SPACES
TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
MINIMUM OPEN SPACE REQUIRED: 5% (0.08 ACRES)
PROVIDED: 42% (0.69 ACRES)
REPLACEMENT TREE CALIPER INCHES REQUIRED: 60 INCHES

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.

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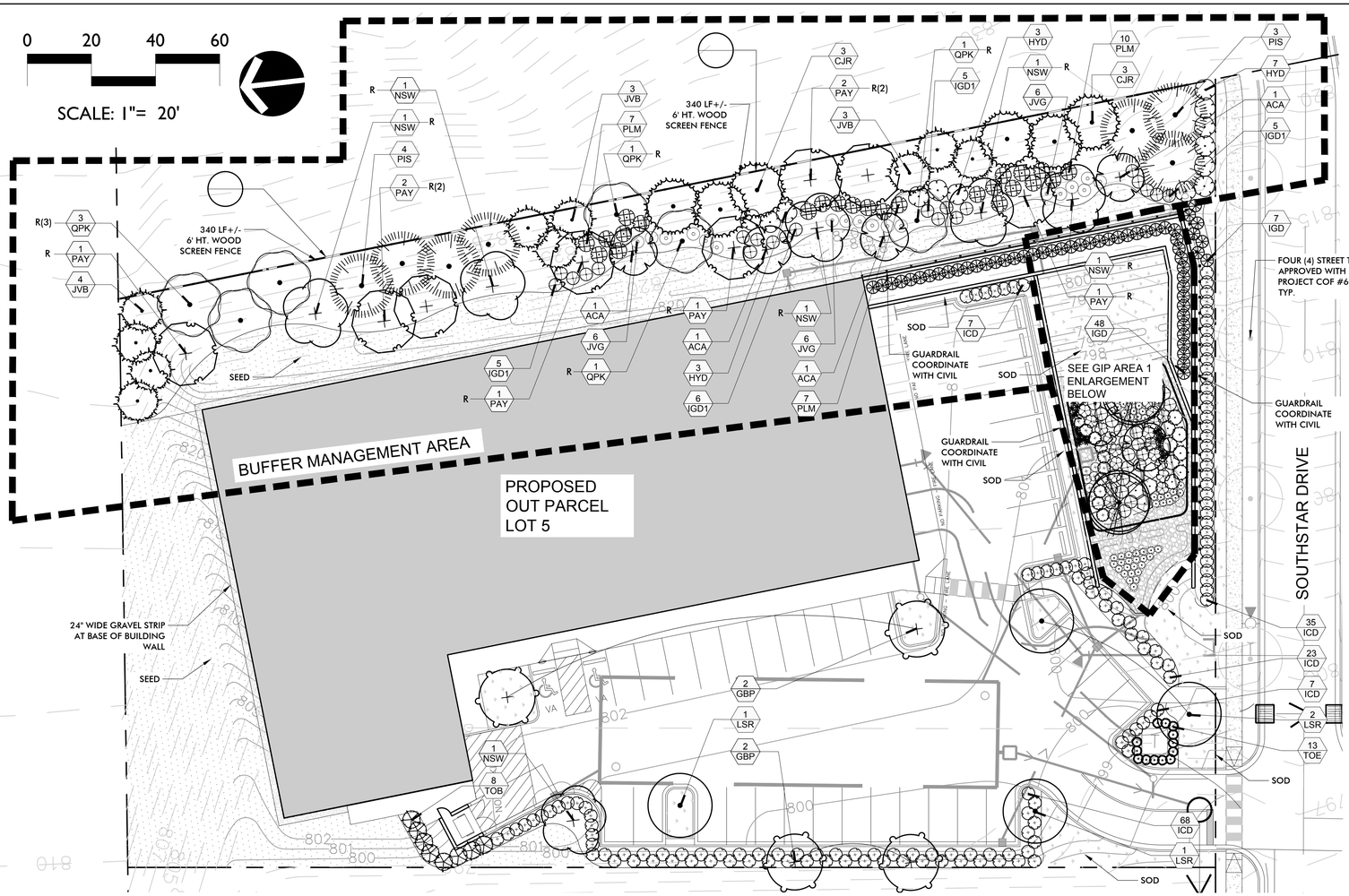
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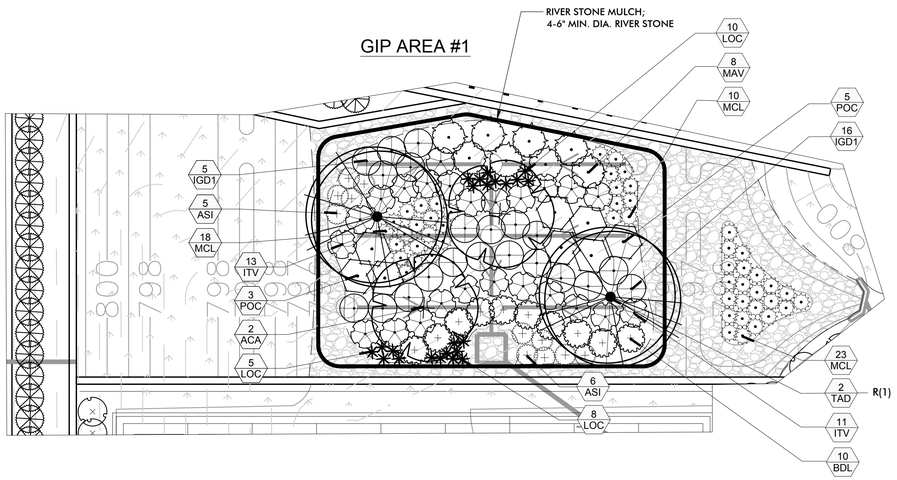
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AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
05.03.17

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
OVERALL LANDSCAPE PLAN
COF # 6380
Franklin, Williamson Co, TN

REVISIONS:

DATE: 05.03.2017
DESIGNED BY: AMH
DRAWN BY: AMH
CHECKED BY: CBW
Q.C. BY: CBW
SCALE: 1"=20'
PROJECT #: 17017
SHEET NUMBER:
L4.0





GIP AREA 1 - 1,580 SF
TREES: 1 TREE PER 400 SF OF GIP AREA
TREES REQUIRED: 4
TREES PROVIDED: 4
SHRUBS/PERENNIALS: 75% OF GIP AREA TO BE PLANTED
PLANTED AREA REQUIRED: 1,185 SF
PLANTED AREA PROVIDED: +/- 1,300 SF

0 10 20 30
SCALE: 1"= 10'

OVERALL LANDSCAPE PLANT SCHEDULE (BUFFER, CANOPY REPLACEMENT, GIP AND PERIMETER)

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL./HT./SPR.	NOTES
TREES					
ACA	6	*Amelanchier canadensis 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	2" Cal. / 10' Ht. / 5' Spr.	Req'd by COF, Full, MT
CJR	6	*Cryptomeria japnica 'Radicans'*	Japanese Cedar	2" Cal./ 8' Ht./ 4' Spr.	Req'd by COF, FTG
GBP	4	*Ginkgo biloba 'Princeton Sentry'*	Princton Sentry Ginkgo	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, ST
JVB	10	*Juniperus virginiana 'Burkii'*	Burk Red Cedar	2" Cal./ 8' Ht./ 4' Spr.	Req'd by COF, FTG
LSR	4	*Liquidambar styraciflua 'Rotundiloba'*	Round-Lobed Sweet Gum	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, ST
NSW	6	*Nyssa sylvatica 'Wildfire'*	Wildfire Black Gum	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, ST
PAY	8	*Platanus x acerifolia 'Yarwood'*	London Plane Tree	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, ST
PIS	7	*Pinus strobus*	White Pine	2" Cal./ 8' Ht./ 4' Spr.	Req'd by COF, FTG, Semi-Sheared
QPK	6	*Quercus phellos 'Kingpin'*	Kingpin Willow Oak	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, ST
TAD	2	*Taxodium ascendens 'Debonair'*	Debonair Pond Cypress	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, ST
SHRUBS					
BDL	10	*Buddleja davidii 'Lo and Behold'*	Lo and Behold Butterfly Bush	#3	Full, 6' O.C.
HYD	13	*Hydrangea paniculata 'Lime Light'*	Lime Light Hydrangea	24" Min. Ht.	Full, 6' O.C.
ICD	140	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	30" Min. Ht.	Req'd by COF, Full, 4' O.C.
IGD	55	*Ilex glabra 'Densa'*	Densa Inkberry Holly	30" Min. Ht.	Req'd by COF, Full, 4' O.C.
IGD1	42	*Ilex glabra 'Densa'*	Densa Inkberry Holly	18" Min. Ht.	Req'd by COF, Full, 4' O.C.
ITV	24	*Itea virginica 'Merlot'*	Merlot Virginia Sweetspire	#5	Full, 4' O.C.
JVG	18	*Juniperus virginiana 'Grey Owl'*	Grey Owl Juniper	18" Min. Ht.	Full, 5' O.C.
MAV	8	*Magnolia virginiana australis 'Sweet Thing'*	Sweet Thing Magnolia	#5	Full, 5' O.C.
PLM	24	*Prunus laurocerasus 'Majestic Jade'*	Majestic Jade Laurel	30" Min. Ht.	Full, 5' O.C.
POC	8	*Physocarpus opulifolius 'Center Glow'*	Center Glow Ninebark	#5	Full, 5' O.C.
TOB	8	*Thuja occidentalis 'Brandon'*	Brandon Arborvitae	6' Min. Ht.	Req'd by COF, Full, 6' O.C.
TOE	13	*Thuja occidentalis 'Emerald Green'*	Emerald Green Arborvitae	6' Min. Ht.	Req'd by COF, Full, 3' O.C.
VIC	6	*Viburnum carlesii 'Spice Girl'*	Spice Girl Viburnum	24" Min. Ht.	Full, 6' O.C.
PERENNIALS/ ANNUALS/ GROUNDCOVERS/ ORNAMENTAL GRASSES					
ASI	11	*Asclepias incarnata*	Milkweed	#1	Full, 24" O.C.
LOC	23	*Lobelia cardinalis*	Cardinal Flower	#1	Full, 18" O.C.
MCL	51	*Muhlenbergia capillaris 'Lenca'*	Regal Mist Pink Muhly	#3	Full, 24" O.C.
SOD: 4,400 SQ FT					
SEED: 10,350 SQ FT					

Key Legend:
Cal/Ht/Spr/Cont: This column provides suggested plant size when installing; Cal=Caliper (diameter of the tree trunk); Ht= Height; Spr= Spread (diameter of tree canopy; Cont= Container in Gallon size
Full: Plants shall have dense growth in height and width; FTG: Full to Ground; MT: Multi Trunk (3-5 Stems); ST: Single Trunk
2nd Yr. Growth: A plant that has been growing for 2 years before install
Full to Ground: Plant has foliage from top to bottom
Specimen: Refers to Tree/Shrubs that shall be top grade for each species and type. Plants shall exhibit exceptionally heavy, symmertrical, apperance as be be unquestionably and outstandingly superior in form, compactness and shape
Spacing: Refers to how far apart to plant plantings (from center to center of plants) when in massings. Otherwise, if plant stands alone, use scale on drawing to measure how far away to plant in relation to other plants

CANOPY TREE REPLACEMENT PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL./HT./SPR.	NOTES
TREES					
NSW	5	*Nyssa sylvatica 'Wildfire'*	Wildfire Black Gum	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, Located in Buffer Landscape
PAY	8	*Platanus x acerifolia 'Yarwood'*	London Plane Tree	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, Located in Buffer Landscape
QPK	6	*Quercus phellos 'Kingpin'*	Kingpin Willow Oak	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, Located in Buffer Landscape
TAD	1	*Taxodium ascendens 'Debonair'*	Debonair Pond Cypress	3" Cal./ 14' Ht./ 7' Spr.	Req'd by COF, Specimen, Located in GIP area #1

BUFFER MANAGEMENT AREA PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL./HT./SPR.	NOTES
TREES					
ACA	4	*Amelanchier canadensis 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	2" Cal./ 10' Ht./ 5' Spr.	Understory, Req'd by COF, Full
CJR	6	*Cryptomeria japnica 'Radicans'*	Japanese Cedar	2" Cal./ 8' Ht./ 4' Spr.	Req'd by COF, Full, FTG, Specimen
JVB	10	*Juniperus virginiana 'Burkii'*	Burk Red Cedar	2" Cal./ 8' Ht./ 4' Spr.	Req'd by COF, Full, FTG, Specimen
PIS	7	*Pinus strobus*	White Pine	2" Cal./ 8' Ht./ 4' Spr.	Req'd by COF, Full. FTG, Specimen, Semi-Sheared
SHRUBS					
HYD	13	*Hydrangea paniculata 'Lime Light'*	Lime Light Hydrangea	24" Min. Ht.	Full, 6' O.C.
IGD1	21	*Ilex glabra 'Densa'*	Densa Inkberry Holly	18" Min. Ht.	Full, 4' O.C.
JVG	18	*Juniperus virginiana 'Grey Owl'*	Grey Owl Juniper	18" Min. Ht.	Full, 5' O.C.
PLM	24	*Prunus laurocerasus 'Majestic Jade'*	Majestic Jade Laurel	30" Min. Ht.	Full, 5' O.C.

TOTAL LINEAR FEET: +/- 349 LF
MINIMUM REQUIRED BUFFER:
TREES: 46
SHRUBS: 70 (50% REDUCTION DUE TO 6' HT. WOOD SCREEN FENCE)

PROPOSED BUFFER
EVERGREEN TREES: 50%: 23 TREES
CANOPY TREES: 40%: 19 TREES
UNDERSTORY TREES: 10%: 4 TREES
EVERGREEN SHRUBS: 75%: 60 SHRUBS

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LANDSCAPE ARCHITECTURE

CHRISTOPHER BRANDON WOOD
REGISTERED
LANDSCAPE ARCHITECT
COMMISSION NO. 5243
LICENSED IN THE STATE OF TENNESSEE

05.03.17

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
LANDSCAPE PLAN
COF # 6380
Franklin, Williamson Co, TN

REVISIONS:

DATE: 05.03.2017
DESIGNED BY: AAH
DRAWN BY: AAH
CHECKED BY: CBW
Q.C. BY: CBW
SCALE: 1"=20'
PROJECT #: 17017
SHEET NUMBER:
L4.1

AZALEA, HYDRANGEA, RHODODENDRON AND YEW PLANTING SPECIFICATIONS

1. REMOVE ALL CLAY SUBSOIL FROM PLANTING BED. PLANTING BEDS MUST HAVE A MINIMUM TOP SOIL DEPTH OF 12".

2. A PERCOLATION TEST SHALL BE PERFORMED IN EACH PLANTING AREA. DIG A HOLE 12 INCHES DEEP AND FILL COMPLETELY WITH WATER. NOTE THE TIME OF DAY THAT THE HOLE WAS FILLED. WAIT 24 HOURS AND THEN CHECK THE WATER LEVEL IN THE HOLE. IF WATER IS STILL PRESENT IN THE HOLE, CONTACT LANDSCAPE ARCHITECT AS DRAINAGE FOR THIS AREA MAY NEED TO BE PROVIDED.

3. A SOIL TEST IS TO BE PERFORMED IN ORDER TO DETERMINE WHAT CHEMICALS/FERTILIZERS MAY NEED TO BE ADDED TO ENSURE SUCCESSFUL PLANT GROWTH.

4. IF THERE IS ANY QUESTION AS TO THE CHEMICAL SUITABILITY OF WATER TO BE USED FOR IRRIGATION PURPOSES, IT IS RECOMMENDED THAT A WATER QUALITY CHEMICAL ANALYSIS BE PERFORMED.

5. ALL TOPSOIL SHALL BE AMEND WITH PRO-MIX HP BIOSTIMULANT + MYCORRHIZAE GROWING MEDIUM PRIOR TO PLANTING.
   5.1. PRO-MIX PRODUCTS; 1.855.867.5407

6. ROTOTILL EXISTING SOIL TO A DEPTH OF 12" PRIOR TO ANY TOPSOIL PLACEMENT. PLACE PLANTING SOIL MIX IN ALL PLANT AND GROUNDCOVER BED AREAS. ROTOTILL SOIL MIX INTO THE EXISTING SOIL. REMOVE ROCKS OVER 1" DIAMETER. *PLANTING BED AREAS WITH EXISTING PLANT MATERIAL TO REMAIN SHALL NOT BE ROTOTILLED WITHIN THE TREE PROTECTION ZONE.

7. ENTIRE PLANT BED SHALL BE TILLED TO MINIMUM DEPTH OF 12"

8. ENSURE THAT PLANTING HOLES DO NOT HOLD WATER, (INADEQUATE PLANT BED DRAINAGE WILL LEAD TO PLANT DECLINE)

9. ALL PLANTS SHALL BE PLANTED A MINIMUM OF 2" ABOVE GRADE.

10. BACKFILL ALL PLANTING HOLES WITH A MIX OF SPECIFIED GROWING MEDIUM AND TILLED TOPSOIL

11. WATER ALL PLANTS WITH FERTILIZER MIX OF:
- SUPERTHRIVE ROOTING STIMULANT - AS PER MANUFACTURERS RECOMMENDATIONS
  - VITAMIN INSTITURE; 1.800.441.8482
- MONTYS PLANT FOOD: ALL PURPOSE GROWTH - AS PER MANUFACTURERS RECOMMENDATIONS
  - MONTYS PLANT & SOIL PRODUCTS; 1.800.978.6342

PLANTING NOTE:
ALL INSTALLED PLANTS SHALL BE INSTALLED WITH DIE-HARD TRANSPLANT FROM HORTICULTURAL ALLIANCE (1-800-628-6373). DIE-HARD TRANSPLANT INOCULATE TO BE APPLIED PER MANUFACTURERS SUGGESTED RATES AND SPECIFICATIONS.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE *AMERICAN STANDARD OF NURSERY STOCK* (ANSI Z60.1).

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

   2.1. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;

   2.2. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
   1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
   2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
   3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;

   2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;

   2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;

   2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND

   2.6. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

3. LAGERSTROEMIA X 'NATCHEZ' ON THIS PLAN IS CONSIDERED AS UNDERSTORY TREES AND SHALL NOT BE TOPPED, RACKED OR THE CROWN REMOVED IN ANY FASHION. IF THIS OCCURS THE EFFECTED PLANT SHALL BE REPLACED.

CITY OF FRANKLIN LANDSCAPE NOTES

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

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

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

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

5. TREE TOPPING IS NOT PERMITTED.

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

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

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

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

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

PLANTING NOTES:

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

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

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

4. ALL PLANTING BEDS TO RECEIVE PINE STRAW MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.

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

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

7. ALL DISTURBED AREAS OF THE SITE ARE TO BE SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.

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

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

10. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 CURRENT EDITION FOR SIZE AND QUALITY. SEE ADDITIONAL NOTES ON SHEET L1.0.

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

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

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

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

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

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

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

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

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

20. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OF SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT.. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, SEE SPECIFIC PLANTING NOTES

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

NOTES:
THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, SHALL HAVE NO LIABILITY TO THE OWNER, FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.

ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

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ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

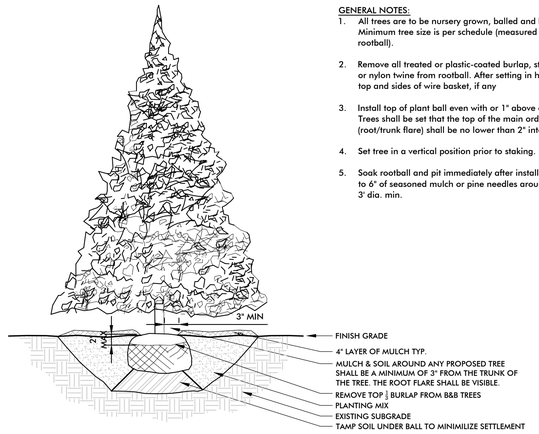
CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 5743
LANDSCAPE ARCHITECT

05.03.17

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
LANDSCAPE NOTES
COF # 6380
Franklin, Williamson Co, TN

REVISIONS:

DATE: 05.03.2017
DESIGNED BY: AMH
DRAWN BY: AMH
CHECKED BY: CBW
Q.C. BY: CBW
SCALE:
PROJECT #: 17017
SHEET NUMBER:
L6.0

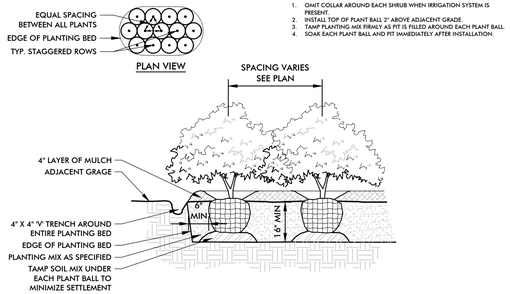


GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

1 EVERGREEN TREE PLANTING

3/4" = 1'-0" P-CAR-LAN-02

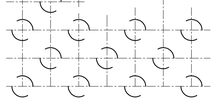


GENERAL NOTES:

1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

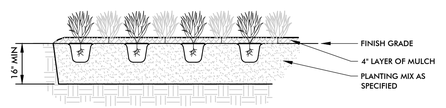
4 SHRUB PLANTING

3/4" = 1'-0" P-CAR-LAN-06



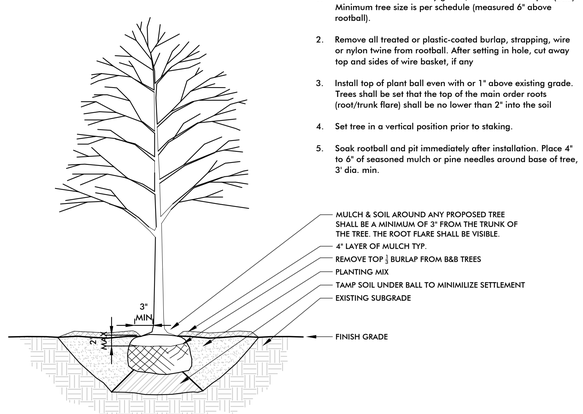
GENERAL NOTES:

1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.



2 GROUNDCOVER PLANTING

3/4" = 1'-0" P-CAR-LAN-01

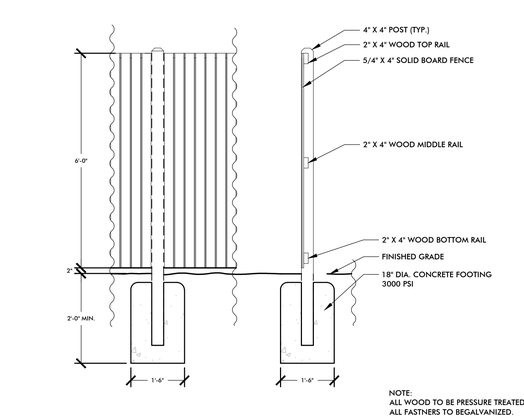


GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

3 SINGLE TRUNK TREE PLANTING

3/4" = 1'-0" P-CAR-LAN-04



GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

5 MULTI-TRUNK TREE PLANTING

3/4" = 1'-0" P-CAR-LAN-03

PLANTING NOTE:
ALL INSTALLED PLANTS SHALL BE INSTALLED WITH DIE-HARD TRANSPLANT FROM HORTICULTURAL ALLIANCE (1-800-628-6373). DIE-HARD TRANSPLANT INOCULATE TO BE APPLIED PER MANUFACTURERS SUGGESTED RATES AND SPECIFICATIONS.

NOTE:
ALL WOOD TO BE PRESSURE TREATED.
ALL FASTNERS TO BEGALVANIZED.

6 6' HT. OPAQUE WOOD FENCE

1/2" = 1'-0" P-CAR-LAN-05

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615.813.0860

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

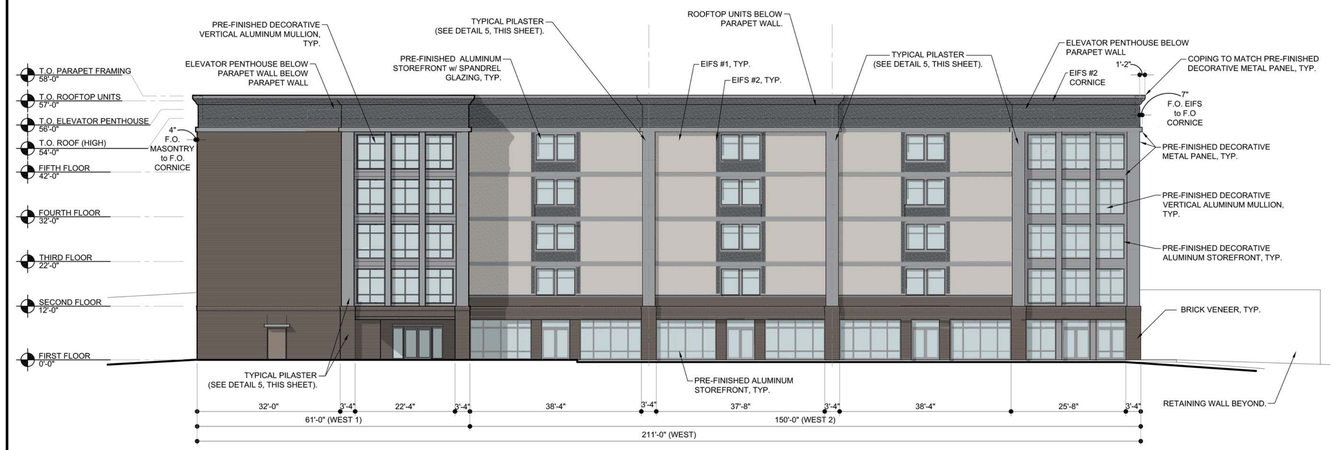
CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
LICENSED SEE No. 5230
LANDSCAPE ARCHITECT

05.03.17

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
LANDSCAPE DETAILS
COF # 6380
Franklin, Williamson Co, TN

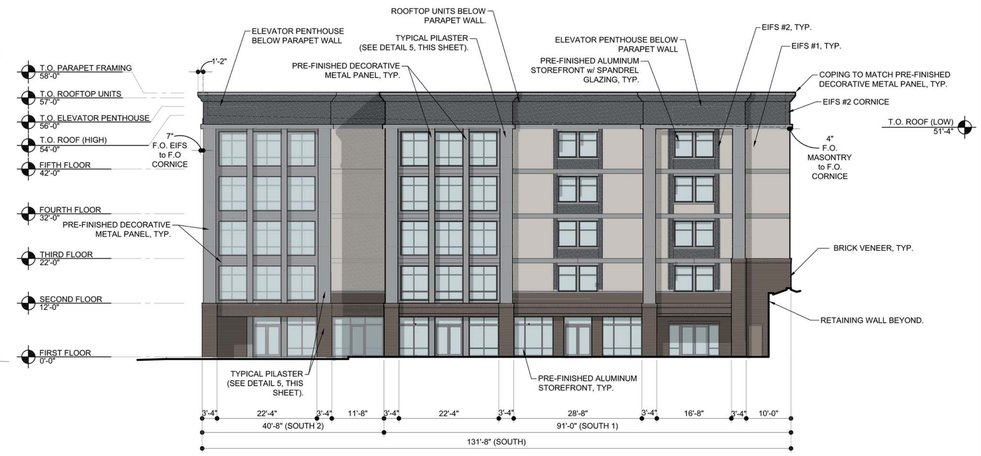
REVISIONS:

DATE: 05.03.2017
DESIGNED BY: AMH
DRAWN BY: AMH
CHECKED BY: CBW
Q.C. BY: CBW
SCALE:
PROJECT #: 17017
SHEET NUMBER:
L6.1



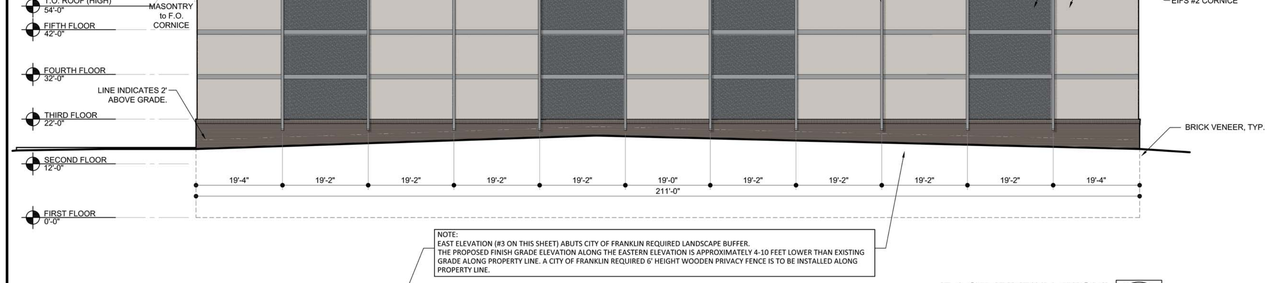
WEST ELEVATION 1

16' 8' 0 16'



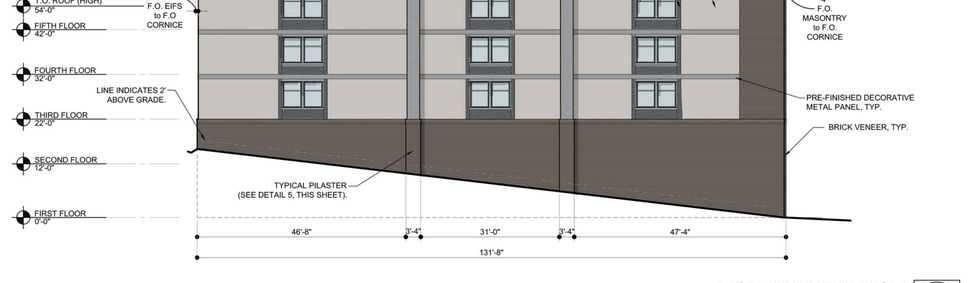
SOUTH ELEVATION 2

16' 8' 0 16'



EAST ELEVATION 3

16' 8' 0 16'



NORTH ELEVATION 4

16' 8' 0 16'

NOTE:
EAST ELEVATION (#3 ON THIS SHEET) ABUTS CITY OF FRANKLIN REQUIRED LANDSCAPE BUFFER.
THE PROPOSED FINISH GRADE ELEVATION ALONG THE EASTERN ELEVATION IS APPROXIMATELY 4-10 FEET LOWER THAN EXISTING GRADE ALONG PROPERTY LINE. A CITY OF FRANKLIN REQUIRED 6' HEIGHT WOODEN PRIVACY FENCE IS TO BE INSTALLED ALONG PROPERTY LINE.



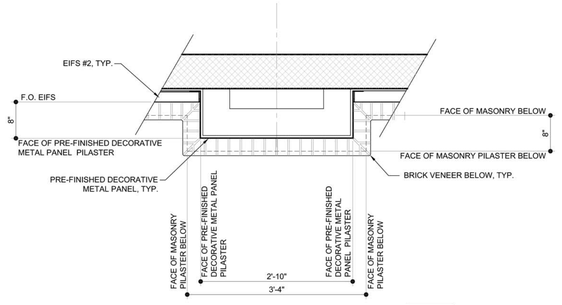
SITE REFERENCE PLAN

40' 20' 0 40'

MATERIAL CALCULATIONS

		MASONRY	EIFS	ACCENT	GLAZING etc	TOTAL WALL	TOTAL OPAQUE	% MASONRY	% EIFS	% ACCENT
ELEVATIONS	WEST 1	2171	395	641	715	3922	3207	67.7%	12.3%	20.0%
	WEST 2	696	4079	1128	2238	8141	5903	11.8%	69.1%	19.1%
	WEST	2867	4474	1769	2953	12063	9110	31.5%	49.1%	19.4%
	SOUTH 1	1016	1630	1010	1563	5219	3656	27.8%	44.6%	27.6%
	SOUTH 2	284	672	596	855	2407	1552	18.3%	43.3%	38.4%
	SOUTH	1300	2302	1606	2418	7626	5208	25.0%	44.2%	30.8%
	NORTH	2193	2959	797	414	6363	5949	36.9%	49.7%	13.4%
	TOTAL	**10527**	**16511**	**7547**	**11156**	**45741**	**34585**	**30.4%**	**47.7%**	**21.8%**

NOTES:
EAST ELEVATION NOT APPLICABLE



TYPICAL PILASTER DETAIL 5

1' 6" 0 1'

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd, Ste 100 Franklin, TN 37067
615.813.0880

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING LANDSCAPE ARCHITECTURE

JAMES DAVID NICKLE REGISTERED ARCHITECT AGENT OF RECORD COMMERCE No. 102056 STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
ARCHITECTURAL ELEVATIONS
COF # 6380
Franklin, Williamson Co, TN

REVISIONS:

DATE: 03.13.2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
QC'd BY:
SCALE:
PROJECT #:
SHEET NUMBER: A1.0



	Northing	Easting	Elevation
Hole 1	580706.277	1727392.52	787.00
Hole 2	580690.9915	1727393.616	787.00
Hole 3	580704.5748	1727366.255	787.00
Hole 4	580689.2893	1727366.952	787.00
Hole 5	580866.0798	1727322.891	787.00
Hole 6	580869.1016	1727303.593	787.00
Hole 7	580756.0582	1727305.663	787.00
Hole 8	580759.0800	1727286.365	787.00

Grades Shown Are Finished Grades

SCALE: 1"= 20'

0 20' 40' 60'

DATE: 3-13-17
DESIGNED BY: MAT
DRAWN BY: SJA/CFB3
CHECKED BY: JM, MPL
Q.C. BY: MAT
SCALE: 1"=20'
PROJECT #: 14432

SHEET NUMBER:
C3.1

REVISIONS:
4/5/17: PC Comments

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT #5
INITIAL SITE PLAN RESUBMITTAL
ENLARGED GRADING & DRAINAGE PLAN
COF #6380
Franklin, Williamson Co, TN

MATTHEW A. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
SOLOMONS
No. 119328
STATE OF TENNESSEE

SEC, Inc.
CIVIL · SURVEYING · PLANNING
LANDSCAPE ARCHITECTURE · LAND PLANNING
TRANSPORTATION · LAND DEVELOPMENT

KV+D
KISER VOGRIN DESIGN

5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.813.0860

Carothers Crossing East Self Storage
Initial Site Plan Resubmittal
5070 CAROTHERS PARKWAY, FRANKLIN, WILLIAMSON CO., TN
SECTION 1, TAX MAP 79, PARCEL 40
COF # 6380

OWNER/DEVELOPER

SOUTHSTAR

SouthStar
501 Corporate Centre Dr
Suite 315
Franklin, TN 37067
Contact: Ralph Knauss
615.472.8916

LANDSCAPE ARCHITECT / APPLICANT

KV+D
KISER VOGRIN DESIGN

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Christopher Wood
615.719.1943
chris@kiservogrin.com

CIVIL ENGINEER

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
LANDSCAPE ARCHITECTURE

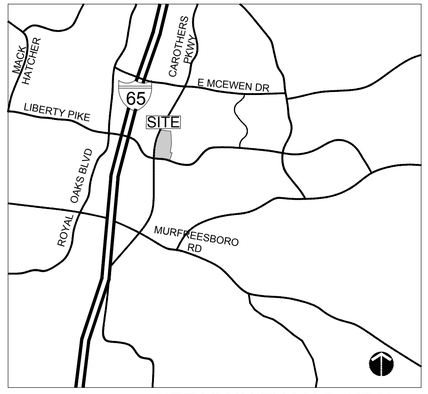
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Contact: Matt Taylor
615.890.7901
mtaylor@sec-civil.com

ARCHITECT

ESTABLISHED 1880
SMALLWOOD NICKLE
ARCHITECTS

Smallwood Nickle Architects
1612 17th Avenue South
Nashville, TN 37212
Contact: Jim Nickle
615.269.3130
jnickle@smallwoodnickle.com

SHEET INDEX:	Pre-App Submittal	Initial Submittal	Resubmittal	Revised Resubmittal	One-Stop Submittal
C0.0 COVER	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C1.1 ENLARGED EXISTING CONDITIONS PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C2.1 SITE PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C2.2 SITE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.1 ENLARGED GRADING AND DRAINAGE PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.2 INITIAL EPSC/PRECONSTRUCTION PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.3 INTERIM EPSC/CONSTRUCTION PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.4 FINAL EPSC/WATER QUALITY PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.5A GRADING AND DRAINAGE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.5B GRADING AND DRAINAGE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C3.5C GRADING AND DRAINAGE DETAILS		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C4.1 ENLARGED ROW AND ACCESS PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C4.1A ENLARGED ROW AND ACCESS PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C5.1 SITE UTILITY PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
C5.3 UTILITY DETAILS	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L4.0 OVERALL LANDSCAPE PLAN	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L4.1 LANDSCAPE PLAN	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L6.0 LANDSCAPE NOTES	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
L6.1 LANDSCAPE DETAILS	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
A1.0 ARCHITECTURAL ELEVATIONS	02-14-2017	03-13-2016	04-05-2017	05-04-2017	XX-00-2017
A1.1 ARCHITECTURAL FLOORPLAN	02-14-2017				
SE1.0 LIGHTING PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017
SE1.1 LIGHTING PLAN		03-13-2016	04-05-2017	05-04-2017	XX-00-2017



SITE VICINITY MAP (NTS)

GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.
2. Trip Generation = 222 trips per day
3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet C4.0).
4. Schools within proximity of site:
5. Kenrose Elementary School = 6.3 miles away
6. Woodland Middle School = 7.0 miles away
7. Centennial High School = 1.0 miles away
8. All public improvements to be located in an easement.
9. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
10. This site will require the use of on-site water quality practices to treat stormwater from the site.
11. Adjacent Land Uses:
    - {RM 20} = Attached 20 Residential District
    - {GO} = General Office
    - {SD} = Specific Development
    - { GC } = GENERAL COMMERCIAL
12. Reclaimed (reuse) water facilities not available to the site.
13. Refuse collection from residential units will be private.
14. Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
15. Nearest Facilities:
    - FIRE = Franklin Fire Department Station 2, 2.2 miles away
    - POLICE = Franklin Police Department, 4.1 miles away
    - RECREATIONAL = Liberty Park, 1.5 miles away
16. This site has direct access to Carothers Pkwy, which is a major arterial, to collect and disperse vehicular traffic.
17. Connectivity Index Score does not apply.
18. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed connections to Carothers multi-modal trail shall provide alternative means of transportation.
19. Mallory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
20. All streets to be private.
21. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
22. All commercial buildings shall have fire sprinkler systems.
23. City of Franklin is the sanitary sewer provider.
24. Stormwater Quality and Quantity practices will be implemented on site.
25. The nearest hydrant is located north side of Southstar Drive in front of Lot 5.
26. Although grass channels and vegetated filter strips are not currently shown, applicant would like to reserve the ability to specify those BMP's should future programming allow their usage.
27. Site lighting to be in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
28. Project to be completed in 1 Phases. Expected commencement is summer of 2017.
29. Existing Easements from recorded plat Carothers Crossing East Subdivision Final Plat Revision 1.

SITE CONTEXT AND DESIGN DESCRIPTIONS

1. Per the Land Use Plan Area MECO-4, commercial uses are appropriate for this site. High quality design, people-friendly environments, and strong pedestrian connectivity will be encouraged through heightened standards and site design to reflect, and reinforce, the character of Franklin.

2. This proposed mixed use Office/Self Storage commercial development is compatible with the surrounding area, given the site's current General Commercial base zoning and land use designation. The site design will be compatible with conventional design standards, as outlined by the City of Franklin.

3. The Office/Self Storage building located on this site will be five (5) stories in height and will feature 4-sided façade detailing. This will complement the scale and massing of the surrounding areas and create architectural unity with other commercial developments along the Carothers and Liberty Pike corridors. Distinctive architectural detailing will complement the existing commercial building architecture of the Franklin area, while adding a higher level of quality to the proposed development. Appropriate scale and quality materials will be at the forefront of the architectural language.

SITE DATA

PROJECT NAME: CAROTHERS CROSSING EAST SELF STORAGE
COF PROJECT NUMBER: 6380
SUBDIVISION: CAROTHERS CROSSING EAST SUBDIVISION
FINAL PLAT, REVISION 1
MAP, PARCEL NUMBERS: 79, 40
ADDRESS: 5070 CAROTHERS PARKWAY
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
EXISTING ZONING: GC - GENERAL COMMERCIAL
CHARACTER AREA OVERLAY: MECO-4
PROPOSED LAND USE: GENERAL COMMERCIAL
PROPOSED ZONING: GC
OVERLAYS: HHO BUFFER ON SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 1.65 AC
SITE SQUARE FOOTAGE: +/- 71,874 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
- YARD FRONTING ON ANY STREET: 30 FEET
- SIDE YARD: 50' LANDSCAPE BUFFER (ALONG EASTERN PROPERTY LINE)
- REAR YARD: 25 FEET

BUILDING SQUARE FOOTAGE: +/- 106,500 SF
BUILDING HEIGHT: 5 STORIES SHOWN
BUILDING OCCUPANCY: MIXED USES, S1 - STORAGE; B - OFFICE; M - RETAIL
BUILDING CONSTRUCTION TYPE: 1B
LANDSCAPE SURFACE RATIO PROVIDED: 0.42
MIN. LANDSCAPE SURFACE RATIO: 0.30
MIN. PARKING REQUIREMENT:
- SELF-STORAGE USE (600 UNITS)
  - (.01 SPACE PER UNIT + 4 SPACES) = 10 SPACES
- OFFICE USE (7000 SF)
  - (4 SPACES PER 1000/SF OF BLDG.) = 28 SPACES

PARKING PROVIDED: 38 SPACES
TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
MINIMUM OPEN SPACE REQUIRED: 5% (0.08 ACRES)
PROVIDED: 42% (0.69 ACRES)

REPLACEMENT TREE CALIPER INCHES REQUIRED: 60 INCHES

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.

MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112516
STATE OF TENNESSEE

CHRISTOPHER BRANDON WOOD
REGISTERED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

05.03.2017

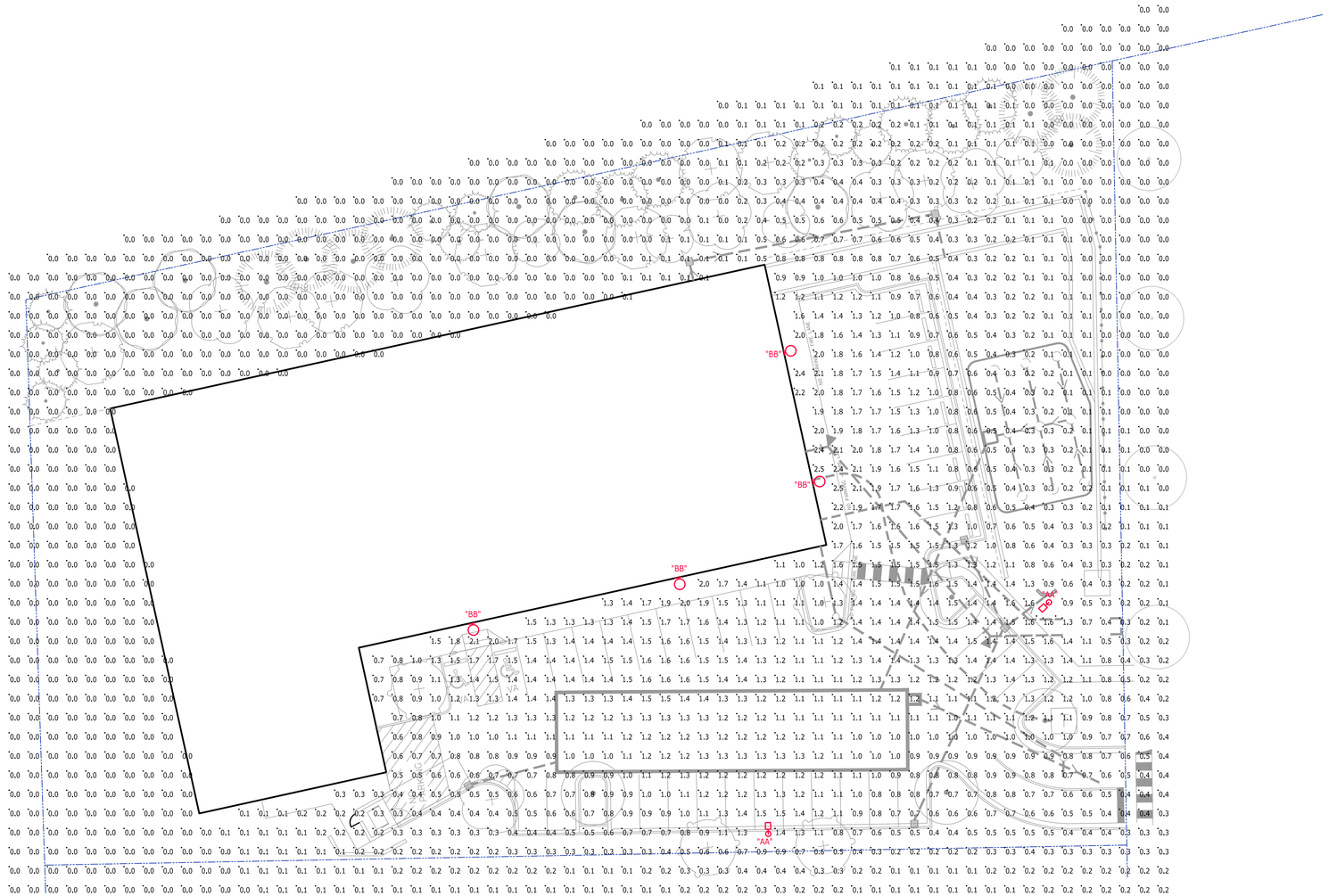
Revision	Date	Comment

KVD PROJECT# : 17017
COF # : 6380
Sheet #:

C0.0

DATE: 04-05-2017

Initial Site Plan Resubmittal- NOT FOR CONSTRUCTION



SITE PLAN - PHOTOMETRICS

SCALE: 1" = 20'

LUMINAIRE SCHEDULE	
"AA"	LED AREA LIGHT, TYPE 4 MEDIUM DISTRIBUTION, 11,400 LUMENS, 4000°K, 1000-mA DRIVE CURRENT. PROVIDED WITH HOUSE SIDE SHIELD. BRONZE FINISH. LITHONIA #DSX1-30C-1000-40K-T4M-MVOLT-DDBXD/HS.
POLES	POLES SHALL BE SQUARE STRAIGHT STEEL, DARK BRONZE FINISH. POLES ON 30" RAISED BASES SHALL BE 27'-6" TALL. POLE SHALL BE LITHONIA #SSS-27.5-4G-DDB OR EQUAL.
"BB"	LED WALL-MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, 7,400 LUMENS, 4000°K, BRONZE FINISH. MOUNTING HEIGHT 20'-0". LITHONIA #DSXW1-20C-1000-40K-T4M-MVOLT-DDBXD OR EQUAL AS SELECTED BY BUILDING DESIGNER.

KV+D
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD | SUITE 100
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LANDSCAPE ARCHITECTURE

James W. Reeves
REGISTERED LANDSCAPE ARCHITECT
No. 1017
STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
LIGHTING PLAN
COF # 6380
Franklin, Williamson Co, TN

REVISIONS:

DATE: 03.13.2017
DESIGNED BY: JWR
DRAWN BY: JWR
CHECKED BY: JWR
QA/QC BY: JWR
SCALE: AS NOTED
PROJECT #: 17017

SHEET NUMBER:
SE1.0



D-Series Size 1
LED Wall Luminaire

d^series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

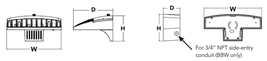
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymetric diffuse	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (Blank) Surface mounting bracket. BBW Surface mounted back box (for conduit entry) [3]	**Shipped installed** PE Photoelectric cell, button type [4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht [5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [5] PIR1FCSV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 7fc [6] PIRH1FCSV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6] ELCW Emergency battery backup (includes external component enclosure) [7]

Other Options		Finish (required)			
Shipped installed		DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V) [1]	**Shipped separately** [7]	DBLXD Black	DDBTXD Textured dark bronze	DSTTXD Textured sandstone	
DF Double fuse (208, 240 or 480V) [1]	BSW Bird-deterrent spikes	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield [8]	WG Wire guard	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection [9]	VG Vandal guard				
	DDL Diffused drop lens				

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3. Back box ships installed on fixture. Cannot be ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. PIR and PIRH1FCSV specify the Sensor Switch SBGR-10-DCSP control; PIRH specifies the Sensor Switch SBGR-6-DCSP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8. Also available as a separate accessory; see Accessories information.
9. See the electrical section on page 3 for more details.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWSBW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.46	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

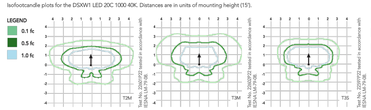
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

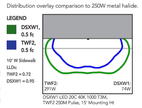
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



Options and Accessories



T3M (left), ASYDF (right) lenses | HS - House-side shields | BSW - Bird-deterrent spikes | WG - Wire guard | VG - Vandal guard | DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L86/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LUMINAIRE "BB"



D-Series Size 1
LED Area Luminaire

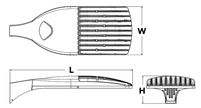
d^series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** [1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [2]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [1] 480 [1] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [2] RPUMBA Round pole universal mounting adaptor [2] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [2]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark bronze	DWHGXD Textured white
PER NEMA twist-lock receptacle only (no controls) [3]	PIR1FCSV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6]	HS House-side shield [4]		DBLXD Black	DSSTXD Textured sandstone
PER5 Five-wire receptacle only (no controls) [3]	PIRH1FCSV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6]	WTB Utility terminal block [5]		DNAXD Natural aluminum	
PER7 Seven-wire receptacle only (no controls) [3]	BL30 Bi-level switched dimming, 30% [7,8]	SF Single fuse (120, 277, 347V) [1]		DWHXD White	
DMG 0-10V dimming driver (no controls) [9]	BL50 Bi-level switched dimming, 50% [7,8]	DF Double fuse (208, 240, 480V) [1]		DDBTXD Textured dark bronze	
DCR Dimmable and controllable via ROAM® (no controls) [10]	PNMTD03 Part night, dim till dawn [11]	L90 Left rotated optics [12]		DBLBXD Textured black	
DS Dual switching [7,13]	PNMT5D3 Part night, dim 5 hrs [11]	R90 Right rotated optics [12]		DNATXD Textured natural aluminum	
PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [6]	PNMTA2D Part night, dim 6 hrs [11]				
PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [6]	PNMT7D3 Part night, dim 7 hrs [11]				

Accessories

Controls & Shields

Ordered and shipped separately.

DLL127F 1.5 CID	Photocell - SSL twist-lock (120-277V) [9]
DLL347F 1.5 CID, BL	Photocell - SSL twist-lock (347V) [9]
DLL480F 1.5 CID, BL	Photocell - SSL twist-lock (480V) [9]
SC U	Shorting cap [9]
DSXHS 30C U	House-side shield for 30 LED unit
DSXHS 40C U	House-side shield for 40 LED unit
DSXHS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) *

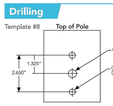
*For more control options, visit DTL and ROAM online.

NOTES
1. Rotated optics available with 60C only.
2. AMBPC only available with 1- 530mA, 700mA, BLC, LCCO or RCCO.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PER, PER5, PER7 options).
4. Not available with single fuses (SF), 347V, 480V, BLC, LCCO or RCCO. Not available with BL30, BL50 or PNMT options.
5. Available as a separate combination accessory: PUMBA (finish) (U, 1, 1) 5-G vibration load rating per ANSI C136.31.
6. Includes ambient light sensor; see Accessories information. For use with 3.335" mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Shipped to the USA only.
8. If ROAM® node required, it can be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
9. DMG option for 347V or 480V requires 1000mA.
10. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option must be ordered separately. Requires node activation and ROAM® software deployment; must be purchased separately. Call 1-855-ROAM-123 or email sales@roamservices.net. N/A with PIR options DS, PER5, PER7, BL30, BL50 or PNMT options.
11. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
12. Requires an additional switched circuit.
13. Ships with SensorSwitch SBGR-10-DCSP control; PIRH and PIRH1FCSV specify the SensorSwitch SBGR-6-DCSP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
14. Requires minimum MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
15. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
16. Not available as a separate accessory; see Accessories information.
17. WTB not available with DCR.
18. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
19. Available with 60 LEDs (60C option) only.
20. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

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Drilling

Template #8



DSX1 shares a unique drilling pattern with the AERO™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM33AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

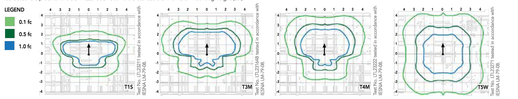
Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	101	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

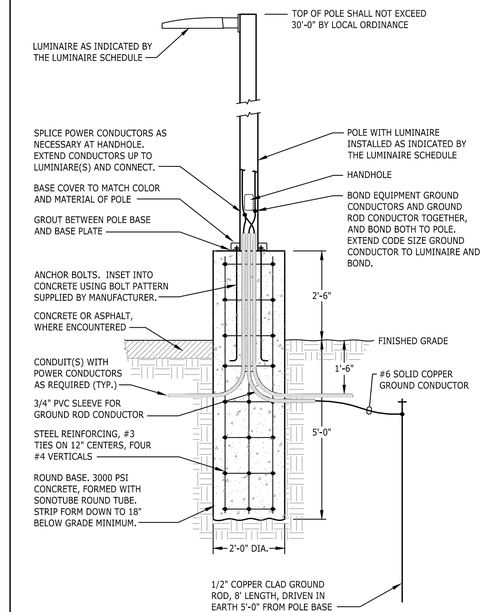
Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
	DSX1 LED 60C 1000			
Lumen Maintenance Factor	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99

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LUMINAIRE "AA"



RAISED POLE BASE DETAIL
SCALE: 1/2" = 1'-0"

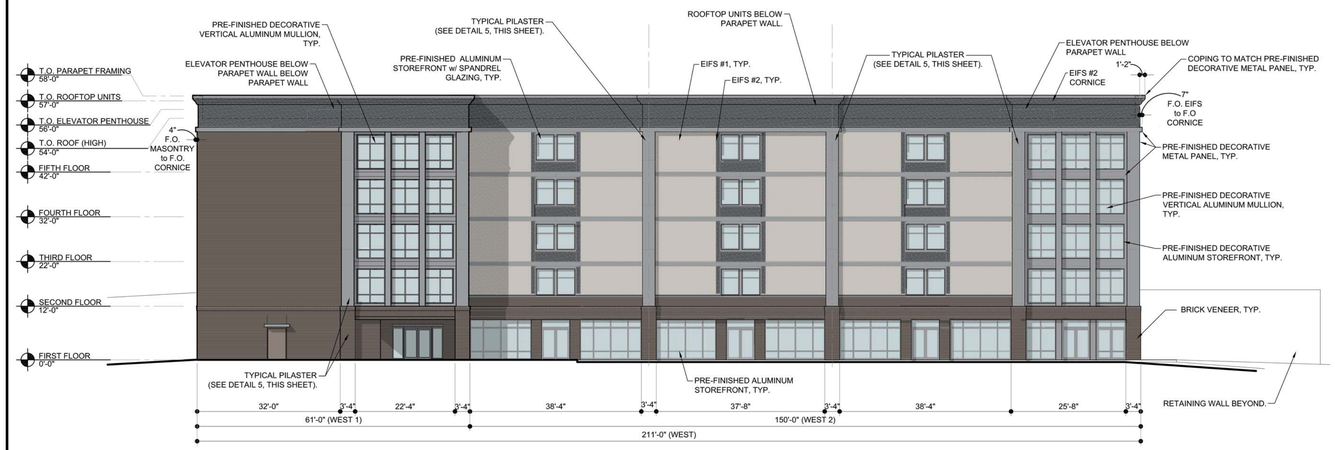
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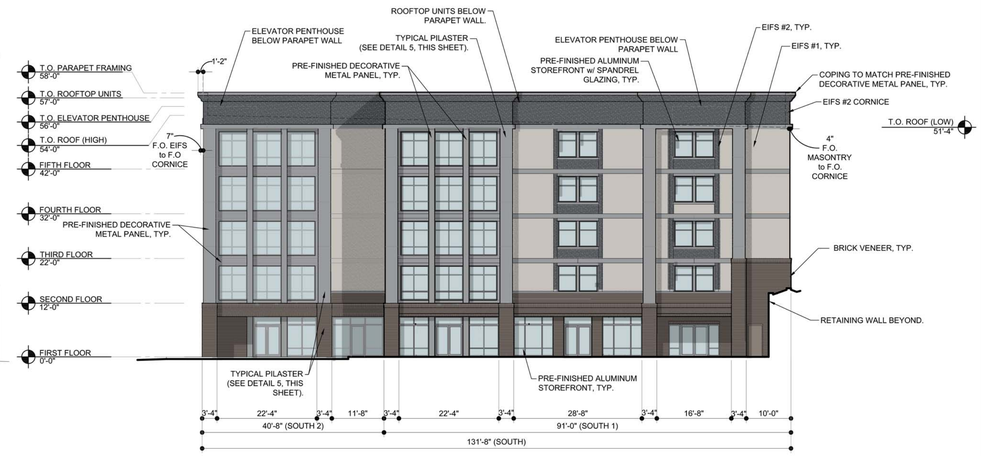
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SHEET NUMBER:
SE1.1



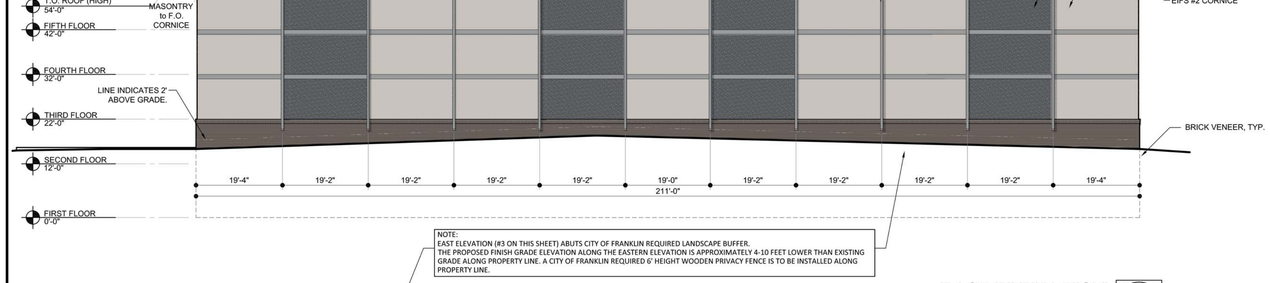
WEST ELEVATION 1

16' 8' 0 16'



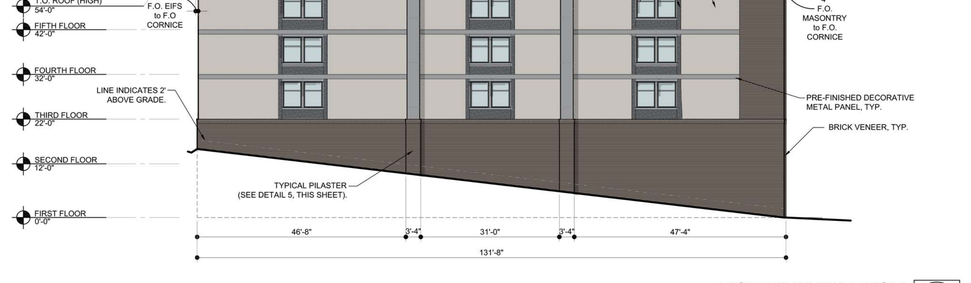
SOUTH ELEVATION 2

16' 8' 0 16'



EAST ELEVATION 3

16' 8' 0 16'



NORTH ELEVATION 4

16' 8' 0 16'

NOTE:
EAST ELEVATION (#3 ON THIS SHEET) ABUTS CITY OF FRANKLIN REQUIRED LANDSCAPE BUFFER.
THE PROPOSED FINISH GRADE ELEVATION ALONG THE EASTERN ELEVATION IS APPROXIMATELY 4-10 FEET LOWER THAN EXISTING GRADE ALONG PROPERTY LINE. A CITY OF FRANKLIN REQUIRED 6' HEIGHT WOODEN PRIVACY FENCE IS TO BE INSTALLED ALONG PROPERTY LINE.



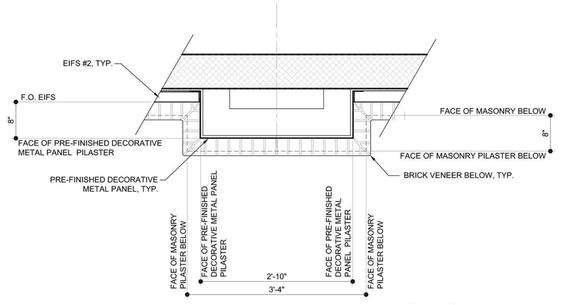
SITE REFERENCE PLAN

40' 20' 0 40'

MATERIAL CALCULATIONS

		MASONRY	EIFS	ACCENT	GLAZING etc	TOTAL WALL	TOTAL OPAQUE	% MASONRY	% EIFS	% ACCENT
ELEVATIONS	WEST 1	2171	395	641	715	3922	3207	67.7%	12.3%	20.0%
	WEST 2	696	4079	1128	2238	8141	5903	11.8%	69.1%	19.1%
	WEST	2867	4474	1769	2953	12063	9110	31.5%	49.1%	19.4%
	SOUTH 1	1016	1630	1010	1563	5219	3656	27.8%	44.6%	27.6%
	SOUTH 2	284	672	596	855	2407	1552	18.3%	43.3%	38.4%
	SOUTH	1300	2302	1606	2418	7626	5208	25.0%	44.2%	30.8%
	NORTH	2193	2959	797	414	6363	5949	36.9%	49.7%	13.4%
	TOTAL	**10527**	**16511**	**7547**	**11156**	**45741**	**34585**	**30.4%**	**47.7%**	**21.8%**

NOTES:
EAST ELEVATION NOT APPLICABLE



TYPICAL PILASTER DETAIL 5

1' 6" 0 1'

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd, Ste 100 Franklin, TN 37067
615.813.0880

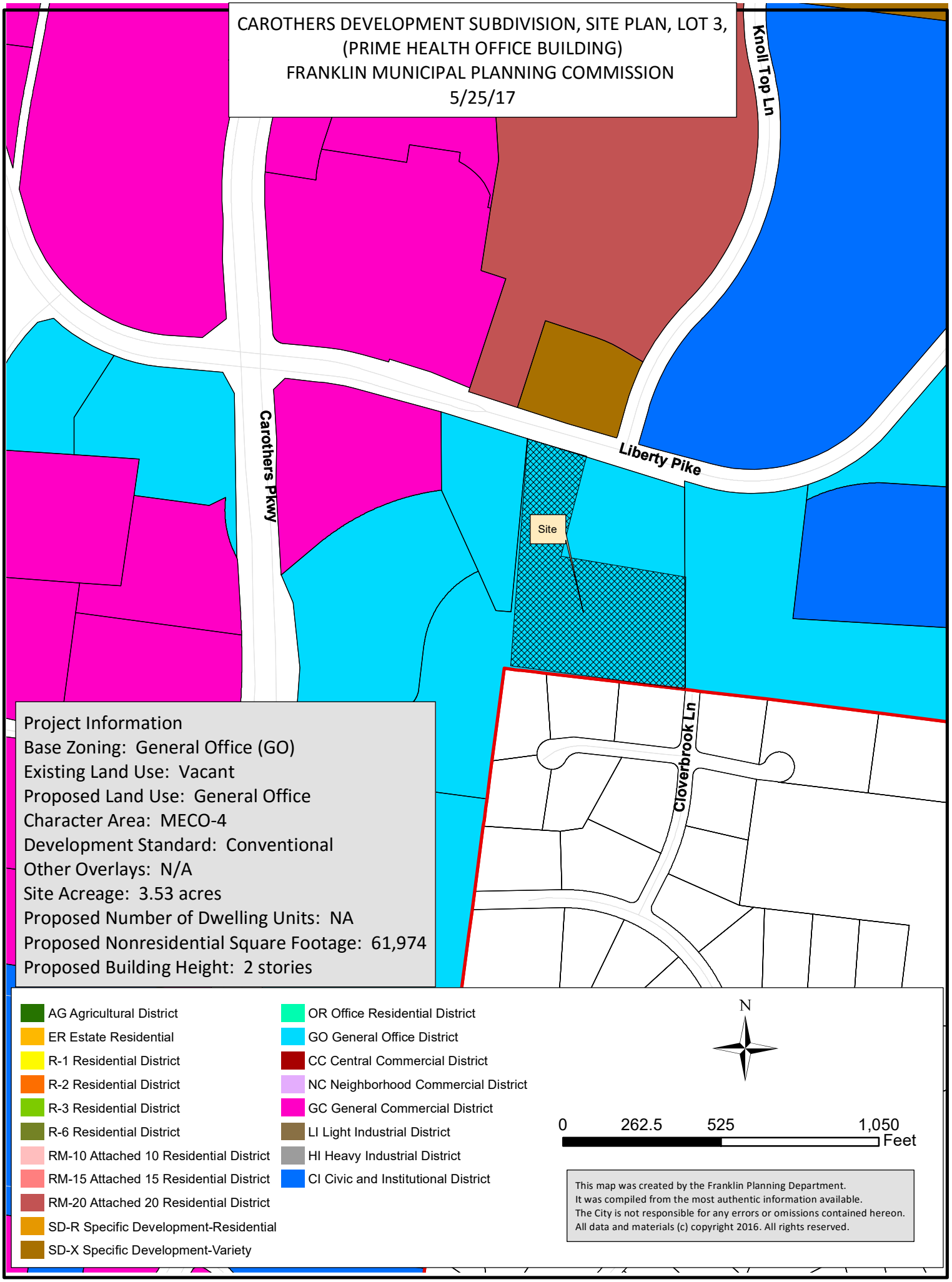
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING LANDSCAPE ARCHITECTURE

JAMES DAVID NICKLE REGISTERED ARCHITECT AGENT OF RECORD COMMERCE No. 102056 STATE OF TENNESSEE

CAROTHERS CROSSING EAST SELF-STORAGE
OUTPARCEL LOT 5
INITIAL SITE PLAN RESUBMITTAL
ARCHITECTURAL ELEVATIONS
COF # 6380
Franklin, Williamson Co, TN

REVISIONS:

DATE: 03.13.2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
QC'd BY:
SCALE:
PROJECT #:
SHEET NUMBER: A1.0


CAROTHERS DEVELOPMENT SUBDIVISION, SITE PLAN, LOT 3,
(PRIME HEALTH OFFICE BUILDING)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
Knoll Top Ln
Carothers Pkwy
Liberty Pike
Site
Cloverbrook Ln
Project Information
Base Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: General Office
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.53 acres
Proposed Number of Dwelling Units: NA
Proposed Nonresidential Square Footage: 61,974
Proposed Building Height: 2 stories
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
262.5
525
1,050
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 no: 6323

CONDITIONS OF APPROVAL:

Open Issues: 26 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. D. Site Plan

joe.marlo@franklintn.gov Applicant has added an easement plan on Sheet C5.3 for clarity (thank you).

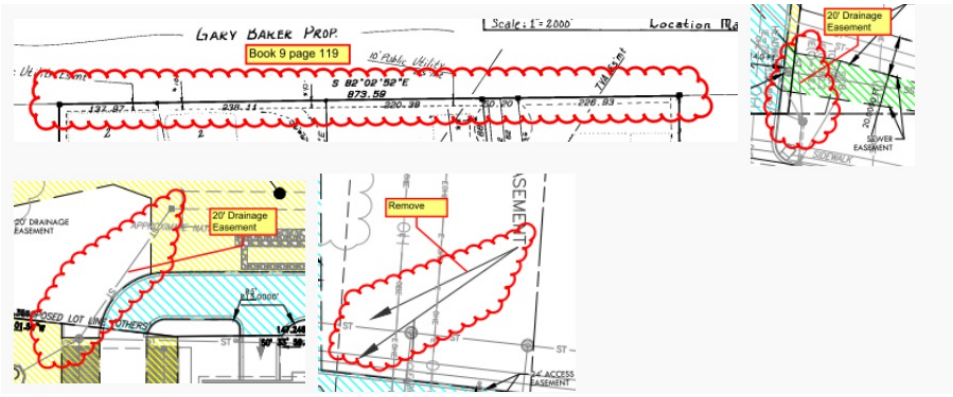
Applicant to revise the Easement Plan as follows:

1. Hatch for Green Infrastructure Easement is not consistent at GIE's. All bioretention should be shown with the GIE hatch (3 locations).

2. The existing 10' PUDE on the property to the south is to be shown (Plat Book 9 pg 119). Revise all affected sheets accordingly.

3. 20' Drainage easements are to be provided where clouded below.

4. Remove inadvertent leaders, including those clouded below.



2. J. Stormwater Managment Plan

lance.fittro@franklintn.gov As previously stated, with the Level 2 Permeable Paver section now included, at a minimum, infiltration testing shall be performed for this paver area. If the native soils do not have the required minimum infiltration rate per section GIP-03 of the BMP Manual (> 0.5 in/hr), alternate and/or additional treatment measures may be required.

NO SITE PLAN APPROVAL WILL BE GRANTED WITHOUT INFILTRATION AND/OR SUBSURFACE TESTING RESULTS WHICH VERIFY THE ACCEPTABLE DESIGN OF ALL STORMWATER BMP(S).

3. Street Access

joe.marlo@franklintn.gov *Applicant has partially addressed the comment.*

Applicant shall provide City of Franklin standard construction details for sidewalk and sidewalk expansion joints within the right-of-way.

4. Access at Eastern Site Entrance

joe.marlo@franklintn.gov The previous comment *"Applicant shall provide documentation that contiguous access is available from the property line at the eastern entrance of the site through the Jones Co. property to the Liberty Pike ROW without trespassing on private property. Note that Plat P40-137 does not appear to call out an access easement. Applicant shall show/ document the continuous access path on the Site Plan."* has not been sufficiently addressed.

The resubmitted drawings show a substantial amount of work on the adjacent property to the east (Jones Co.) including demolition of sidewalk, curb, and headwalls, installation of new water lines and storm junction/pipe, and revised grading.

Applicant shall submit a written letter of agreement from the adjacent property owner allowing the proposed work to be performed on the Jones Co. property. Applicant shall also submit documentation that all easements on the adjacent property that are required for the proposed work, including utility and access easements, are recorded. Written agreement and easements shall be in place prior to site plan approval.

5. Off-Site Storm Structures

joe.marlo@franklintn.gov *This is a new comment based on new information shown on the drawings.*

Applicant to verify the capacity (including remaining percent open) of the next two downstream storm structures (next two 48" CMP under roadways) in the subdivision to the south that will be receiving stormwater from the site.

6. Storm Pipe Table

joe.marlo@franklintn.gov *This is a new comment based on new information shown on the drawings.*

Applicant to revise the Storm Pipe Table entries noted below to match the grading plan.

			STOR	
INLET	INVERT	OUTLET	INVERT	LEN
A2	771.00	A1	770.75	
A3	773.90	A2	771.10	
A4	774.50	A3	774.00	
A5	776.00	A4	774.60	
B1	783.50	BOX PIPE	783.00	
C1	778.80	A2	778.60	
C2	779.50	C1	779.00	
D2	782.00	D1	781.00	
E2	770.20	E1	770.00	
F1	775.00	A4	774.60	
J1	781.00	BOX PIPE	776.00	
AA2	776.10	AA1	776.00	
AA3	776.60	AA2	776.20	
AA4	776.95	AA3	776.70	
AA5	777.30	AA4	777.05	
AA6	777.65	AA5	777.40	
AA7	778.00	AA6	777.75	
BB1	776.70	AA2	776.60	
BB2	777.00	BB1	776.80	
CC1	777.15	AA3	777.05	
CC2	777.45	CC1	777.25	
DD1	777.50	AA4	777.40	
DD2	777.80	DD1	777.60	
EE2	773.00	EE1	772.00	
FF1	771.50	A2	771.10	
GG1	791.50	BOX PIPE	781.00	
HH1	793.00	EXI	792.20	

7. J. Stormwater Managment Plan

jimmy.wiseman@franklintn.gov	The applicant analyzed the capacity of the existing downstream channel which is located in a Williamson County drainage easement and the first existing culvert downstream under a County roadway. The applicant identified the need to perform offsite grading to improve drainage capacity. The County must approve the offsite drainage improvements prior to the City issuing a grading permit.

Fire-Planning

2016-11-28 Prime Health Site Plan - PreApp.pdf

8. Fire Protection

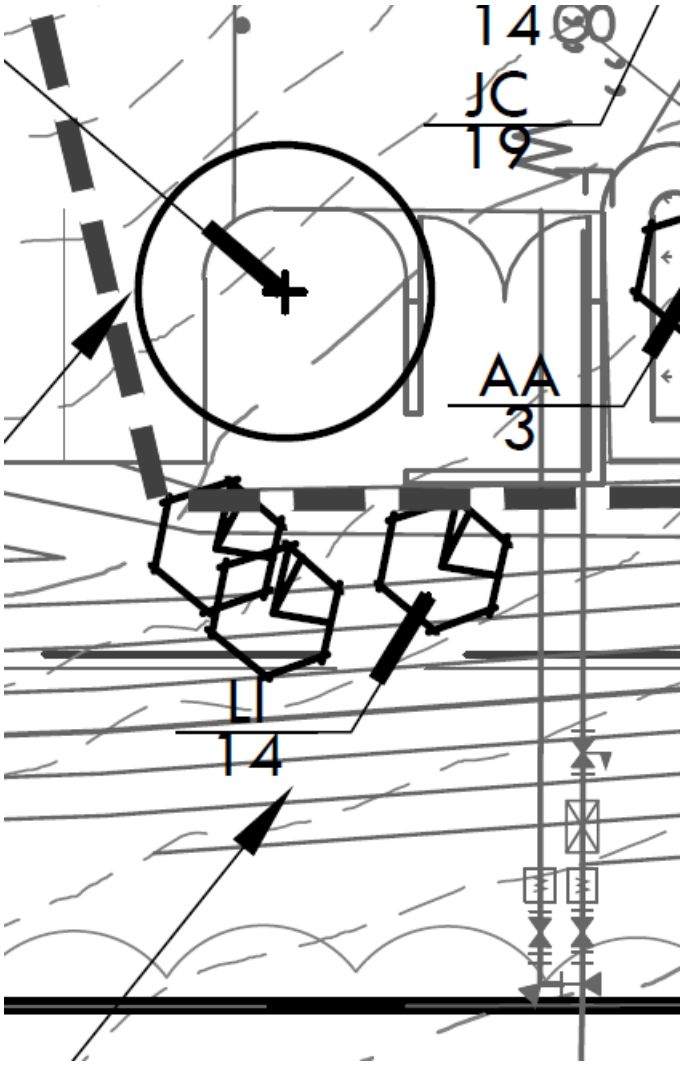
geoffw@franklintn.gov	This comment from 12/1/2016 has not been addressed. The applicant shall provide the results of a full demand fire flow test. Applicant is advised to refer to the review comments from 1/11/2017 concerning the closest fire hydrants for this test. *Original Comment:* *C7.0 Utility Plan* *Please provide the results a full fire demand flowtest (two hydrant).* *The flowtest must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.* *Provide the results on C7.0 and include all documentation from the test as a separate exhibit/attachment at submittal.* [Edited By Geoff Woolard]

2017-05-04 Prime Health Site Plan Combined.pdf

9. Landscaping

geoffw@franklintn.gov	This is a new comment at Resubmittal based on a change to the plans by the applicant. An earlier comment addressed non-compliance with the proposed location of domestic and fire protection water lines under the proposed dumpster enclosure. Based on those comments, the applicant relocated the domestic and fire protection water lines to the left of the dumpster enclosure. However, landscaping on L1.0 was not adjusted and the water lines are now shown under a proposed "October Glory Red Maple" tree. The long-term root growth of trees poses a significant risk to water lines and fire protection water lines and must be avoided. The applicant shall remove the proposed maple tree from the location indicated to avoid damage to domestic and fire protection water lines.

Previous:



[Edited By Geoff Woolard]

Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	**$ 66,000**
III. City Streets:	**$ 11,000**
IV: Private Streets:	**$ 144,000**
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 27,000**
VII. Stormwater Drainage:	**$ 334,000**
VIII. Green Infrastructure:	**$ 427,000**
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.
[Edited By Kevin Long]

11. Landscape

larry.mizell@franklintn.gov Landscape surety $54,000.00

Planning

General Issues

12. Architecture

brad.baumgartner@franklintn.gov Staff does not support the modification of standards and this project will go to FMPC to be decided. If the design modification is not approved by FMPC, a primary entrance shall be added to the north elevation.
[Edited By Brad Baumgartner]

13. Final Plat

brad.baumgartner@franklintn.gov Applicant shall have final plat showing corrected easements including access to this site prior to the site plan being approved through One-Stop. Also, plat should show where easements are to be shifted or removed. A plat must be recorded for Lot 3. This site plan cannot be approved fully until these issues are resolved.

Planning (Landscape)

General Issues

14. Incompitable use buffer

larry.mizell@franklintn.gov	The incompatible use buffer plant material shall be field located by the Landscape Architect and the City of Franklin Land Planner. This note shall be added to landscape plans. [Edited By Larry Mizell]

Sanitation and Environmental Services

2017-05-04 Prime Health Site Plan Combined.pdf

15. Solid Waste Service

bryan.brown@franklintn.gov	Please provide a FEL auto-turn to service the dumpster at this location. Below are standard specifications for this type collection truck. Please verify this type truck has a straight approach with front forks extended. Front-end Loader: Used for trash and cardboard dumpsters Height: 12.5' Wheel Base: 237" (19.5') Width: 97" (8' 1") Overhead clearance with can in raised position: 18.5' Turning radius: 46' Turning diameter: 97' Track: 78.6" (approx. 6'6") Total length with boom overhang and arms extended: 41' Total overall length of truck (with boom overhang): 37' Truck length without boom: 35' Front overhang: 50" (4'2") Fork length: 4' Boom arms front of bumper overhang: 24" Empty scale weight: 40,400 pounds Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits) Front axle weight: 18,000 pounds Empty trash dumpster estimated weight : 700 pounds Full trash dumpster estimated weight: 1,600 pounds

Stormwater

General Issues

16. Limits of Disturbance

ellen.moore@franklintn.gov	Applicant shall show any work to be included within Lot 1 within the limits of disturbance.

17. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov	Include L1.0 [Edited By Jeff Willoughby]

18. Bioretention

ellen.moore@franklintn.gov	Applicant shall show a 1:1 slope on both sides of the gravel diaphragm.

19. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov	*The amount of disturbance on this project has triggered the NPDES requirements as specified below. Submit the SWPPP, NOI, NOC, and all other pertaining documents as they are approved by TDEC.* ***Please note that no Stormwater/Grading permit will be issued and this comment will remain open until an NOC is received.** **From the TDEC Website: Who Needs An NPDES ?Stormwater Construction Permit:** Operators of construction sites involving clearing, grading or excavation that result in an area of disturbance of one or more acres, and activities that result in the disturbance of less than one acre if it is part of a larger common plan of development or sale. - See more at: http://www.tn.gov/environment/article/permit-water-npdes-stormwater-construction-permit ***If a NOC has already been issued please submit a copy of the NOC & SWPPP.*** Issue to remain open for reference until NOC is received.

20. EPSC

ellen.moore@franklintn.gov	Applicant shall show silt fence along the stream buffer where the sidewalk grading will occur.

21. Pervious Concrete/Pavers

ellen.moore@franklintn.gov	This comment is new due to site plan changes. Applicant shall provide a full subgrade grading plan for any area to be benched underneath the pavers. Applicant shall show where the benches are and the depth of each bench.

Water/Sewer

General Issues

22. Sanitary sewer

ben.mcneil@franklintn.gov	With the revision of the sanitary sewer main, the applicant shall add the existing invert out of the existing sanitary main.

23. Sanitary sewer

ben.mcneil@franklintn.gov	With the revision of the sanitary sewer alignment, the new layout has a sanitary sewer service line extending from the prime health property to the Jones company. The Jones company has access to existing sewer at the property line. The city of Franklin Water Management department will not allow Jones service to cross private property with an easement. Jones Company shall utilize the existing sanitary sewer at the property line for service. Applicant shall contact Ben McNeil with water management to discuss the acceptable sanitary sewer route prior to the one stop submittal. If the applicant does not contact Ben prior to One stop, the plan will not be approved at one stop. [Edited By Ben Mcneil]

2017-01-05 Prime Health Combined Site Plan Drawings.pdf

24. Sanitary sewer

ben.mcneil@franklintn.gov	With the revision of the sanitary sewer main, the applicant shall provide a cleanout at the edge of the sanitary sewer easement from manhole A-1.

25. Sanitary sewer

ben.mcneil@franklintn.gov	With the revision of the sanitary sewer main, the sanitary sewer main shall end at MH A-1 and a service extended from there. The Jones company has access form the existing manhole from to the site. The original layout was considered due to the close proximity of the sanitary sewer main to Jones property line. Applicant shall revise.

26. Sanitary sewer

ben.mcneil@franklintn.gov	With the revision of the sanitary sewer main, the applicant shall revise the proposed storm line and the sanitary sewer manhole A-1. The storm shall be designed as to provide maintenance to the proposed manhole.



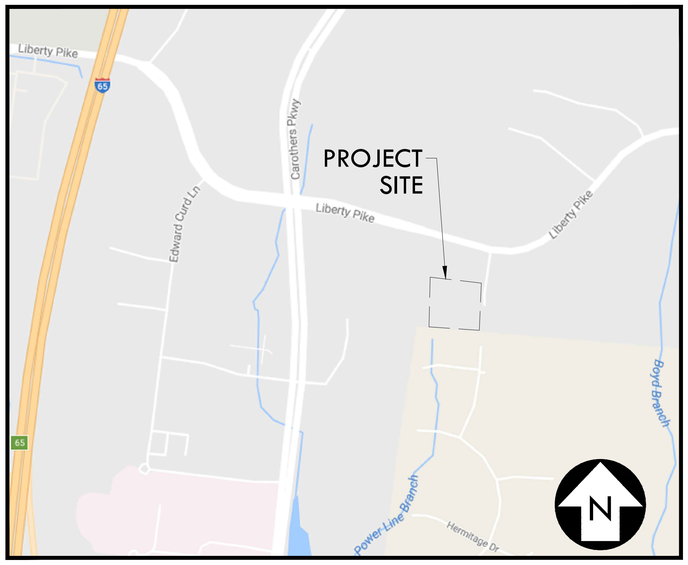
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CAROTHERS DEVELOPMENT SUBDIVISION, SITE PLAN, LOT 2, REVISION 1 (PRIME HEALTH)

1219 LIBERTY PIKE
FRANKLIN, TN 37067

SITE DATA

PROJECT NAME	PRIME HEALTH OFFICE BUILDING
ADDRESS:	1219 LIBERTY PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 79, 04010
EXISTING ZONING:	GO (GENERAL OFFICE DISTRICT)
CHARACTER AREA OVERLAY:	MECO 4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	3.53 ACRES
SQUARE FOOTAGE OF SITE:	153,597 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	OFFICE USE
YARD FRONTING ON ANY STREET	50'
SIDE YARD	25'
REAR YARD	40'
OWNER/MINERAL RIGHTS HOLER:	RAY MORRIS
ADDRESS:	5660 PEACHTREE INDUSTRIAL BLVD. NORCROSS, GA 30071
PHONE NO.:	770-441-7202
E-MAIL ADDRESS:	KATHH@VENTURECONSTRUCTION.COM
APPLICANT:	CRUNK ENGINEERING LLC
ADDRESS:	1894 GENERAL GEORGE PATTON DRIVE SUITE 600 FRANKLIN, TN 37067
PHONE NO.:	615-873-1795
E-MAIL ADDRESS:	adam@crunkeng.com
CONTACT NAME:	MR. ADAM CRUNK, P.E.
BUILDING SQUARE FOOTAGE:	
GENERAL OFFICE - PARKING GARAGE	20,658 S.F.
GENERAL OFFICE - 1ST FLOOR	20,658 S.F.
GENERAL OFFICE - 2ND FLOOR	20,658 S.F.
TOTAL	61,974 S.F.
BUILDING HEIGHT	
ALLOWABLE	6 STORIES MAXIMUM
PROPOSED OFFICE	2 STORIES
FLOOR AREA RATIO OF SITE:	0.27
PROPOSED LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
PARKING	
EXISTING	0
REQUIRED (4 SPACES PER 1000SF GEN OFFICE AT 41,300 S.F.)	168
MAXIMUM PARKING	202
PROPOSED	218
REGULAR SPACES	100
GARAGE SPACES	63
COMPACT SPACES (0 % OF TOTAL PROVIDED)	0
ADA SPACES	7
PERVIOUS SPACES	32
EXCESS SPACES (PERVIOUS)	16
BICYCLE FACILITIES	
REQUIRED (1 SPOT PER 20 PARKING SPACES)	4
PROVIDED	4
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	22% PRESERVED TREE CANOPY SHOWN
PARKLAND DEDICATION:	NOT APPLICABLE
OPEN SPACE:	
FORMAL OPEN SPACE REQ'D (5% OF 3.53 AC.)	7688 SF
FORMAL OPEN SPACE PROPOSED	9400 SF
USE BUFFER:	75FT BUFFER AGAINST SINGLE FAMILY
BUILDING OCCUPANCY:	GROUP B, BUSINESS
CONSTRUCTION TYPE:	TYPE IIB



LOCATION MAP
NOT TO SCALE

Design Modification Request: To allow the main entrance of the building to not face Liberty Pike, but instead face the neighboring building.

Responses to the four (4) findings:

I. The request to locate the main entrance to the east, toward the Jones Company office building, will not be detrimental to the public safety, health, or welfare to other properties in the surrounding neighborhood. We believe that the design is consistent with section 5.3.6 (1) (b) (i) that states the facade shall be parallel to the street they front unless an alternative orientation is consistent with existing adjacent development.

II. Due to the fact that this 3.5 acre lot being created is not technically adjacent to Liberty Pike, and it will be the only property adjacent to the Jones Company building, we feel that this is a unique situation that will not apply to other properties on this site. A site plan had been approved for an office building in the northeast corner of Lot 2 that faced Liberty Pike. Keep in mind that the rear of the previously approved office building would be directly in front of a main entrance to this proposed building that faced Liberty Pike. This site is also very unique with the steep grades that slope east to west, making it very difficult to provide a flat parking area at a location that would act as the main entrance on the north side of the building. The adjacent high voltage power lines and poles would mean that a north facing entrance would be looking directly toward the unsightly power lines.

III. The future tenant of this building, Prime Health Services, is a business that handles highly sensitive information. They have a strong desire for only one primary entrance into this building. They do not want to have a faux entrance on the Liberty Pike side of the building that would remain locked and potentially confuse visitors to the property. Therefore, if it were required to have an entrance on the Liberty Pike side of the building, or a faux entrance, it would make this site undevelopable for this future business looking to relocate from Brentwood to Franklin.

IV. Based on our understanding of the Franklin Land Use Plan, our proposed design modification does not create conflict with the land use plan.

We understand the concerns that this design standard is seeking to eliminate. It is our belief that our building entrance location is in keeping with the zoning ordinance because it is adjacent to a road that is accessible to this property, and it is oriented similar to a neighboring development.

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE:	MAY 4, 2017
DESIGN PROFESSIONALS:	
CIVIL ENGINEER:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 615-873-1795 CONTACT: ADAM CRUNK, PE adam@crunkeng.com
ARCHITECT:	HEREFORD DOOLEY ARCHITECTS 1720 WEST END AVE. SUITE 300 NASHVILLE, TN 37203
US FEMA FIRM:	MAP NO. 47187C0212F EFFECTIVE DATE - SEPTEMBER 29, 2006 ZONE X - NO FLOOD HAZARD

SHEET INDEX:

C0.0	COVER
C1.0	NOTES
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	INITIAL ESCP & WATER QUALITY PLAN
C4.1	INTERIM ESCP & WATER QUALITY PLAN
C4.2	FINAL ESCP & WATER QUALITY PLAN
C4.3	ESCP & WATER QUALITY DETAILS
C5.0	OVERALL SITE LAYOUT PLAN
C5.1	SITE LAYOUT PLAN
C5.2	ACCESS PLAN
C5.3	EASEMENT PLAN
C6.0	SITE GRADING & DRAINAGE PLAN
C6.1	EAST ACCESS DRIVE PROFILE
C6.2	DOWNSTREAM GRADING & DRAINAGE PLAN
C6.3	LOT 2 FRONTAGE SIDEWALK GRADING
C7.0	UTILITY PLAN
C7.1	UTILITY PROFILE
C8.0	DETAILS
C8.1	DETAILS
C8.2	DETAILS
C8.3	DETAILS
C8.4	DETAILS
C8.5	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	TREE PRESERVATION PLAN
L3.1	SPECIMEN TREE PRESERVATION PLAN
E100	SITE PLAN - LIGHTING CALCS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795

WWW.CRUNKENG.COM

HEREFORD · DOOLEY
ARCHITECTS
1720 WEST END AVE · SUITE 300
NASHVILLE · TENNESSEE · 37203
P · 615 · 244 · 7399
F · 615 · 244 · 6697
WWW.HDARCHITECTS.COM

05/04/17

PROJECT: 216042.00

LOCATION: 1217 Liberty Pike
Franklin TN 37067

CLIENT: Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health)
C.O.F. # 6323

CONSTRUCTION DOCUMENTS

WILSON CREEK RANCH & AGRICULTURE 5/4/17 COMMERCE NOT FOR CONSTRUCTION

DATES OF ISSUANCE
05/04/17

SHEET TITLE: COVER

SHEET: C0.0

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1. BASE INFORMATION WAS TAKEN FROM A PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WEATHERFORD & ASSOCIATES WITH SOME BASE INFORMATION TAKEN FROM A PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILSON & ASSOCIATES. CRUNK ENGINEERING LLC SHALL NOT BE RESPONSIBLE FOR ERRORS AND OMISSIONS RESULTING FROM THIS INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC., DURING THE BID PROCESS. ANY QUANTITIES PROVIDED ON PLANS ARE PROVIDED AS A COURTESY. WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE.
5. A COPY OF THE ELECTRONIC DRAWING FILE MAY BE REQUESTED FROM ENGINEER BY CONTRACTOR TO PROVIDE COORDINATES FOR LOCATION IN FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ELECTRONIC FILES AFTER ANY REVISIONS TO PLANS, IF ANY OCCUR.
6. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, UTILITY INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS. ALL AS-BUILTS SHALL BE PREPARED IN ACCORDANCE WITH LOCAL AGENCY(S) REQUIREMENTS. IF A CERTIFIED AS-BUILT SURVEY IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STAMPED SURVEY AND SUBMITTING TO ENGINEER.
9. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION.
10. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
11. DIMENSIONS AND COORDINATES PROVIDED ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS SUCH AS BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC.
14. PORTIONS OF THE WORK SHOWN ON THESE PLANS MAY REQUIRE TRENCH AND/OR MASS EXCAVATION. IN SOME CASES, THIS WILL REQUIRE THE REMOVAL OF ROCK. IN THE USE OF EXPLOSIVES FOR THE SUBSEQUENT EXCAVATION OF ROCK MATERIAL, ALL APPLICABLE LOCAL AND STATE REQUIREMENTS REGARDING THE USE AND STORAGE OF EXPLOSIVE MATERIAL SHALL BE FOLLOWED. THE PROPER PERMITS MUST BE SECURED AND PRE-BLAST SURVEYS WILL BE CONDUCTED IN AREAS WHERE ADJACENT PROPERTIES OR IMPROVEMENTS OFF OF THE PROJECT PROPERTY COULD BE IMPACTED. IN PORTIONS OF THE PROJECT WHERE TRENCH EXCAVATION IS REQUIRED, THE CONTRACTOR WILL BECOME FAMILIAR WITH ALL APPLICABLE TRENCH SAFETY REQUIREMENTS AND REGULATIONS AND TAKE THE NECESSARY MEASURES TO INSURE THE SAFETY OF HIS EMPLOYEES AND ANY OTHER INDIVIDUALS HAVING A NEED TO BE IN AND AROUND THE WORK.
15. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL AGENCY(S) SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. UPON REMOVAL NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
3. 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 IMPROVEMENTS ON THE SITE LAYOUT PLAN AND UTILITY PLAN.
4. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND UTILITY PROVIDERS 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 AGENCY(S) AND UTILITY PROVIDER(S).
5. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
6. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
7. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24 INCHES (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
8. CAVITIES AND TRENCHES LEFT BY DEMOLITION WORK SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
9. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, LIGHT POLES, 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.

SITE GRADING NOTES:

1. BASE INFORMATION WAS TAKEN FROM A PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WEATHERFORD & ASSOCIATES WITH SOME BASE INFORMATION TAKEN FROM A PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILSON & ASSOCIATES. BENCHMARK LOCATION AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CONTRACTOR SHALL VERIFY ITS CORRECTNESS PRIOR TO CONSTRUCTION.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.60 ACRES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47187C0212F OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE, DATED 9/29/2006.
4. 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.
5. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION THE OWNER'S REPRESENTATIVE AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY. PERMANENT MEDIATION MAY BE REQUIRED, THE LOCATION AND SPECIFICATION OF WHICH WILL BE DETERMINED BY THE CONDITIONS WHICH ARE ENCOUNTERED.
7. THE PROPOSED GRADING AND DRAINAGE PLAN CONTAIN CONTOUR LINES AND SPOT ELEVATIONS RESULTING FROM AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON PLANS. FILL SLOPES OF 3:1 AND GREATER SHALL BE PLACED AND COMPACTED A MINIMUM OF 5 FEET BEYOND THE PROPOSED SLOPE LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
9. THE MAXIMUM SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL BE 2.0% IN ANY DIRECTION. THE MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS OTHERWISE INDICATED ON PLANS.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT MAY BE REQUIRED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL AFFECTED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
12. 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.
13. THE CONTRACTOR SHALL NOT DISTURB VEGETATION OR REMOVE ANY TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
14. THE CONTRACTOR SHALL STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE. UPON COMPLETION OF GENERAL GRADING THE TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE. THE CONTRACTOR SHALL PROVIDE MEASURES TO PREVENT SEDIMENT FROM STOCKPILED TOPSOIL OR FILL MATERIAL FROM CONTAMINATING SURROUNDING AREAS OR ENTERING NEARBY STREAMS.
15. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS AND COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER (TO 95% STANDARD PROCTOR).
16. THE CONTRACTOR IS RESPONSIBLE FOR PERMITTING ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL FOR SUCH ACTIVITY. 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.
17. ANY EXCESS EARTH MATERIAL AS A RESULT FROM GRADING ACTIVITIES SHALL BE FIRST OFFERED TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL FOR GRADING ACTIVITIES IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE AT NO ADDITIONAL COST TO THE OWNER.
18. SEGMENTAL WALLS SHALL BE PROVIDED BY THE CONTRACTOR ON A DESIGN BUILD BASIS. WALL DESIGN PLANS STAMPED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING AND INCLUDED IN THE CONSTRUCTION DOCUMENTS.
19. TOP OF GRATE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL AND GRADING PLAN, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE WITH THE PAVEMENT AND/OR CURB AND GUTTER GRADES. LOCATION OF DRAINAGE STRUCTURES IS AS SHOWN ON THE GRADING PLAN.
20. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
21. REINFORCED CONCRETE STORM PIPE SHALL MEET ASTM 76CLASS III, WALL TYPE "B" MESH REINFORCEMENT. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET ASTM F 2648. POLYVINYLCHLORIDE PIPE (PVC) SHALL MEET ASTM D3034, SDR 35.

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE GRADING ACTIVITIES BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGH THE DURATION OF THE PROJECT. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. 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.
5. EXISTING VEGETATION AND GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
7. INPSECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. IF AT ANY TIME DURING CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL 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.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY CONSTRUCTION ACTIVITY. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL ARE PROHIBITED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
11. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT AND EROSION CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVED SEDIMENT BUILD UP FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER A GOOD STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

UTILITY NOTES:

1. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED OF MATERIALS THAT CONFORM WITH LOCAL AGENCY(S) AND UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
2. SANITARY SEWER SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. POLYVINYLCHLORIDE (PVC) SHALL MEETASTM D3034 SDR35. DUCTILE IRON PIPE (DIP) SHALL MEET ANSI21.51/AWWA C-151 CLASS 52.
3. WATER LINES SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. CEMENT LINED DUCTILE IRON (DIP) SHALL MEET AWWA C-151CLASS 52. POLYVINYLCHLORIDE (PVC) SHALL MEET AWWA C-900, SDR 18, CLASS 150.
4. A MINIMUM COVER OF 36" SHALL BE PROVIDED OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN A HORIZONTAL SEPARATION OF 10 FEET 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.
6. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE SURVEYOR AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
7. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF THE POINT OF CONNECTIONS OF ALL UTILITIES PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF CONSTRUCTION FOR ALL UTILITY LINES TO PREVENT CONFLICTS WITH EXISTING OR PROPOSED WATER LINES, SANITARY SEWER LINES, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S) WATER AND SEWER SPECIFICATIONS.
10. REDUCED PRESSURE BACKFLOW PREVENTOR (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY LOCAL AGENCY AND UTILITY PROVIDER.
11. 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 SHOWN ON THESE PLANS). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED.
12. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY CONNECTIONS AT THE BUILDING WITH PLUMBING PLANS.
13. PROPOSED GAS LINE, ELECTRIC LINE AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS.
14. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
15. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
16. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD 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.
18. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
19. PRIOR TO SUBMITTING OF BID, THE CONTRACTOR WILL BE 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.

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05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

WILSON COUNTY TENNESSEE DEPARTMENT OF AGRICULTURE 5/4/17 CERTIFIED NURSERY

05/04/17

DATES OF ISSUANCE △

TITLE NOTES

SHEET C1.0

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CONSTRUCTION DOCUMENTS

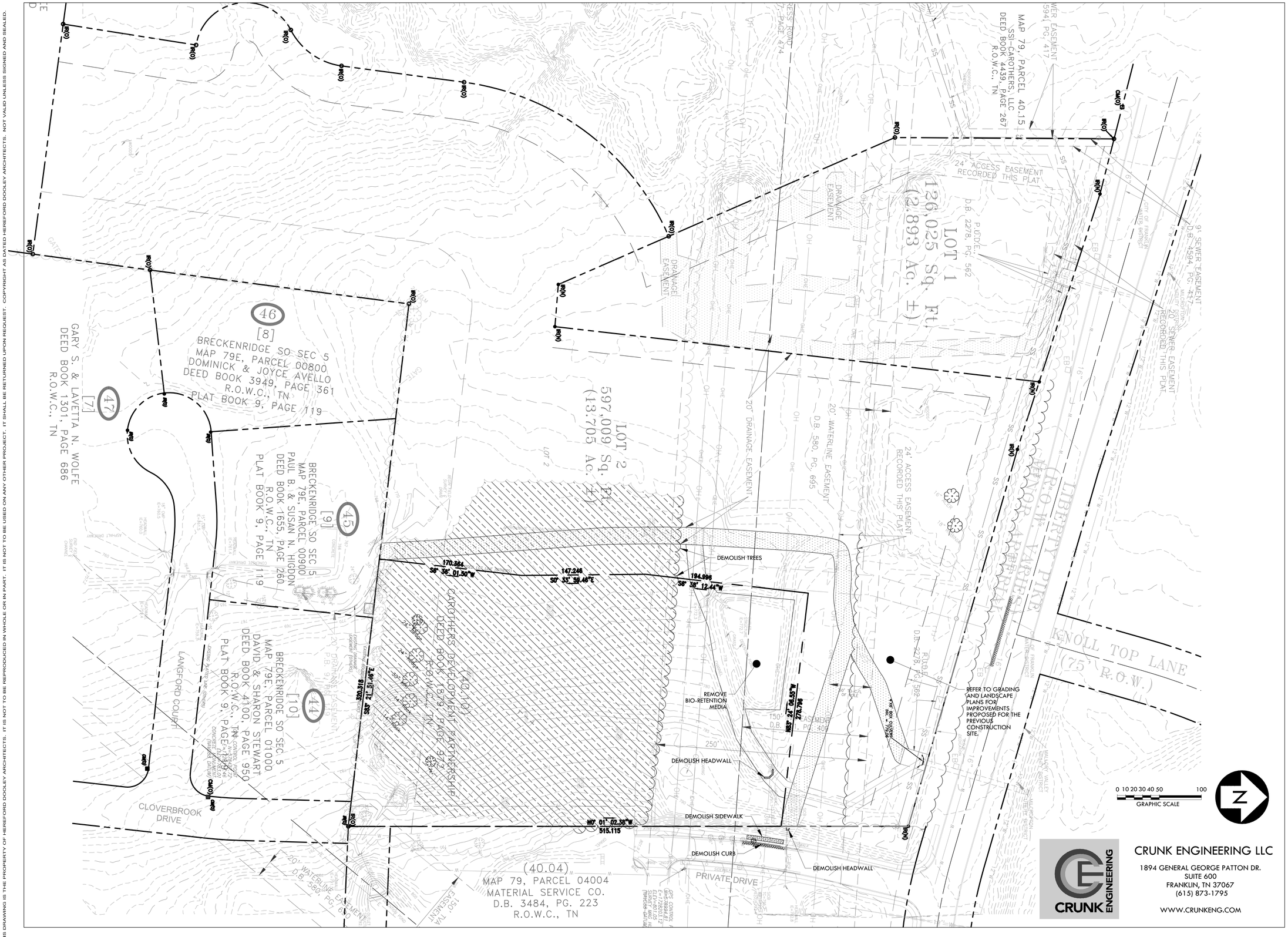
05/04/17

DATES OF ISSUANCE △

TITLE EXISTING CONDITIONS

SHEET C2.0

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CONSTRUCTION DOCUMENTS

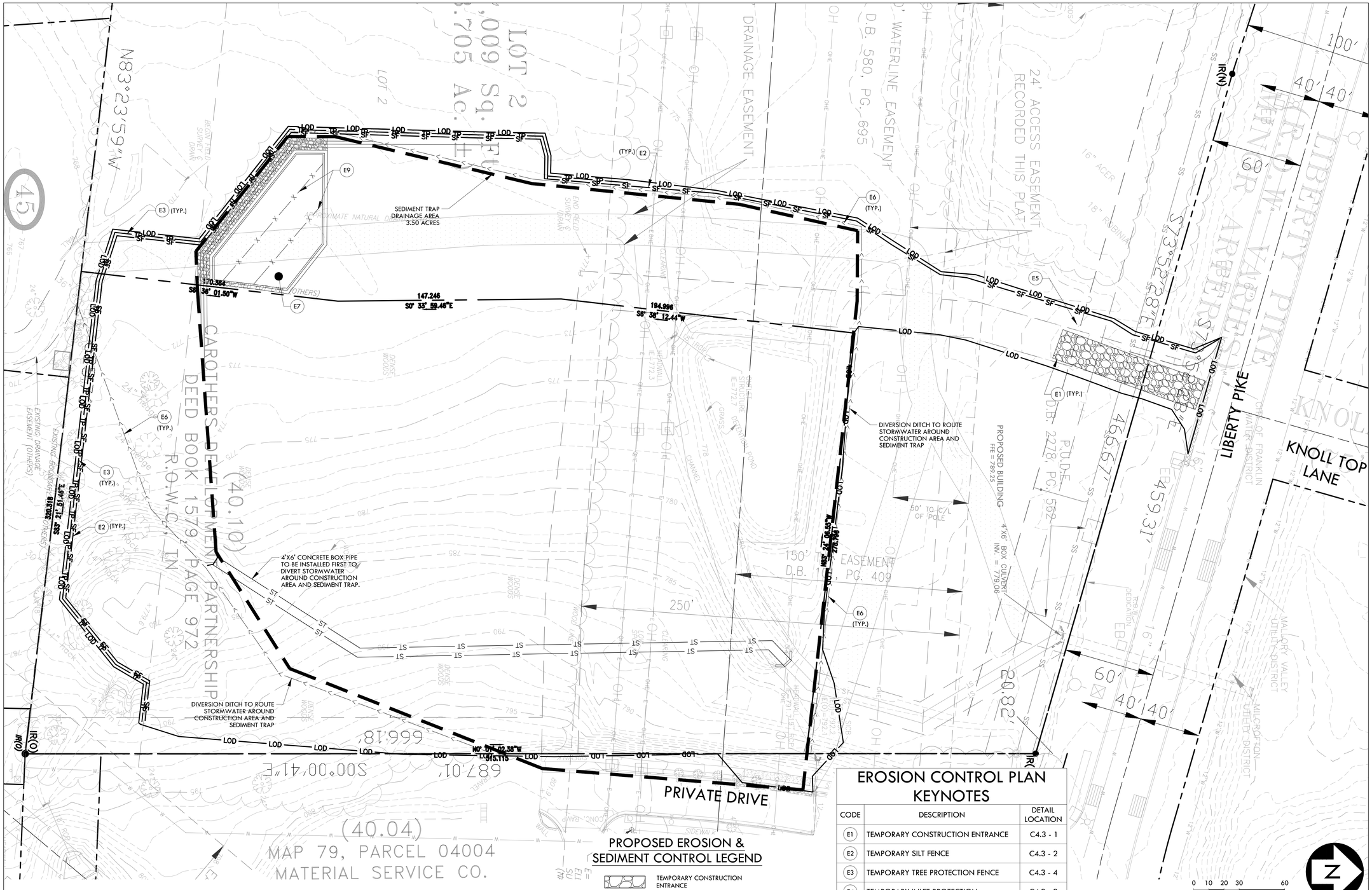
5/4/17

DATES OF ISSUANCE
05/04/17 △

SHEET TITLE
DEMOLITION PLAN

SHEET
C3.0

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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 BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the City's website.

Where bedrock is encountered during excavation of any of the proposed water quality features, an additional 2-feet of bedrock shall be removed below the bottom elevation for the bmp shown on the plans and this additional excavation backfilled with #57 stone.

Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP — TEMPORARY TREE PROTECTION
- SF — TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD — LIMITS OF DISTURBANCE

EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C4.3 - 1
E2	TEMPORARY SILT FENCE	C4.3 - 2
E3	TEMPORARY TREE PROTECTION FENCE	C4.3 - 4
E4	TEMPORARY INLET PROTECTION	C4.3 - 3
E5	CONCRETE WASHOUT AREA	C4.3 - 5
E6	DIVERSION DITCH	-
E7	SEDIMENT TRAP	C4.3 - 6
E8	FILTER RING	C4.3 - 8
E9	BAFFLE	C4.3 - 7

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WWW.CRUNKENG.COM

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05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

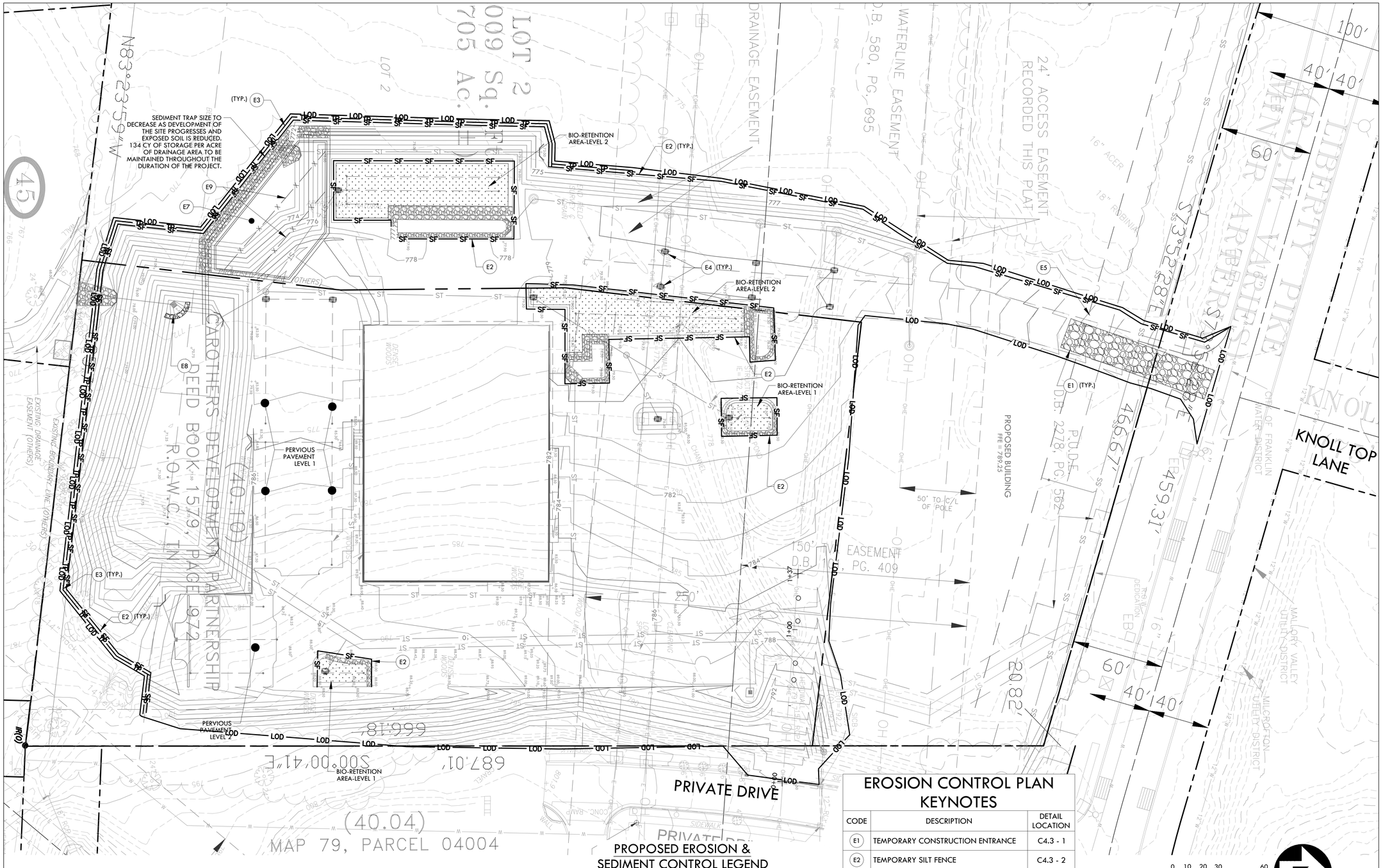
WILSON CRUNK 170 AGRICULTURE 5/4/17 TENNESSEE

DATES OF ISSUANCE
05/04/17

SHEET TITLE INITIAL EPSC & WATER QUALITY PLAN

SHEET C4.0

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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 BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the City's website.

Where bedrock is encountered during excavation of any of the proposed water quality features, an additional 2-feet of bedrock shall be removed below the bottom elevation for the bmp shown on the plans and this additional excavation backfilled with #57 stone.

Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP — TEMPORARY TREE PROTECTION
- SF — TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD — LIMITS OF DISTURBANCE

EROSION CONTROL PLAN KEYNOTES

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E6	DIVERSION DITCH	-
E7	SEDIMENT TRAP	C4.3 - 6
E8	FILTER RING	C4.3 - 8
E9	BAFFLE	C4.3 - 7

0 10 20 30 60
GRAPHIC SCALE

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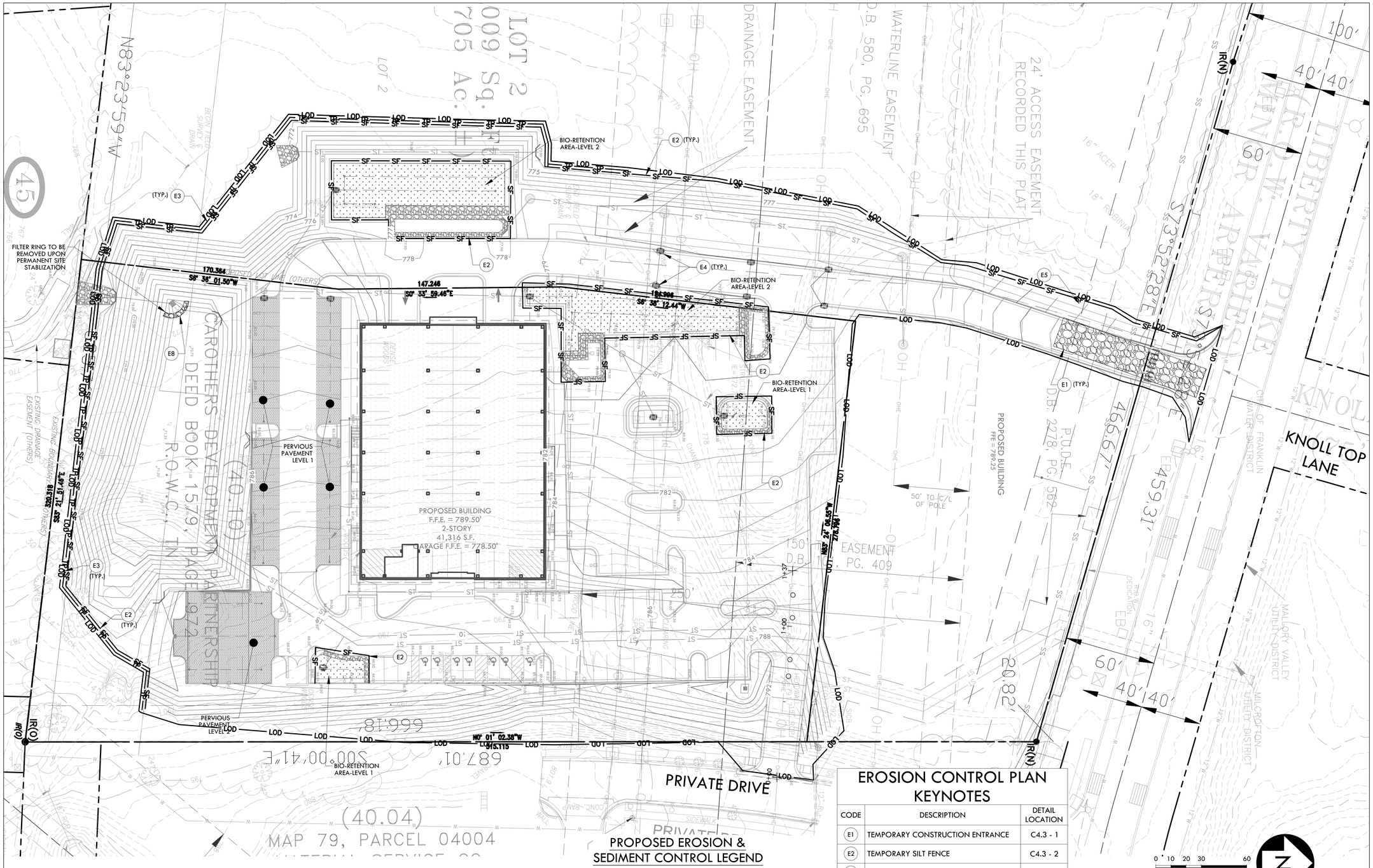
WILSON CREEK RANCH & AGRICULTURE 5/4/17 COMM RC NOT FOR CONSTRUCTION

DATES OF ISSUANCE
05/04/17 △

SHEET TITLE INTERIM EPSC & WATER QUALITY PLAN

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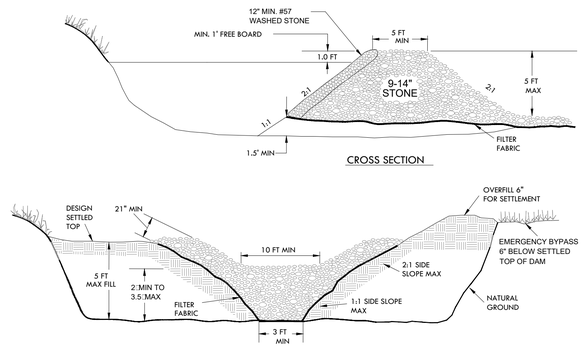
CONSTRUCTION DOCUMENTS

DATES OF ISSUANCE
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SHEET TITLE FINAL EPSC & WATER QUALITY PLAN

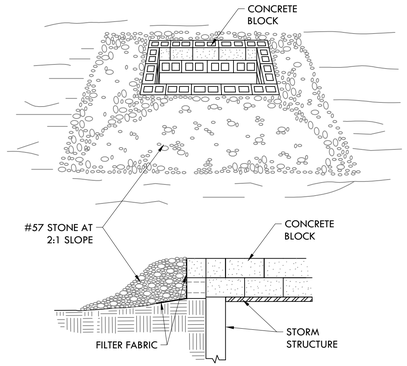
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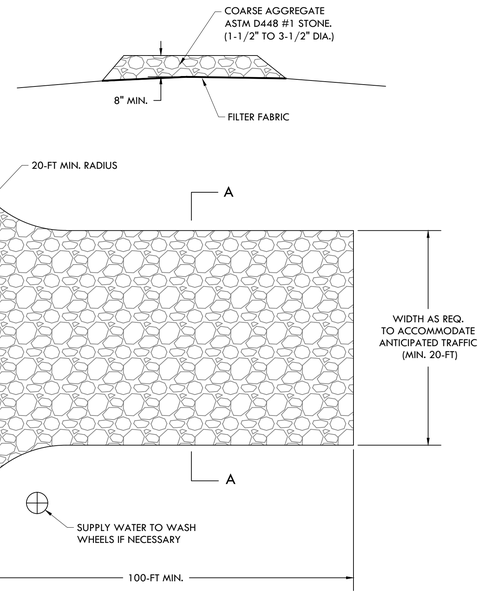
6 TEMPORARY SEDIMENT TRAP

NOT TO SCALE



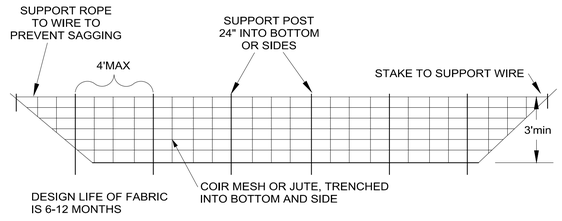
3 INLET PROTECTION

NOT TO SCALE



1 TEMPORARY CONSTRUCTION EXIT

NOT TO SCALE



7 BAFFLE DETAIL

NOT TO SCALE

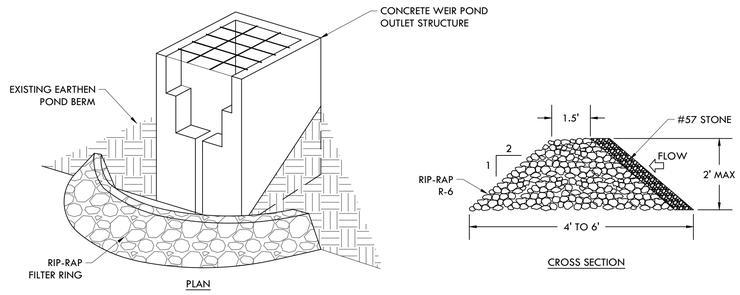


TYPE "ABOVE GRADE" WITH STRAW BALES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

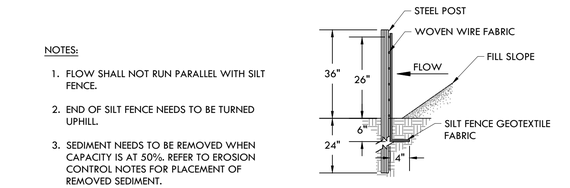
5 CONCRETE WASHOUT AREA

NOT TO SCALE



8 TEMPORARY ROCK FILTER RING

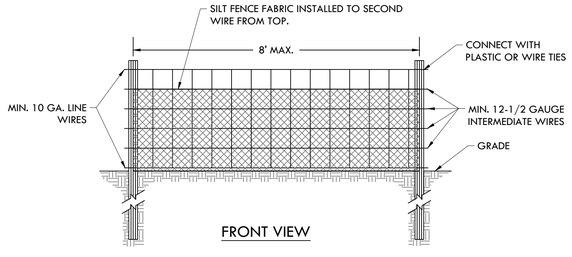
NOT TO SCALE



SIDE VIEW

NOTES:

1. FLOW SHALL NOT RUN PARALLEL WITH SILT FENCE.
2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
3. SEDIMENT NEEDS TO BE REMOVED WHEN CAPACITY IS AT 50%. REFER TO EROSION CONTROL NOTES FOR PLACEMENT OF REMOVED SEDIMENT.



2 TEMPORARY SILT FENCE

NOT TO SCALE

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LOCATION 1217 Liberty Pike
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CLIENT Prime Health Services

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CONSTRUCTION DOCUMENTS

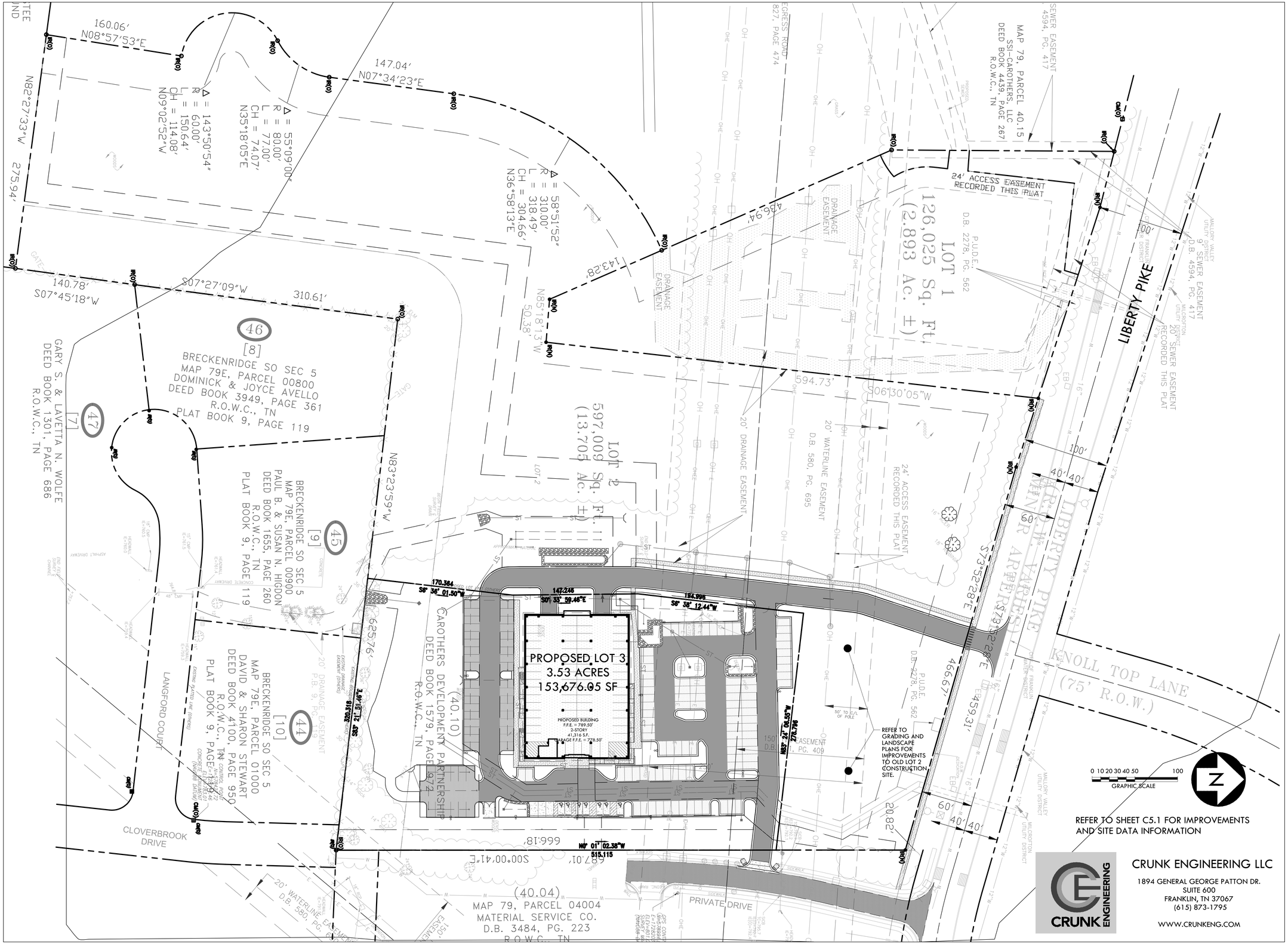
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SHEET TITLE EROSION CONTROL DETAILS

SHEET C4.3

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CONSTRUCTION DOCUMENTS

STATE OF TENNESSEE
KIRK WILSON CRUNK
REGISTERED
AGRICULTURE
5/4/17
ENGINEER

05/04/17

DATES OF ISSUANCE △

SHEET TITLE OVERALL SITE LAYOUT PLAN

SHEET C5.0

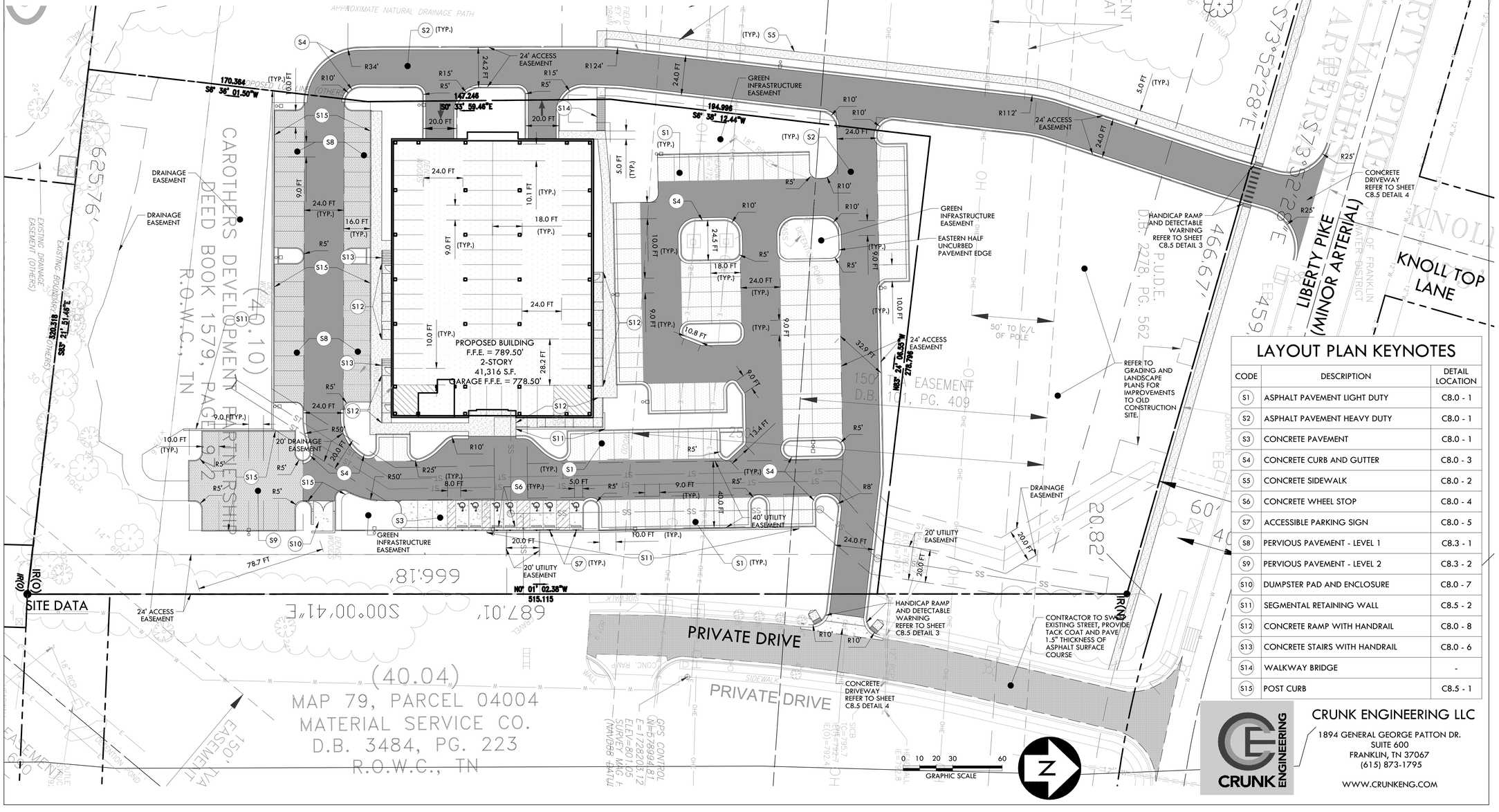
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PROJECT NAME	CAROTHERS DEVELOPMENT SUBDIVISION, LOT 2, REVISION 1 (PRIME HEALTH)
ADDRESS:	1217 LIBERTY PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 79, 04010
EXISTING ZONING:	GO (GENERAL OFFICE DISTRICT)
CHARACTER AREA OVERLAY:	MECO 4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	3.53 ACRES
SQUARE FOOTAGE OF SITE:	153,597 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	OFFICE USE
YARD FRONTING ON ANY STREET	50'
SIDE YARD	25'
REAR YARD	40'
OWNER/MINERAL RIGHTS HOLDER:	RAY MORRIS
ADDRESS:	5660 PEACHTREE INDUSTRIAL BLVD. NORCROSS, GA 30071
PHONE NO.:	615-873-1795
E-MAIL ADDRESS:	770-441-7202
	KATHH@VENTURECONSTRUCTION.COM
APPLICANT:	CRUNK ENGINEERING LLC
ADDRESS:	1894 GENERAL GEORGE PATTON DRIVE SUITE 600 FRANKLIN, TN 37067
PHONE NO.:	615-873-1795
E-MAIL ADDRESS:	adam@crunkeng.com
CONTACT NAME:	MR. ADAM CRUNK, P.E.

BUILDING SQUARE FOOTAGE:	
GENERAL OFFICE - PARKING GARAGE	20,658 S.F.
GENERAL OFFICE - 1ST FLOOR	20,658 S.F.
GENERAL OFFICE - 2ND FLOOR	20,658 S.F.
TOTAL	61,974 S.F.
BUILDING HEIGHT	
ALLOWABLE	6 STORIES MAXIMUM
PROPOSED OFFICE	2 STORIES
FLOOR AREA RATIO OF SITE:	0.27
PROPOSED LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
PARKING	
EXISTING	0
REQUIRED (4 SPACES PER 1000SF GEN OFFICE AT 41,300 S.F.)	168
MAXIMUM PARKING	202
PROPOSED	218
REGULAR SPACES	100
GARAGE SPACES	63
COMPACT SPACES (0 % OF TOTAL PROVIDED)	0
ADA SPACES	7
PERVIOUS SPACES	32
EXCESS SPACES (PERVIOUS)	16
BICYCLE FACILITIES	4
REQUIRED (1 SPOT PER 20 PARKING SPACES)	4
PROVIDED	N/A
TREE CANOPY:	22% PRESERVED TREE CANOPY SHOWN
PARKLAND DEDICATION:	NOT APPLICABLE
OPEN SPACE:	
FORMAL OPEN SPACE REQ'D (5% OF 3.53 AC.)	7688 SF
FORMAL OPEN SPACE PROPOSED	9400 SF
USE BUFFER:	7.5FT BUFFER AGAINST SINGLE FAMILY
BUILDING OCCUPANCY:	GROUP B, BUSINESS TYPE IIB

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- CURB & GUTTER



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT LIGHT DUTY	C8.0 - 1
S2	ASPHALT PAVEMENT HEAVY DUTY	C8.0 - 1
S3	CONCRETE PAVEMENT	C8.0 - 1
S4	CONCRETE CURB AND GUTTER	C8.0 - 3
S5	CONCRETE SIDEWALK	C8.0 - 2
S6	CONCRETE WHEEL STOP	C8.0 - 4
S7	ACCESSIBLE PARKING SIGN	C8.0 - 5
S8	PERVIOUS PAVEMENT - LEVEL 1	C8.3 - 1
S9	PERVIOUS PAVEMENT - LEVEL 2	C8.3 - 2
S10	DUMPSTER PAD AND ENCLOSURE	C8.0 - 7
S11	SEGMENTAL RETAINING WALL	C8.5 - 2
S12	CONCRETE RAMP WITH HANDRAIL	C8.0 - 8
S13	CONCRETE STAIRS WITH HANDRAIL	C8.0 - 6
S14	WALKWAY BRIDGE	-
S15	POST CURB	C8.5 - 1

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SHEET TITLE SITE LAYOUT PLAN

SHEET C5.1

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R.O.W. & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Prime Health Office Building R.O.W. & Access Data Chart

Daily Trip Generation: XX veh per day
Peak Hour Trip Generation: XX veh per hour
Traffic Impact Study Required: NO
Circulation Plan Required: NO

Access Management

Min. Distance Between Intersection: N/A
Min. Distance Between high volume/alleys & Intersections: N/A
Min. Distance Between driveway & Intersections: XX ft
Driveway Width (two-way): 24 ft
Driveway Approach Street Configuration: 1.5 ft Radius Return or Curb Cut.

FIRE TRUCK TURNING MOVEMENT INFORMATION

Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316' (Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

0 10 20 30 60
GRAPHIC SCALE

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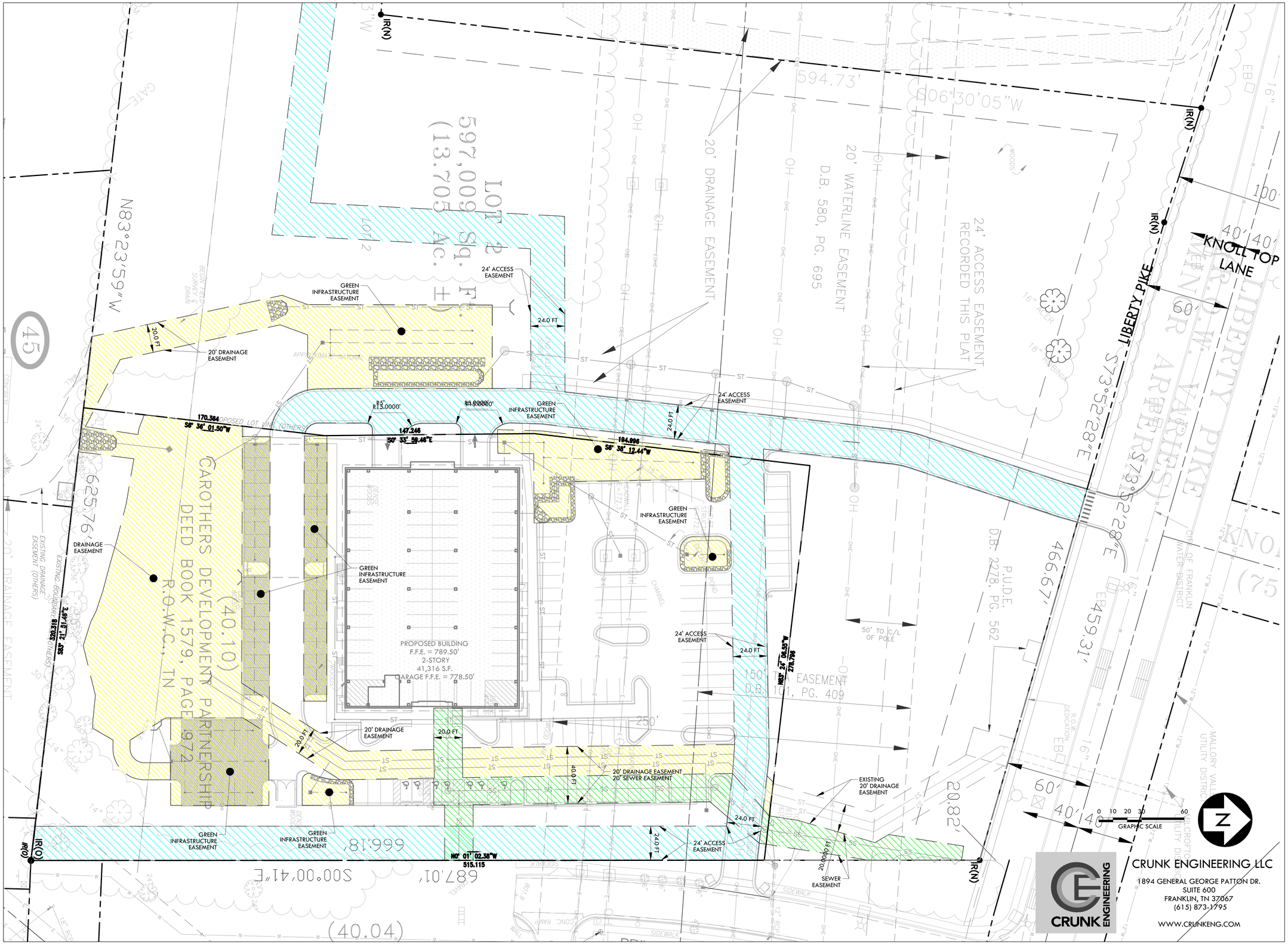
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TITLE ACCESS PLAN

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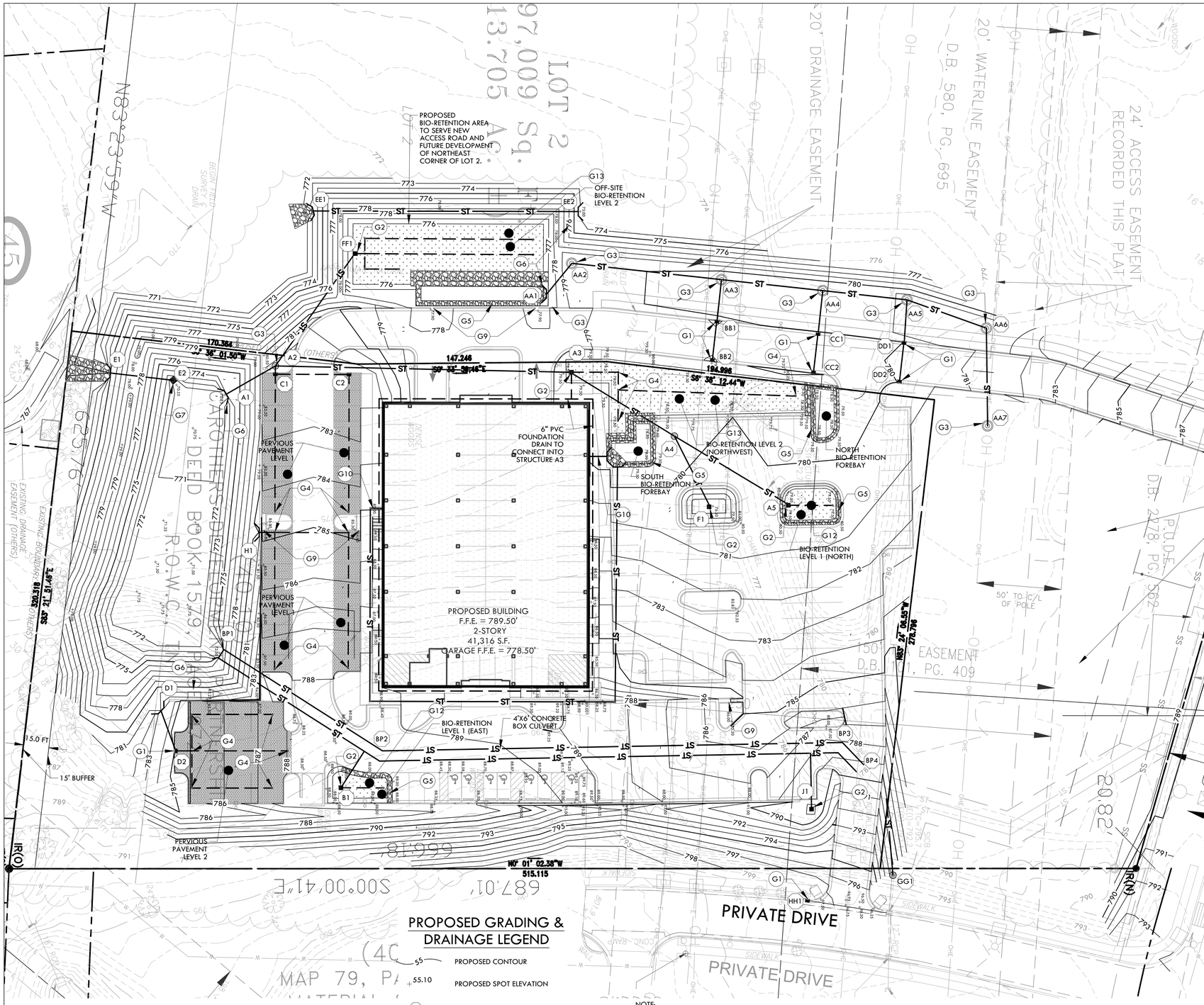
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AGRICULTURE
5/4/17

DATES OF ISSUANCE
05/04/17 △

SHEET TITLE EASEMENT PLAN

SHEET C5.3

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GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 1
G2	SINGLE CATCH BASIN	C8.1 - 3
G3	JUNCTION BOX	C8.1 - 2
G4	CLEANOUT	C8.1 - 4
G5	GRAVEL DIAPHRAGM	C8.4 - 1
G6	CONCRETE HEADWALL	C8.2 - 1
G7	REGIONAL DETENTION POND OUTLET STRUCTURE	C8.1 - 5
G8	BIO-RETENTION OUTLET STRUCTURE	C8.1 - 6
G9	CONCRETE FLUME	C8.1 - 8
G10	DOWNSPOUT CONNECTION	C8.1 - 9
G11	RIVERSTONE OUTLET PROTECTION	C8.1 - 7
G12	BIO-RETENTION AREA - LEVEL 1	C8.4 - 2
G13	BIO-RETENTION AREA - LEVEL 2	C8.4 - 2

STORM STRUCTURE TABLE

LABEL	TYPE	RIM	INVERT
A1	HEADWALL	N/A	770.75
A2	JUNCTION	782.00	771.00
A3	SINGLE CATCH BASIN	779.00	773.90
A4	JUNCTION	779.70	774.50
A5	SINGLE CATCH BASIN	780.00	776.00
B1	SINGLE CATCH BASIN	787.50	783.50
C1	SINGLE CURB INLET	782.00	778.80
C2	SINGLE CURB INLET	782.00	779.50
D1	HEADWALL	N/A	781.00
D2	SINGLE CURB INLET	784.50	782.00
E1	HEADWALL	N/A	770.00
E2	POND OUTLET STRUCTURE	N/A	770.20
F1	SINGLE CATCH BASIN	776.50	775.00
H1	HEADWALL	N/A	780.00
J1	SINGLE CATCH BASIN	788.50	781.00
AA1	HEADWALL	N/A	776.00
AA2	JUNCTION	779.75	776.10
AA3	JUNCTION	780.25	776.60
AA4	JUNCTION	780.50	776.95
AA5	JUNCTION	781.00	777.30
AA6	JUNCTION	781.25	777.65
AA7	JUNCTION	781.50	778.00
BB1	SINGLE CURB INLET	779.00	776.70
BB2	SINGLE CURB INLET	779.00	777.00
CC1	SINGLE CURB INLET	779.50	777.15
CC2	SINGLE CURB INLET	779.50	777.45
DD1	SINGLE CURB INLET	780.00	777.50
DD2	SINGLE CURB INLET	780.00	777.80
EE1	HEADWALL	N/A	772.00
EE2	HEADWALL	N/A	773.00
FF1	SINGLE CATCH BASIN	777.25	771.50
GG1	JUNCTION	794.50	791.50
HH1	SINGLE CURB INLET	797.60	793.00

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)	MATERIAL
A2	771.00	A1	770.75	33	0.76	24	HDPE
A3	773.90	A2	771.10	174	1.61	18	HDPE
A4	774.50	A3	774.00	71	0.70	12	HDPE
A5	776.00	A4	774.60	77	1.82	12	HDPE
B1	783.50	BOX PIPE	783.00	24	2.08	12	HDPE
C1	778.80	A2	778.60	5	4.00	12	HDPE
C2	779.50	C1	779.00	41	1.22	6	HDPE
D2	782.00	D1	781.00	34	2.94	6	HDPE
E2	770.20	E1	770.00	38	0.53	30	HDPE
F1	775.00	A4	774.60	45	0.89	6	HDPE
J1	781.00	BOX PIPE	776.00	32	15.63	18	RCP
AA2	776.10	AA1	776.00	23	0.43	24	RCP
AA3	776.60	AA2	776.20	89	0.45	24	RCP
AA4	776.95	AA3	776.70	60	0.42	24	RCP
AA5	777.30	AA4	777.05	50	0.50	24	RCP
AA6	777.65	AA5	777.40	50	0.50	24	RCP
AA7	778.00	AA6	777.75	58	0.43	24	RCP
BB1	776.70	AA2	776.60	5	2.00	12	HDPE
BB2	777.00	BB1	776.80	25	0.80	6	HDPE
CC1	777.15	AA3	777.05	5	2.00	12	HDPE
CC2	777.45	CC1	777.25	25	0.80	6	HDPE
DD1	777.50	AA4	777.40	5	2.00	12	HDPE
DD2	777.80	DD1	777.60	25	0.80	6	HDPE
EE2	773.00	EE1	772.00	156	0.64	18	HDPE
FF1	771.50	A2	771.10	80	0.50	24	HDPE
GG1	791.50	BOX PIPE	781.00	45	23.33	12	RCP
HH1	793.00	EXI	792.20	46	1.74	12	RCP

BOX PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SIZE	MATERIAL
BP2	774.00	BP1	772.50	113	1.33	4'X6'	CONCRETE
BP3	777.75	BP2	774.00	272	1.38	4'X6'	CONCRETE
BP4	778.00	BP3	777.75	18	1.39	4'X6'	CONCRETE

SITE DATA
ACREAGE OF SITE: 3.53 ACRES
DISTURBED ACREAGE: 4.60 ACRES
PROPOSED IMPERVIOUS: 84,462 S.F.

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

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 BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the City's website.

Where bedrock is encountered during excavation of any of the proposed water quality features, an additional 2-feet of bedrock shall be removed below the bottom elevation for the bmp shown on the plans and this additional excavation backfilled with #57 stone.

Water Quality Signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.

0 10 20 30 60
GRAPHIC SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

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05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

WILLIAMSON COUNTY AGRICULTURE 5/4/17 COMMERCE TAX OPPORTUNITY

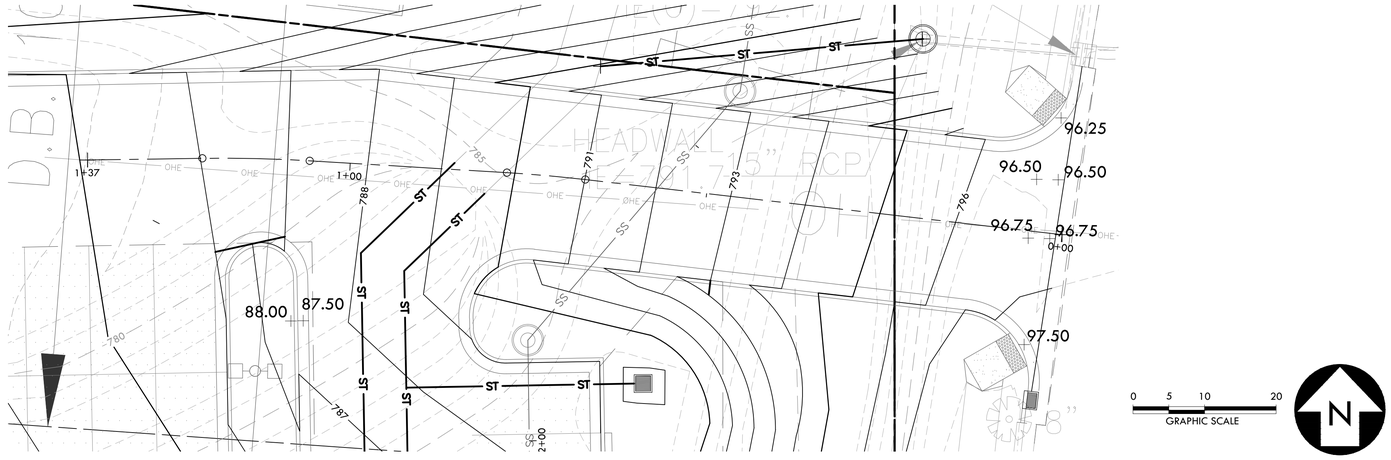
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DATES OF ISSUANCE △

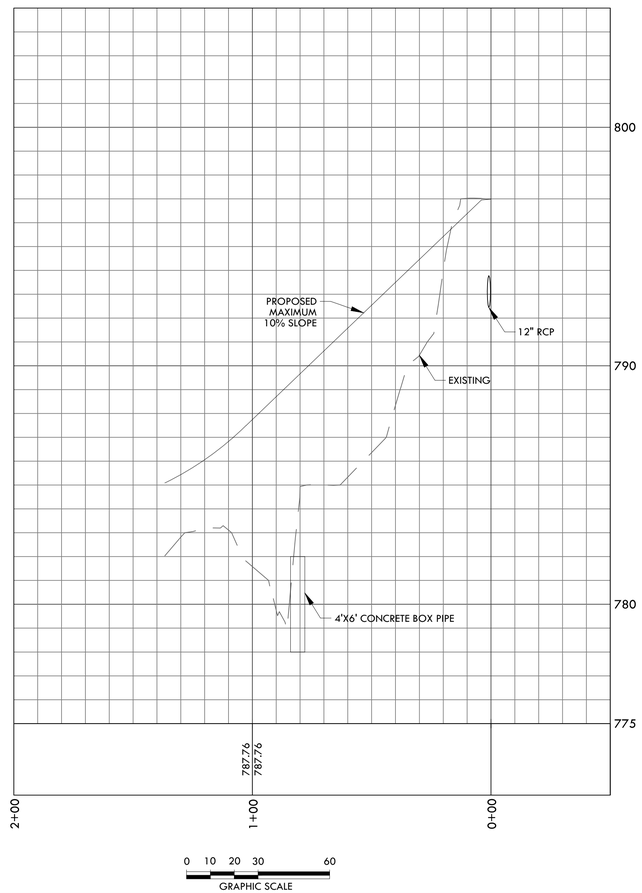
TITLE GRADING & DRAINAGE PLAN

SHEET C6.0

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Private Drive Connection



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CONSTRUCTION DOCUMENTS



05/04/17

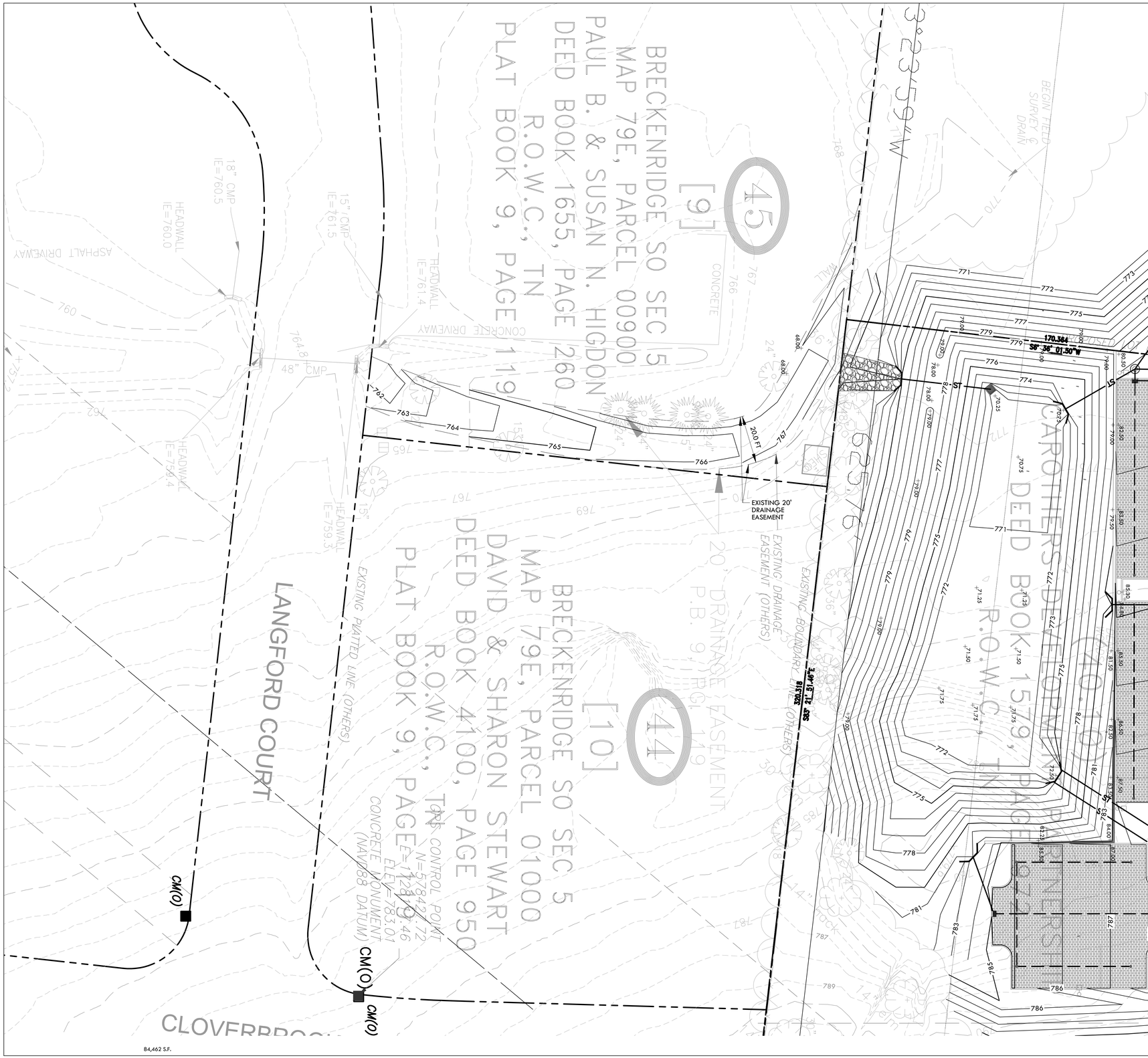
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SHEET TITLE EAST ACCESS DRIVE PROFILE

SHEET C6.1

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CONSTRUCTION DOCUMENTS

WILSON COUNTY TENNESSEE AGRICULTURE 5/4/17 FARMS CERTIFIED FARM OF TENNESSEE

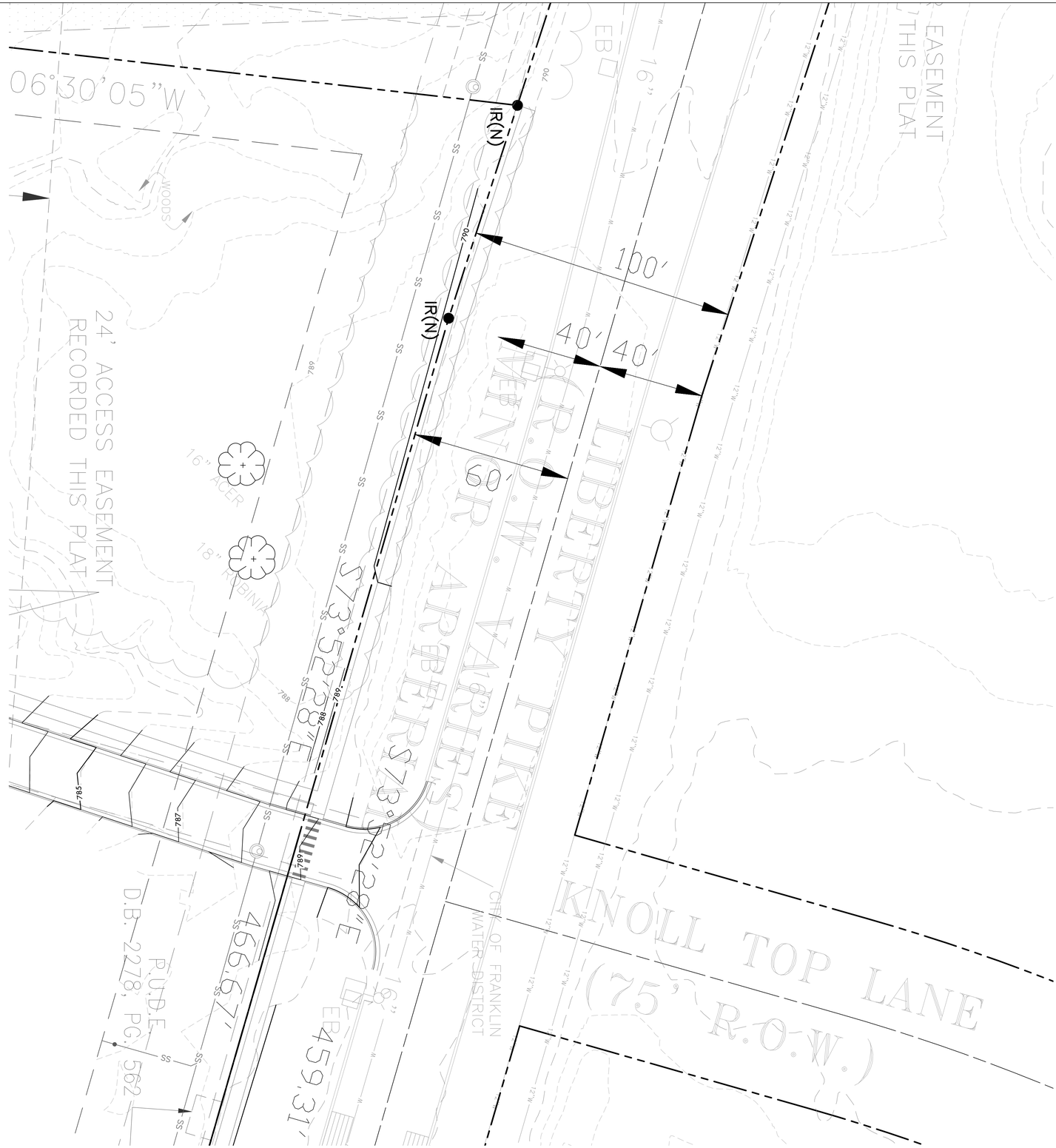
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SHEET TITLE DOWNSTREAM GRADING & DRAINAGE PLAN

SHEET C6.2

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CONSTRUCTION DOCUMENTS



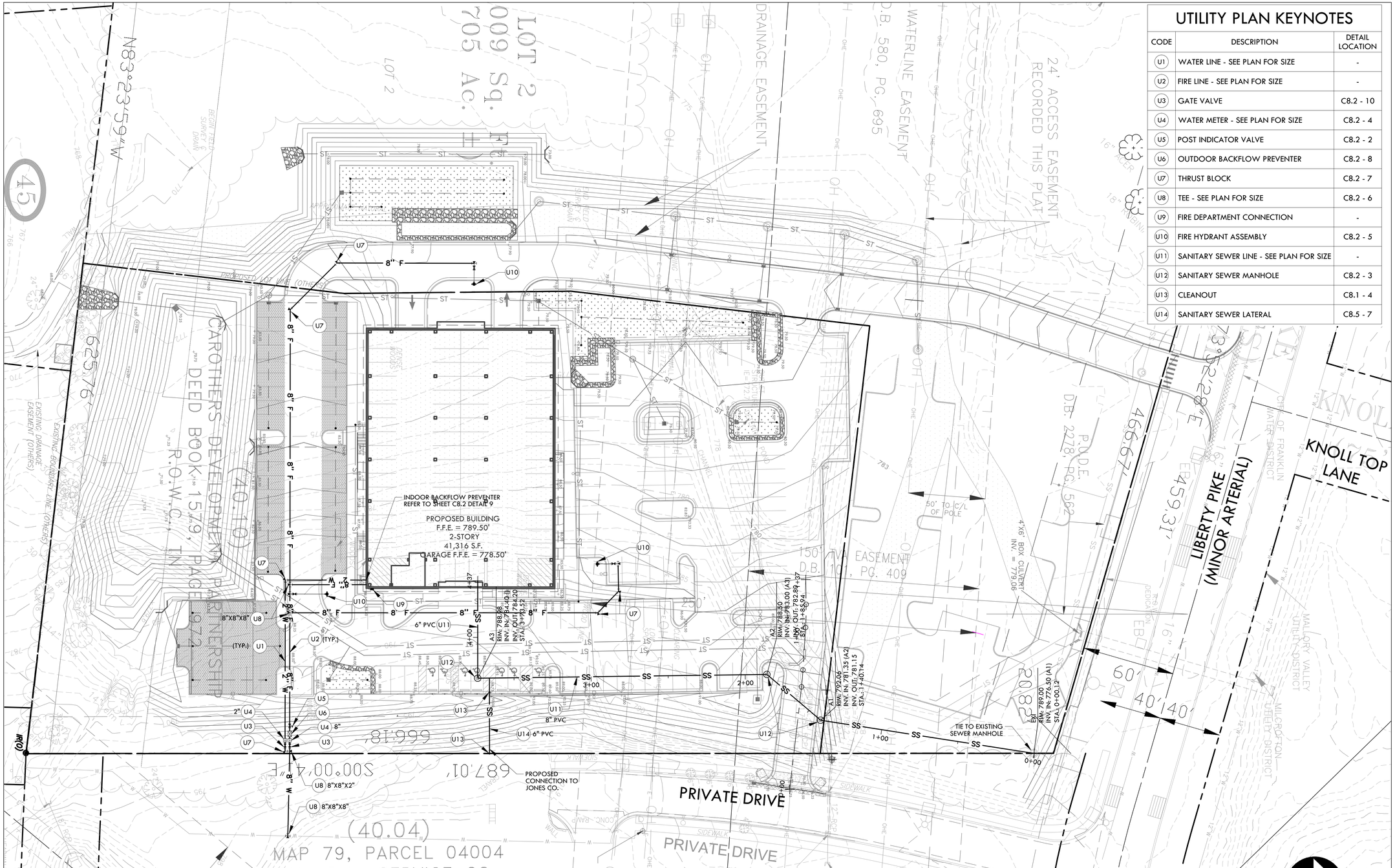
DATES OF ISSUANCE
05/04/17
△

SHEET TITLE LOT 2 FRONTAGE SIDEWALK GRADING

SHEET C6.3

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UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
U1	WATER LINE - SEE PLAN FOR SIZE	-
U2	FIRE LINE - SEE PLAN FOR SIZE	-
U3	GATE VALVE	C8.2 - 10
U4	WATER METER - SEE PLAN FOR SIZE	C8.2 - 4
U5	POST INDICATOR VALVE	C8.2 - 2
U6	OUTDOOR BACKFLOW PREVENTER	C8.2 - 8
U7	THRUST BLOCK	C8.2 - 7
U8	TEE - SEE PLAN FOR SIZE	C8.2 - 6
U9	FIRE DEPARTMENT CONNECTION	-
U10	FIRE HYDRANT ASSEMBLY	C8.2 - 5
U11	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U12	SANITARY SEWER MANHOLE	C8.2 - 3
U13	CLEANOUT	C8.1 - 4
U14	SANITARY SEWER LATERAL	C8.5 - 7

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- A1 — SEWER STRUCTURE LABEL

NOTE:
Beginning at the fire meter, all underground piping for the fire protection system must be designed and installed by a licensed fire protection contractor. Fire protection plans shall be submitted under separate submittal for review and approval. Site Utility is not specifically approved for fire protection installation.

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CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

STATE OF TENNESSEE · JAMES WILSON CRUNK · REGISTERED · AGRICULTURE · 5/4/17 · LAND SURVEYOR

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05/04/17

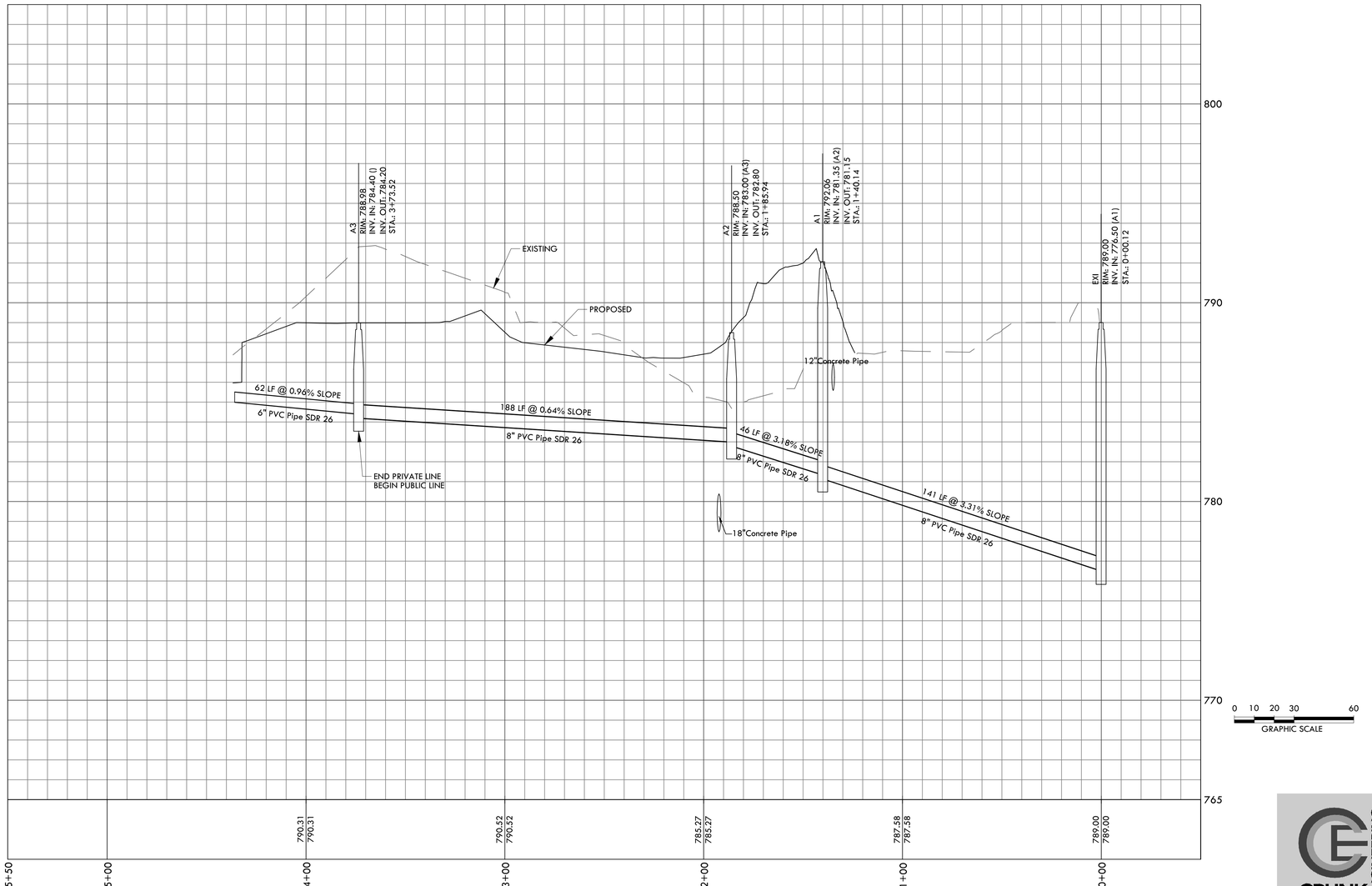
SHEET TITLE UTILITY PLAN

SHEET C7.0

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Proposed Public Sanitary Sewer Line



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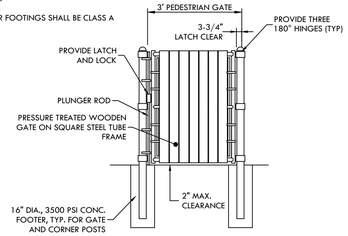
SHEET TITLE UTILITY PROFILE

SHEET C7.1

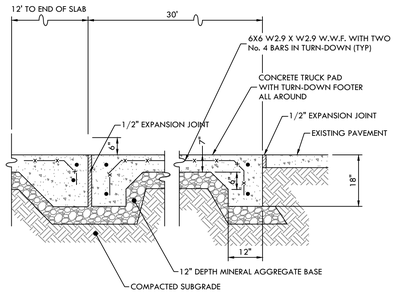
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NOTES:

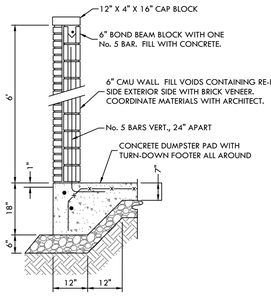
1. ALL POSTS AND OTHER APPURTENANCES SHALL BE HOT DIP GALVANIZED W./MIN. 1.2 O.S.F. ZINC. ALL FITTINGS SHALL BE MALLEABLE OR DUCTILE IRON OR STEEL.
2. CONCRETE FOR FOOTINGS SHALL BE CLASS A (3000 PSI).



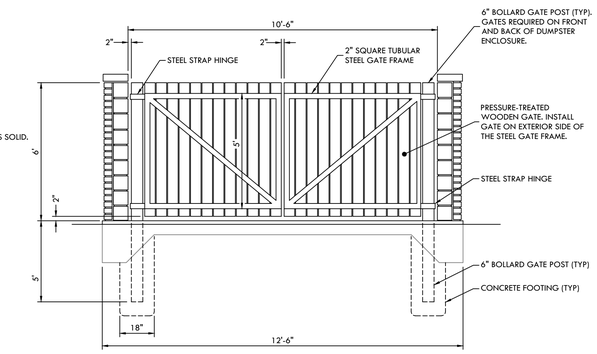
PEDESTRIAN GATE



SECTION THROUGH PAD AND APRON



WALL SECTION



GATE DETAIL

NOTE:
ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS CURE.

BROOM-FINISH SURFACES OF BOTH PADS.

BRICK VENEER SHALL MATCH EXISTING BRICK FINISHES ON SITE. COORDINATE MATERIALS WITH ARCHITECT.

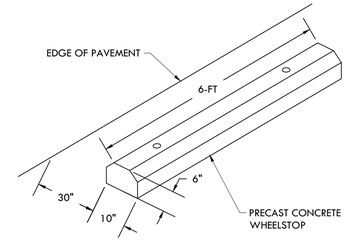
NOTE:
CLEAN THE GATE POSTS, HINGES AND STEEL TUBE FRAME OF ALL DIRT AND OIL, AND PRIME WITH ZINC CHROMATE PRIMER OR OTHER PRIMER APPROVED FOR GALVANIZED STEEL. AFTER PRIMING PAINT WITH THREE COATS OF EXTERIOR ENAMEL. COORDINATE THE COLOR WITH THE ARCHITECT.

HARDWARE NOTES:

MANUFACTURER'S STANDARD PRODUCTS, INSTALLED COMPLETE. THE HINGES SELECTED SHALL ALLOW GATES TO SWING THROUGH 120 DEGREES FROM CLOSED TO OPEN POSITION. HANG AND SECURE GATES IN SUCH A MANNER THAT WHEN LOCKED THEY CANNOT BE LIFTED OFF THEIR HINGES.

PROVIDE STOPS AND KEEPERS FOR DOUBLE GATES. LATCHES SHALL HAVE A PLUNGER BAR ARRANGED TO ENGAGE THE CENTER STOP. ARRANGE LATCHES FOR LOCKING. CENTER STOPS SHALL CONSIST OF A DEVICE SET IN CONCRETE TO ENGAGE THE PLUNGER BAR. KEEPERS SHALL CONSIST OF DEVICES FOR SECURING THE FREE END OF THE GATE WHEN IN ITS FULL-OPEN POSITION.

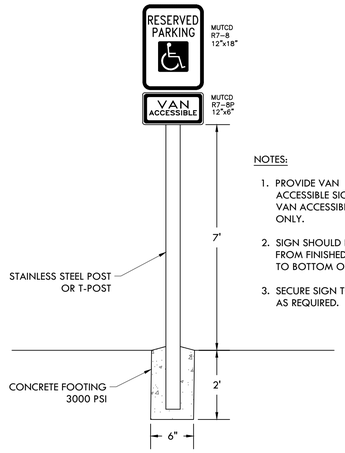
7 DUMPSTER PAD AND ENCLOSURE
NOT TO SCALE



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. REINFORCED WITH 2 #3 BARS.

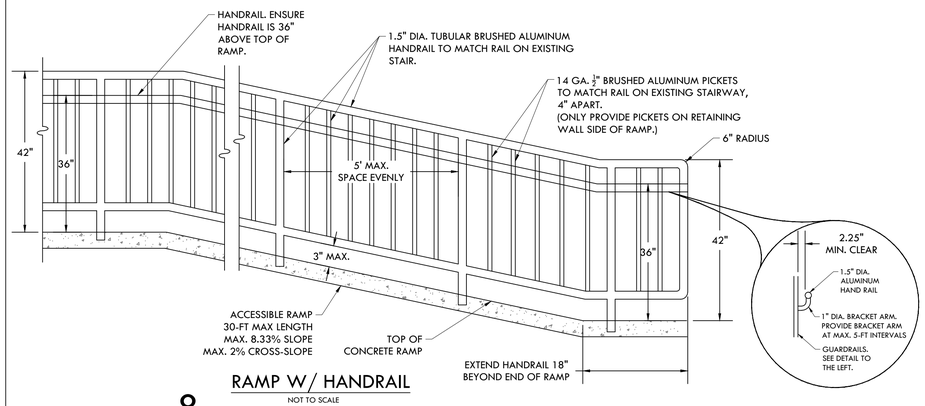
4 CONCRETE WHEELSTOP
NOT TO SCALE



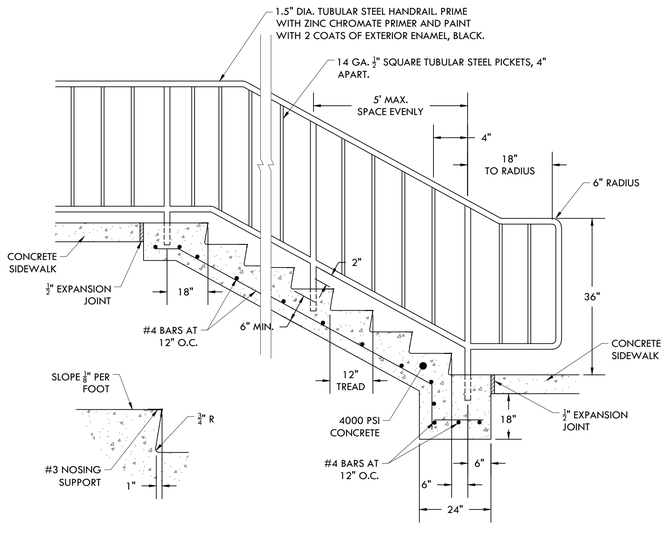
NOTES:

1. PROVIDE VAN ACCESSIBLE SIGN AT VAN ACCESSIBLE SPACES ONLY.
2. SIGN SHOULD BE 7-FT FROM FINISHED GRADE TO BOTTOM OF SIGN.
3. SECURE SIGN TO POST AS REQUIRED.

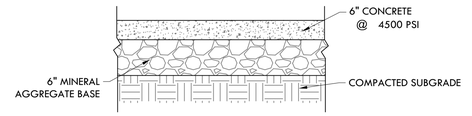
5 ACCESSIBLE PARKING SIGN
NOT TO SCALE



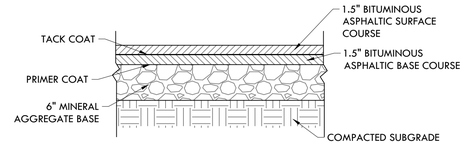
8 RAMP W/ HANDRAIL
NOT TO SCALE



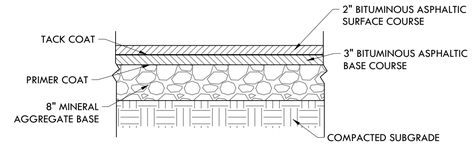
6 STAIRS W/ HANDRAIL
NOT TO SCALE



CONCRETE PAVEMENT SECTION

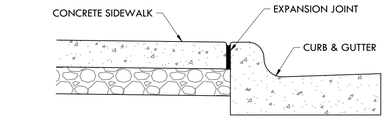


LIGHT DUTY ASPHALT SECTION

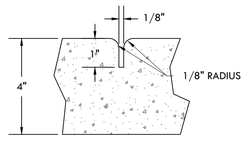


HEAVY DUTY ASPHALT SECTION

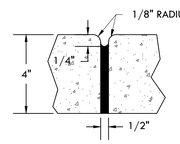
1 PAVEMENT SECTIONS
NOT TO SCALE



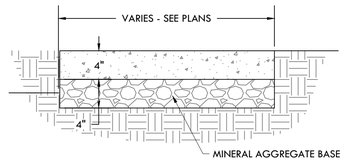
SIDEWALK AT CURB & GUTTER



CONTROL JOINT



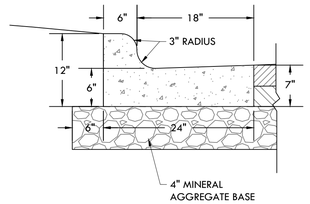
EXPANSION JOINT



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. PROVIDE CONTROL JOINTS AT LENGTH EQUAL TO WIDTH OF WALK. MAXIMUM LENGTH OF 6-FT.
3. PROVIDE EXPANSION JOINTS AT EVERY 4TH CONTROL JOINT.
4. PROVIDE A MAXIMUM CROSS-SLOPE OF 2.0%

2 CONCRETE SIDEWALK
NOT TO SCALE



NOTES:

1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

3 CURB & GUTTER
NOT TO SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
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FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

HEREFORD · DOOLEY
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1720 WEST END AVE · SUITE 300
NASHVILLE · TENNESSEE · 37203
P · 615 · 244 · 7399
F · 615 · 244 · 6697
WWW.HDARCHITECTS.COM

05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

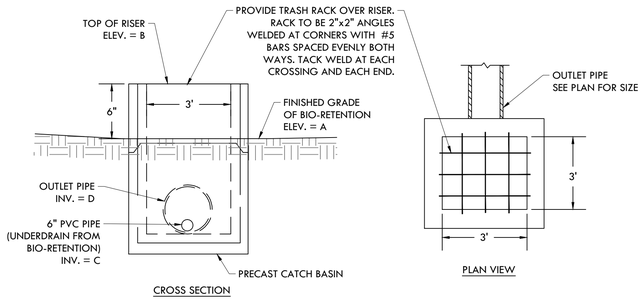
05/04/17

DATES OF ISSUANCE △

SHEET TITLE DETAILS

SHEET C8.0

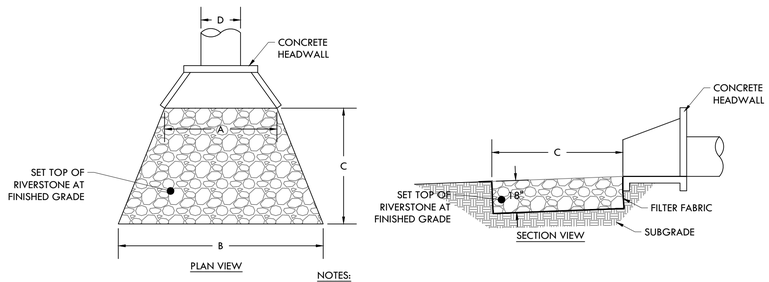
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BIO-RETENTION OUTLET STRUCTURE DIMENSION TABLE					
NAME/LOCATION	A	B	C	D	OUTLET PIPE SIZE (HDPE)
NORTHWEST L2	778.50'	779.00'	773.90'	773.90'	18"
NORTH L1	779.50'	780.00'	776.00'	776.00'	12"
EAST L1	787.00'	787.50'	783.50'	783.50'	12"
OFF-SITE L2	776.00'	776.50'	771.50'	771.50'	24"

6 BIO-RETENTION OUTLET STRUCTURE

NOT TO SCALE



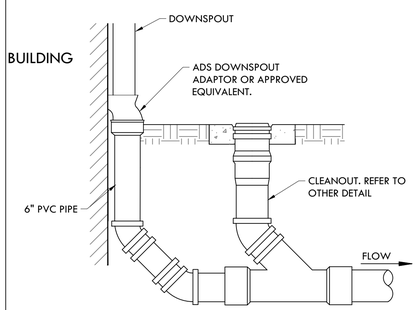
NOTES:

1. RIVERSTONE TO BE MIN. 6" DIAMETER
2. TOP OF RIVERSTONE TO BE AT FINISHED GRADE.

OUTLET PROTECTION DIMENSION TABLE				
NAME/LOCATION	A	B	C	D
DETENTION POND	76"	25'	16'	30"
WEST BYPASS	62"	15'	10'	18"

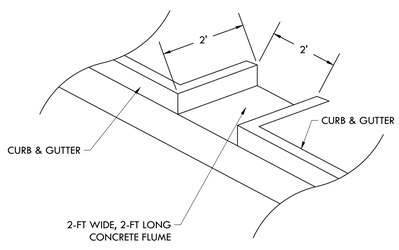
7 RIVERSTONE OUTLET PROTECTION

NOT TO SCALE



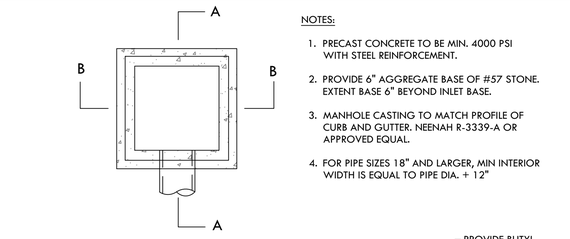
9 DOWNSPOUT CONNECTION

NOT TO SCALE



8 CONCRETE FLUME

NOT TO SCALE

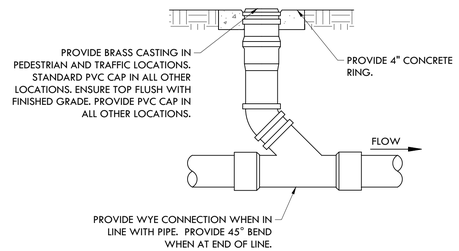


NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTENT BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3339-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

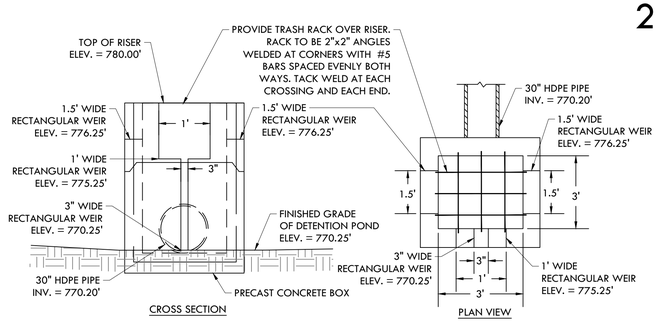
3 SINGLE CATCH BASIN

NOT TO SCALE



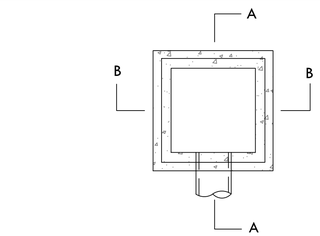
4 CLEANOUT

NOT TO SCALE



5 REGIONAL DETENTION POND OUTLET STRUCTURE

NOT TO SCALE



NOTES:

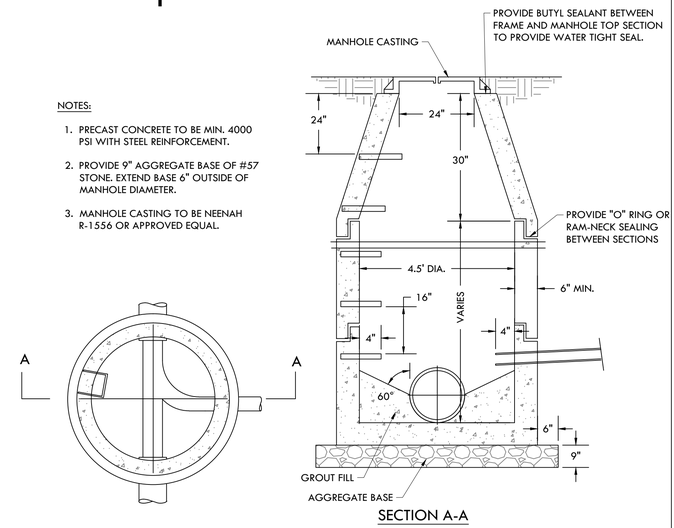
1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTENT BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3065-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

1 SINGLE CURB INLET

NOT TO SCALE

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 9" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" OUTSIDE OF MANHOLE DIAMETER.
3. MANHOLE CASTING TO BE NEENAH R-1556 OR APPROVED EQUAL.



2 STORMWATER JUNCTION BOX

NOT TO SCALE

HEREFORD · DOOLEY
ARCHITECTS
1720 WEST END AVE · SUITE 300
NASHVILLE · TENNESSEE · 37203
P · 615 · 244 · 7399
F · 615 · 244 · 6697
WWW.HDARCHITECTS.COM

05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers
Development
Subdivision, Site
Plan, Revision 1
(Prime Health)
C.O.F. # 6323

CONSTRUCTION DOCUMENTS

WILSON CREEK RT. AGRICULTURE 5/4/17 CAMP RC

05/04/17

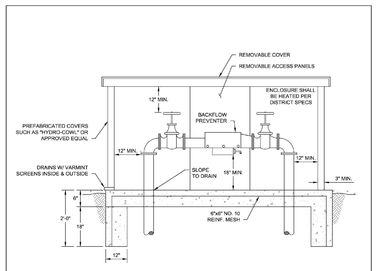
DATES OF ISSUANCE △

SHEET TITLE DETAILS

SHEET C8.1

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
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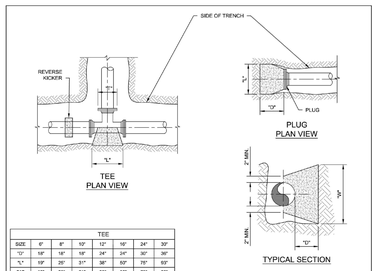
NOTE
1. COVERS SHALL HAVE A GALVANIZED STEEL LINING WITH HIGH PERFORMANCE CLOSED CELL INSULATION WHICH WILL NOT READILY ABSORB WATER.
2. THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE TYPE OF OUTSIDE FINISH IS OPTIONAL WITH OWNER.
3. 3/4" RADIO READ BYPASS METER REQUIRED. LOCATION OF METER TO BE APPROVED BY DISTRICT.

8 BACKFLOW PREVENTER - OUTDOOR INSTALLATION STANDARD DETAIL (DOUBLE DETECTOR CHECK BACKFLOW PREVENTER)

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 13

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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FRANKLIN, TN 37065
(615) 405-3415 | INFO@MGROUPLLC.COM



TEE

SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	20"	21"	36"	50"	75"	93"
"W"	19"	20"	21"	36"	50"	75"	93"
"T"	10"	10"	10"	18"	24"	36"	36"

PLUG

SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	20"	21"	36"	50"	75"	93"
"W"	19"	20"	21"	36"	50"	75"	93"
"T"	10"	10"	10"	12"	16"	24"	24"

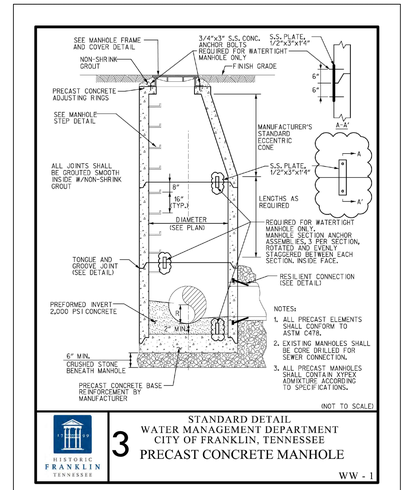
NOTES
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM SIX (6) MIL PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN: IS 4000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3500PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE. BY WRITTEN DIRECTION OF MUD ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

6 CONCRETE BLOCKING DETAILS

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 4

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

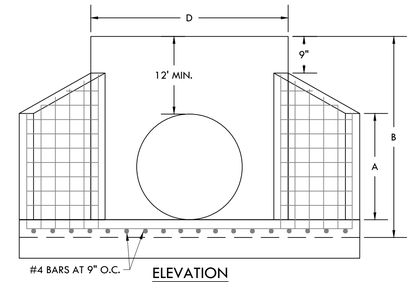
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FRANKLIN, TN 37065
(615) 405-3415 | INFO@MGROUPLLC.COM



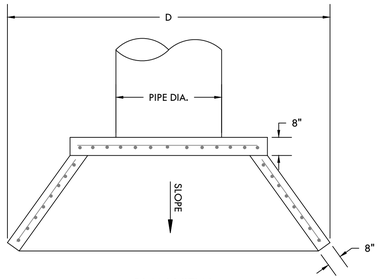
HISTORIC FRANKLIN TENNESSEE

3 STANDARD DETAIL WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE PRECAST CONCRETE MANHOLE

WW - 1



ELEVATION



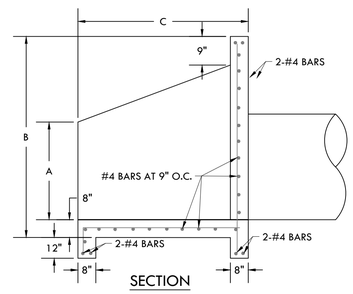
PLAN VIEW

DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

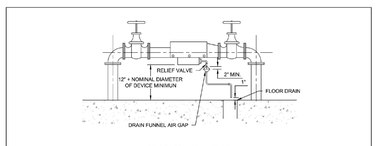
NOTES:
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".

1 CONCRETE HEADWALL

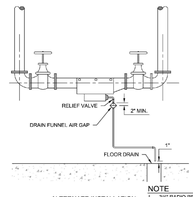
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SECTION



STANDARD INSTALLATION



ALTERNATE INSTALLATION

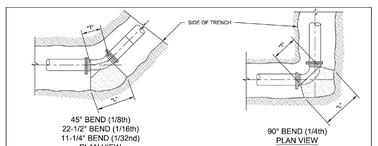
NOTE
1. 3/4" RADIO READ BYPASS METER REQUIRED. METER TO BE LOCATED OUTSIDE IN FIRE METER VAULT UNLESS OTHERWISE APPROVED BY THE DISTRICT.

9 BACKFLOW PREVENTER - INDOOR INSTALLATION STANDARD DETAIL (DOUBLE CHECK BACKFLOW PREVENTER)

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 12

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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FRANKLIN, TN 37065
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90° BEND (1/4th)

SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	18"	24"	24"	30"
"L"	32"	42"	52"	63"	84"	126"	158"
"W"	19"	21"	26"	32"	42"	63"	79"
"T"	10"	10"	10"	18"	24"	36"	36"

45° BEND (1/8th)

SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	18"	24"	30"	36"
"L"	24"	31"	39"	46"	62"	92"	118"
"W"	12"	16"	22"	23"	31"	46"	58"
"T"	10"	10"	10"	18"	18"	24"	24"

22.5° BEND (1/16th)

SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	12"	12"	18"	18"	24"	24"
"L"	17"	23"	28"	33"	44"	66"	83"
"W"	9"	12"	14"	17"	22"	33"	41"
"T"	10"	10"	10"	18"	18"	24"	24"

11.25° BEND (1/32nd)

SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	12"	18"	18"	24"	24"
"L"	12"	16"	20"	24"	32"	47"	59"
"W"	6"	8"	10"	12"	16"	24"	30"
"T"	10"	10"	10"	18"	18"	24"	24"

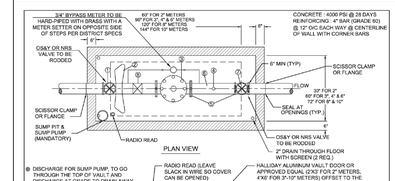
NOTES
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM SIX (6) MIL PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN: IS 4000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3000PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE. BY WRITTEN DIRECTION OF MUD ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

7 CONCRETE BLOCKING DETAILS

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 5

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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P.O. BOX 940
FRANKLIN, TN 37065
(615) 405-3415 | INFO@MGROUPLLC.COM



KEY NOTES
1. OS&Y VALVE OR NRS VALVE W/ HAND WHEEL FOR 3" METERS & LARGER
2. COMPACT STRAINER
3. ELSTER EVY-QA METER FOR 2" METERS & LARGER
4. 2" TEST PORT ASSEMBLY (BRASS)
5. W/2" RISER
6. 2" BALL VALVE & 2" PLUG
7. FLANGE COUPLING ADAPTOR W/ SET SCREWS
8. EPOXY BY PLAN PECC, MIN. 10" FROM FLANGE OR NRS VALVE W/ HAND WHEEL FOR 2" METERS & LARGER
9. CHECK VALVE (SEE NOTE No. 1)

*BALL VALVE FOR 3" METERS ONLY **STRAINER NOT REQUIRED FOR 2" METERS ONLY

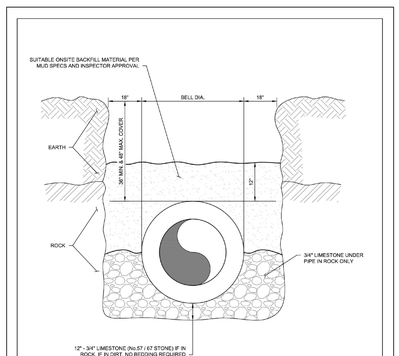
NOTES:
1. 8" CHECK VALVE IS NOT SUPPLIED WITH METER, THEN ONE IS REQUIRED.

4 2" - 10" COMPOUND METER SETTING

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 10

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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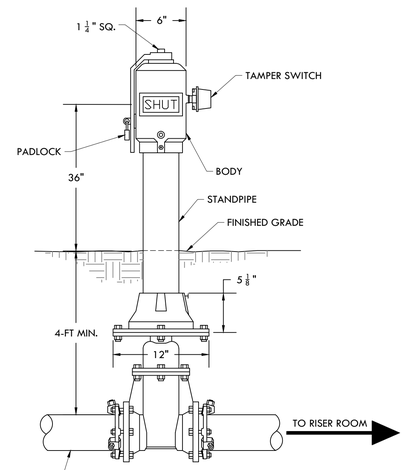


LINE LAYING CONDITIONS IN ROCK OR EARTH

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 1

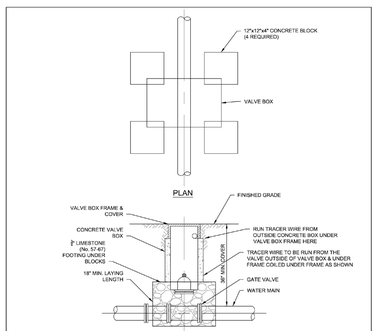
ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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(615) 405-3415 | INFO@MGROUPLLC.COM



2 POST INDICATOR VALVE

NOT TO SCALE



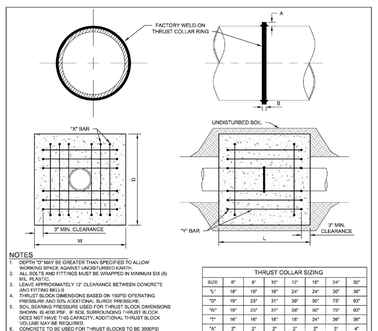
NOTES
1. VALVE BOX SHALL BE INSTALLED SO THAT THE WORD "WATER" ON THE VALVE BOX LID IS PERPENDICULAR WITH THE FLOW LINE OF THE WATER LINE.
2. ALL VALVE BOXES SHALL BE SET TO BE FLUSH WITH FINAL GRADES AND SHALL NOT BE COVERED WITH ANY MATERIALS INCLUDING SOD, GRASSING, AND/OR LANDSCAPING.
3. THIS DETAIL VALID FOR 8" AND SMALLER VALVE SIZES. FOR LARGER SIZES, SEE CONTRACT SPECS. OR CONFIRM WITH DISTRICT.

10 LINE VALVE SETTING DETAIL

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 2

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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NOTES
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM SIX (6) MIL PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN: IS 4000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3000PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE. BY WRITTEN DIRECTION OF MUD ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.
9. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
10. REINFORCING BARS SHALL BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

THRUST COLLAR SIZING

SIZE	6"	8"	10"	12"	16"	24"	30"
"L"	18"	18"	18"	18"	24"	24"	30"
"D"	19"	23"	31"	38"	50"	75"	93"
"W"	19"	23"	31"	38"	50"	75"	93"
"T"	10"	10"	10"	18"	24"	36"	36"
"A"	2"	2"	2"	2"	2"	3"	4"
"B"	3/8"	3/8"	3/8"	3/8"	3/8"	1/2"	5/8"

REINFORCING REQUIREMENTS

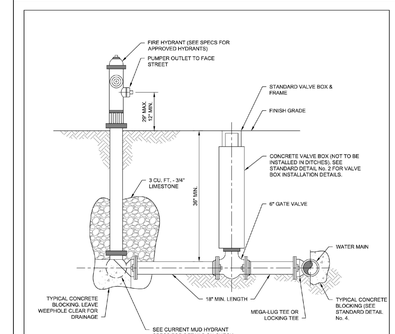
I.D. PIPE SIZE	"W" BAR SIZE	"W" BAR QUANTITY	"X" BAR WIDTH	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQ.
6" - 30"	#5	2'-0" + O.D. PIPE	1'-0"	1'-0"	0.7 LBS EACH	K.W. Y-12
48" +	#6	3'-0" + O.D. PIPE	1'-6"	1'-6"	1.9 LBS EACH	K.W. Y-13

THRUST COLLAR DETAILS

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 5A

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
SCALE :	NOT TO SCALE	CHECKED BY :	MWB

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NOTES
1. FIRE HYDRANT SHALL BE INSTALLED SO THE 4-1/2" PUMPER NOZZLE IS PORTED TOWARD THE STREET.
2. ALL M.J. FITTINGS TO INCLUDE MEGA-LUG DEVICES.

5 FIRE HYDRANT ASSEMBLY DETAIL

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 8

ISSUE DATE :	DEC. 2016	DRAWN BY :	CCS
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05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

WILSON COUNTY AGRICULTURE 5/4/17

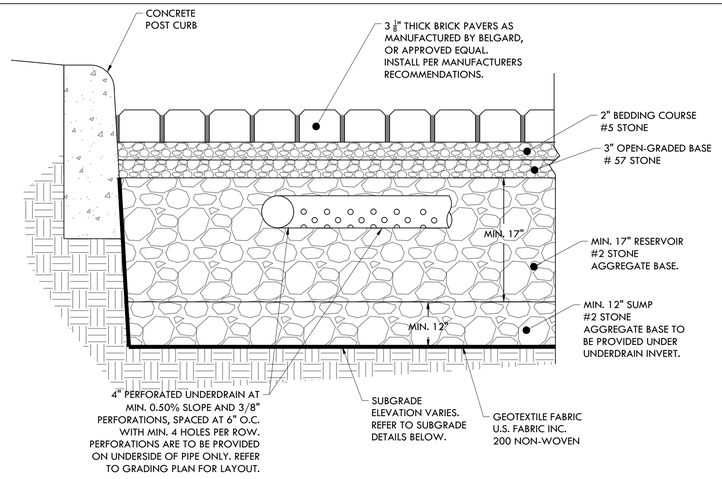
05/04/17

DATES OF ISSUANCE △

TITLE DETAILS

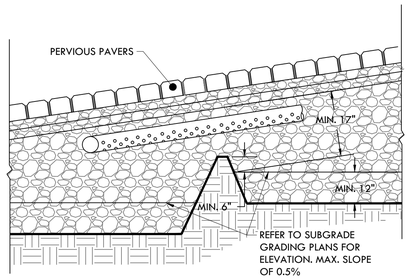
SHEET C8.2

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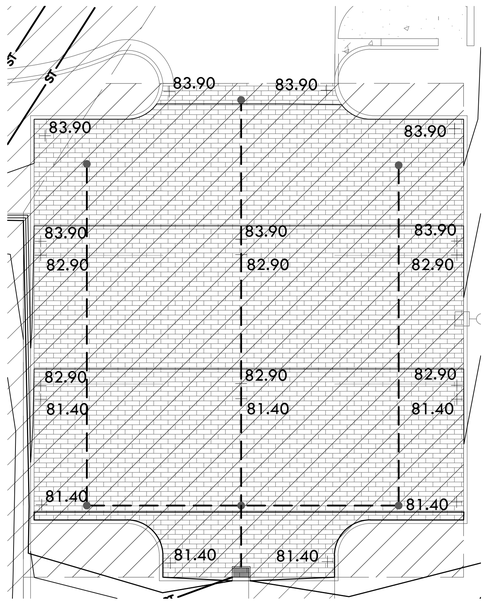
NOTE:

1. #57 AND #2 AGGREGATE BASE STONE IS TO BE WASHED.
2. A MINIMUM 0.50% SLOPE IS REQUIRED FOR UNDERDRAIN.
3. A MINIMUM 12" SUMP BENEATH THE UNDERDRAIN IS REQUIRED FOR LEVEL 2 PERVIOUS PAVEMENT.

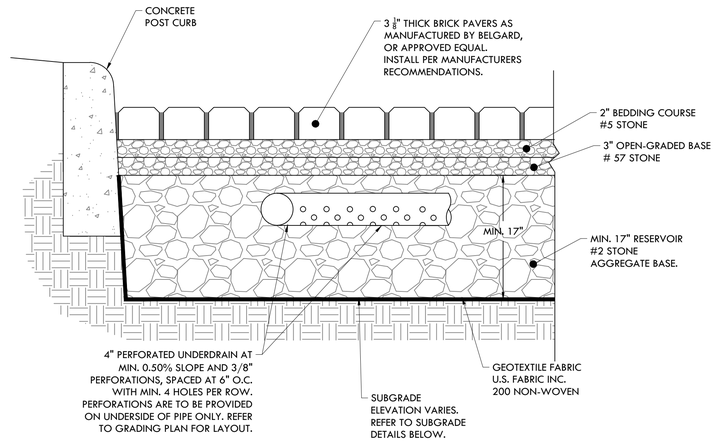


SUBGRADE DETAILED CROSS-SECTION - TYPICAL
NOT TO SCALE

2 PERVIOUS PAVERS LEVEL 2 - SECTION
NOT TO SCALE

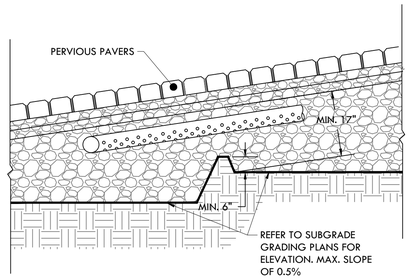


PERVIOUS PAVER LEVEL 2 - SUBGRADE DETAILS



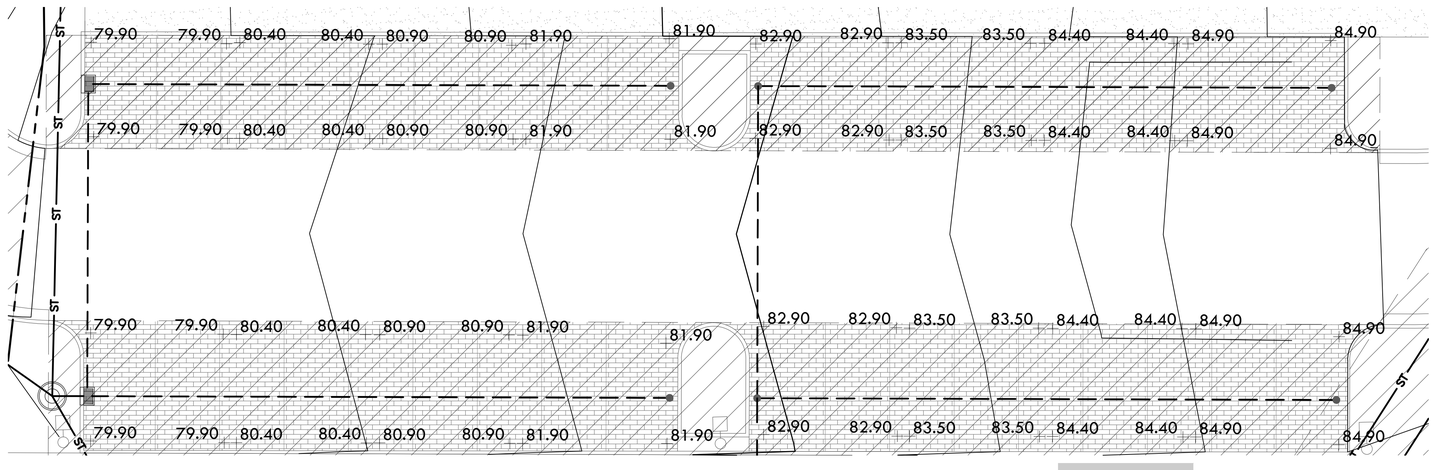
NOTE:

1. #57 AND #2 AGGREGATE BASE STONE IS TO BE WASHED.
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3. A MINIMUM 12" SUMP BENEATH THE UNDERDRAIN IS REQUIRED FOR LEVEL 2 PERVIOUS PAVEMENT.



SUBGRADE DETAILED CROSS-SECTION - TYPICAL
NOT TO SCALE

1 PERVIOUS PAVERS LEVEL 1 - SECTION
NOT TO SCALE



PERVIOUS PAVER LEVEL 1 - SUBGRADE DETAILS

Pervious Concrete/Paver Construction Sequencing

1. Construction of the permeable pavement shall only begin after the entire contributing drainage area has been stabilized.

2. Contractor is to provide method of diverting runoff flow around the construction of the pavement area during periods of rainfall to ensure sediment does not enter the area. EPSC measures may need to be utilized during the installation. Construction materials that are contaminated by sediments must be removed and replaced with clean materials.

3. Excavate the area. Excavators or backhoes should work from the sides to excavate the 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 area.

4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-7913218.5. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement

5. Install filter fabric on the bottom and sides of the area.

6. Install underdrain, if applicable.

7. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.

8. Install aggregate base; install curb restraints and pavement barriers; install bedding layer.

9. Install pavement. Paving materials shall be installed in accordance with manufacturer or industry specifications for the particular type of pavement.

10. Protect the pavement through project completion. It is preferable to have the permeable pavement installed at the end of the site construction timeline. If that is not possible, it is important to protect the permeable pavement through project completion. This may be done by: Route construction access through other portions of the site so that no construction traffic passes through the permeable pavement site. Install barriers or fences as needed. If this is not possible, protect the pavement per the construction documents. Protection techniques that may be specified include mats, plastic sheeting, barriers to limit access, or moving the stabilized construction entrance. Schedule street sweeping during and after construction to prevent sediment from accumulating on the pavement.

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05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

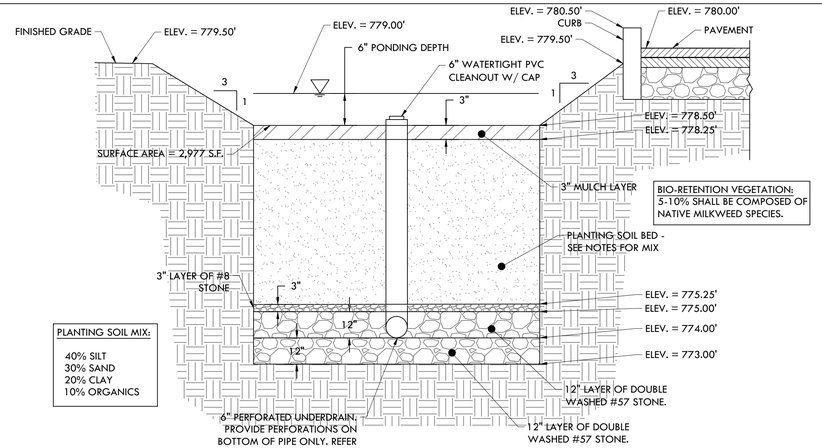
05/04/17

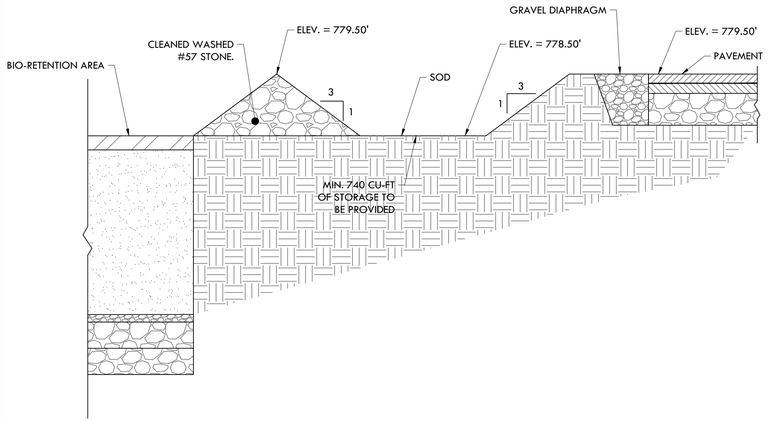
DATES OF ISSUANCE △

SHEET TITLE DETAILS

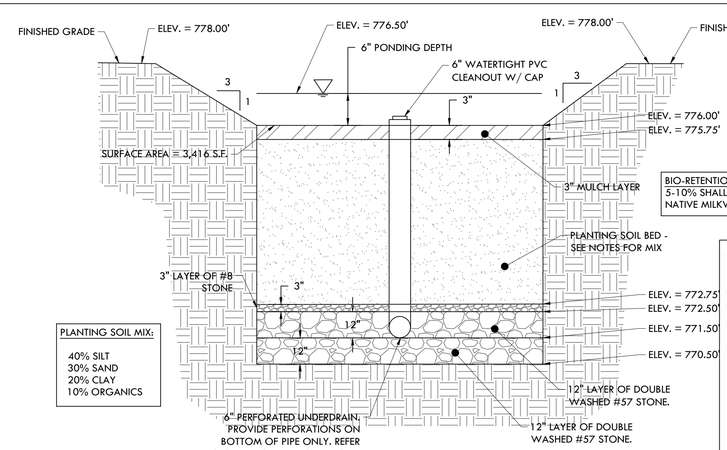
SHEET C8.3

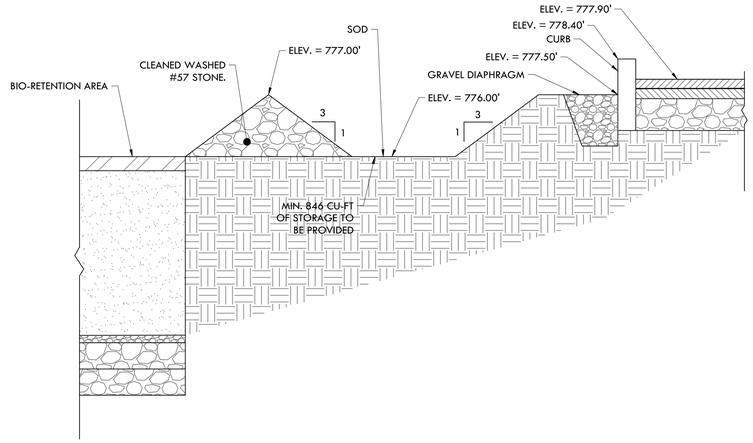
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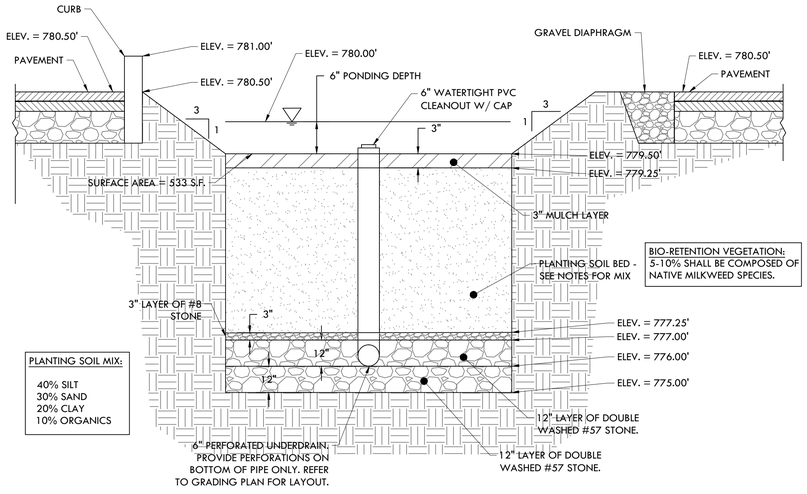


BIO-RETENTION AREA LEVEL 2 - NORTHWEST

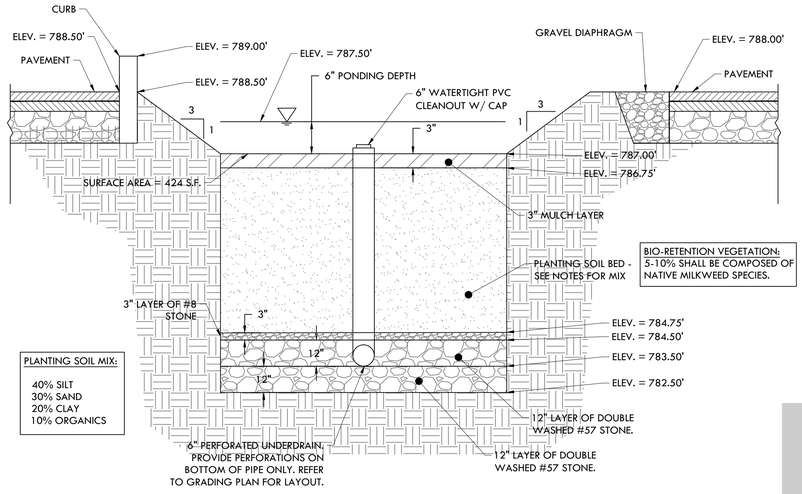




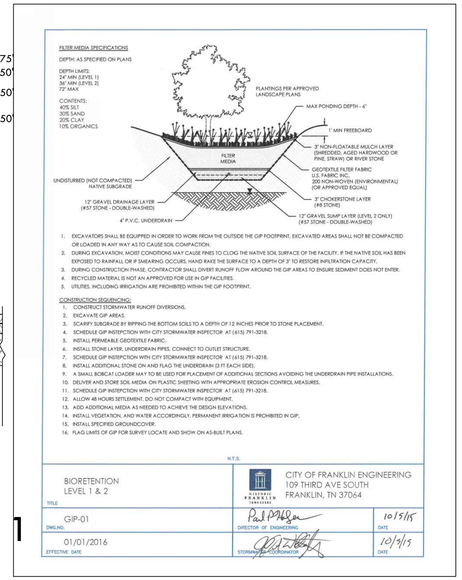
BIO-RETENTION AREA LEVEL 2 - OFF-SITE

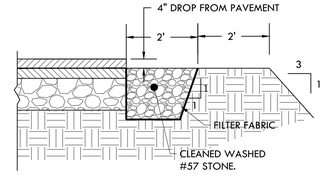


BIO-RETENTION AREA LEVEL 1 - NORTH



BIO-RETENTION AREA LEVEL 1 - EAST





2 GRAVEL DIAPHRAGM

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05/04/17

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LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

WILSON COUNTY TENNESSEE AGRICULTURE 5/4/17 CERTIFIED

05/04/17

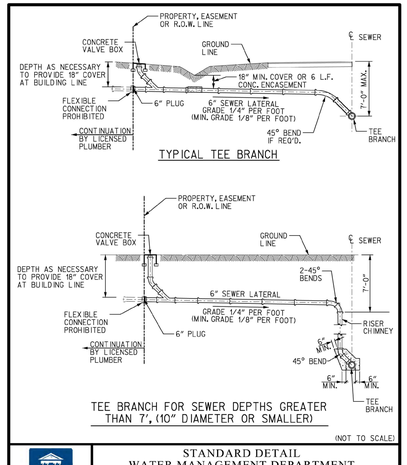
DATES OF ISSUANCE △

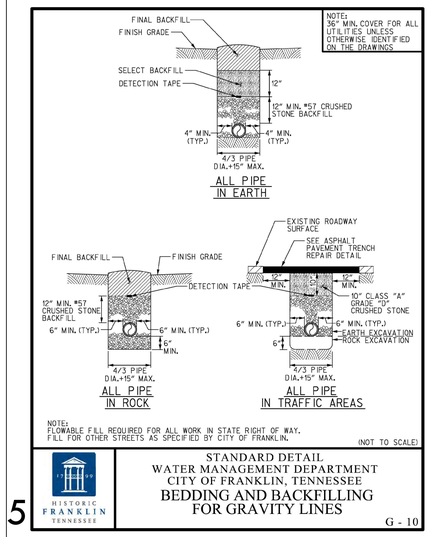
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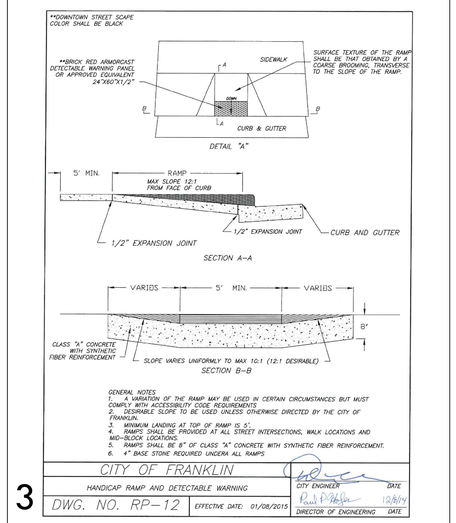
SHEET C8.4

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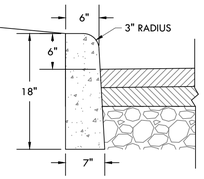




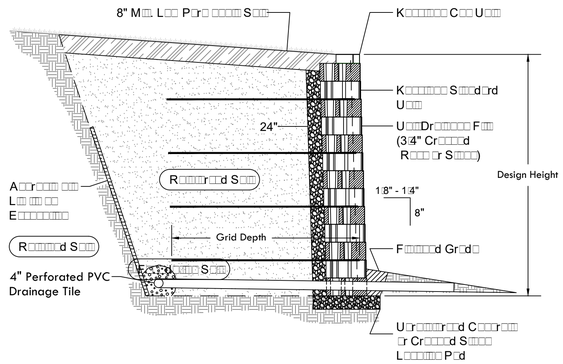


NOTES:

1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

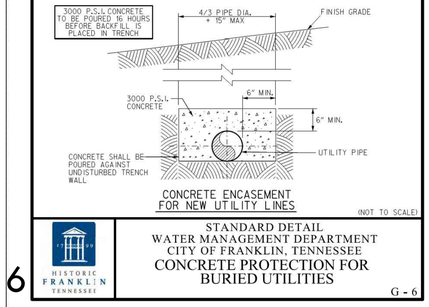


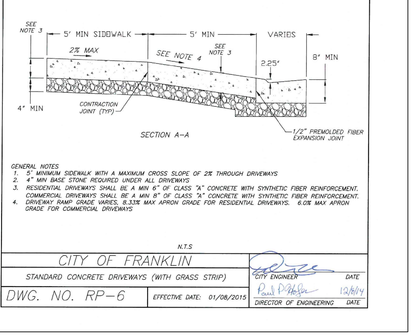
1 POST CURB
NOT TO SCALE



NOTE:
THIS DETAIL IS PROVIDED AS A REFERENCE. THE CONTRACTOR SHALL COORDINATE WITH THE SEGMENTAL WALL MANUFACTURER TO PROVIDE STAMPED ENGINEERED PLANS FOR THE PROPOSED WALL FOR APPROVAL OF ENGINEER. CONTRACTOR SHALL SUBMIT THE STAMPED PLANS TO LOCAL JURISDICTION FOR ANY REQUIRED APPROVALS.

2 SEGMENTAL RETAINING WALL
NOT TO SCALE





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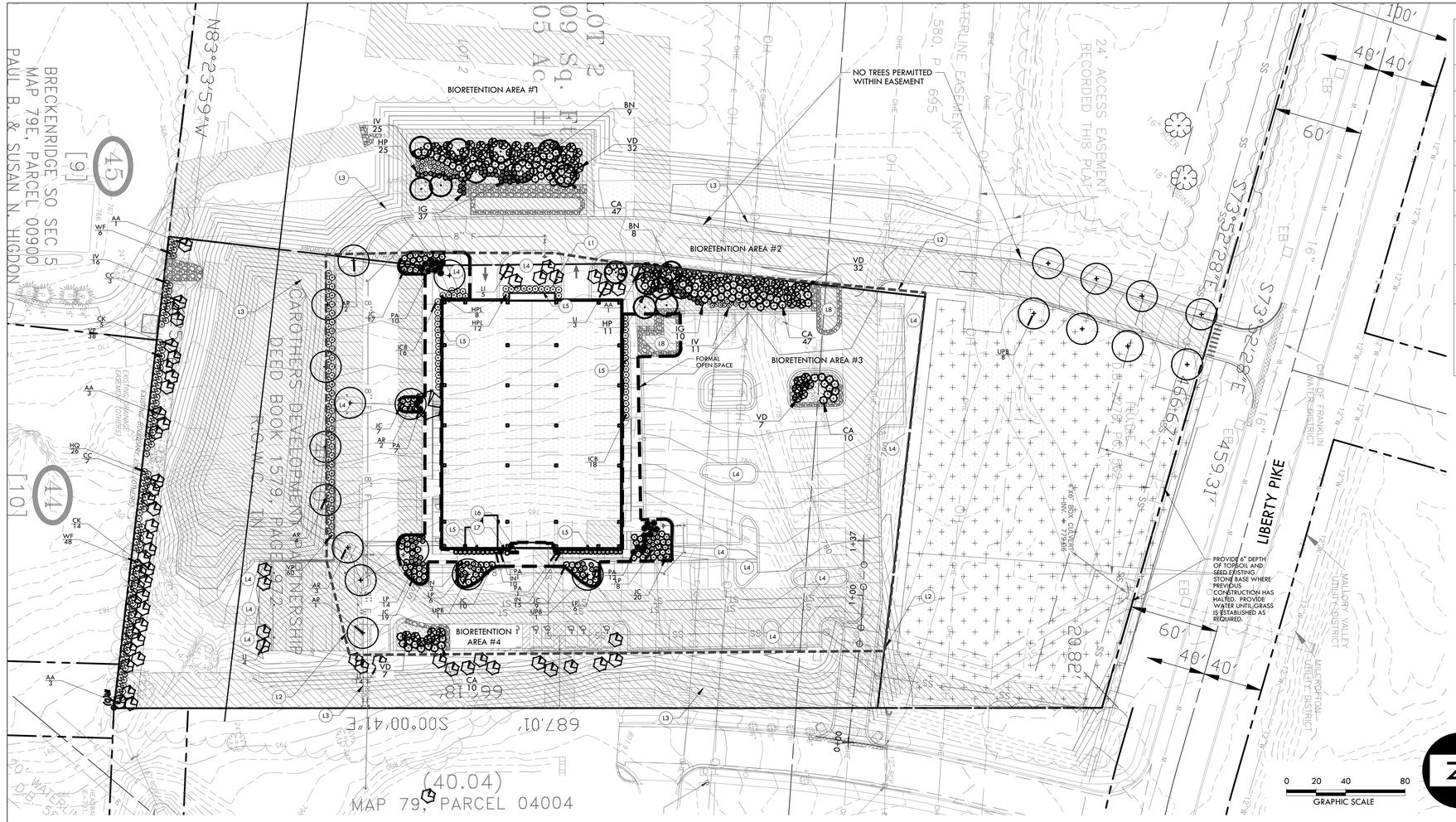
WILSON COUNTY REGISTERED LANDSCAPE ARCHITECT 5/4/17

DATES OF ISSUANCE
05/04/17 △

TITLE DETAILS

SHEET C8.5

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LANDSCAPE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
L1	PLANTING BED LIMITS	L2.0 - 2
L2	IRRIGATION LIMITS	L2.0 - NOTES
L3	AREA TO BE SEEDED LAWN	SPECS
L4	AREA TO BE SODDED LAWN	SPECS
L5	RIVER STONE MULCH	L2.0 -3
L6	BENCH	SEE PRODUCT LISTING/THIS SHEET
L7	TRASH RECEPTACLE	SEE PRODUCT LISTING/THIS SHEET
L8	BIORETENTION AREA TO BE WETLAND SEED MIX WITH STRAW MAT. STRAW MAT TO BE SECURED WITH GROUND STAPLES	SEE BIORETENTION DETAILS THIS SHEET: C6.0 - 4: SEE SPECS

BIORETENTION AREA #1 LEVEL 2
- 3,416 S.F. - 75% SHRUB COVERAGE
- SHRUBS - 3 GAL
- TREES 2" CAL. 1/400 S.F. = 9

BIORETENTION AREA #2 LEVEL 2
- 2,977 S.F. 75% SHRUB COVERAGE
- SHRUBS - 3 GAL
- TREES 2" CAL. 1/400 S.F. = 8

BIORETENTION AREA #3 LEVEL 1
- 533 S.F. - 75% SHRUB COVERAGE
- SHRUBS - 3 GAL

BIORETENTION AREA #4 LEVEL 1
- 424 S.F. - 75% SHRUB COVERAGE
- SHRUBS - 3 GAL

MINIMUM BUFFERING/SCREENING REQUIREMENTS

HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPMENT ARE MOUNTED ON THE:
- [X] ROOFTOP
- [ ] GROUND
- [ ] NOT APPLICABLE

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:	PURPOSE:
[ ] NOT APPLICABLE	BUFFERING/SCREENING NOT REQUIRED
[X] FOUNDATION PLANTING	ALONG PRIMARY FACADE
[ ] PERIMETER PLANTING STRIP	SCREEN VUA'S AND TO CREATE "MODULES"
[X] INTERIOR VUA PLANTING	CREATE VUA "MODULES"
[X] UTILITY BOX SCREEN	SCREEN FROM VIEW
[ ] HVAC SCREEN	SCREEN HVAC FROM VIEW
[X] DUMPSTER SCREEN	SCREEN DUMPSTER FROM VIEW
[ ] LOADING/SERVICE AREA	BUFFER THE STREET OR RESIDENTIAL PROPERTY
[ ] INCOMPATIBLE USE BUFFER	BUFFER THE ADJACENT LESS INTENSIVE USE
[ ] 30-FOOT FRONT YARD BUFFER	BUFFER THE ADJACENT HATCHER BYPASS
[ ] 40-FOOT FRONT YARD BUFFER	BUFFER THE ADJACENT INTERSTATE 65
[ ] STREET TREES	SPATIAL DEFINITION/ENVIRONMENTAL MITIGATION
[ ] OTHER:	

ATTENTION OWNER/INSTALLER:

THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.
OWNER:
LANDSCAPE ARCHITECT: BRAD LIPSEY, CRUNK ENGINEERING (615) 873-1795
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212 PHONE

PRODUCT LISTING FOR EXTERIOR SITE FURNISHINGS

TRASH RECEPTACLE:
'DISPATCH' BY FORMS + SURFACES. SINGLE STREAM,
36 GALLON, FINISH: SLATE GLOSS;

ALUMINUM SIDE PANEL; MOUNTING: SURFACE MOUNTED.
BENCH TYPE 'A1 - 'CAMBER' BY FORMS + SURFACES. SLATTING: ALUMINUM, FINISH: POWDERCOAT 'SLATE GLOSS'; MOUNTING : SURFACE MOUNTED.
FORMS+SURFACES, PH. 800.451.0410, WEB : WWW.FORMS-SURFACES.COM.

LANDSCAPE REQUIREMENTS: (ACI)

LSR 0.46 PROVIDED (MIN.0.31)
LSA = 1.63 Ac.
(0.00 AC. IN BUFFER AREAS + 1.22 AC. DEVELOPMENT/OPEN SPACE)

	QUANTITY PROVIDED: EXISTING TREES	PROPOSED	TOTAL PROVIDED	INCHES PROVIDED: CALIPER INCHES
EXISTING TREES 14":	6	.	.	84
EXISTING TREES 24":	2	.	.	48
EXISTING TREES 30":	3	.	.	90
EXISTING TREES 36":	2	.	.	72
2" CALIPER CANOPY TREES:	.	.	.	.
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				294
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				234
2" CALIPER UNDERSTORY TREES:	.			.
1" CALIPER UNDERSTORY TREES:	.	X	X	X*
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				60
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				59
MIN. 18" HEIGHT SHRUBS:				XXX
MIN. 30" HEIGHT SHRUBS:				XXX
TOTAL SHRUBS PROVIDED:				290
TOTAL SHRUBS REQUIRED:				270

NOTE: EXIST. TREES OVER 14" IN PRESERVATION ZONE CREDITED AT 1.25" TIMES CALIPER SIZE.

NOTE: REFER TO TREE INVENTORY - L1.0

SPECIMEN TREE REPLACEMENT

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
5" +CALIPER CANOPY TREES:	X	x
4" CALIPER CANOPY TREES:	X	X
3" CALIPER CANOPY TREES:	X	X
2.5" CALIPER CANOPY TREES:	X	X
2" CALIPER CANOPY TREES:	X	X
2" CALIPER UNDERSTORY TREES:	X	X
TOTAL CALIPER INCHES OF REPLACEMENT TREES PROVIDED:		0
DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED:		0
REPLACEMENT CALIPER INCH SURPLUS/SHORTAGE:		X

LANDSCAPE DATA

SITE ACREAGE:	3.53 Ac.
EFFECTIVE DEVELOPABLE SITE AREA:	2.9 Ac.
SITE ZONING CLASSIFICATION:	GENERAL OFFICE (GO)
APPLICABLE OVERLAY:	MECO-4
DEVELOPMENT STANDARD:	CONVENTIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA:	
RATIO	0.30
ACREAGE	1.06 Ac.
PROVIDED LANDSCAPE SURFACE AREA:	
RATIO	.46
ACREAGE	1.63 Ac.
ORIGINAL TREE CANOPY COVER:	
PERCENT	70.3%
ACREAGE	2.48 Ac.
TREE CANOPY REQUIRED:	
PERCENT	18%
ACREAGE	0.446 Ac.
PRESERVED TREE CANOPY COVER PROVIDED:	
PERCENT	9.7%
ACREAGE	0.241 Ac.
SPECIMEN TREES REMOVED (HEALTHY TREES)	
TOTAL	0
DBH	0"

ACI CALCULATIONS

OPEN SPACE AREAS.....0.20 AC.
CANOPY (60 ACI/ACRE).....12"
UNDERSTORY (9 ACI/ACRE).....2"
SHRUBS (50/ACRE).....10

NON-RESIDENTIAL.....0
CANOPY (82 ACI/ACRE).....222"
UNDERSTORY (21 ACI/ACRE).....57"
SHRUBS (96/ACRE).....260

NOTE: LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT OR OTHER FIRE PROTECTION EQUIPMENT.

MINIMUM OPEN SPACE REQUIREMENTS

MINIMUM OPEN SPACE REQUIREMENT: 5% OF GROSS DEVELOPABLE AREA (100% FORMAL OPEN SPACE)
GROSS DEVELOPABLE AREA = EFFECTIVE DEVELOPABLE SITE AREA (2.9 AC.)
FORMAL OPEN SPACE REQUIRED (5% OF 2.9) : 0.15 AC. (6,534 S.F.)
INFORMAL OPEN SPACE: N/A (NOT REQUIRED)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	SQ. FT OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA A	FORMAL	PLAZA	9,000 S.F.	0.20 Ac.	4,496 S.F.	50 %
		TOTAL	9,000 S.F.	0.20 Ac.	4,496 S.F.	50 %

AREA TO BE WETLAND SEED MIX. SEE BIORETENTION DETAILS THIS SHEET.

ALL LAWN AREAS INTERNAL TO THE PARKING LOT ARE TO BE SODDED. A 2' STRIP OF SOD SHALL BE INSTALLED AROUND THE PARKING LOT PERIMETER.

BIORETENTION DETAILS / PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD		REMARKS
	BN	17	Betula nigra ' Heritage'	Heritage River Birch	B & B	2"	10-12'	5-6'		Multi stem - 1 STEM MIN 2" CAL.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	SPREAD	SPACING	REMARKS
	CA	114	Callicarpa americana	American Beautyberry	#7 Cont.		24-27"	18-21"	60" o.c.	
	HP	36	Hypericum prolificum	Shrubby St. John's Wort	#3 Cont.		24"		36" o.c.	
	IG	35	Ilex glabra 'Compacta'	Compact Inkberry	#3 Cont.		18-21"	18-21"	36" o.c.	
	IV	28	Ilex verticillata	Winterberry Holly	#7 Cont.		36"		36" o.c.	
	VD	78	Viburnum dentatum	Arrowwood Viburnum	B & B		36-42"	27-30"	72" o.c.	

Retention Basin Floor Seed Mix

25% : 1.5 lb - Redtop Panicgrass, PA Ecotype (Panicum rigidulum (P. stipitatum))
16% : 0.9 lb - Virginia Wildrye, PA Ecotype (Elymus virginicus)
16% : 0.9 lb - Ticklegrass (Rough Bentgrass), (Agrostis scabra)
16% : 0.9 lb - Swamp Milkweed (Asclepias incarnata)
9% : 0.5 lb - Butterfly Milkweed (Asclepias tuberosa)
5% : 0.3 lb - Wild Bergamot, (Monarda fistulosa)
5% : 0.3 lb - Purple Bergamot, (Monarda media)
5% : 0.3 lb - Soft Rush (Juncus effusus)
2% : 0.1 lb - Autumn Bentgrass, (Agrostis perennans)
1% : 0.1 lb - Path Rush (Juncus tenuis)
Total: 100%
APPLICATION RATE: 1 lb per 1,000 sq ft

SEED SHOULD BE LOCALLY SOURCED

BIORETENTION SOIL TO BE APPLIED AT A DEPTH OF 36" BELOW FINISH GRADE. SEE C6.0 FOR GRADING IN THIS AREA.
BIORETENTION SOIL TO CONSIST OF THE FOLLOWING.

MAX 60% SAND
LESS THAN 40% SILT
5%-10% ORGANIC MATTER
LESS THAN 20% CLAY

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
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F · 615 · 244 · 6697
WWW.HDARCHITECTS.COM

05/04/17

PROJECT: 216042.00

LOCATION: 1217 Liberty Pike
Franklin TN 37067

CLIENT: Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

DATES OF ISSUANCE
05/04/17 △

SHEET TITLE: LANDSCAPE PLAN

SHEET: L1.0

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PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
	AR	13	Acer rubrum `October Glory`	October Glory Red Maple	B & B	3"	10`-12`	3-4`	
	UPB	10	Ulmus parvifolia `UPMTF` Bosque	Bosque Lacebark Elm	B & B	3"	16-18`	4.5-5`	Well branched

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
	AA	8	Amelanchier canadensis `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	2"Cal	6-7`	3-4`	
	CC	10	Cercis canadensis	Redbud	B & B	2" Cal			
	CK	19	Cornus kousa	Kousa Dogwood	B & B	2" Cal.			
	LI	26	Lagerstoemia indica 'Natchez'	Natchez Crepe Myrtle	B & B	2" Cal	6-7'		

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
	HPL	20	Hydrangea paniculata `Limelight` TM	Limelight Hydrangea	#7 Cont.		24"	60" o.c.		
	ICB	62	Ilex cornuta "Burfordi Nana"	Dwarf Burford Holly	# 3 Container		18"			
	IV	16	Itea virginica	Henry's Garnet	#3 Cont.					
	HQ	26	Hydrangea quercifolia	Oakleaf Hydrangea	3# Cont.					
	JC	73	Juniperus chinensis 'sargenti	Sargent Juniper	#3 Cont.		18-21"	18-21"	48" o.c.	
	LP	34	Lagerstoemia indica 'Pokemoke'	Pokemoke Crepe Myrtle	#3 Cont.					
	PA	51	Pennisetum apeculoides ' Cassia'	Cassian Fountain Grass	#3 Cont.				48" o.c.	
	WF	54	Weigelia floribunda	Flowering Wiegelia	#3 Cont.					
	VP	96	Viburnum x pragense	Prague Viburnum	#7 Cont.		36-42"	27-30"	60" o.c.	

NOTE: SEE SHEET L1.0 FOR BIORETENTION PLANT LIST, INCLUDING 25% NATIVE MILKWEED

CITY OF FRANKLIN LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL BE 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 APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.
17. NO LANDSCAPING IS PERMITTED TO THE FRONT OF ANY FIRE HYDRANT.
18. NO LANDSCAPING IS PERMITTED WITHIN 3 FEET OF ANY FIRE HYDRANT.
19. NO LANDSCAPING, FENCING, ETC. SHALL BE PLANTED OR CONSTRUCTED THAT OBSTRUCTS VISIBILITY AND/OR ACCESS TO FIRE HYDRANTS, FIRE DEPARTMENT CONNECTION, AND OTHER FIRE PROTECTION EQUIPMENT.
20. COMBUSTIBLE MULCH IS NOT PERMITTED WITHIN 24 INCHES OF THE EXTERIOR PERIMETER OF ANY BUILDING WHERE WOOD OR COMBUSTIBLE MATERIALS ARE USED IN THE FRAMING (STRUCTURAL) OR EXTERIOR MATERIAL (OSB, EFIS, ETC.).

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2 AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - A.) DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
   - B.) TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
     2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK.
     3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
   - C.) NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
   - D.) SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
   - E.) BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
   - F.) BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

PLANTING NOTES

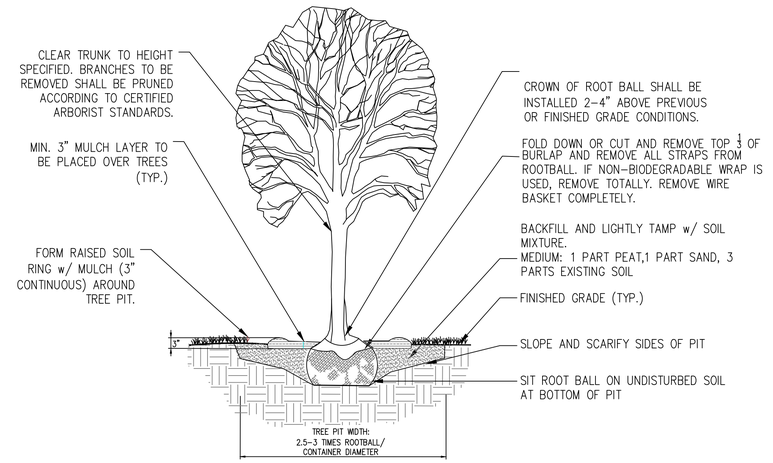
1. THE LANDSCAPE CONTRACTOR SHALL CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS OF SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE .
3. THE CONTRACTOR IS TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING. COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL PLANTING BEDS TO RECEIVE FINELY SHREDDED HARDWOOD MULCH.
5. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
6. ALL LAWN AREAS WITHIN THE PROJECT AREA ARE TO BE SODDED WITH FINE BLADED FESCUE IN ACCORDANCE WITH THE DRAWINGS.
7. THE LANDSCAPE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, AND CODES.
8. ALL PLANT MATERIALS SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
11. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS HE SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
12. PROTECTIVE FENCE SHALL BE INSTALLED AROUND EXISTING TREES BEFORE CONSTRUCTION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

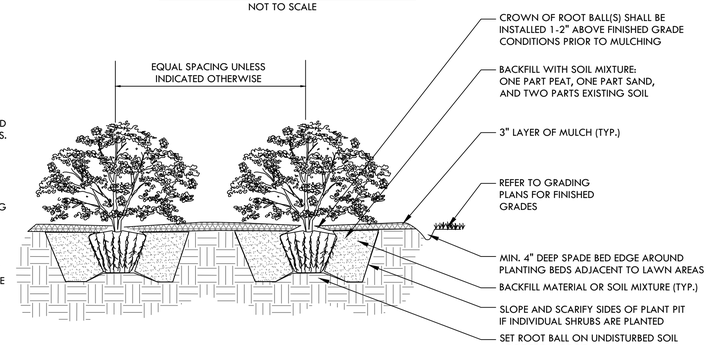
STONE MULCH AREAS:

1. CONTRACTOR SHALL REMOVE AND ERADICATE ALL EXISTING GRASSES AND WEEDS IN D.S. AREAS AS REQUIRED WITH ROUND-UP, ETC.
2. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SPECIFIED STONE MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

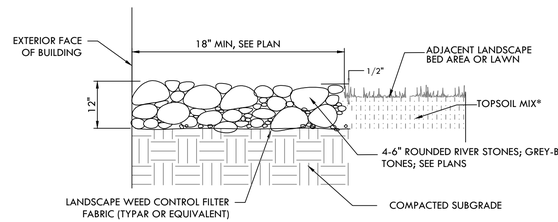


1 DECIDUOUS TREE PLANTING
NOT TO SCALE

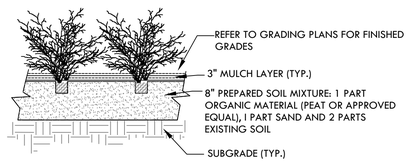
NOTES:
1. WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
2. DO NOT PRUNE SHRUBS BEFORE ACCEPTANCE.
3. CAREFULLY REMOVE CONTAINER FROM ROOT BALL USED FOR SHRUB(S). ANY BROKEN OR CRUMBLING ROOT BALL(S) WILL BE REJECTED.
4. IF SHRUB IS B&B, REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL OR COMPLETELY REMOVE BURLAP IF SOILS ARE POORLY DRAINED.
5. SCARIFY ROOTBALL IF ROOT BOUND IN CONTAINER PER HORTICULTURE STANDARDS.



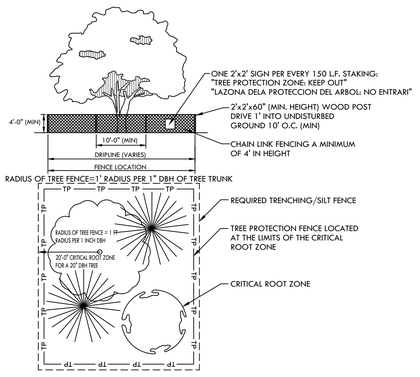
2 SHRUB PLANTING
NOT TO SCALE



3 STONE MULCH BED
NOT TO SCALE



4 GROUNDCOVER PLANTING
NOT TO SCALE



5 TREE PROTECTION
NOT TO SCALE

CRUNK ENGINEERING LLC
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WWW.CRUNKENG.COM

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LOCATION 1217 Liberty Pike
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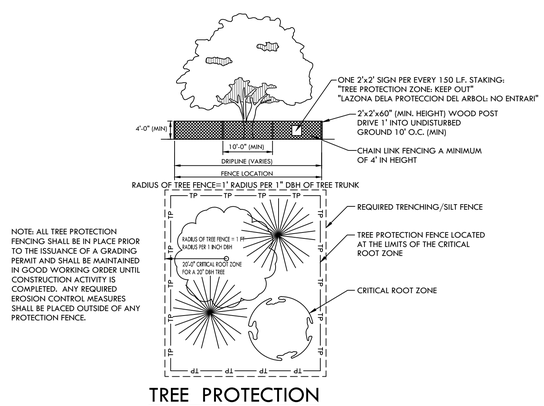
DATES OF ISSUANCE △

SHEET TITLE LANDSCAPE DETAILS

L2.0

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NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.

TREE PROTECTION
NOT TO SCALE

0 20 40 80
GRAPHIC SCALE

N

TREE CANOPY RETENTION STANDARDS

LOT 3 (PROPOSED SITE)

SITE ACREAGE	3.53 Ac.
EXISTING TREE CANOPY COVER	2.48 Ac. (70.3%)
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (GO)	0.446 Ac. (18%)
TREE CANOPY RETENTION PROVIDED	0.241 Ac. (9.7%)

TREE CANOPY AREA TO BE REMOVED	SQUARE FEET
TOTAL	97,417
	(2.24 ACRES)

TREE CANOPY AREA TO REMAIN	SQUARE FEET
TOTAL	10,510
	(0.241 ACRES)

LOT 2 (REMAINING SITE)

SITE ACREAGE	10.18 Ac.
EXISTING TREE CANOPY COVER	8.26 Ac. (81.1%)
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (GO)	1.49 Ac. (18%)
TREE CANOPY RETENTION PROVIDED	6.45 Ac. (78%)

TREE CANOPY AREA TO BE REMOVED	SQUARE FEET
PREVIOUS PLAN	44,178
PROPOSED PLAN	29,917
TOTAL	74,095
	(1.70 ACRES)

TREE CANOPY AREA TO REMAIN	SQUARE FEET
TOTAL	285,711
	(6.56 ACRES)

LANDSCAPE DATA

SITE ACREAGE:	3.53 Ac.
EFFECTIVE DEVELOPABLE SITE AREA:	2.9 Ac.
SITE ZONING CLASSIFICATION:	GENERAL OFFICE (GO)
APPLICABLE OVERLAY:	MECO-4
DEVELOPMENT STANDARD:	CONVENTIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA:	
RATIO	0.30
ACREAGE	1.06 Ac.
PROVIDED LANDSCAPE SURFACE AREA:	
RATIO	.46
ACREAGE	1.63 Ac.
ORIGINAL TREE CANOPY COVER:	
PERCENT	70.3%
ACREAGE	2.48 Ac.
TREE CANOPY REQUIRED:	
PERCENT	18%
ACREAGE	0.446 Ac.
PRESERVED TREE CANOPY COVER PROVIDED:	
PERCENT	9.7%
ACREAGE	0.241 Ac.
SPECIMEN TREES REMOVED (HEALTHY TREES)	
TOTAL	0
DBH	0"

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795

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05/04/17

PROJECT 216042.00

LOCATION 1217 Liberty Pike
Franklin TN 37067

CLIENT Prime Health Services

Carothers Development Subdivision, Site Plan, Revision 1 (Prime Health) C.O.F. # 6323

CONSTRUCTION DOCUMENTS

BRADLEY M. LOOPER
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
TENNESSEE
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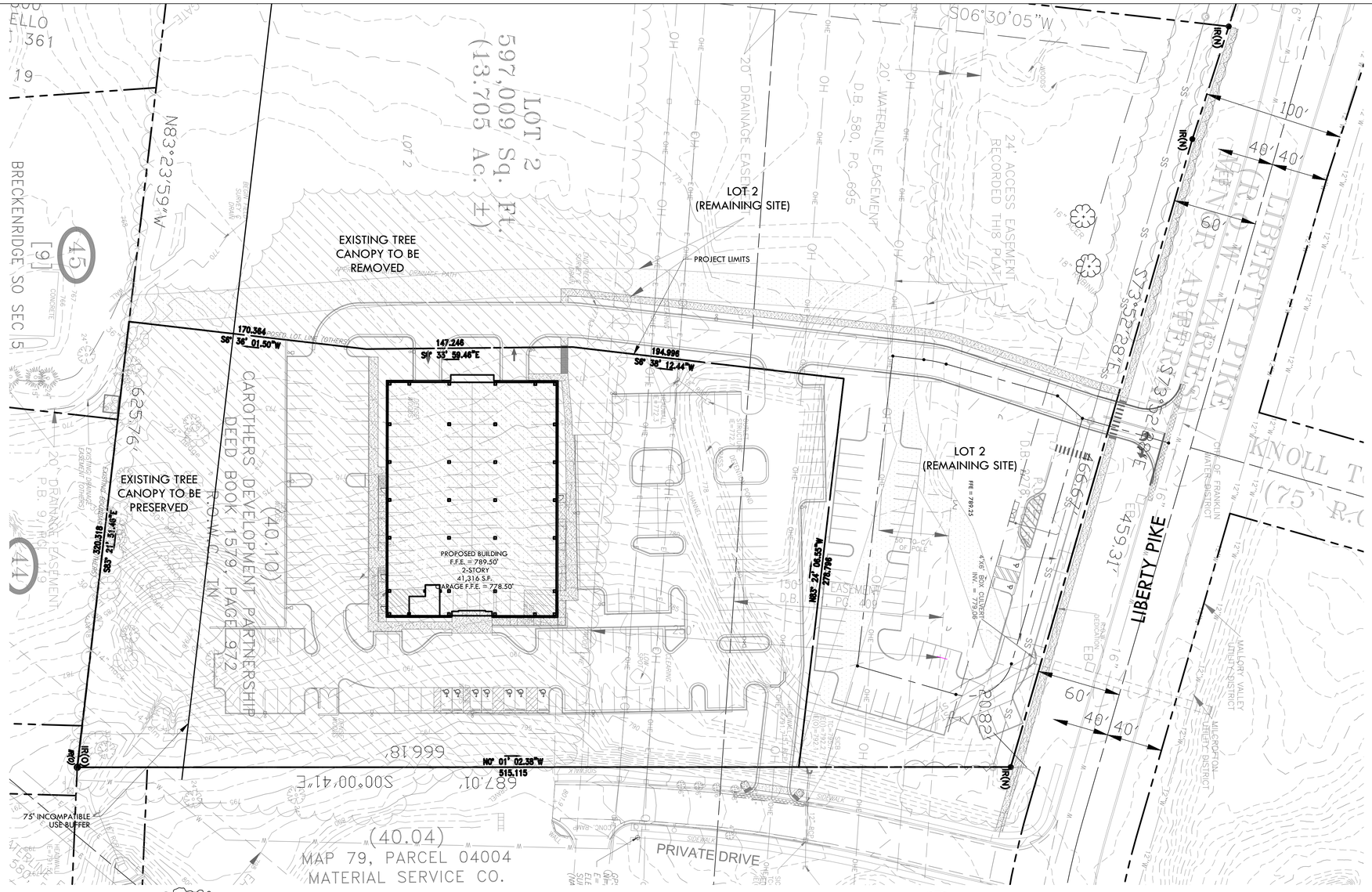
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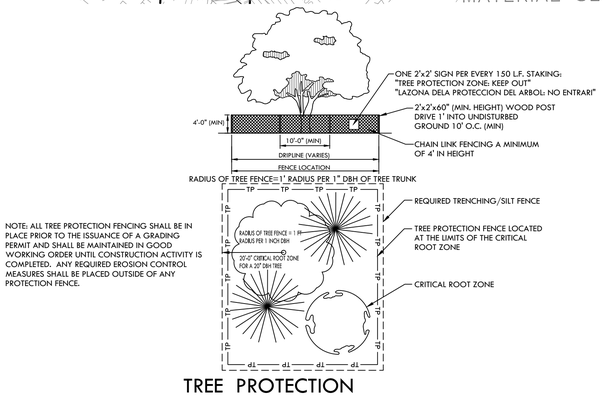
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SHEET TITLE TREE CANOPY PRESERVATION/ REMOVAL PLAN

SHEET L3.0

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NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.

TREE PROTECTION
NOT TO SCALE

TREES TO REMAIN
14"+ TREES

SIZE/TYPE	HEALTH
36" ELM	G
14" HACKBERRY	G
36" ELM	G
24" HEDGE APPLE	G
24" HEDGE APPLE	G
30" ELM	G
30" ELM	G
14" HACKBERRY	G
14" HACKBERRY	G
30" ELM	G
14" HACKBERRY	G
14" ELM	G
14" ELM	G

CREDIT TOWARD SITE ACI REQUIREMENTS FOR PRESERVED TREES: INCHES = 77"x1.00=77"
4 TOTAL TREES CREDITED

SPECIMEN TREES TO BE REMOVED

PT. NO.	SIZE/TYPE	HEALTH
-:-		-

TOTAL HEALTHY TREES REMOVED (0) - 0"
HEALTH DESIGNATOR : (G)GOOD; (F)FAIR; (P)POOR

LANDSCAPE DATA

SITE ACREAGE:	3.53 Ac.
EFFECTIVE DEVELOPABLE SITE AREA:	2.9 Ac.
SITE ZONING CLASSIFICATION:	GENERAL OFFICE (GO)
APPLICABLE OVERLAY:	MECO-4
DEVELOPMENT STANDARD:	CONVENTIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA:	
RATIO	0.30
ACREAGE	1.06 Ac.
PROVIDED LANDSCAPE SURFACE AREA:	
RATIO	.46
ACREAGE	1.63 Ac.
ORIGINAL TREE CANOPY COVER:	
PERCENT	70.3%
ACREAGE	2.48 Ac.
TREE CANOPY REQUIRED:	
PERCENT	18%
ACREAGE	0.446 Ac.
PRESERVED TREE CANOPY COVER PROVIDED:	
PERCENT	9.7%
ACREAGE	0.241 Ac.
SPECIMEN TREES REMOVED (HEALTHY TREES)	
TOTAL	0
DBH	0"

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CONSTRUCTION DOCUMENTS

BRADLEY M. LOOSE
TENNESSEE
AGRICULTURE
LANDSCAPE ARCHITECT
5/4/17

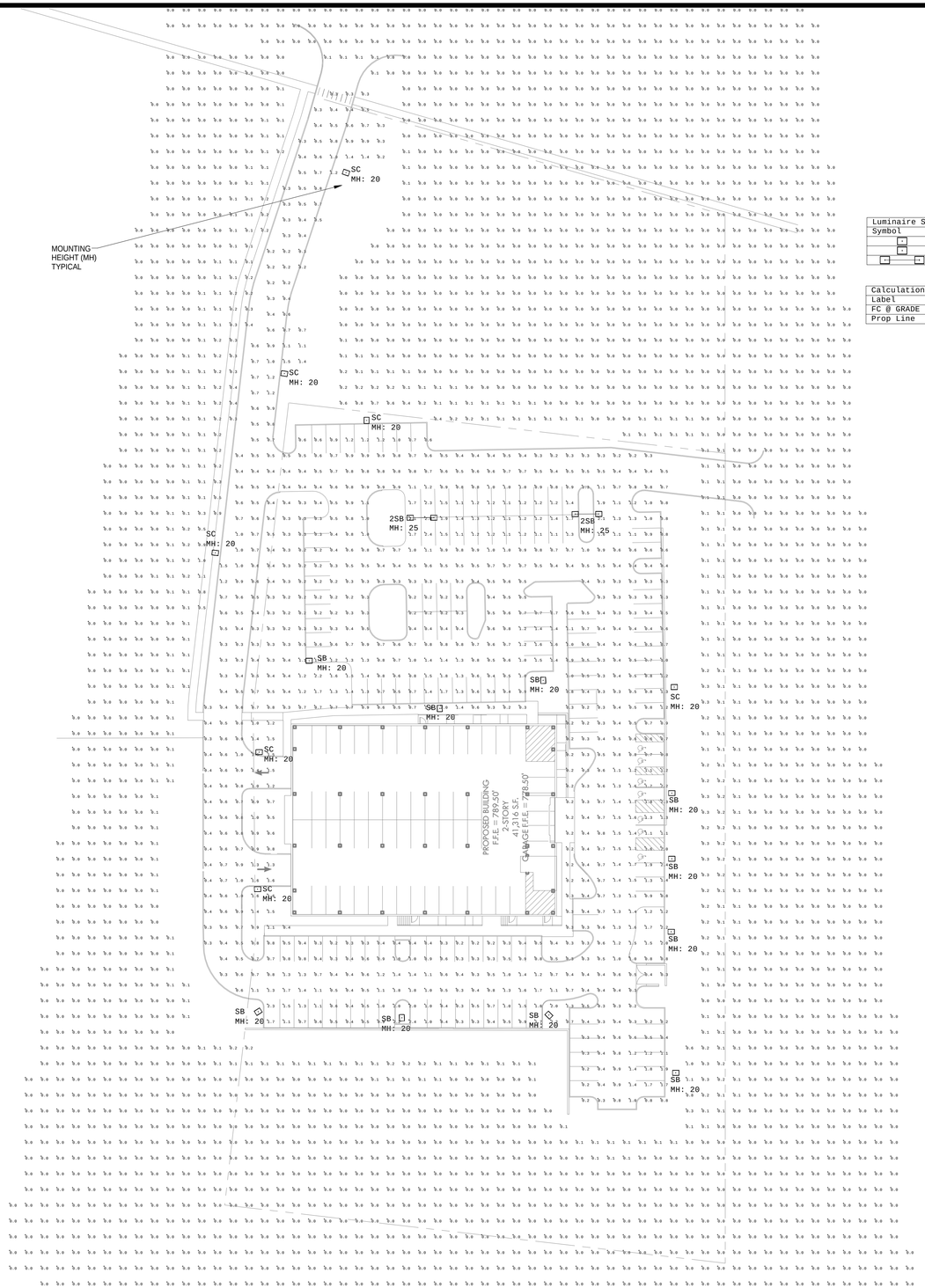
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SHEET TITLE SPECIMEN TREE PRESERVATION/ REMOVAL PLAN

SHEET L3.1

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1 SITE PLAN - LIGHTING PHOTOMETRIC CALCULATIONS
1" = 40'-0"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	108-1174	SINGLE	N.A.	0.900	108-1174
	7	108-1180	SINGLE	N.A.	0.900	108-1180
	2	108-1174_1	BACK-BACK	N.A.	0.900	108-1174

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min
FC @ GRADE	Illuminance	Fc	0.75	2.8	0.2	14.00
Prop Line	Illuminance	Fc	0.02	1.1	0.0	N.A.

FIXTURE TYPE SB

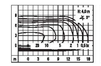


[P66] [S60]

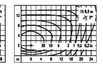
[P66] Pedestrian / bicycle lane distribution
[S60] Streetlighting distribution

[P66]	Part ID	Light source	K	lm*	Factor**	kg
VFL520	108-1061 [CVK]	13 LED 12W / 350 mA	4000	1612	0.57	4.7
	108-1063 [CVK]	12 LED 24W / 700 mA	4000	2786	1.00	4.7

[S60]	Part ID	Light source	K	lm*	Factor**	kg
VFL520	108-1481 [EC]	12 LED 12W / 350 mA	4000	1612	0.25	4.7
	108-1483 [EC]	12 LED 24W / 700 mA	4000	2786	0.50	4.7
VFL530	108-1124 [EC]	12 LED 12W / 350 mA	4000	1612	0.29	6.4
	108-1154 [EC]	24 LED 24W / 350 mA	4000	3024	0.58	6.6
	108-1135 [EC]	12 LED 24W / 700 mA	4000	2786	0.50	6.4
	108-1169 [EC]	24 LED 48W / 700 mA	4000	5638	1.00	6.6
VFL540	108-0873 [EC]	24 LED 24W / 350 mA	4000	3024	0.58	7.8
	108-0877 [EC]	36 LED 36W / 350 mA	4000	4636	0.86	8.2
	108-0879 [EC]	42 LED 42W / 350 mA	4000	5292	1.00	8.2
	108-0963 [EC]	24 LED 48W / 700 mA	4000	5638	1.00	7.8
	108-0967 [EC]	36 LED 72W / 700 mA	4000	8294	1.50	8.2
	108-0913 [EC]	42 LED 84W / 700 mA	4000	9677	1.75	8.2

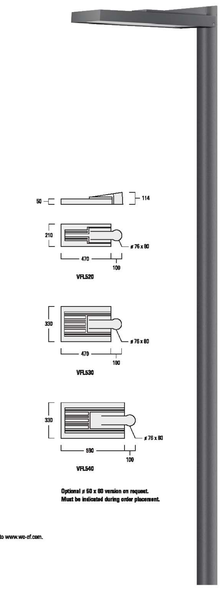


[P66]



[S60]

* Nominal lumen output based on LED manufacturers data at 85°C T_j. For rated lumens at 25°C T_j and latest data refer to www.we-cf.com.
** Multiplier for below value



Optional ø 58 x 80 version on request.
Must be indicated during order placement.

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Consulting Engineers
60 MUSIC SQUARE EAST, STE 300
NASHVILLE, TN 37203
www.powermgmt.com
615.383.6949

PROJECT #: 16125
DESIGNER: JDR ENGINEER: JDR

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11/14/16

PROJECT 216042.00

LOCATION 7110 Crossroads Blvd. Suite 100, Brentwood TN 37027

CLIENT Prime Health Services

PRIME HEALTH
OFFICE BUILDING

DESIGN
DEVELOPMENT

JAVIER DE LA ROSA — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — CERTIFICATE NO. 110052 — STATE OF TENNESSEE

JDR

5/05/17

DATES OF ISSUANCE △

SHEET TITLE SITE PLAN - LIGHTING CALCS

SHEET E100

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North Elevation		
	Surface Area	% of Net
Gross of Wall	8109	N/A
Net of Wall	5826	N/A
Arriscraft Building Stone	671	12%
Brick 1-	2675	46%
Brick 2-	2295	39%
Brick 3-	185	3%

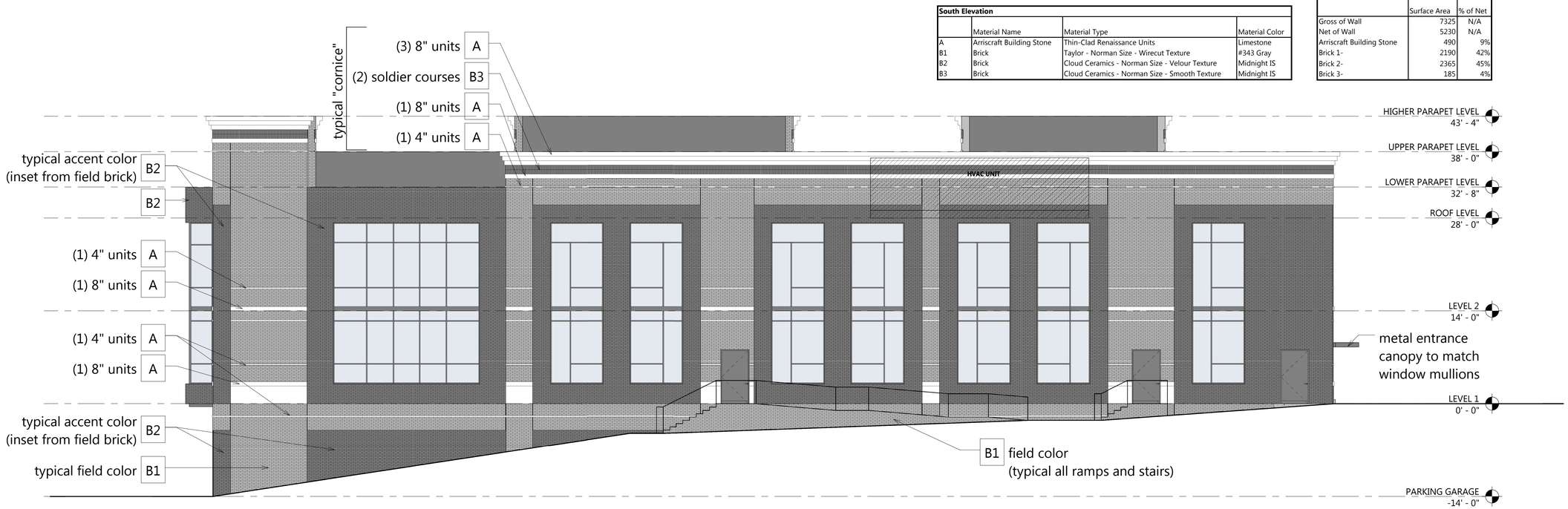
North Elevation			
	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS



2 North
SCALE: 1/8" = 1'-0"

South Elevation			
	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS

South Elevation		
	Surface Area	% of Net
Gross of Wall	7325	N/A
Net of Wall	5230	N/A
Arriscraft Building Stone	490	9%
Brick 1-	2190	42%
Brick 2-	2365	45%
Brick 3-	185	4%



1 South
SCALE: 1/8" = 1'-0"

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PROJECT 216042.00

LOCATION 7110 Crossroads Blvd. Suite 100, Brentwood TN 37027

CLIENT Prime Health Services

PRIME HEALTH OFFICE BUILDING

NOT FOR CONSTRUCTION



William E. Hereford III

05/04/2017

DATES OF ISSUANCE △

TITLE EXTERIOR ELEVATIONS

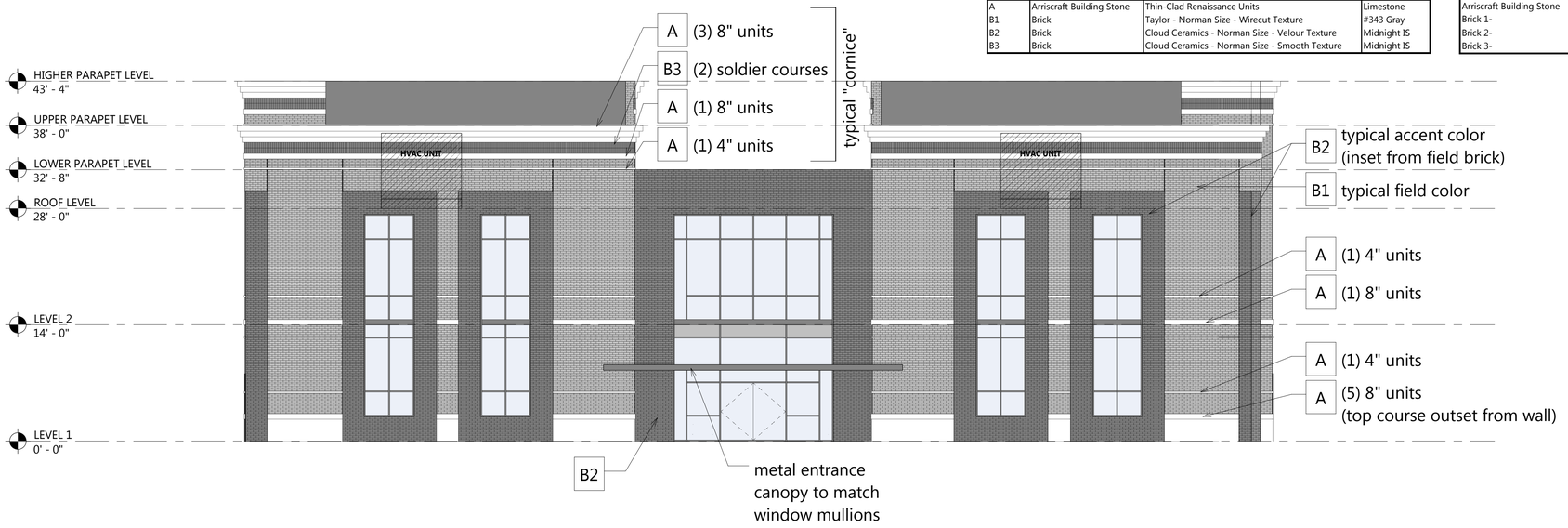
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East Elevation			
	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS

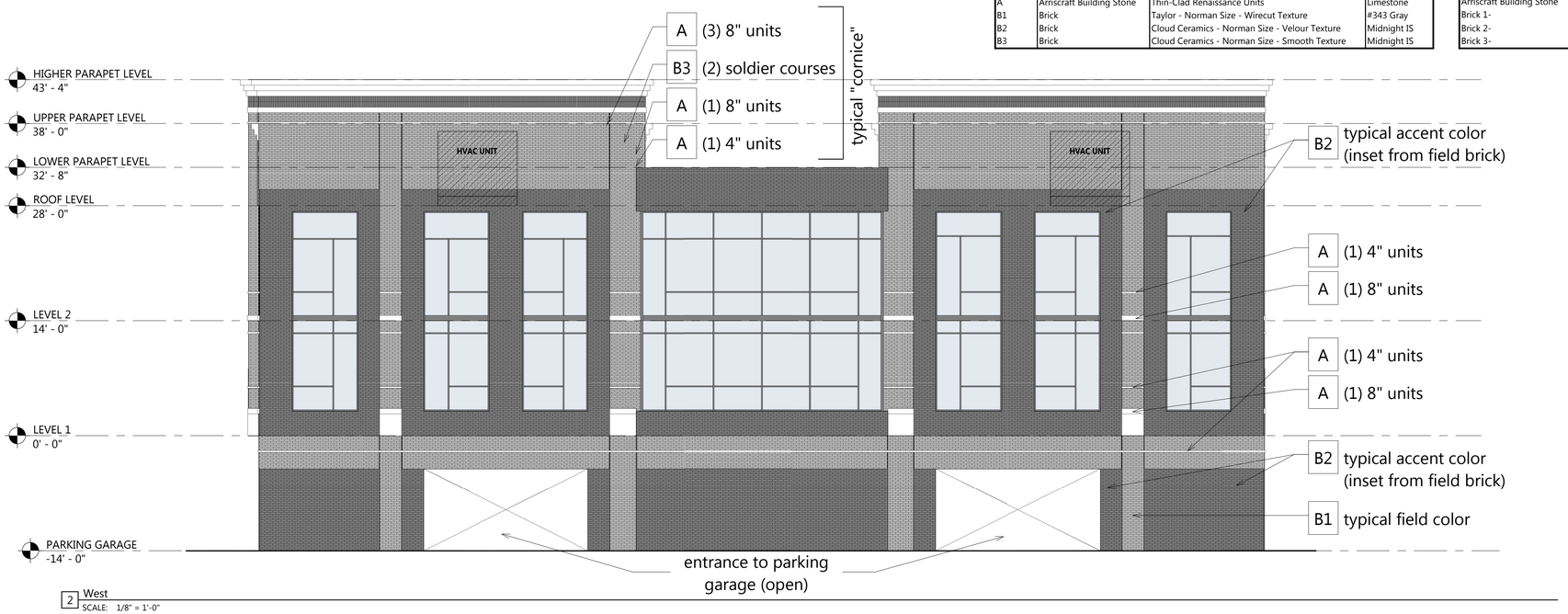
East Elevation		
	Surface Area	% of Net
Gross of Wall	4501	N/A
Net of Wall	3389	N/A
Arriscraft Building Stone	468	14%
Brick 1-	1460	43%
Brick 2-	1335	39%
Brick 3-	126	4%



1 East
SCALE: 1/8" = 1'-0"

West Elevation			
	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS

West Elevation		
	Surface Area	% of Net
Gross of Wall	6718	N/A
Net of Wall	4428	N/A
Arriscraft Building Stone	356	8%
Brick 1-	1786	40%
Brick 2-	2160	49%
Brick 3-	126	3%



2 West
SCALE: 1/8" = 1'-0"

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LOCATION 7110 Crossroads Blvd. Suite 100, Brentwood TN 37027

CLIENT Prime Health Services

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North Elevation		
	Surface Area	% of Net
Gross of Wall	8109	N/A
Net of Wall	5826	N/A
Arriscraft Building Stone	671	12%
Brick 1-	2675	46%
Brick 2-	2295	39%
Brick 3-	185	3%

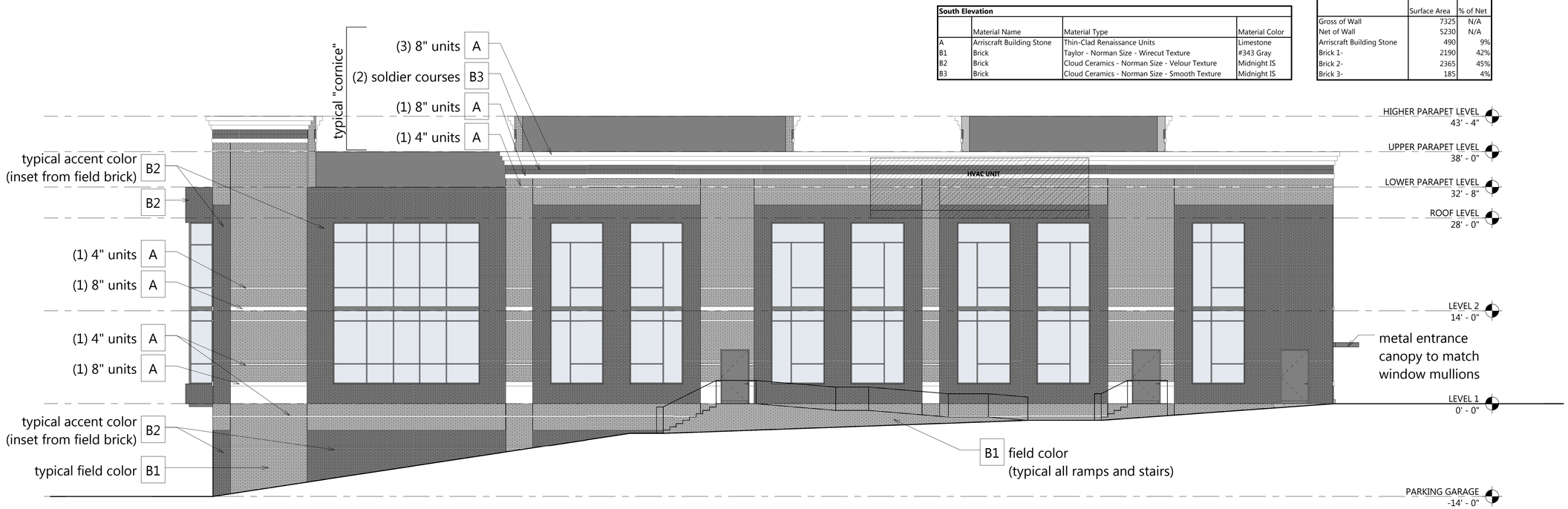
North Elevation			
	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS



2 North
SCALE: 1/8" = 1'-0"

South Elevation			
	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
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South Elevation		
	Surface Area	% of Net
Gross of Wall	7325	N/A
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Brick 3-	185	4%



1 South
SCALE: 1/8" = 1'-0"

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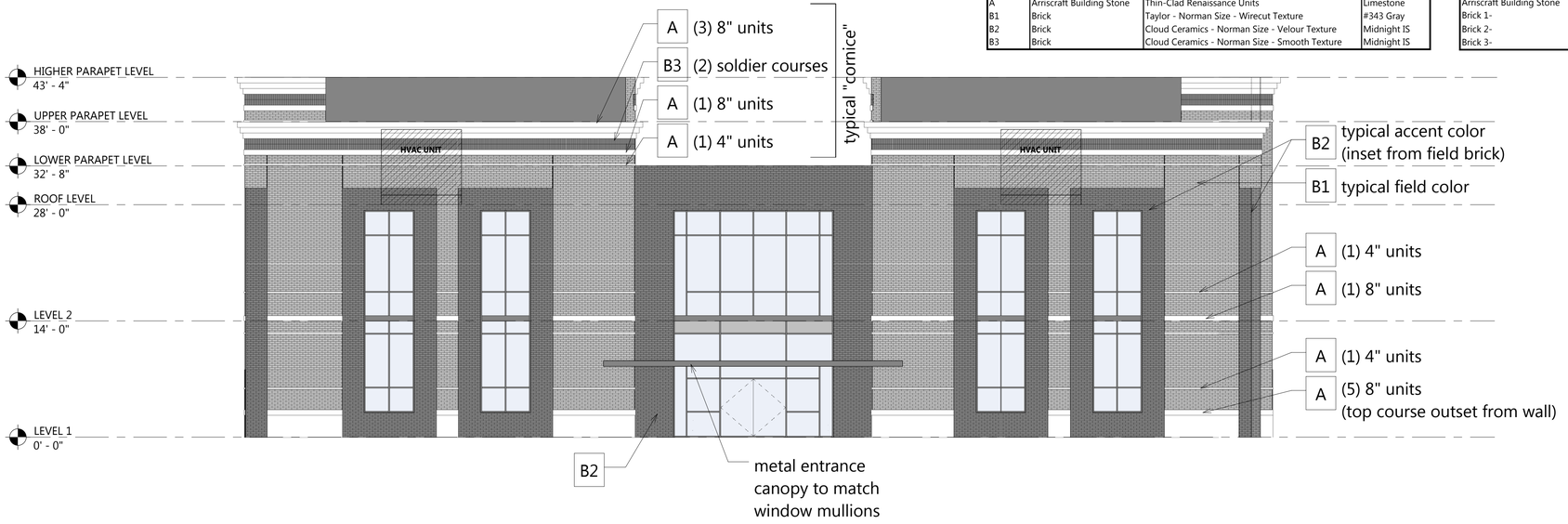
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TITLE EXTERIOR ELEVATIONS

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1 East
SCALE: 1/8" = 1'-0"

East Elevation

	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS

East Elevation

	Surface Area	% of Net
Gross of Wall	4501	N/A
Net of Wall	3389	N/A
Arriscraft Building Stone	468	14%
Brick 1-	1460	43%
Brick 2-	1335	39%
Brick 3-	126	4%



2 West
SCALE: 1/8" = 1'-0"

West Elevation

	Material Name	Material Type	Material Color
A	Arriscraft Building Stone	Thin-Clad Renaissance Units	Limestone
B1	Brick	Taylor - Norman Size - Wirecut Texture	#343 Gray
B2	Brick	Cloud Ceramics - Norman Size - Velour Texture	Midnight IS
B3	Brick	Cloud Ceramics - Norman Size - Smooth Texture	Midnight IS

West Elevation

	Surface Area	% of Net
Gross of Wall	6718	N/A
Net of Wall	4428	N/A
Arriscraft Building Stone	356	8%
Brick 1-	1786	40%
Brick 2-	2160	49%
Brick 3-	126	3%

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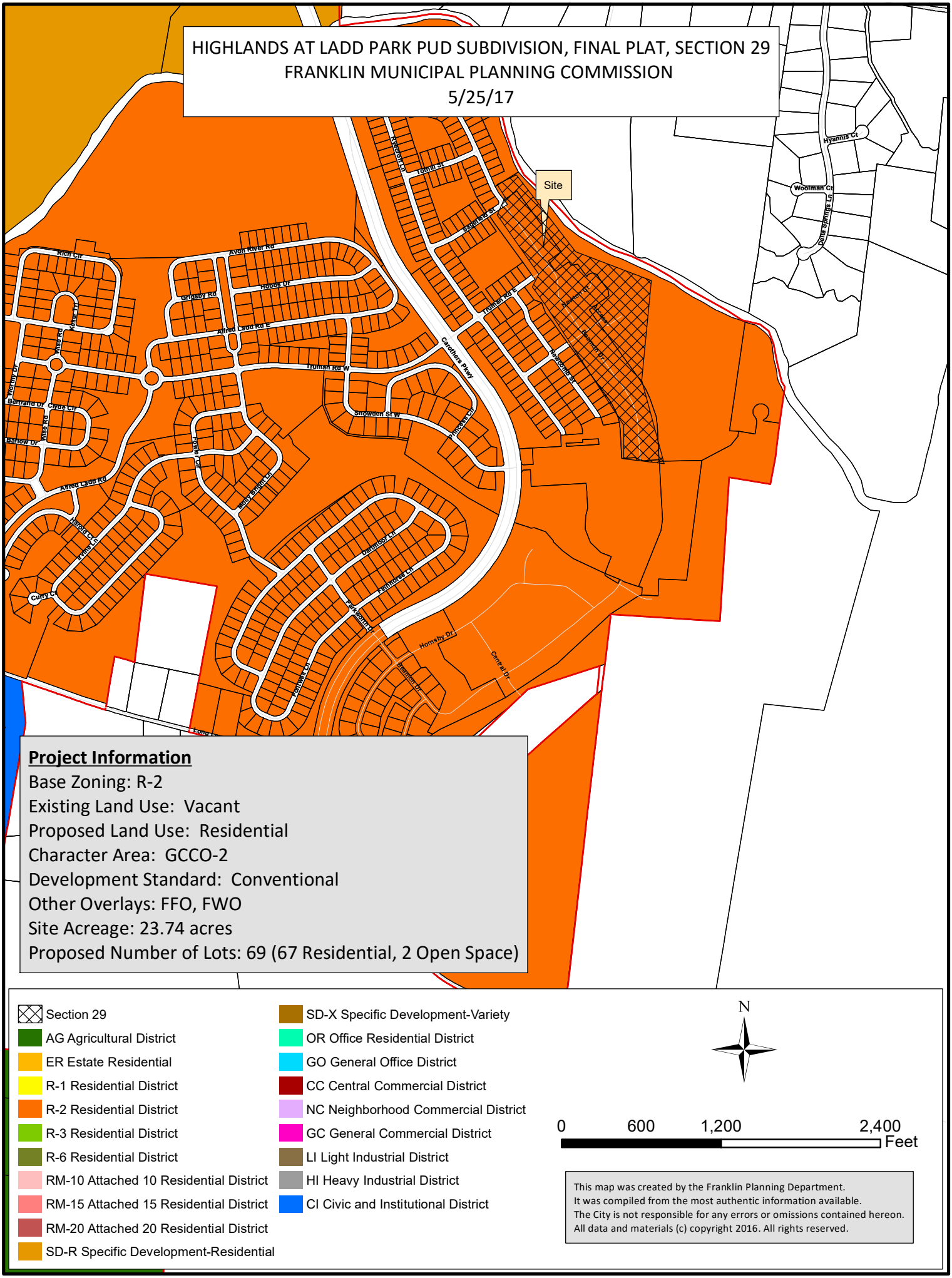
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TITLE EXTERIOR ELEVATIONS

SHEET A201


HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 29
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
Site
Project Information
Base Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: GCCO-2
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 23.74 acres
Proposed Number of Lots: 69 (67 Residential, 2 Open Space)
Section 29
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
600
1,200
2,400
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6411

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. C. Final Plat

kevin.long@franklintn.gov Applicant shall submit a revised section 29 site plan with the new lot configuration shown on this plat for One Stop approval concurrent with the One Stop submittal of the Final Plat. [Edited By Kevin Long]

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6090 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Issues

3. Lot Line Revisions

brad.baumgartner@franklintn.gov The minor revisions shown to lot lines (Lots 653-657) must be updated on the site plan prior to this final plat being recorded.

Stormwater

General Issues

4. Stream Buffer

jeff.willoughby@franklintn.gov Revise stream buffer note to read:

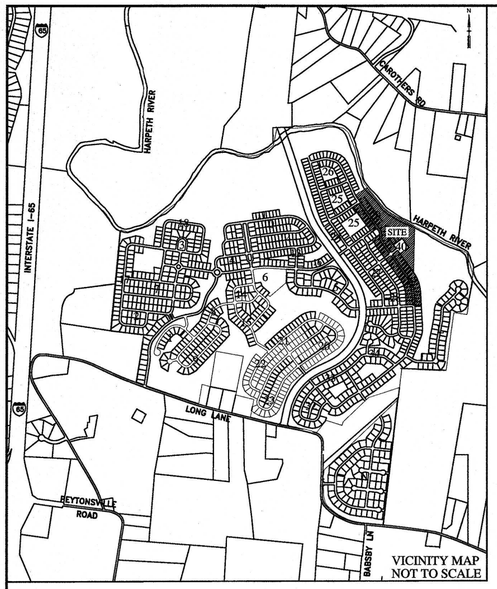
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

Water/Sewer

Highlands at Ladd Park Section 29 - submittal 001.pdf

5. Certificate of approval

scott.andrews@franklintn.gov	Applicant failed to address comment. Applicant shall change the following text in the certificate of approval of water and sewer systems block, from: Director Sewer Management Department City of Franklin, TN to Director, Water Management Department City of Franklin, Tennessee



VICINITY MAP
NOT TO SCALE

LEGEND

FIRE HYDRANT PROPOSED	FH
LIGHT POLE PROPOSED	
EXISTING POWER POLE	
CURB INLET PROPOSED	
IRON PIN FOUND	● (F)
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	ST
STREET ADDRESS	714
SEWER MANHOLE PROPOSED	D=10.01'
PROPERTY/R.O.W. LINE	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE
PROPOSED 8" WATER LINE	W
PROPOSED 8" SEWER LINE	S
PROPOSED CURB LINES	
MIILCROFTON EASEMENT SEE NOTE 12	15' MUDEE
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT SEE NOTE 5	5' AE & PUDE
MIDDLE TENNESSEE ELECTRIC SEE NOTE 17	15' MTE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 67 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 29.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
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4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE INSDIE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO 47187C0360F, BOTH DATED: 9-29-06. SEE SPECIAL LOMAR NOTE.
5) 5' PUBLIC UTILITY AND DRAINAGE (PUDE) EASEMENTS ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG ALL INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
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20) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
21) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

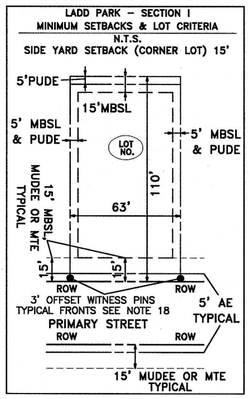
PREPARED BY:

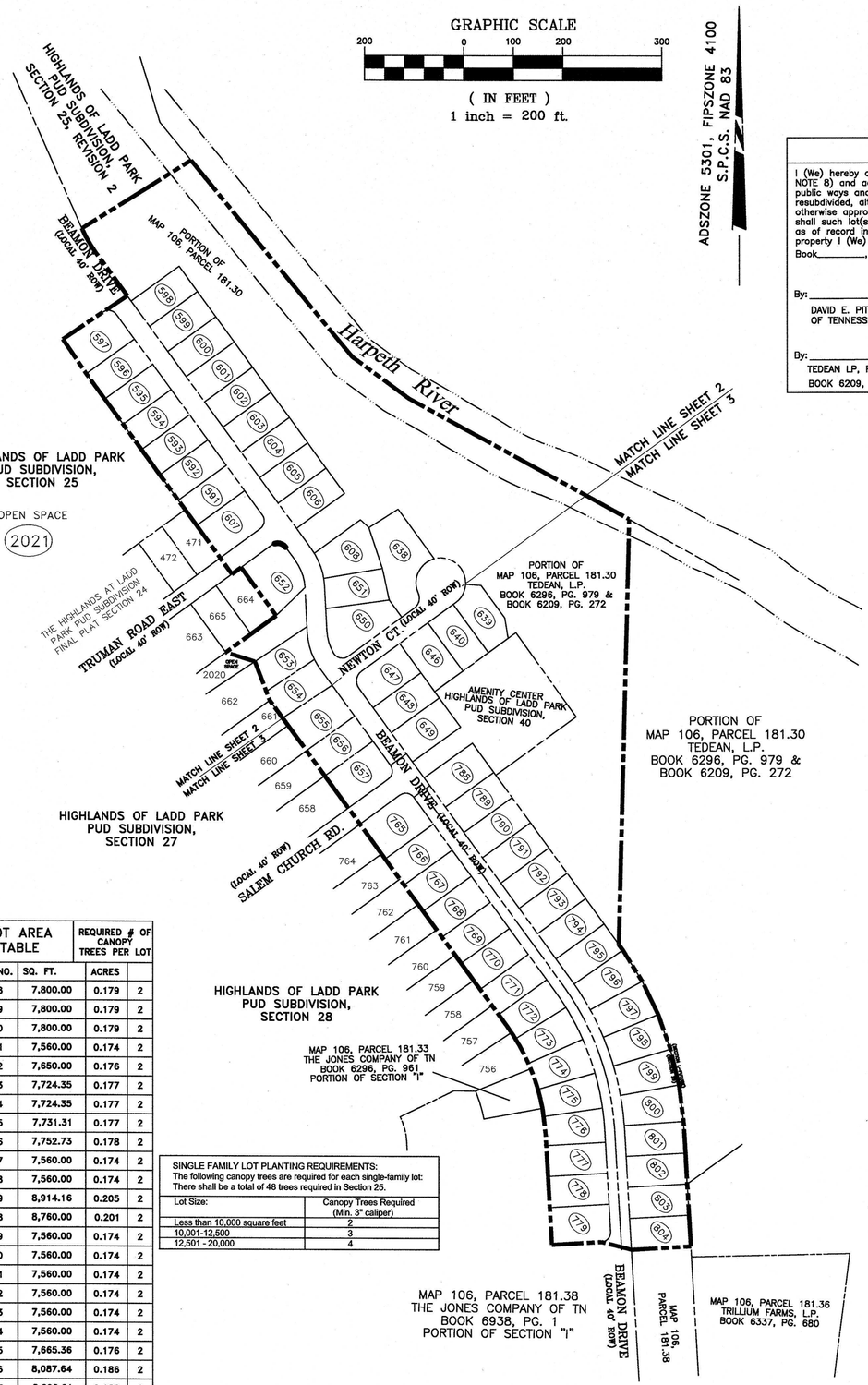
HFR DESIGN

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

SURVEY DIVISION mwilliams@hfrdesign.com

TYPICAL LOT DETAIL





LOT AREA TABLE			REQUIRED # OF CANOPY TREES PER LOT	LOT AREA TABLE			REQUIRED # OF CANOPY TREES PER LOT
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
591	7,560.00	0.174	2	768	7,800.00	0.179	2
592	7,560.00	0.174	2	769	7,800.00	0.179	2
593	7,560.00	0.174	2	770	7,800.00	0.179	2
594	7,560.00	0.174	2	771	7,560.00	0.174	2
595	7,560.00	0.174	2	772	7,650.00	0.176	2
596	7,560.00	0.174	2	773	7,724.35	0.177	2
597	9,762.28	0.224	2	774	7,724.35	0.177	2
598	7,560.00	0.174	2	775	7,731.31	0.177	2
599	7,560.00	0.174	2	776	7,752.73	0.178	2
600	7,560.00	0.174	2	777	7,560.00	0.174	2
601	7,560.00	0.174	2	778	7,560.00	0.174	2
602	7,560.00	0.174	2	779	8,914.16	0.205	2
603	7,560.00	0.174	2	788	8,760.00	0.201	2
604	7,560.00	0.174	2	789	7,560.00	0.174	2
605	7,560.00	0.174	2	790	7,560.00	0.174	2
606	7,558.23	0.174	2	791	7,560.00	0.174	2
607	9,583.54	0.220	2	792	7,560.00	0.174	2
608	9,592.77	0.220	2	793	7,560.00	0.174	2
638	14,816.45	0.340	4	794	7,560.00	0.174	2
639	8,223.86	0.189	2	795	7,665.36	0.176	2
640	7,560.00	0.174	2	796	8,087.64	0.186	2
646	8,480.19	0.195	2	797	8,092.01	0.186	2
647	8,625.87	0.198	2	798	8,092.01	0.186	2
648	7,560.00	0.174	2	799	8,092.01	0.186	2
649	8,760.00	0.201	2	800	8,092.01	0.186	2
650	11,192.51	0.257	3	801	7,622.62	0.175	2
651	7,821.46	0.180	2	802	7,560.52	0.174	2
652	11,001.14	0.253	3	803	7,560.00	0.174	2
653	7,479.29	0.172	2	804	7,560.36	0.173	2
654	7,532.52	0.173	2	TOTAL LOTS	530,055.03	12.168	
655	9,531.70	0.219	2	OS	8,460.36	0.194	
656	7,560.01	0.174	2	OS	386,779.40	8.879	
657	9,557.61	0.219	2	TOTAL OPEN SPACE	395,239.76	9.073	
765	10,294.19	0.236	3	ROW	107,977.52	2.479	
766	7,800.00	0.179	2	TOTAL	1,033,272.31	23.720	
767	7,800.00	0.179	2				

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

Owner/Subdivider:
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com
BOOK 6296, PG. 979 & BOOK 6209, PG. 272

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
BOOK 6597, PG. 780

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: _____
DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC– OWNER OF PARCEL 181.28 BOOK 6597, PG. 780

By: _____ Date: _____
TEDEAN LP, PAUL ARNOLD–OWNER PORTION OF PARCEL 181.30, BOOK 6296, PG. 979 & BOOK 6209, PG. 272

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 28, 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

(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 28, have been installed in accordance with City specifications, or

amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

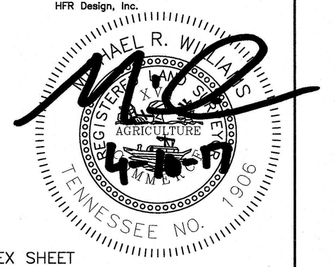
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of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

Secretary: Franklin Municipal Planning Commission — Date

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.



INDEX SHEET

COF PROJECT #6411

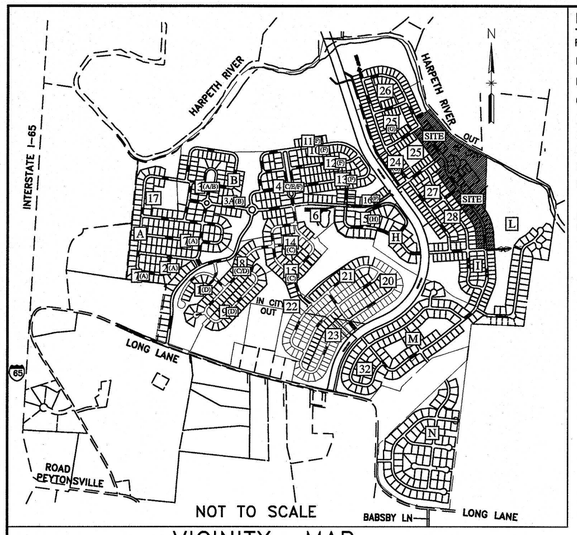
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 29

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 23.720 TOTAL LOTS: 67
ACRES NEW STREETS: 2.479 FEET NEW STREETS: 2,460'±
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000'±
SCALE: 1"=100 DATE: 4-10-17 SHEET 1 OF 3

HFR PROJECT NO. 2016041

G:\2016041\Survey\SEC 29 PLAT\2016041 SEC 29 PLAT-SP-1 INDEX.dwg, 9/9/2017 1:10:49 PM, DrewBell, 1=1 (ANSI D (22.00 x 34.00 IN) (Landscape))



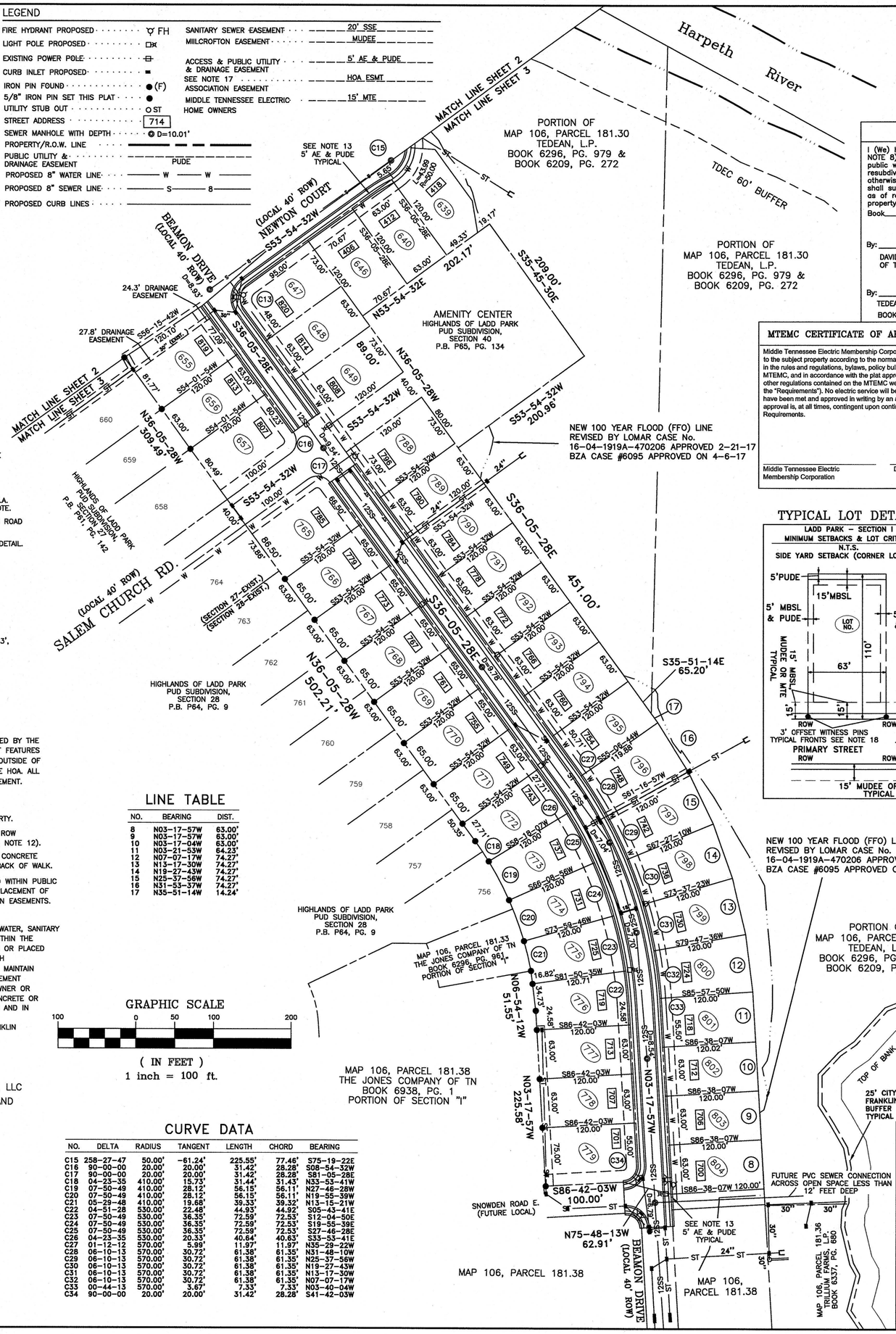
VICINITY MAP

NOTES:

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20) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
21) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

LEGEND

- FIRE HYDRANT PROPOSED ····· FH
- LIGHT POLE PROPOSED ····· ☐
- EXISTING POWER POLE ····· ⊟
- CURB INLET PROPOSED ····· ▬
- IRON PIN FOUND ····· ●(F)
- 5/8" IRON PIN SET THIS PLAT ····· ●
- UTILITY STUB OUT ····· O ST
- STREET ADDRESS ····· 714
- SEWER MANHOLE WITH DEPTH ····· D=10.01'
- PROPERTY/R.O.W. LINE ·····
- PUBLIC UTILITY & DRAINAGE EASEMENT ····· PUDE
- PROPOSED 8" WATER LINE ····· W W
- PROPOSED 8" SEWER LINE ····· S 8
- PROPOSED CURB LINES ·····
- SANITARY SEWER EASEMENT ····· 20' SSE
- MIILCROFTON EASEMENT ····· MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT ····· 5' AE & PUDE
- SEE NOTE 17 ····· HOA ESMT
- ASSOCIATION EASEMENT
- MIDDLE TENNESSEE ELECTRIC ····· 15' MTE
- HOME OWNERS



LINE TABLE

NO.	BEARING	DIST.
8	N03-17-57W	63.00'
9	N03-17-57W	63.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N13-17-30W	74.27'
14	N19-27-43W	74.27'
15	N25-37-56W	74.27'
16	N31-53-37W	74.27'
17	N35-51-14W	14.24'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C15	258-27-47	50.00'	-61.24'	225.55'	77.46'	S75-19-22E
C16	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-32W
C17	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C18	04-23-35	410.00'	15.73'	31.44'	31.43'	N33-53-41W
C19	07-50-49	410.00'	28.12'	56.15'	56.11'	N27-46-28W
C20	07-50-49	410.00'	28.12'	56.15'	56.11'	N19-55-39W
C21	05-29-48	410.00'	19.68'	39.33'	39.32'	N13-15-21W
C22	04-51-28	530.00'	22.48'	44.93'	44.92'	S05-43-41E
C23	07-50-49	530.00'	36.35'	72.59'	72.53'	S12-04-50E
C24	07-50-49	530.00'	36.35'	72.59'	72.53'	S19-55-39E
C25	07-50-49	530.00'	36.35'	72.59'	72.53'	S27-46-28E
C26	04-23-35	530.00'	20.33'	40.64'	40.63'	S33-53-41E
C27	01-12-12	570.00'	5.99'	11.97'	11.97'	N35-29-22W
C28	06-10-13	570.00'	30.72'	61.38'	61.35'	N31-48-10W
C29	06-10-13	570.00'	30.72'	61.38'	61.35'	N25-37-56W
C30	06-10-13	570.00'	30.72'	61.38'	61.35'	N19-27-43W
C31	06-10-13	570.00'	30.72'	61.38'	61.35'	N13-17-30W
C32	06-10-13	570.00'	30.72'	61.38'	61.35'	N07-07-17W
C33	00-44-13	570.00'	3.67'	7.33'	7.33'	N03-40-04W
C34	90-00-00	20.00'	20.00'	31.42'	28.28'	S41-42-03W

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

TYPICAL LOT DETAIL

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

Owner/Subdivider:
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com
BOOK 6296, PG. 979 & BOOK 6209, PG. 272

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
BOOK 6597, PG. 780

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

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: _____

DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF PARCEL 181.28 BOOK 6597, PG. 780

By: _____ Date: _____

TEDEAN LP, PAUL ARNOLD-OWNER PORTION OF PARCEL 181.30, BOOK 6296, PG. 979 & BOOK 6209, PG. 272

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 WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 28, 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

(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 28, have been installed in accordance with City specifications, or

amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

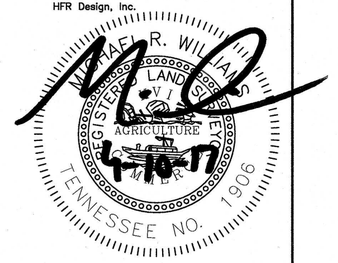
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of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

Secretary: Franklin Municipal Planning Commission — Date

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 #6411

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 29

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 23.742 TOTAL LOTS: 69
ACRES NEW STREETS: 2.479 FEET NEW STREETS: 2,540'±
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000'±
SCALE: 1"=100 DATE: 4-10-17 SHEET 3 OF 3

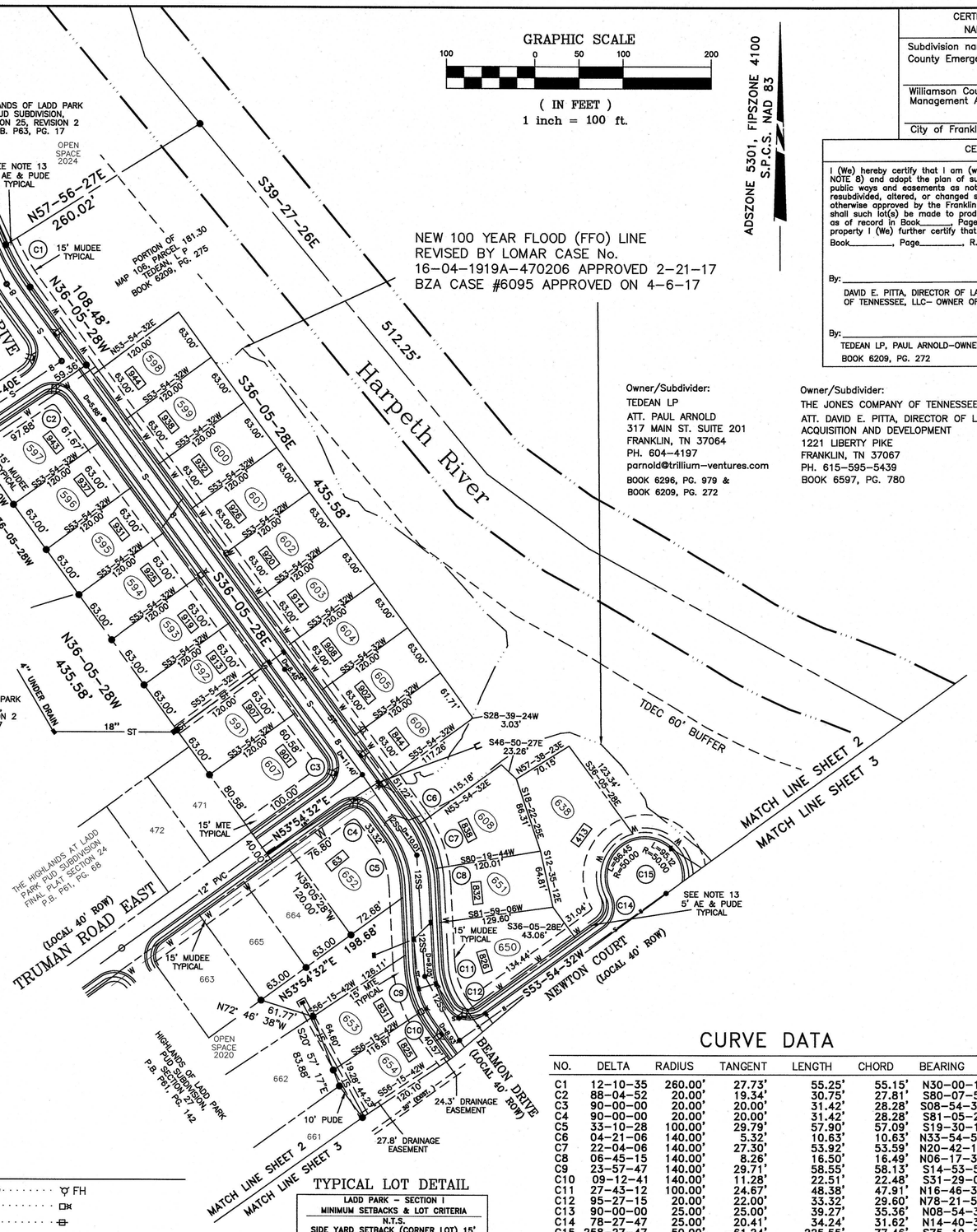
HFR PROJECT NO. 2016041

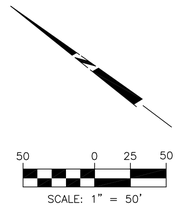
G:\2016\2016041\SURVEY\SEC 29 PLAT\2016041 SEC 29 PLAT-SIR.dwg, 8/4/2017 11:47:21 AM, DesignJet, L+ (18.00 in) (Landscape), 1:100



NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 67 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 29.
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 PROPERTY IS LOCATED IN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) 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 FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
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 EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
14) ALL OPEN SPACE IS PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
19) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
21) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.


GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.
ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83
NEW 100 YEAR FLOOD (FFO) LINE
REVISED BY LOMAR CASE No.
16-04-1919A-470206 APPROVED 2-21-17
BZA CASE #6095 APPROVED ON 4-6-17
HIGHLANDS OF LADD PARK PUD SUBDIVISION, SECTION 25, REVISION 2 P.B. P63, PG. 17
OPEN SPACE 2024
SEE NOTE 13 5' AE & PUDE TYPICAL
N57-56-27E 260.02'
15' MUDEE TYPICAL
PORTION OF MAP 106, PARCEL 181.30 TEDEAN, BOOK 6209, PG. 275
BEAMON DRIVE (LOCAL 40' ROW)
N36-05-28W 108.48'
SAGEFIELD ST. (LOCAL 40' ROW)
N55-49-40E
S39-27-26E
512.25'
Harpeth River
S36-05-28E 435.58'
N36-05-28W 435.58'
TDEC 60' BUFFER
MATCH LINE SHEET 2
MATCH LINE SHEET 3
OPEN SPACE 2021
HIGHLANDS OF LADD PARK PUD SUBDIVISION, SECTION 25, REVISION 2 P.B. P63, PG. 17
4" UNDER DRAIN
18" ST
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION FINAL PLAT SECTION 24 P.B. P61, PG. 68
TRUMAN ROAD EAST (LOCAL 40' ROW)
12" PVC
15' MTE TYPICAL
N53°54'32"E 198.68'
N72° 46' 38"W 61.77'
HIGHLANDS OF LADD PARK PUD SUBDIVISION P.B. SECTION P61, PG. 142
OPEN SPACE 2020
10' PUDE
27.8' DRAINAGE EASEMENT
24.3' DRAINAGE EASEMENT
BEAMON DRIVE (LOCAL 40' ROW)
NEWTON COURT (LOCAL 40' ROW)
SEE NOTE 13 5' AE & PUDE TYPICAL
S28-39-24W 3.03
S46-50-27E 23.26'
S53-54-32W 117.26'
S80-19-44W 120.01'
S81-59-06W 129.60'
S36-05-28E 43.06'
S53-54-32W 134.44'
S18-22-25E 86.37'
S12-35-12E 64.81'
S36-05-28E 123.34'
N57-38-23E 70.18'
S56-15-42W 116.87'
S56-15-42W 120.10'
S20° 57' 17"E 83.86'
N64-10-20W 64.98'
N36-05-28W 63.00'
S53-54-32W 120.00'
N53-54-32E 120.00'
N36°05'28"W 120.00'
S36°05'28"E 120.00'
S53°54'32"W 120.00'
S56°15'42"W 120.00'
S33°54'32"W 120.00'
N56°15'42"E 120.00'
S53°54'32"W 120.00'
N53°54'32"E

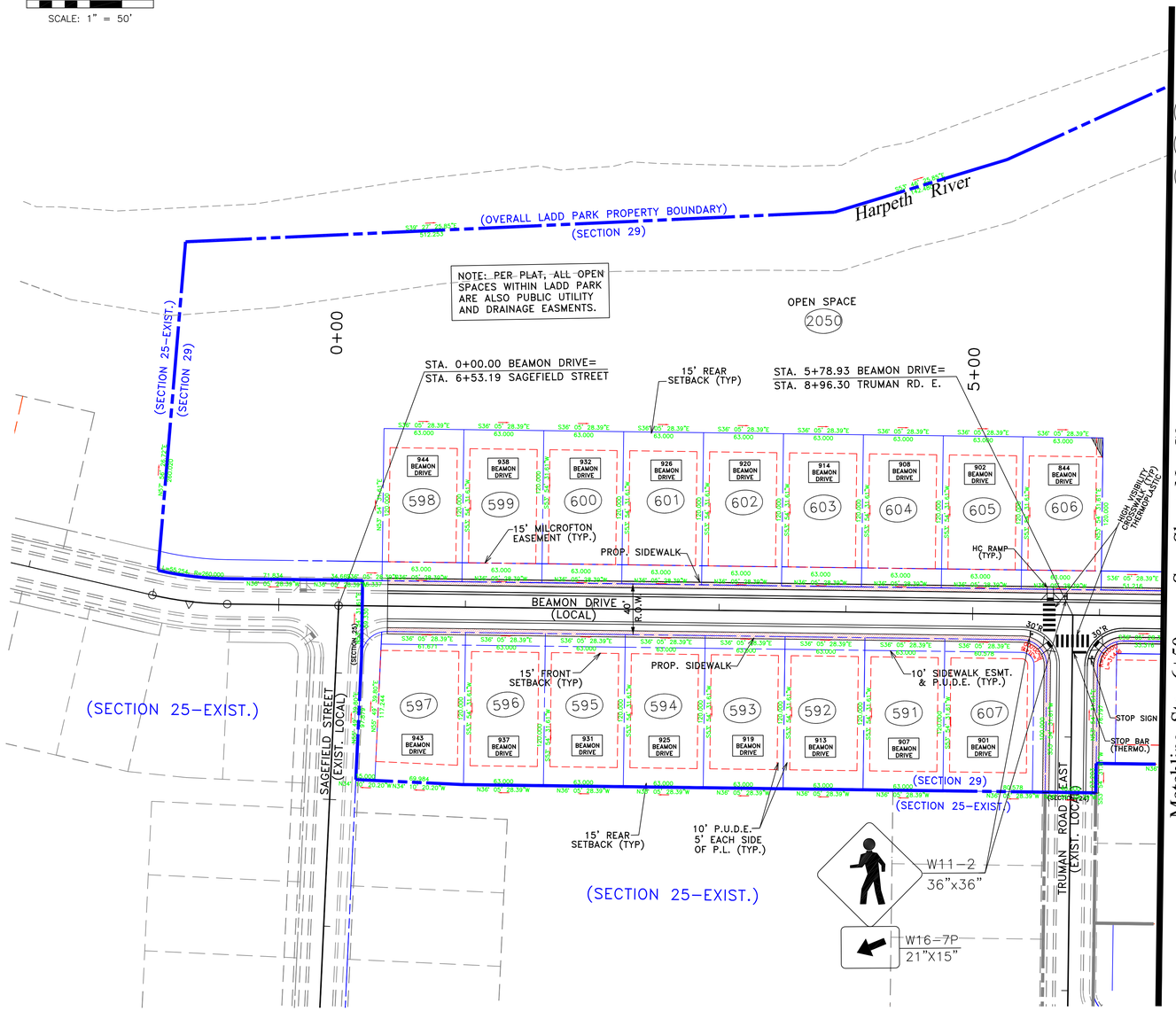


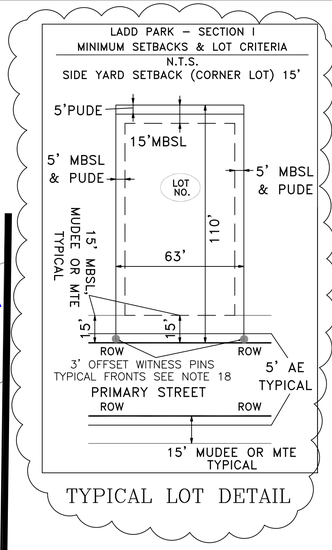
NOTE:
SEE OTHER SHEETS FOR UTILITY LAYOUTS AND TYPICAL LOT DIAGRAM.

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

MINERAL RIGHTS STATEMENT:
THERE ARE NO MINERAL RIGHTS ON THE TITLE FROM THE LADD ESTATE. THERE ARE NO MINERAL RIGHTS ON TITLE FROM THE HIGHLANDS OF LADD PARK. CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
591-607	BEAMON DRIVE
652	TRUMAN ROAD EAST





TYPICAL LOT DETAIL

SITE DATA:

PROJECT NAME: LADD PARK SECTION 29
PROJECT NUMBER:
SUBDIVISION: THE HIGHLANDS AT LADD PARK
LOT NUMBER: 591-608, 638-640, 646-657, 765-779, 788-804 (65 LOTS & 2 OPEN SPACES)
ADDRESS: BEAMON DRIVE, TRUMAN ROAD EAST AND NEWTON COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
EXISTING ZONING: R-2
CHARACTER AREA OVERLAY: GCCO-6
OTHER APPLICABLE OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 23.69 AC
SQUARE FOOTAGE OF SITE: 1,031,977.28 SF
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET:15'
SIDE YARD: 5'
REAR YARD:15'

OWNER:
THE JONES COMPANY
1221 LIBERTY PIKE
FRANKLIN, TN 37067
615.595.5439
DPITTA@LIVEJONES.COM
DAVE PITTA

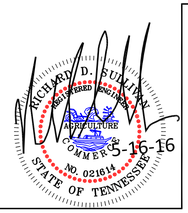
APPLICANT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggamble209@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE SURFACE RATIO:
MINIMUM PARKING REQUIREMENT: 2 PER UNIT
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: N/A
RESIDENTIAL DENSITY: SEE LADD PARK DEVEL. PLAN
TREE CANOPY: SEE LADD PARK DEVELOPMENT PLAN
PARKLAND (IF APPLICABLE): N/A
OPEN SPACE: 9.07 AC TOTAL
FORMAL: 0.00 AC
INFORMAL: 9.07 AC

LOT TABLE

Lot No.	Area (sf)	Area (Ac.)
591	7560.00	0.17
592	7560.00	0.17
593	7560.00	0.17
594	7560.00	0.17
595	7560.00	0.17
596	7560.00	0.17
597	9762.27	0.22
598	7560.00	0.17
599	7560.00	0.17
600	7560.00	0.17
601	7560.00	0.17
602	7560.00	0.17
603	7560.00	0.17
604	7560.00	0.17
605	7560.00	0.17
606	7560.00	0.17
607	9583.54	0.22
608	9592.77	0.22
638	14816.45	0.34
639	8223.86	0.19
640	7560.00	0.17
646	8480.19	0.19
647	8625.87	0.20
648	7560.00	0.17
649	8760.00	0.20
650	11192.51	0.26
651	7821.46	0.18
652	11001.14	0.25
653	7479.29	0.17
654	7532.52	0.17
655	9531.70	0.22
656	7560.00	0.17
657	9557.61	0.22
765	10294.19	0.24
766	7800.00	0.18
767	7800.00	0.18
768	7800.00	0.18
769	7800.00	0.18
770	7800.00	0.18
771	7560.00	0.17
772	7650.00	0.18
773	7724.35	0.18
774	7724.35	0.18
775	7731.31	0.18
776	7752.73	0.18
777	7560.00	0.17
778	7560.00	0.17
779	8914.16	0.20
788	8760.00	0.20
789	7560.00	0.17
790	7560.00	0.17
791	7560.00	0.17
792	7560.00	0.17
793	7560.00	0.17
794	7560.00	0.17
795	7665.36	0.18
796	8087.64	0.19
797	8092.01	0.19
798	8092.01	0.19
799	8092.01	0.19
800	8092.01	0.19
801	7622.10	0.17
802	7560.00	0.17
803	7560.00	0.17
804	7560.36	0.17
Total Lots	530055.77	12.17
O.S. 2050	386776.86	8.88
O.S. 2051	8460.36	0.19
Total Open	395237.22	9.07
ROW	107977.52	2.48
Total Site	1033270.51	23.72

C.O.F. PROJ. #6090



REVISIONS :
Rev. 5-3-17: Revised typical lot diagram. Revised Lot Table per plat.

The Highlands AT LADD PARK
SITE PLAN - SECTION 29 - WILLIAMSON COUNTY, TENNESSEE

Site Plan

THE JONES COMPANY of Tennessee, LLC
THE JONES COMPANY
1221 LIBERTY PIKE
FRANKLIN, TN 37067
(615) 771-8006

RESUBMITTED 05.16.16
SCALE : 1"=50'

DRAWN BY : W.P.W. | DATE : 03.14.16 | APPROVED BY : R.D.S.

SEI JOB # 16.001
SECTION 29
SHEET NO.
C1

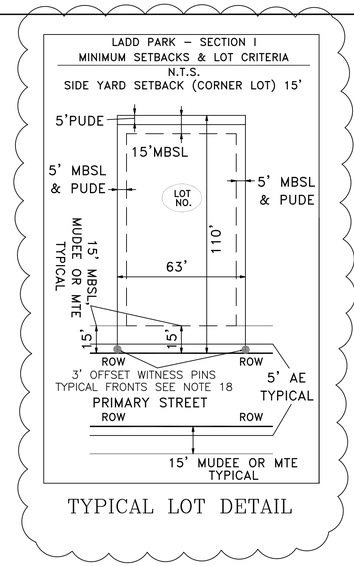
NOTE:
SEE OTHER SHEETS FOR UTILITY LAYOUTS AND LOT TABLE.

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

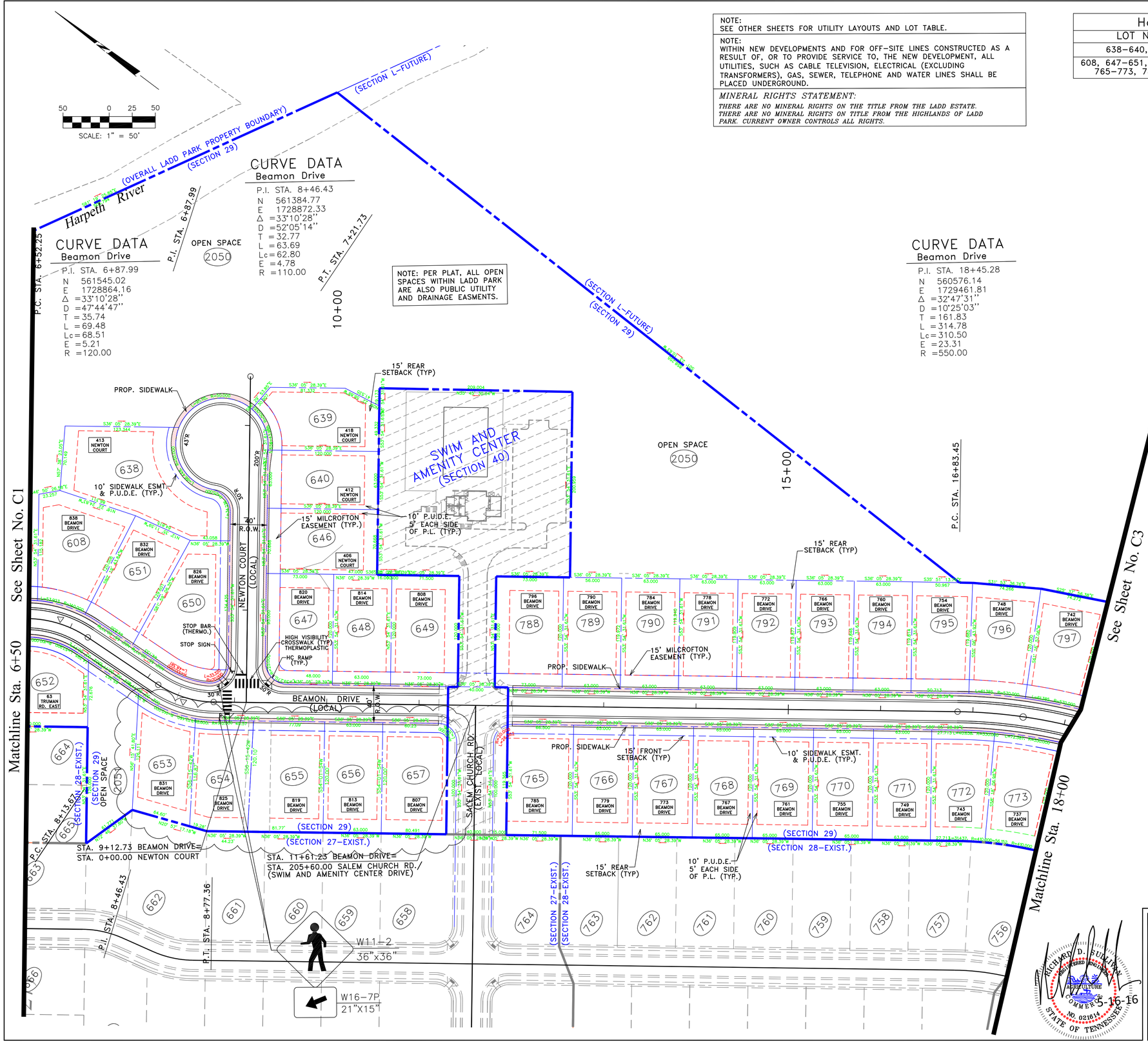
MINERAL RIGHTS STATEMENT:

THERE ARE NO MINERAL RIGHTS ON THE TITLE FROM THE LADD ESTATE. THERE ARE NO MINERAL RIGHTS ON TITLE FROM THE HIGHLANDS OF LADD PARK. CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
638–640, 646	NEWTON COURT
608, 647–651, 653–657, 765–773, 788–797	BEAMON DRIVE



TYPICAL LOT DETAIL



C.O.F. PROJ. #6090

RICHARD D. SUDLOW — REGISTERED — LANDSCAPE ARCHITECT — COMMERCE — NO. 021619 — STATE OF TENNESSEE

5-16-16

REVISIONS :
Rev. 5-3-17: Revised typical lot diagram. Revised lot lines on lots 653-657 per plat.

The Highlands AT LADD PARK

SITE PLAN – SECTION 29 – WILLIAMSON COUNTY, TENNESSEE

Site Plan

THE JONES COMPANY of Tennessee, LLC
THE JONES COMPANY
1221 LIBERTY PIKE
FRANKLIN, TN 37067
(615) 771-8006

RESUBMITTED 05.16.16
SCALE : 1"=50'

DRAWN BY : W.P.W. | DATE : 03.14.16 | APPROVED BY : R.D.S.

SEI JOB # 16.001
SECTION 29
SHEET NO. C2

50 0 25 50

SCALE: 1" = 50'

NOTE:
SEE OTHER SHEETS FOR UTILITY LAYOUTS AND LOT TABLE.

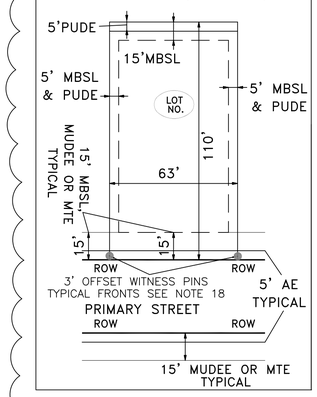
NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

MINERAL RIGHTS STATEMENT:

THERE ARE NO MINERAL RIGHTS ON THE TITLE FROM THE LADD ESTATE. THERE ARE NO MINERAL RIGHTS ON TITLE FROM THE HIGHLANDS OF LADD PARK. CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
774–779, 798–804	BEAMON DRIVE

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



TYPICAL LOT DETAIL

CURVE DATA
Beamon Drive

P.I. STA. 27+21.96
N 559692.05
E 1729512.77
Δ =25°04'48"
D =20°27'46"
T =62.28
L =122.56
Lc=121.59
E =6.84
R =280.00

Matchline Sta. 18+00

See Sheet No. C2

P.I. STA. 18+45.28

P.T. STA. 19+98.23

20+00

25+00

30+00

Unnamed Tributary

STA. 22+43.81 BEAMON DRIVE=
STA. 309+13.35 SNOWDEN RD. E.

15' REAR SETBACK (TYP.)

15' FRONT SETBACK (TYP.)

15' MILCROFTON EASEMENT (TYP.)

HC RAMP (TYP.)

HIGH VISIBILITY CROSSWALK (TYP) THERMOPLASTIC

(SECTION L-FUTURE)

(SECTION 29)

(SECTION 30-FUTURE)

736 BEAMON DRIVE (798)
730 BEAMON DRIVE (799)
724 BEAMON DRIVE (800)
718 BEAMON DRIVE (801)
712 BEAMON DRIVE (802)
706 BEAMON DRIVE (803)
700 BEAMON DRIVE (804)

(805) (806) (807) (808) (809) (810)

P.C. STA. 26+59.68

P.I. STA. 27+21.96

P.T. STA. 27+82.24

BEAMON DRIVE (LOCAL) 40' R.O.W.

PROP. SIDEWALK

10' SIDEWALK ESMT. & P.U.D.E. (TYP.)

731 BEAMON DRIVE (774)
725 BEAMON DRIVE (775)
719 BEAMON DRIVE (776)
713 BEAMON DRIVE (777)
707 BEAMON DRIVE (778)
701 BEAMON DRIVE (779)

10' P.U.D.E. 5' EACH SIDE OF P.L. (TYP.)

STOP SIGN

STOP BAR (THERMO.)

W11-2 36"x36"

W16-7P 21"X15"

SNOWDEN ROAD (FUTURE LOCAL)

C.O.F. PROJ. #6090

RICHARD D. FUNKHOUSER — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 021614 — STATE OF TENNESSEE — 5-16-16

REVISIONS :
Rev. 5-3-17: Revised typical lot diagram.

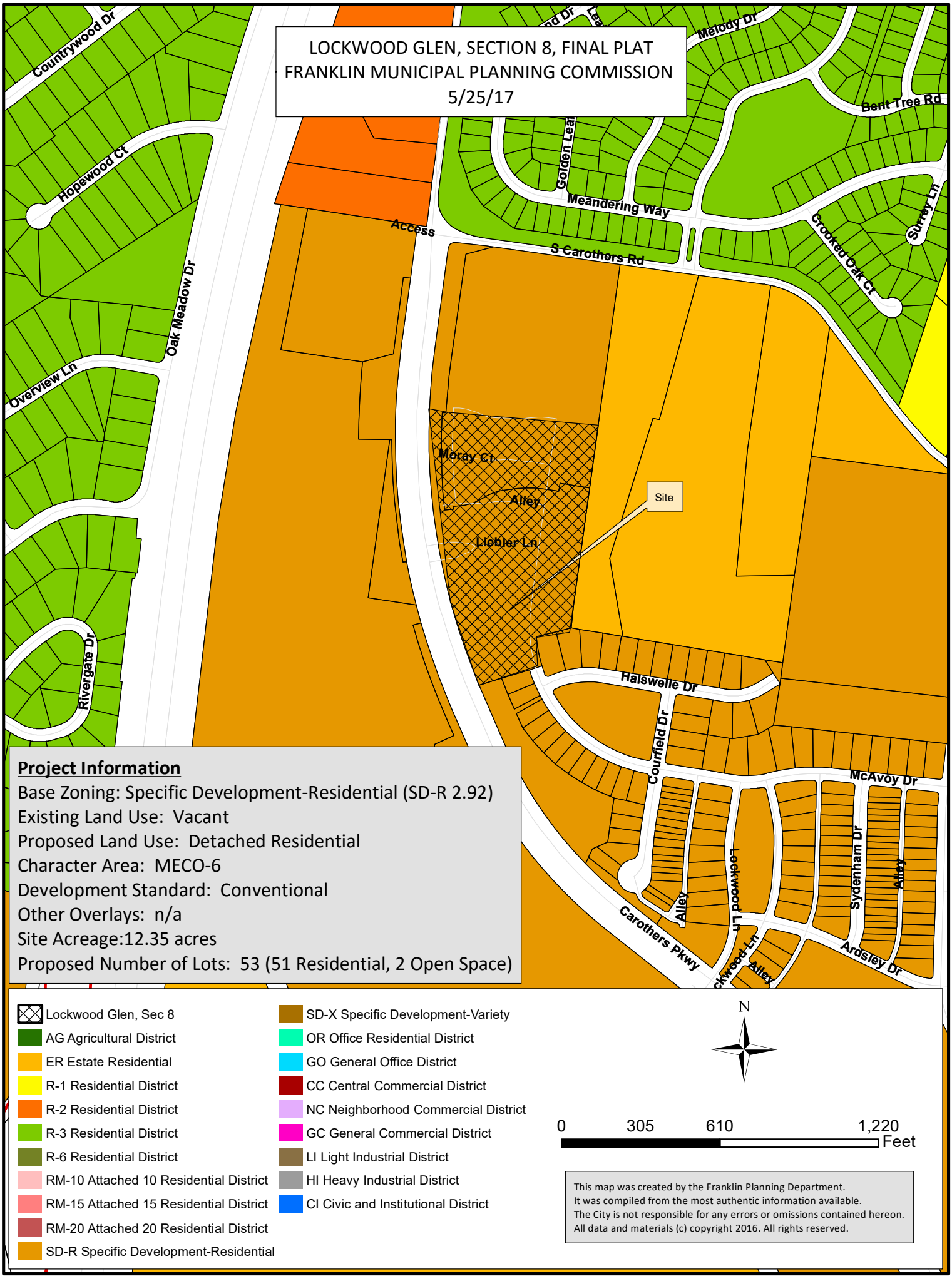
The Highlands AT LADD PARK
SITE PLAN – SECTION 29 – WILLIAMSON COUNTY, TENNESSEE

Site Plan

THE JONES COMPANY of Tennessee, LLC
THE JONES COMPANY
1221 LIBERTY PIKE
FRANKLIN, TN 37067
(615) 771-8006

RESUBMITTED 05.16.16
SCALE : 1"=50'
DRAWN BY : W.P.W.
DATE : 03.14.16
APPROVED BY : R.D.S.

SEI JOB # 16.001
SECTION 29
SHEET NO.
C3


LOCKWOOD GLEN, SECTION 8, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
Countrywood Dr
Hopewood Ct
Oak Meadow Dr
Overview Ln
Rivergate Dr
Melody Dr
Bent Tree Rd
Golden Leaf
Meandering Way
Surrey Ln
Crooked Oak Ct
Access
S Carothers Rd
Morey Ct
Alley
Liebler Ln
Site
Halswelle Dr
Courfield Dr
McAvoy Dr
Alley
Lockwood Ln
Sydenham Dr
Alley
Carothers Pkwy
Ardsley Dr
Project Information
Base Zoning: Specific Development-Residential (SD-R 2.92)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage:12.35 acres
Proposed Number of Lots: 53 (51 Residential, 2 Open Space)
Lockwood Glen, Sec 8
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
305
610
1,220
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6412

CONDITIONS OF APPROVAL:

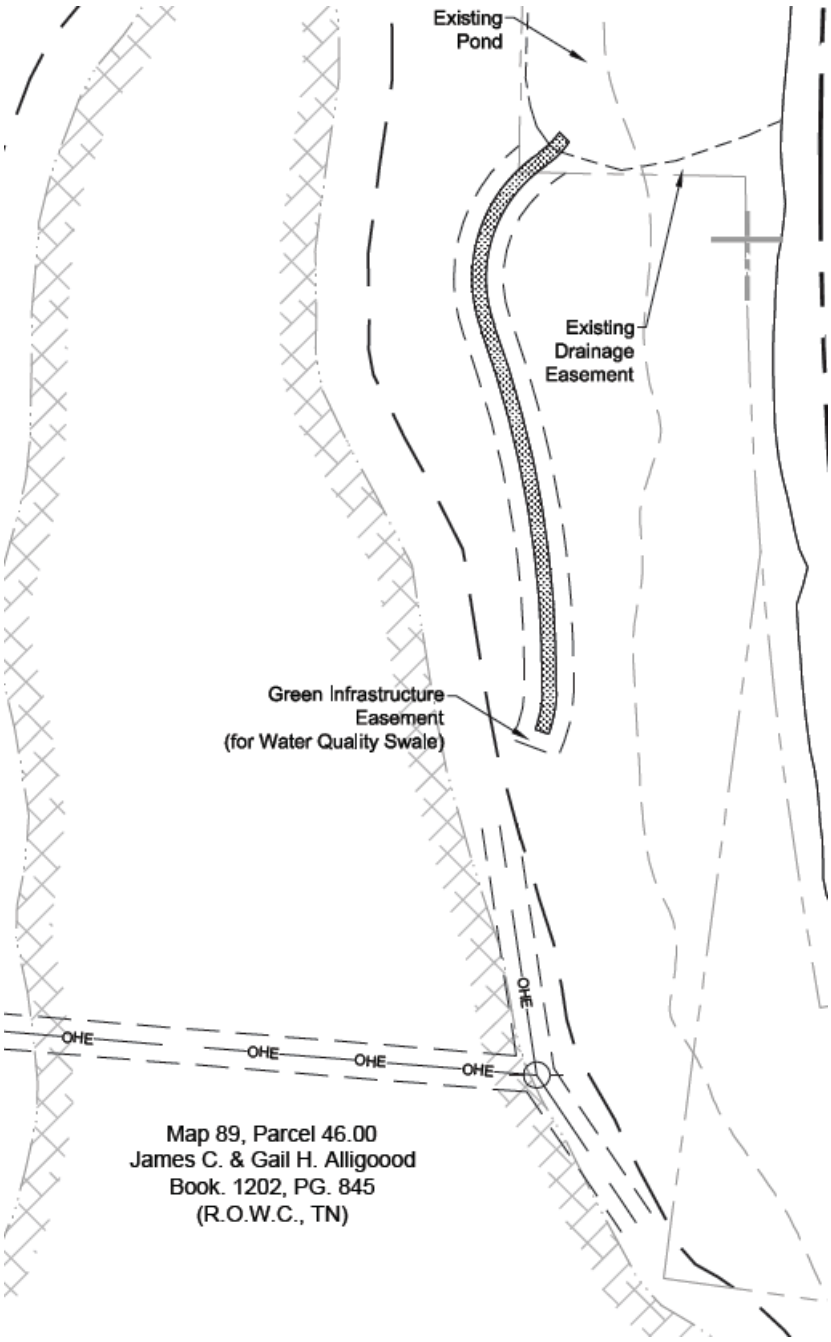
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. Water Quality Swales

lance.fittro@franklintn.gov Thank you for adding the easements on the plat. Please also add a Certificate of Ownership signature block for the owner of the parcel that the ponds and water quality swales are located on.



Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 5896 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Water/Sewer

General Issues

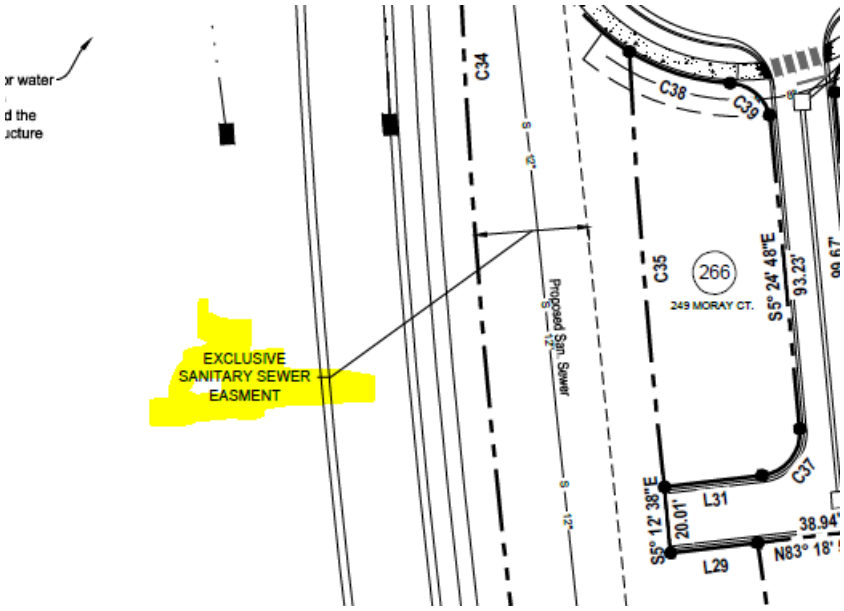
3. MUD Water Layout

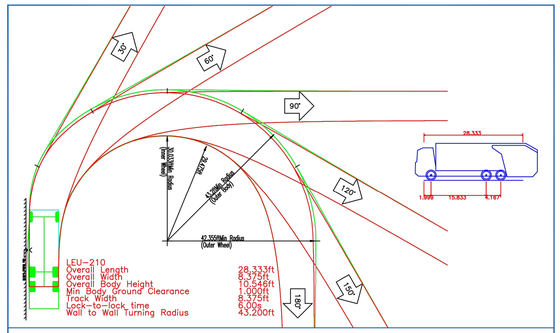
matt@m2groupllc.com MUD water layout needs to be revised per Client-requested revisions and current TDEC approved waterline plans.

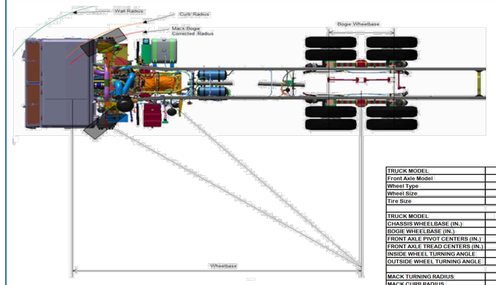
Lockwood Glen PUD Subdivision, Final Plat, Section 8 - submittal 001.pdf

4. Utility easement

ben.mcneil@franklintn.gov Applicant did not fully address comment, applicant shall label the easement widths. see sketch below.







N.T.S.

TRUCK MODEL	LEU
Front Axle Model	FXL20
Wheel Type	steel
Wheel Size	22.5 X 9
Tire Size	315/80/r22.5

TRUCK MODEL	LEU	FXL20
CHASSIS WHEELBASE (IN.)	210	INCHES
BOGIE WHEELBASE (IN.)	50	INCHES
FRONT AXLE PIVOT CENTERS (IN.)	69.97	INCHES
FRONT AXLE TREAD CENTERS (IN.)	80.64	INCHES
INSIDE WHEEL TURNING ANGLE	41	DEGREES
OUTSIDE WHEEL TURNING ANGLE	32.01	DEGREES
MACK TURNING RADIUS	36.6	FEET
MACK CURB RADIUS	37.1	FEET
MACK WALL RADIUS	43.2	FEET

Mack LEU Tandem Axle
Automated Side Loader

TITLE

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

COF LEU - 1	CITY ENGINEER	DATE
DWG.NO.		
09/15/2015	DIRECTOR OF ENGINEERING	DATE
EFFECTIVE DATE		

SITE DATA

FLOODWAY

PERMANENT DRAINAGE EASEMENT

CAROTHERS PARKWAY
(130' ROW, MAJOR ARTERIAL)

PEDESTRIAN CROSSWALK (TYP.)

LIEBLER LANE (59' ROW, LOCAL)

ALLEY "A" (20' ROW, ALLEY)

ALLEY "B" (20' ROW, ALLEY)

ALLEY "C" (20' ROW, ALLEY)

MORAY COURT (50' ROW, LOCAL)

McAVOY DRIVE (50' ROW, LOCAL)

McAVOY DRIVE (50' ROW, LOCAL)

HALSWELLE DRIVE (55' ROW, LOCAL)

COF REFUSE TRUCK VEHICLE TRACK (TYP.)

SECTION LINE (TYP)

SECTION 8

FUTURE SECTION 9

EXISTING SECTION 7

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100 200
1 inch = 50 ft.

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

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
615-361-6700 • FAX 615-361-6705
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

© 2024 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

LOCKWOOD GLEN PUD SUBDIVISION (NICHOLS BEND)
SITE PLAN
SECTION 8
CITY OF FRANKLIN PROJECT NO. 5896
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
5	5/3/17	Added vehicle track
4	9/2/16	Revise Light Standards
3	12/11/15	Per City of Franklin Comments
2	9/9/15	Per City of Franklin Comments
1	8/6/15	Per City of Franklin Comments

MICHAEL L. ROBERTS
REGISTERED ENGINEER
STATE OF TENNESSEE
9-2-2016

Issue Date:	JULY 13, 2015
ELI Project No:	14-11-1102.1
Drafted By:	JAM
Checked By:	LCW

Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C-4.1A

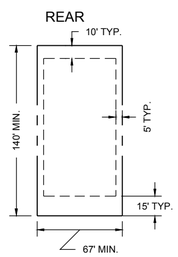
M:\14-11-1102.1 Lockwood Glen Sections 8 (1)\CAD\Production Drawings\Site Plan Sections 8\C-4.1 Vehicle Tracking Plan Sec 8.dwg, C-4.1a Vehicle Tracking Plan, 5/3/2017 3:29:39 PM, jamick

Site Data (Section 8)

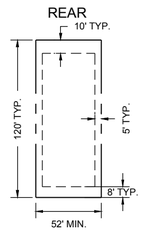
SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION, SECTION 8 (NICHOLS BEND)
CITY OF FRANKLIN PROJECT NUMBER	6412
LOT NUMBERS	239-288, 311-312 (OPEN SPACE LOTS)
TAX MAP & PARCELS	MAP 89 - PARCELS 46, 47, 48.01
ADDRESS	SOUTH CAROTHERS ROAD
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	14TH
EXISTING ZONING- CHARACTER OVERLAY	SD-R 2.82 - McEWEN CHARACTER AREA 6
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS	CONVENTIONAL
ACREAGE OF SITE	12.35
CIVIL DISTRICT:	14
MINIMUM REQUIRED SETBACK LINES:	
MANOR HOMES (LOTS 277 - 288)	
FRONT YARD:	15 FEET MIN.
SIDE YARD:	5 FEET MIN.
REAR YARD:	10 FEET MIN.
FRONT GARAGE SETBACK:	3 FEET MIN. (PER APPROVED CONCEPT PLAN)
COTTAGE HOMES (LOTS 239 - 249)	
FRONT YARD:	8 FEET MIN.
SIDE YARD:	4 FEET MIN.
REAR YARD:	10 FEET MIN.
GARDEN HOMES, ALLEY (LOTS 250 - 276)	
FRONT YARD:	8 FEET MIN.
SIDE YARD:	5 FEET MIN.
REAR YARD:	4 FEET MIN. OR 19 FEET MIN. (PER APPROVED CONCEPT PLAN)
OWNERS REPRESENTATIVE:	CRESCENT LOCKWOOD, LLC.
ADDRESS:	205 POWELL AVENUE BRENTWOOD, TN. 37027
PHONE NO.:	615.312.8242
CONTACT NAME:	KHRIS PASCARELLA
E-MAIL ADDRESS:	kpascarella@PEARLSTREETPARTNERS.COM
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 - NASHVILLE TN 37203
PHONE NO.:	(615) 250-8154
FAX NO.:	(615) 250-8155
CONTACT:	JOHN HAAS - jhaas@edgela.com
CIVIL ENGINEER:	ENERGY LAND AND INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12, NASHVILLE, TN 37217
PHONE NO.:	(615) 360-8440
FAX NO.:	(615) 360-8476
CONTACT:	MICHAEL RAY- michael.ray@ELI-LLC.com
ESTIMATED LANDSCAPE SURFACE RATIO	0.25
MINIMUM LANDSCAPE SURFACE RATIO	0.10
RESIDENTIAL DENSITY	4.05 DU/AC (SECTION 8 ONLY)
TREE CANOPY	45% REQUIRED / 2 % PROVIDED (+/- 0.11 ACRES)

*NOTE: PROPERTY IS NOT SUBJECT TO TREE CANOPY REQUIREMENTS

FORMAL OPEN SPACE REQUIRED	5% (0.61 AC)
FORMAL OPEN SPACE PROVIDED	0% (0.00 AC)

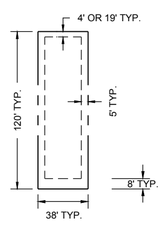


FRONT
MANOR LOT, TYP.



STREET ACCESS
COTTAGE LOT, TYP.

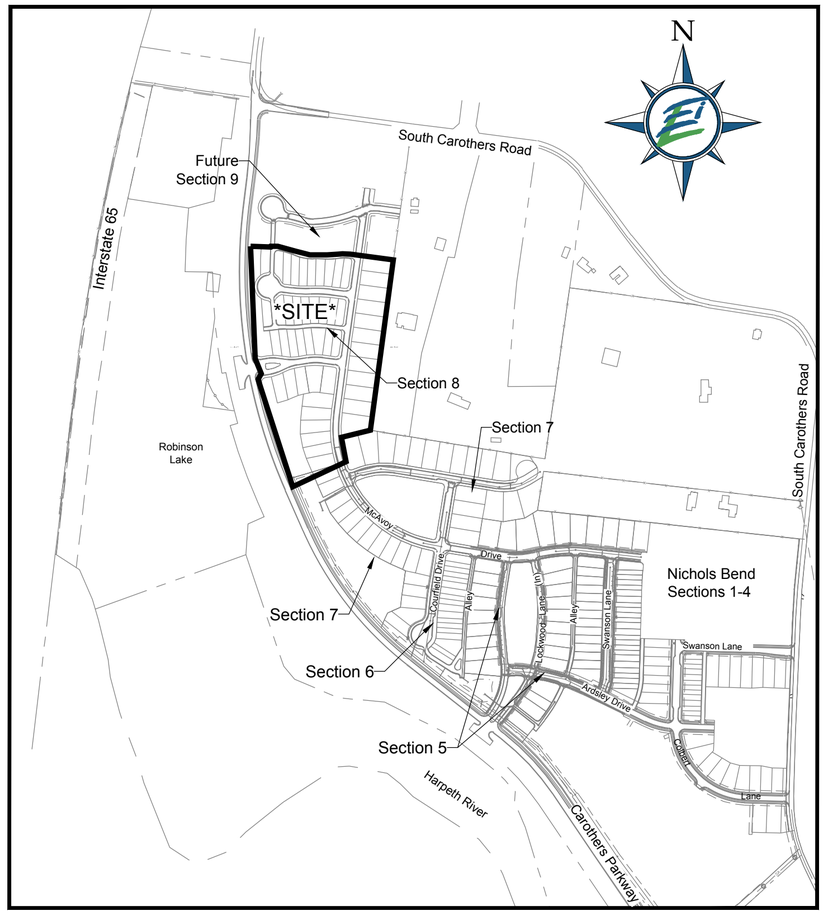
ALLEY



FRONT
GARDEN LOT, TYP.

Notes

1. The purpose of this plat is to create 51 single-family residential lots and 2 Open Space Areas.
2. This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0214 G, dated December 22, 2016.
3. The lots shall be served by 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 State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
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 shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
10. Homeowner's association will maintain all open space, landscape and detention/retention 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. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
13. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
14. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
15. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
16. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
17. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the futrue may by located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or
H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



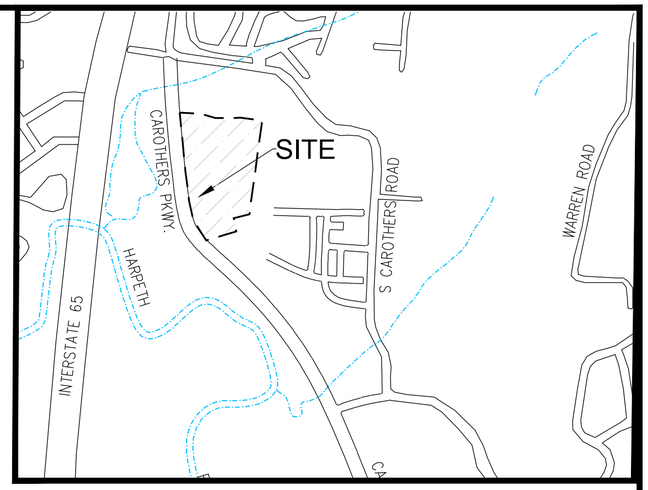
Total area: 538055.6947 S.F. or 12.35 Acres

Road Data:

Acreage in new roads including alley right-of-ways	2.82 Acres
Linear footage of new roads	31027.01 Feet
Linear footage of new alleys	1170.03 Feet

Deed Reference

TAX MAP 089, PART OF PARCEL 48.01
Owner: CRESCENT LOCKWOOD, LLC
P/O Deed Book 5791, Page 585
Register's Office for Williamson County, TN



VICINITY MAP
NOT TO SCALE

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 585, 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:

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 Lockwood Glen - Section Eight 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 — Date
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Lockwood Glen - Section Eight 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 Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Lockwood Glen - Section Eight has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for access, $ _____ for drainage,
and $ _____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____ _____
Director, Streets Department — Date
City of Franklin, Tennessee

Certificate Of Approval for Recording

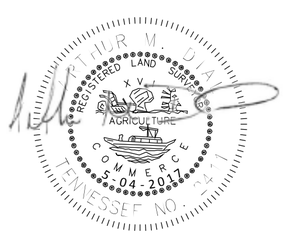
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____,
20 ___ , and this plat has been approved for recording in the Register's Office of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

_____ _____
Secretary, Franklin Municipal Planning Commission — Date

Surveyor Information
Mike Dial, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com

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.



LOCKWOOD GLEN SUBDIVISION - SECTION EIGHT

SHEET 1 OF 5

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6412
DATE: 05-04-2017

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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N

TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

Future
Section 9

Map 89, Parcel 46.00
Lockwood Construction Co.
PB. 56, PG. 54,
(R.O.W.C., TN)

CAROTHERS PARKWAY
(130 R.O.W., MAJOR ARTERIAL)

ALLEY "A" (20' ROW, ALLEY)

ALLEY "C" (20' ROW, LOCAL)

MORAY COURT
(50' R.O.W., LOCAL)

ALLEY "B" (20' ROW, LOCAL)

McAVOY DRIVE
(50' ROW, LOCAL)

Proposed Storm Sewer

Proposed San. Sewer

Proposed Curb and Gutter (typical)

Catch Basin (typical)

Water Service (typical)

Sewer Service (typical)

5' Conc. Sidewalk (typical)

10' MUD Waterline Easement (see note 11)

EXCLUSIVE SANITARY SEWER EASEMENT

See Sheet 5 for water Quality swales easements and the Green Infrastructure Easements

MATCH LINE - "A"

Map 89, Parcel 46.00
James C. & Gail H. Alligoood
Book. 1202, PG. 845
(R.O.W.C., TN)

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Legend

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

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

ARTHUR M. DIX
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
5-04-2017
TENNESSEE NO. 2471

Section 8
Closure Error
Greater than 1:10,000

LOCKWOOD GLEN
SUBDIVISION - SECTION EIGHT
SHEET 2 OF 5

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6412
DATE: 05-04-2017

ENERGY LAND & INFRASTRUCTURE
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N

TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

See Sheet 5 for water Quality swales easements and the Green Infrastructure Easements

Legend

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

Utility Disclaimer

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

ARTHUR M. DIXON REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE 5-04-2017 TENNESSEE NO. 2111

MATCH LINE - "A"

DN= 18.2

312
Open space

303 LIEBLER LN. | 309 LIEBLER LN. | 315 LIEBLER LN. | 321 LIEBLER LN. | 327 LIEBLER LN. | 333 LIEBLER LN. | 339 LIEBLER LN. | 345 LIEBLER LN./ 2012 McAVOY DR.

250 | 251 | 252 | 253 | 254 | 255 | 256 | 257

S8° 14' 21"E 116.31' | S8° 14' 21"E 125.75' | S8° 14' 21"E 130.31' | S8° 14' 21"E 126.99' | S8° 14' 21"E 125.01' | S8° 14' 21"E 125.79' | S7° 26' 55"W 125.01' | S7° 26' 55"W 125.00' | S7° 35' 25"W 78.01'

C33 L18 L17 C36 C62 L19 L20 C66 C67 L16 L15 C72 C73 C75 L13 C78 L12

5' Conc. Sidewalk (typical)

LIEBLER LANE
(50' R.O.W., LOCAL)

DN= 6.41 | DN= 5.99 | DN= 6.36

McAVOY DR.
(50' R.O.W., LOCAL)

DN= 6.7

C30 L31 L37 C31

283
2011 McAVOY DR.

N82° 14' 52"W 139.99'

282
2013 McAVOY DR.

N82° 14' 52"W 140.00'

281
2015 McAVOY DR.

N82° 14' 52"W 140.00'

280
2017 McAVOY DR.

N82° 14' 52"W 140.00'

279
2019 McAVOY DR.

N82° 14' 52"W 140.00'

278
2021 McAVOY DR.

N82° 14' 52"W 140.00'

277
2023 McAVOY DR.

67.00' | 412.48' | 10.48' | S7° 26' 55"W 56.52' | N7° 26' 55"E | 67.00' | S7° 26' 55"W

10' MUD Waterline Easement (see note 11)

L17 | 32.39' | N65° 46' 55"E | C84 | C83 | L34 | L22 | C82 | 51.66' | S82° 33' 05"E | L28 | C80

DN= 15.7

C88 L21 C85 L33 C99 C98

302 LIEBLER LN. — 249
308 LIEBLER LN. — 248
314 LIEBLER LN. — 247
320 LIEBLER LN. — 246
326 LIEBLER LN./ 2018 McAVOY DR. — 245

128.31' N10° 42' 05"W | 127.88' N8° 30' 19"W | 125.00' N8° 30' 19"W | 125.00' N7° 26' 55"E | S7° 26' 55"W 111.50'

C87 C97 C96

Catch Basin (typical)

L23 L44 L27 L25 L24 L26 S65° 46' 55"W 40.08' S73° 35' 58"W 52.03' L38 L30

244
2020 McAVOY DR.

140.13' S84° 59' 04"E

243
2022 McAVOY DR.

S89° 18' 32"W 140.43'

242
2024 McAVOY DR.

S83° 39' 21"W 140.31'

241
2026 McAVOY DR.

S78° 16' 01"W 134.41'

240
2028 McAVOY DR.

S78° 37' 23"W 124.17'

239
2030 McAVOY DR.

L32 | 51.40' N5° 23' 20"E | L35 | C100 | C101 | 64.95' N0° 31' 41"E | C102 | 64.43' N9° 43' 46"W | C103 | N19° 44' 38"W 52.62' | C104 | N22° 13' 22"W 68.45' | S73° 09' 10"W 114.43' | C116 | 165.16' S73° 09' 10"W | 387.69' | 63.17

L36

10' MUD Waterline Easement (see note 11)

10' P.U.D.E.

5' P.U.D.E.

Head wall (typical)

Catch Basin (typical)

EXCLUSIVE 20' SANITARY SEWER EASEMENT

EXISTING 8" SEWER LINE

EXISTING 10" WATER LINE

EXCLUSIVE SANITARY SEWER EASEMENT

CAROTHERS PARKWAY
(130 R.O.W., MAJOR ARTERIAL)

311
Open space

DN= 17.5 | DN= 16.47 | DN= 12.3 | DN= 8.0

SECTION - 7

SECTION - 7

Map 89, Parcel 46.00
James C. & Gail H. Alligoood
Book. 1202, PG. 845
(R.O.W.C., TN)

Section 8
Closure Error
Greater than 1:10,000

LOCKWOOD GLEN SUBDIVISION - SECTION EIGHT

SHEET 3 OF 5

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6412
DATE: 05-04-2017

ENERGY LAND & INFRASTRUCTURE
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Parcel Line Table		
Line #	Length	Direction
L1	8.14	N83° 12' 38"E
L2	17.42	N83° 12' 38"E
L3	24.62	N82° 33' 05"W
L4	10.87	N82° 59' 45"W
L5	30.77	N82° 59' 45"W
L6	38.99	S82° 59' 45"E
L7	7.51	S82° 59' 45"E
L8	35.61	N82° 33' 05"W
L9	25.16	N82° 33' 05"W
L10	34.99	S82° 33' 05"E
L11	25.37	S82° 33' 05"E
L12	24.50	N82° 33' 05"W
L13	34.77	N82° 33' 05"W
L15	38.00	S81° 29' 41"W
L16	12.22	S81° 29' 41"W
L17	20.67	S80° 42' 08"W
L18	9.71	S80° 42' 08"W
L19	26.92	N82° 47' 34"W
L20	24.00	N82° 47' 34"W
L21	18.53	N65° 46' 55"E
L22	15.50	N81° 29' 41"E
L23	7.61	N82° 33' 05"W
L24	15.50	S81° 29' 41"W
L25	26.47	S77° 14' 25"W
L26	25.67	S77° 14' 25"W
L27	65.16	N82° 33' 05"W
L28	7.61	S82° 33' 05"E
L29	26.56	N83° 18' 52"E
L30	56.89	S7° 26' 55"W
L31	29.71	S83° 18' 52"W
L32	13.71	S7° 26' 55"W
L33	25.96	N81° 29' 41"E
L34	34.80	N81° 29' 41"E
L35	19.66	S7° 26' 55"W
L36	7.75	N7° 26' 55"E
L37	34.61	N7° 26' 55"E
L38	11.47	S66° 58' 36"W
L39	3.64	N1° 34' 40"E
L40	33.02	S88° 25' 20"E
L41	3.85	N83° 12' 38"E
L42	21.71	N83° 12' 38"E
L43	62.88	S82° 44' 01"E
L44	27.76	S89° 28' 18"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	129.75	65.00	114.37	S1° 18' 50"E	109.26
C2	33.09	65.00	29.17	S70° 27' 29"W	32.74
C3	18.94	13.00	83.47	S43° 18' 38"W	17.31
C4	23.19	14.00	94.89	N49° 01' 23"E	20.63
C5	26.38	229.97	6.57	S80° 22' 59"E	26.36
C6	7.47	13.00	32.93	N35° 01' 08"W	7.37
C7	47.02	65.00	41.45	N39° 16' 40"W	46.00
C8	13.97	13.00	61.58	N29° 12' 43"W	13.31
C9	7.15	13.00	31.51	N67° 14' 23"W	7.06
C10	38.72	240.00	9.24	S72° 36' 46"E	38.68
C11	13.30	240.00	3.18	S66° 24' 12"E	13.30
C12	28.05	185.00	8.69	S69° 09' 33"E	28.02
C13	28.03	475.00	3.38	N84° 41' 11"W	28.03
C14	38.01	475.00	4.58	N88° 40' 10"W	38.00
C15	38.54	185.00	11.94	S79° 28' 15"E	38.47
C16	18.99	718.50	1.51	N89° 25' 22"E	18.99
C17	25.04	593.50	2.42	S88° 40' 36"W	25.04
C18	13.02	475.00	1.57	S88° 15' 11"W	13.02
C19	19.04	185.00	5.90	S88° 23' 11"E	19.03
C20	44.29	718.50	3.53	S88° 03' 16"E	44.28
C21	39.63	593.50	3.83	N88° 12' 06"W	39.63
C22	37.90	593.50	3.66	N84° 27' 34"W	37.89
C23	1.02	718.50	0.08	S86° 14' 52"E	1.02
C24	38.79	210.00	10.58	N88° 30' 06"E	38.73
C25	0.82	593.50	0.08	N82° 35' 26"W	0.82
C26	21.60	190.00	6.51	N86° 28' 00"E	21.59
C27	24.93	190.00	7.52	S86° 31' 03"E	24.91
C28	20.58	13.00	90.71	S37° 24' 14"E	18.50
C29	21.09	13.50	89.50	S52° 41' 58"W	19.01
C30	11.17	4975.00	0.13	N7° 53' 10"E	11.17
C31	32.39	4975.00	0.37	N7° 38' 07"E	32.39
C32	107.46	525.00	11.73	N1° 35' 06"E	107.27
C33	33.18	21.00	90.54	N54° 01' 44"W	29.84
C34	498.64	2481.48	11.51	N3° 00' 17"W	497.81
C35	132.10	2126.95	3.56	S4° 36' 37"E	132.08
C36	25.71	150.00	9.82	S86° 24' 19"W	25.68
C37	20.13	13.00	88.73	S38° 57' 02"W	18.18
C38	32.28	65.00	28.45	S72° 43' 34"E	31.95
C39	18.50	13.00	81.54	S46° 10' 58"E	16.98
C40	14.46	13.00	63.73	S26° 27' 06"W	13.73
C41	20.91	65.00	18.43	N49° 06' 08"E	20.82
C42	12.96	13.00	57.12	N68° 26' 45"E	12.43
C43	3.74	390.00	0.55	N86° 49' 04"W	3.74
C44	27.06	210.00	7.38	S89° 45' 55"W	27.04
C45	20.08	13.00	88.51	N49° 40' 12"W	18.14
C46	37.93	390.00	5.57	N89° 52' 42"W	37.91
C47	3.98	525.00	0.43	S83° 12' 48"E	3.98
C48	38.04	390.00	5.59	S84° 32' 30"W	38.02
C49	38.38	525.00	4.19	S85° 31' 31"E	38.38
C50	0.46	390.00	0.07	S81° 42' 50"W	0.46
C51	38.09	525.00	4.16	S89° 41' 55"E	38.09
C52	37.58	418.50	5.15	S84° 15' 10"W	37.57
C53	37.64	418.50	5.15	S89° 24' 07"W	37.63
C54	6.92	525.00	0.75	N87° 50' 43"E	6.92
C55	42.04	543.50	4.43	N89° 41' 03"E	42.03
C56	37.56	418.50	5.14	N85° 27' 00"W	37.55
C57	51.33	543.50	5.41	S85° 23' 38"E	51.31
C58	1.30	543.50	0.14	S82° 37' 11"E	1.30
C59	2.39	418.50	0.33	N82° 42' 54"W	2.39
C60	21.32	13.50	90.50	S37° 18' 02"E	19.18
C61	20.31	13.00	89.50	S52° 41' 58"W	18.30
C62	15.42	150.00	5.89	N85° 44' 18"W	15.42
C63	2.08	190.00	0.63	N83° 37' 41"E	2.08
C64	31.55	190.00	9.52	N88° 41' 58"E	31.52
C65	6.84	410.00	0.96	S87° 01' 16"E	6.84

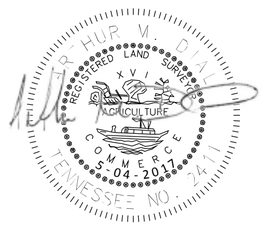
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C66	15.24	150.00	5.82	N85° 42' 11"W	15.23
C67	25.90	150.00	9.89	S86° 26' 26"W	25.86
C68	38.39	410.00	5.37	N89° 49' 05"E	38.38
C69	38.06	410.00	5.32	N84° 28' 35"E	38.04
C70	0.98	410.00	0.14	N81° 44' 55"E	0.98
C71	37.07	398.50	5.33	N84° 20' 42"E	37.06
C73	35.31	275.00	7.36	N86° 54' 11"W	35.29
C74	69.60	398.50	10.01	S87° 59' 12"E	69.51
C75	3.23	275.00	0.67	N82° 53' 17"W	3.23
C76	3.01	398.50	0.43	S82° 46' 03"E	3.01
C78	21.21	13.50	90.00	S52° 26' 55"W	19.09
C79	20.53	13.00	90.50	S37° 18' 02"E	18.47
C80	21.21	13.50	90.00	S37° 33' 05"E	19.09
C82	62.65	225.00	15.95	N89° 28' 18"E	62.45
C83	17.24	150.00	6.58	N78° 12' 09"E	17.23
C84	23.90	150.00	9.13	N70° 20' 46"E	23.87
C87	125.17	2431.48	2.95	N13° 04' 50"W	125.16
C88	39.28	150.00	15.00	N73° 17' 03"E	39.17
C96	356.77	2481.48	8.24	N18° 40' 36"W	356.46
C97	108.21	2481.48	2.50	N13° 18' 31"W	108.21
C98	34.30	21.00	93.58	N34° 43' 44"E	30.61
C99	1.85	150.00	0.71	N81° 08' 26"E	1.85
C100	31.50	575.00	3.14	S5° 52' 46"W	31.49
C101	51.18	567.21	5.17	S1° 45' 37"W	51.16
C102	51.78	575.00	5.16	S3° 22' 09"E	51.76
C103	52.97	575.00	5.28	S8° 35' 17"E	52.95
C104	56.40	575.00	5.62	S14° 02' 14"E	56.38
C105	31.18	260.00	6.87	S80° 57' 18"E	31.16
C106	42.90	260.00	9.45	S72° 47' 35"E	42.85
C107	14.75	260.00	3.25	S66° 26' 27"E	14.75
C108	28.86	165.00	10.02	S69° 49' 36"E	28.83
C109	38.37	165.00	13.32	S81° 29' 56"E	38.28
C110	9.14	165.00	3.17	S89° 44' 50"E	9.14
C111	28.88	738.50	2.24	N89° 47' 10"E	28.88
C112	37.20	738.50	2.89	S87° 39' 01"E	37.20
C113	35.09	190.00	10.58	N88° 30' 06"E	35.04
C114	16.62	210.00	4.53	N85° 28' 40"E	16.62
C115	35.34	210.00	9.64	S87° 26' 00"E	35.30
C116	115.16	525.00	12.57	S10° 33' 47"E	114.93
C117	142.89	2466.75	3.32	S10° 24' 17"E	142.87

Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	# of Trees
239	7,370	0.17	6	2	2
240	6,764	0.16	6	2	2
241	7,933	0.18	6	2	2
242	8,093	0.19	6	2	2
243	8,124	0.19	6	2	2
244	9,507	0.22	6	2	2
245	8,105	0.19	6	2	2
246	8,563	0.20	6	2	2
247	6,595	0.15	6	2	2
248	6,754	0.16	6	2	2
249	6,891	0.16	6	2	2
250	4,951	0.11	6	2	2
251	4,898	0.11	6	2	2
252	4,900	0.11	6	2	2
253	4,777	0.11	6	2	2
255	6,558	0.15	6	2	2
256	4,750	0.11	6	2	2
257	4,688	0.11	6	2	2
258	4,680	0.11	6	2	2
259	4,750	0.11	6	2	2

Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	# of Trees
260	5,556	0.13	6	2	2
261	5,413	0.12	6	2	2
262	4,810	0.11	6	2	2
263	5,035	0.12	6	2	2
264	5,544	0.13	6	2	2
265	5,745	0.13	6	2	2
266	5,120	0.12	6	2	2
267	5,360	0.12	6	2	2
268	5,080	0.12	6	2	2
269	5,501	0.13	6	2	2
270	5,351	0.12	6	2	2
271	4,903	0.11	6	2	2
272	4,765	0.11	6	2	2
273	5,245	0.12	6	2	2
274	5,417	0.12	6	2	2
275	5,174	0.12	6	2	2
276	5,294	0.12	6	2	2
277	12,323	0.28	12	2	6
278	9,380	0.22	6	2	2
279	9,380	0.22	6	2	2

Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	# of Trees
280	9,380	0.22	6	2	2
281	9,380	0.22	6	2	2
282	9,379	0.22	6	2	2
283	9,380	0.22	6	2	2
284	9,380	0.22	6	2	2
285	9,380	0.22	6	2	2
286	9,380	0.22	6	2	2
287	9,380	0.22	6	2	2
288	9,380	0.22	6	2	2

Open Space Table		
Lot #	Square Feet	Acres
311	49,761	1.14
312	26,645	0.61



LOCKWOOD GLEN SUBDIVISION - SECTION EIGHT

SHEET 4 OF 5

14th CIVIL DISTRICT

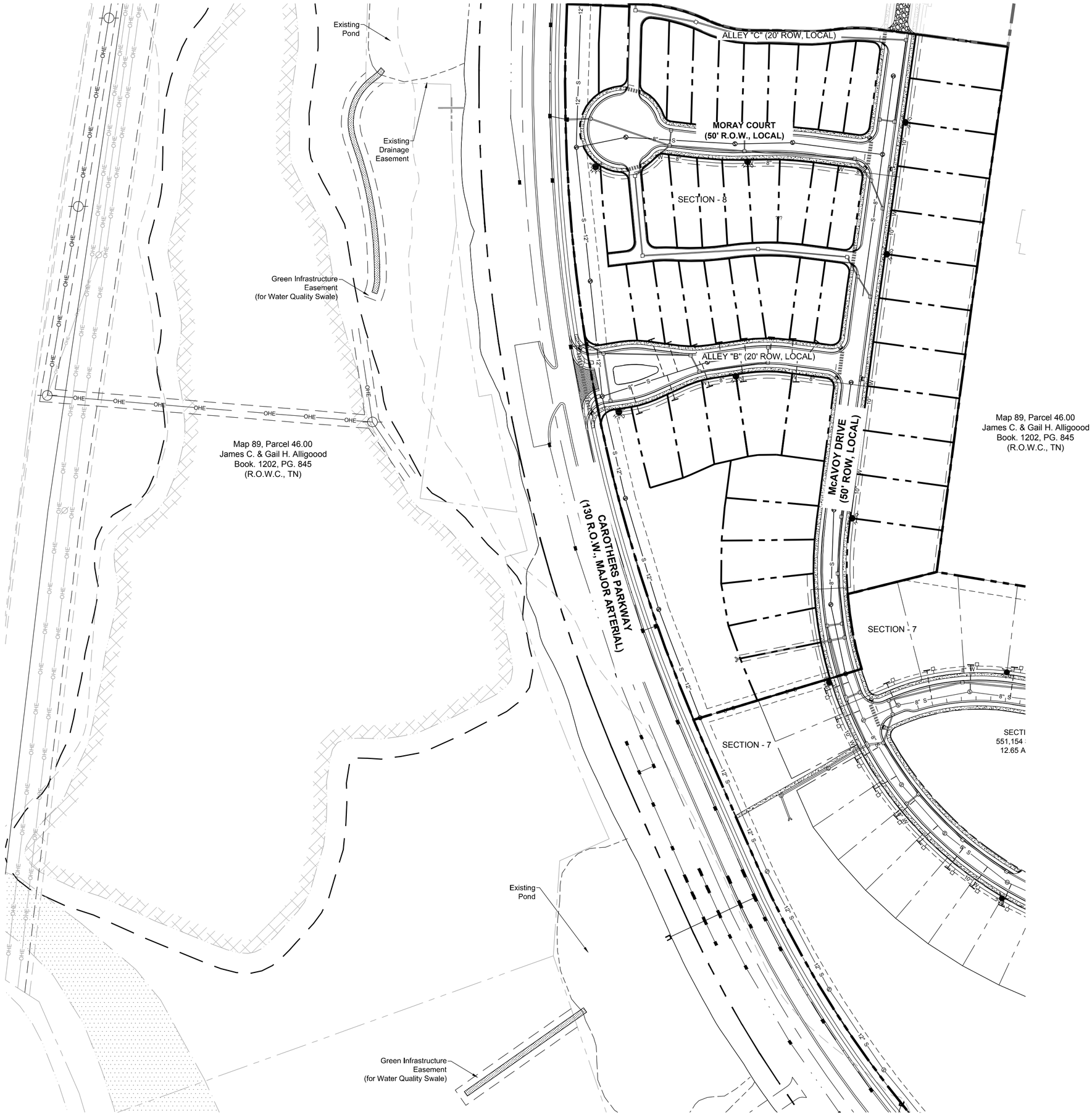
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT # 6412

DATE: 05-04-2017

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2411
05-04-2017

LOCKWOOD GLEN
SUBDIVISION - SECTION EIGHT

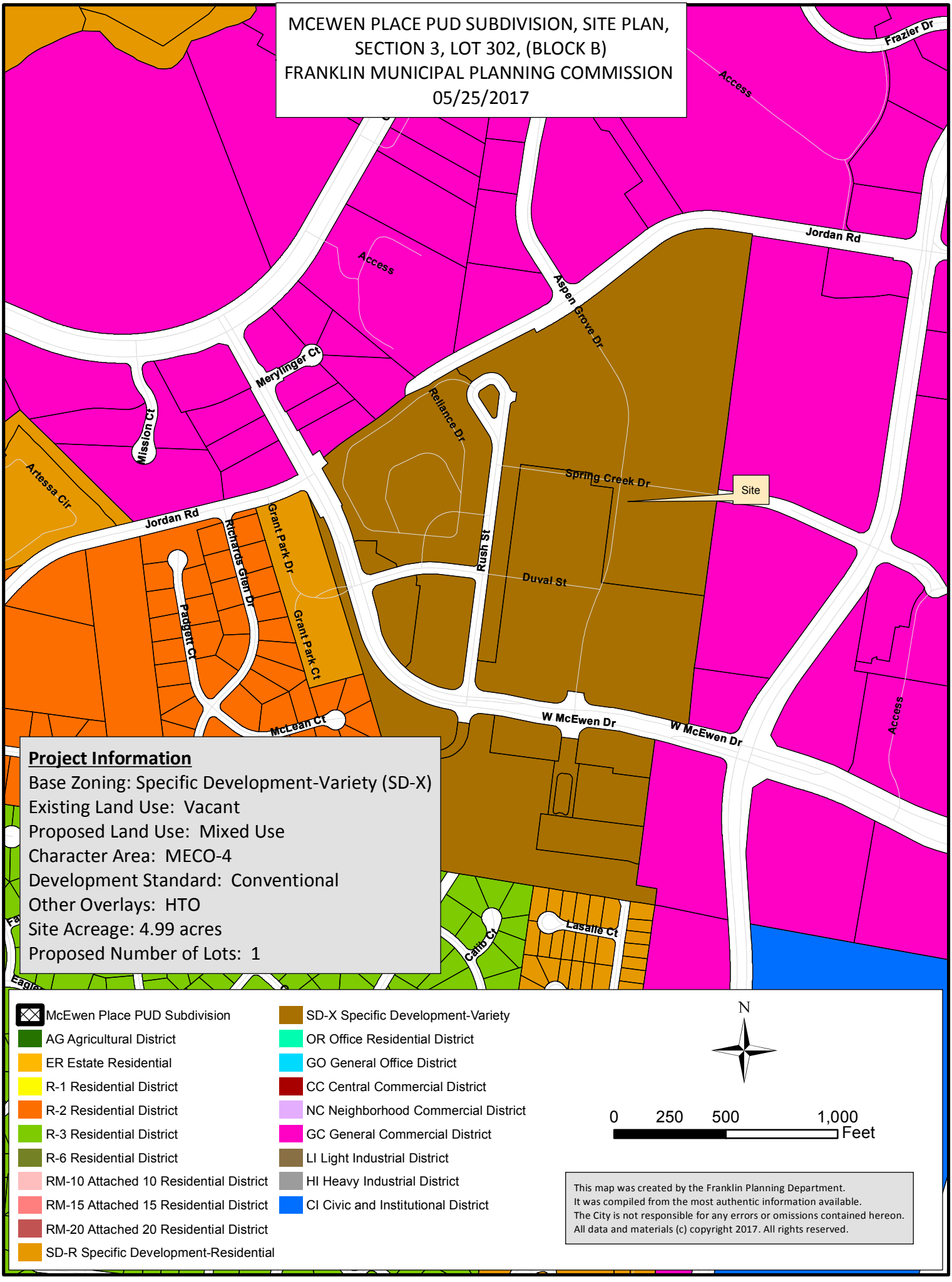
SHEET 5 OF 5

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6412
DATE: 05-04-2017

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MCEWEN PLACE PUD SUBDIVISION, SITE PLAN,
SECTION 3, LOT 302, (BLOCK B)
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/25/2017
Project Information
Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO
Site Acreage: 4.99 acres
Proposed Number of Lots: 1
Site
Jordan Rd
Frazier Dr
Access
Aspen Grove Dr
Merylinger Ct
Mission Ct
Reliance Dr
Artessa Cir
Spring Creek Dr
Richards Glen Dr
Grant Park Dr
Grant Park Ct
Padgett Ct
Rush St
Duval St
McLean Ct
W McEwen Dr
Lasalle Ct
Gatlin Cr
McEwen Place PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6307

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

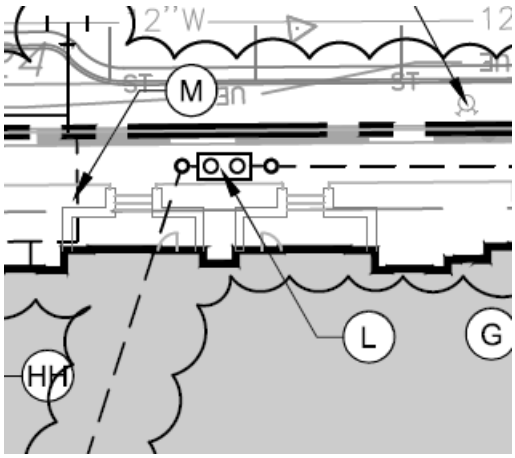
1. H. Erosion Protection and Sediment Control Plan

lance.fittro@franklintn.gov This is an advisory comment that does not hinder Site Plan approval:

Applicant shall be aware that the Stormwater/Grading permit for the Infrastructure Site Plan (COF #6247) shall remain active until all lots within the development are built out since the individual block site plans have not shown the temporary sediment basin on each section. If the permit is to be terminated prior to full build-out of the development, each site utilizing the basin constructed with this Infrastructure Plan will have to show the temporary sediment basin and design details so that responsibility for the sediment basin can be transferred to those future Site Plans.

2. M. Sanitary Sewer Design and Plan & Profile

lance.fittro@franklintn.gov The proposed grease trap shall not be located within the public sidewalk:



Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	**$ 222,000**
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 156,000**
VII. Stormwater Drainage:	**$ 12,000**
VIII. Green Infrastructure:	
IX: ITS Elements:	

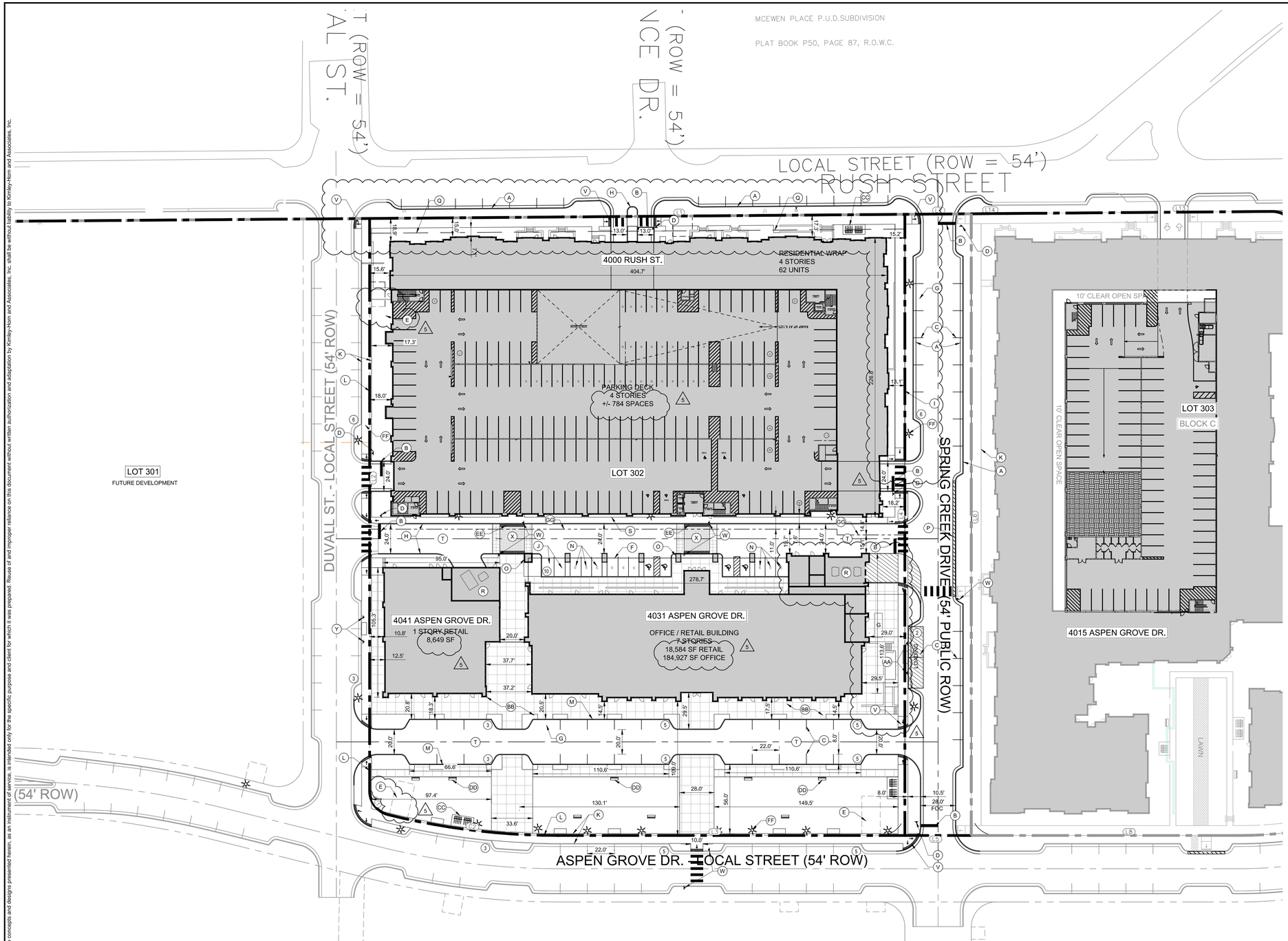
Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

(Previous comment restated for informational purposes only.)

4. Landscape

larry.mizell@franklintn.gov Landscape surety $18,000.00



McEWEN SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
LOT 302	-	69 DU	511 DU	212,160 SF	655,122 SF	-	150 KEYS
LOT 303	-	274 DU	237 DU	-	655,122 SF	-	150 KEYS

REFUSE COLLECTION NOTE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES FOR THE OFFICE AND RETAIL BUILDINGS WILL BE PLACED AT KEYNOTE "R". REFUSE COLLECTION FOR THE RESIDENTIAL BUILDING WILL BE MANUALLY WHEELED OUT OF THE DECK DURING SERVICE. ALL TRASH COLLECTION FOR THIS SITE WILL BE VIA PRIVATE TRASH SERVICE.

FIRE LANE STRIPING NOTE

FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839, ROYCROFT COPPER RED, OR SW 7582 SALUTE.

LINE TABLE

LINE	LENGTH	BEARING
L1	434.85	N7°16'30.00"E
L2	464.89	S82°16'39.73"E
L3	281.90	N7°43'21.00"E
L4	504.50	N82°16'39.00"W
L5	54.00	S7°43'21.00"W
L6	504.92	S82°16'39.00"E
L7	54.00	N7°16'30.00"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	26.56'	N59°40'39"E	24.65'	76°05'23"	15.65'
C2	573.00'	139.11'	N14°40'39"E	138.77'	13°54'36"	69.90'

SITE DATA TABLE

PROJECT NAME:	LOT 302 (BLOCK B) SITE PLAN
COF PROJECT #:	6307
SUBDIVISION:	MCEWEN PLACE P.U.D. SUBDIVISION - SECTION 3
MAP #:	62
PARCEL #:	22.03 AND 22.18
LOT NUMBER:	302
ADDRESS:	1130 W MCEWEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	SD-X, SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HTO - HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.99 ACRES
SQUARE FOOTAGE OF SITE:	217,364 SQ FT
PUBLIC ROW ACREAGE:	0.63 ACRES
PUBLIC ROW SQ FOOTAGE:	27,254 SQ FT
MIN. REQ. SETBACK LINES:	FRONT: 0 REAR: 10 SIDE: 10
OWNER/DEVELOPER:	BOYLE NASHVILLE, LLC
Address:	2000 MERIDIAN, SUITE 250 FRANKLIN, TN 37067
Phone:	615-550-5583
Fax:	615-550-5576
Email:	ABALLASH@BOYLE.COM
Contact Name:	ADAM BALLASH
APPLICANT:	KIMLEY HORN & ASSOCIATES
Address:	214 OCEANSIDE DR, NASHVILLE, TN 37204
Phone:	615-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER
BUILDING HEIGHT:	112'

MIN. PARKING REQ. (PER PATTERN BOOK)

69 UNITS:	121 SPACES
27,233 SF RETAIL:	205 SPACES
184,927 SF OFFICE:	616 SPACES
SUBTOTAL:	942 SPACES
15% SHARING REDUCTION:	141 SPACES
TOTAL MIN. REQUIRED:	801 SPACES

PARKING PROVIDED

DECK PARKING:	784 SPACES
SURFACE PARKING:	41 SPACES
ON-STREET PARKING:	30 SPACES
TOTAL PROVIDED:	855 SPACES
STANDARD SPACES:	663 SPACES
COMPACT SPACES:	166 SPACES
ADA SPACES:	24 SPACES (INCLUDES 4 VAN SPACES)
LOADING ZONE SPACES:	2 SPACES
EXISTING TREE CANOPY:	N/A
PARKLAND:	N/A

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE MCEWEN PLACE TOWN CENTER PATTERN BOOK, CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS ALSO APPROVED BY THE MCEWEN PLACE TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".
7. A DESIGN MODIFICATION OF STANDARDS IS BEING REQUESTED FOR A BUILDING LENGTH OF THE RESIDENTIAL BUILDING BEYOND THE MAXIMUM 200' LENGTH.

SITE PLAN KEYNOTE LEGEND

A	2.5' CURB AND GUTTER (TYP.)
B	WHITE THERMOPLASTIC STOP BAR (TYP.)
C	4" PARKING STRIPE (TYP.)
D	STOP SIGN (TYP.)
E	EXISTING WATER EASEMENT
F	BUILDING CANOPY (SEE ARCH. SHEETS FOR DETAILS)
G	PARALLEL PARKING SPACE (TYP.) - 22' X 8'
H	6" POST CURB
I	PROPOSED PROPERTY LINE
J	HEAD-IN PARKING SPACE (9' X 16') TYP.
K	PROPOSED 8' SIDEWALK
L	EXISTING RIGHT OF WAY
M	6" RIBBON CURB
N	COMPACT PARKING SPACE (8.5' X 16') TYP.
O	EXTERNAL BUILDING COLUMN (TYP.)
P	FIRE LANE STRIPING
Q	PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
R	RETAIL AND OFFICE REFUSE COLLECTION AREA
S	5' CONCRETE SIDEWALK
T	COMMERCIAL DRIVE AISLE
U	LOADING SPACE - 12' X 25' (TYP.)
V	ADA RAMP WITH TACTILE WARNING MAT (TYP.)
W	PEDESTRIAN CROSSING SIGN (W11-2 AND W16-7P, BLACK LEGEND ON FLUORESCENT YELLOW-GREEN BACKGROUND, VIP DIAMOND GRADE REFLECTIVITY)
X	RAISED PEDESTRIAN CROSSING (SEE LANDSCAPE SHEET FOR DETAILS)
Y	SIGN - "LOADING SPACE, NO PARKING FROM 5AM-9AM MON-FRI."
Z	TRASH ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
AA	SIGN - "LOADING SPACE, NO PARKING"
BB	SCORED CONCRETE (SEE LANDSCAPE SHEETS FOR DETAILS)
CC	BIKE RACK (SEE LANDSCAPE SHEETS FOR DETAILS)
DD	BENCH (SEE LANDSCAPE SHEETS FOR DETAILS)
EE	TACTILE WARNING MAT (TYP.)
FF	PROPOSED SITE LIGHTING (SEE LIGHTING SHEETS FOR DETAILS)
GG	IMAGINARY LOT LINE (SEE ARCH. SHEETS FOR DETAILS)

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED LANDSCAPE ARCHITECT — No. 106935 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

ENLARGED SITE PLAN

SHEET NUMBER
C2.2

COF #6307

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C2.0-SitePlan-BlockB-118102003.dwg ENLARGED SITE PLAN May 04, 2017 4:21pm by: yates.bateman

CITY OF FRANKLIN SITE PLAN RESUBMITTAL

McEWEN PLACE P.U.D. SUBDIVISION - SECTION 3

NORTHSIDE AT McEWEN

LOT 302 (BLOCK B) SITE PLAN

FRANKLIN, TENNESSEE

NOVEMBER 7, 2016; DECEMBER 1, 2016; DECEMBER 20, 2016; MAY 4, 2017 (5)

COF PROJECT #6307

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(5)

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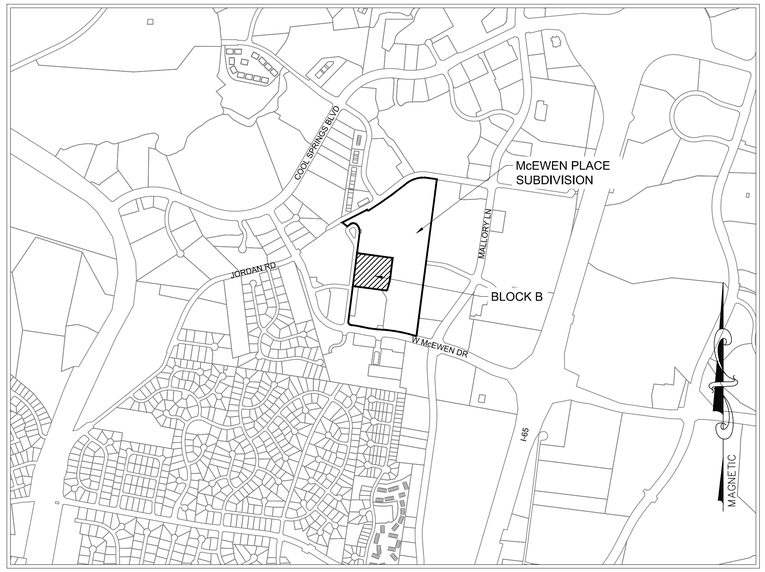
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McEWEN SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
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(5)



VICINITY MAP

1" = 1000'

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER
C0.1	GENERAL NOTES
C0.2	COF NOTES
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN
C2.1	PREVIOUSLY APPROVED DEVELOPMENT PLAN
C2.2	ENLARGED SITE PLAN
C2.3	SITE DETAILS
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	FINE GRADING PLAN
C3.3	FINE GRADING PLAN
C3.4	INITIAL EPSC
C3.5	INTERIM EPSC
C3.6	FINAL EPSC & WATER QUALITY
C3.7	EPSC DETAILS
C4.0	ROW & ACCESS PLAN
C4.1	ROADWAY PLAN & PROFILE
C5.1	ENLARGED UTILITY PLAN
C5.1A	DRY UTILITY PLAN
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C5.3	UTILITY DETAILS
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RYAN McMASTER — REGISTERED ENGINEER — No. 108885 — STATE OF TENNESSEE — 5/4/17

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KV+D KISER VOGRIN DESIGN

NORTHWOOD RAVIN

BOYLE

Tennessee811

PLAN REVISIONS

REVISION NO.	DATE	REMARKS
1	12/1/16	PER CITY COMMENTS
2	12/20/16	PER CITY COMMENTS
3	02/24/17	DD PROGRESS SET
4	03/01/17	DD PROGRESS SET
5	05/04/17	COF RESUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118102003	C0.0	39

Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C0.0-CoverSheet-BlockB-118102003.dwg COVER May 04, 2017 4:01pm by: yates.bateman

CONTRACTOR RESPONSIBILITIES

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

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

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

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

2. DURING CONSTRUCTION:

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

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

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

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

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

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

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

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

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

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

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

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

1. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, TAX MAP # 62, PARCEL 22.03 AND 22.18
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION, KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. WHERE NOT SPECIFIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES IN ORDER TO ASSURE POSITIVE DRAINAGE TO STORM INLETS.
6. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI MIN. CONCRETE.
8. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33%. SLOPES WITHIN ACCESSIBLE SPACES SHALL BE MAXIMUM 2% IN ALL DIRECTIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
11. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL PAVE AND COLD PLANE IN THE DIRECTION OF TRAFFIC.
13. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

2. DISPOSAL GUIDELINES:

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

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

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

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

3. TREE PROTECTION GUIDELINES:

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

4. UTILITIES:

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

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

SITE GRADING:

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY ±5.96 ACRES.
6. NO PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".
7. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCING WITH EARTHWORK ACTIVITIES.
11. PERMANENT CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
12. THE PROPOSED GRADING PLAN IS A RESULT OF AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO SLOPES AND STORM RUNOFF. SHOULD THE CONTRACTOR HAVE QUESTIONS OR COMMENTS RELATED TO THE PROPOSED DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL NOTIFY "ONE CALL" (811) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.
14. EARTHWORK ACTIVITIES MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT CONDITIONS OF ALL UTILITIES AND STORMWATER PONDS PER THE LOCAL MUNICIPALITY REGULATIONS. AS-BUILT CONDITIONS MUST BE LOCATED BY A LICENSED LAND SURVEYOR.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

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

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

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

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

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

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

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

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

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

2. DURING CONSTRUCTION:

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

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

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

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

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

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

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

STORM DRAINAGE INFORMATION:

1. PIPES:

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

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

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

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

2. STRUCTURES:

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

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

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

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

SANITARY SEWER NOTES:

1. CONSTRUCTION CRITERIA:

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

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

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

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

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

1. PIPES:

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

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

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

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

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

3. STRUCTURES:

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

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

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

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

WATER SYSTEM INFORMATION:

1. NOTIFICATIONS:

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

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

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

2. HYDRANTS:

   A. FOR FIRE HYDRANT INSTALLATION REFER TO DETAILS.

3. PIPES:

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

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

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

4. WATER MAIN INSTALLATION:

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

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

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

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

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER LICENSED PROFESSIONAL ENGINEER NO. 120382 STATE OF TENNESSEE 2/1/17

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

GENERAL NOTES

SHEET NUMBER
C0.1

COF #6307

STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

• EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5 YEAR, 24 HOUR STORM, AS A MINIMUM.
• EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED ONCE A WEEK AND 24 HOURS BEFORE A RAIN EVENT AFTER A.25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.
• SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
• STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.
• DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

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

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

B.) EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
• IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.
• INCLUDE A FOREBAY IN ANY DETENTION POND TO FACILITATE EASIER MAINTENANCE.
• WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.

SEDIMENT FENCE

SEDIMENT FENCES OR OTHER SEDIMENT BARRIERS, HAS BEEN INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
SEDIMENT FENCES:
USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT.
THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1. NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.
TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND. INTERMITTENTLY, TURN FENCE UPHILL.
PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).
SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

• STRAW/HAY BALES (ARE NOT RECOMMENDED) SILT FENCES, SAND BAG BARRIERS, AND ROCK FILTERS (ESPECIALLY CONTINUOUS BERMS) ARE PREFERRED OVER STRAW/HAY BALES BECAUSE SEDIMENT REMOVAL EFFICIENCIES, DURABILITY, AND MAINTENANCE REQUIREMENTS ARE FAR LESS DESIRABLE IN STRAW/HAY BALES.

• INLET PROTECTION: WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

• IDENTIFY STORM DRAIN PROTECTION: WHERE APPLICABLE, PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

SAND BAG BARRIER: USED TO CREATE A SMALL SEDIMENT TRAP UPSTREAM OF INLETS ON SLOPED, PAVED STREETS.

EXCAVATED DROP INLET SEDIMENT TRAP: AN EXCAVATED AREA AROUND THE INLET TO TRAP.

GUTTERBUDDY TYPE PROTECTION: USED TO CREATE A SMALL WATER PONDING AREA TO SETTLE SEDIMENT OUT BEFORE WATER ENTERS STORM DRAIN.

(EXCERPT FROM FRANKLIN BEST MANAGEMENT PRACTICE MANUAL)
SEDIMENT FENCES:
USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
- INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT.
- THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
- NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.
- TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND.
- PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).
- SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

• SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 33%. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
• WHEN A SEDIMENT FENCE'S CAPACITY HAS BEEN REDUCED 33%, IT SHALL BE REPLACED.
• EROSIONS PREVENTION AND SEDIMENT CONTROL DEVICES, EP&SC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF YOUR EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.
• EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.

CONSTRUCTION ENTRANCE: THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF FRANKLIN'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. IT MUST BE INSTALLED WITHIN 24 HOURS OF GRADING OR THE PERMIT WILL BE REVOKED. THE USE OF FILTER CLOTH BENEATH CONSTRUCTION ENTRANCE IS REQUIRED. STONES SHOULD BE 3 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST A 6-INCH (15.2) DEEP AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 20 FEET WIDE. SEE DETAIL TCP-03 FOR SPECIFIC CONSTRUCTION ENTRANCE DETAILS. SEE HTTP://WWW.FRANKLIN-GOV.COM/ENGINEERING/STORMWATER/BMP/TCP/TCP-03.PDF
• A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE MUST INSPECT BMPS.
• WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.
• WHERE APPLICABLE, EXISTING VEGETATION AND BUFFER WILL BE MAINTAINED AND TEMPORARY COVER CROPS WILL BE USED.
• SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
• BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASHWATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORMWATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.
• EP&SC AND STORMWATER CONTROLS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO FRANKLIN'S BMP MANUAL. YOU CAN FIND A COPY OF IT AT: HTTP://WWW.FRANKLINGOV. COM/ENGINEERING/STORMWATER/INDEX.HTM
• STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.
• LARGE CONSTRUCTION SITES SHALL BE BUILT IN PHASES.
• STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.

DEWATERING: SEDIMENT TRAP/BASIN DEWATERING FOR CLEANOUT OR REPAIR MAY ONLY BE DONE WITH THE CITY OF FRANKLIN INSPECTOR'S PERMISSION. THE INSPECTOR MUST APPROVE THE DEWATERING METHOD FOR EACH APPLICATION. THE FOLLOWING METHODS MAY BE CONSIDERED:
A. PUMP DISCHARGE MAY BE DIRECTED TO ANOTHER ON-SITE SEDIMENT TRAP OR BASIN, PROVIDED IT IS OF SUFFICIENT VOLUME AND THE PUMP INTAKE IS FLOATED TO PREVENT AGITATION OR SUCTION OF DEPOSITED SEDIMENTS; OR
B. THE PUMP INTAKE MAY UTILIZE A REMOVABLE PUMPING STATION AND MUST DISCHARGE INTO AN UNDISTURBED AREA THROUGH A NON-EROSIVE OUTLET; OR
C. THE PUMP INTAKE MAY BE FLOATED AND DISCHARGE INTO A DIRT BAG (12 OZ. NONWOVEN FABRIC), OR APPROVED EQUIVALENT, LOCATED IN AN UNDISTURBED BUFFER AREA.
D. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
• ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.
• THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.
• OBTAINING OF ANY PERMITS IS THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT PERMIT HOLDER OR DEVELOPER.
• PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES

• CHECK OUTLET REGULARLY FOR CLOGGING AND REMOVE ANY DEBRIS.
• CHECK BANKS AND BOTTOM SURFACE OF BASIN FOR EROSION AND CORRECT AS NECESSARY.
• CHECK AT LEAST ANNUALLY AND AFTER EACH EXTREME STORM EVENT, THE FACILITY SHOULD BE CLEANED OF ACCUMULATED DEBRIS. THE BANKS OF SURFACE PONDS SHOULD BE CHECKED AND AREAS OF EROSION REPAIRED. REMOVE NUISANCE WETLAND SPECIES AND TAKE APPROPRIATE MEASURES TO CONTROL MOSQUITOES.
• THIS MAINTENANCE TYPICALLY INCLUDES SEDIMENT, FLOATABLE, AND DEBRIS REMOVAL FROM INLETS, OUTLETS AND SKIMMERS
• POND VEGETATION NEEDS TO BE TRIMMED OR HARVESTED AS APPROPRIATE, GRASSY AREAS FREQUENTLY MOWED.
• THE OUTLET STRUCTURE FILTER SHALL BE CHECKED REGULARLY FOR CLOGGING AND SHALL BE CLEANED AND REPAIRED AS NECESSARY.
• REMOVE SEDIMENT WHEN ACCUMULATION REACHED 6 INCHES, OR IF RE-SUSPENSION IS OBSERVED OR PROBABLE. SEDIMENT MAY BE PERMITTED TO ACCUMULATE DEEPER THAN 6 INCHES IF THERE IS A PERMANENT MARKER INDICATING DEPTH WHERE SEDIMENT NEEDS TO BE REMOVED, AND THAT MARK HAS NOT BEEN MET.
• SOME SEDIMENT MAY CONTAIN CONTAMINANTS OR WHICH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIRES SPECIAL DISPOSAL PROCEDURE. IF THERE IS ANY UNCERTAINTY ABOUT WHAT THE SEDIMENT CONTAINS OR IT IS KNOWN TO CONTAIN CONTAMINANTS, THEN TDEC SHOULD BE CONSULTED AND THEIR DISPOSAL RECOMMENDATIONS FOLLOWED. THE TDEC DIVISION OF WATER POLLUTION CONTROL SHOULD BE CONTACTED AT (615) 532-0625. GENERALLY, SPECIAL ATTENTION OR SAMPLING SHOULD BE GIVEN TO SEDIMENT ACCUMULATED IN FACILITIES SERVING INDUSTRIAL, MANUFACTURING OR HEAVY COMMERCIAL SITES, FUELING CENTS OR AUTOMOTIVE MAINTENANCE AREAS, LARGE PARKING AREAS, IR OTHER AREAS WHERE POLLUTANTS (OTHER THAN CLEAN SOIL) ARE SUSPECTED TO ACCUMULATE AND BE CONVEYED BY STORM RUNOFF. SOME SEDIMENT COLLECTED MY BE INNOCUOUS (FREE OF POLLUTANTS) AND CAN BE USED AS FILL MATERIAL, COVER OR LAND SPREADING. IT IS IMPORTANT THAT THIS MATERIAL NOT BE PLACED IN ANY WAY THAT WILL PROMOTE OR ALLOW RE-SUSPENSION IN STORM RUNOFF.

ENHANCED SWALE INSPECTION AND MAINTENANCE NOTES

ACTIVITY	SCHEDULE
FOR DRY SWALES, MOW GRASS TO MAINTAIN A HEIGHT OF 4 TO 6 INCHES. REMOVE GRASS CLIPPINGS.	AS NEEDED (FREQUENT/SEASONAL)
INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT.	ANNUALLY (SEMI-ANNUALLY THE FIRST YEAR)
REMOVE TRASH AND DEBRIS ACCUMULATED IN THE INFLOW FOREBAY.	
INSPECT AND CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED OF DRY SWALES.	
BASED ON INSPECTION, PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED.	
REPLANT WETLAND SPECIES (FOR WET SWALE) IF NOT SUFFICIENTLY ESTABLISHED.	
INSPECT PEA GRAVEL DIAPHRAGM FOR CLOGGING AND CORRECT THE PROBLEM.	
ROTO-TILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF TEH SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS.	AS NEEDED
REMOVE SEDIMENT BUILDUP WITHIN THE BOTTOM OF THE SWALE ONCE IT HAS ACCUMULATED 25% OF THE ORIGINAL DESIGN VOLUME.	

STORMWATER INFRASTRUCTURE "AS BUILTS": FRANKLIN CODE SECTION 16-706 (2)(GG): AS NEW DEVELOPMENT CONSTRUCTION IS COMPLETED, AN "AS-BUILT" PLAN, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, MUST BE SUBMITTED UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED CONSTRUCTION PLANS THE LICENSED PROFESSIONAL SHALL CERTIFY THAT: THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLAN, AND FACILITIES MEET THE APPROVED STORMWATER MANAGEMENT PLAN AND SPECIFICATIONS, OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED. COORDINATE DATA SHALL BE PRESENTED IN THE STATE OF TENNESSEE PLANE SYSTEM WITH THE NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. ELECTRONIC AND 2 PAPER COPIES (PER CITY REQUIREMENTS) ARE REQUIRED.
A. (SEE WEB SITE HTTP://WWW.FRANKLIN-GOV.COM/PDF/ASBUILTREQUIREMENTS.)

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER
NOTICE
STATE OF TENNESSEE
106925
REGISTERED ENGINEER
12/1/17

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

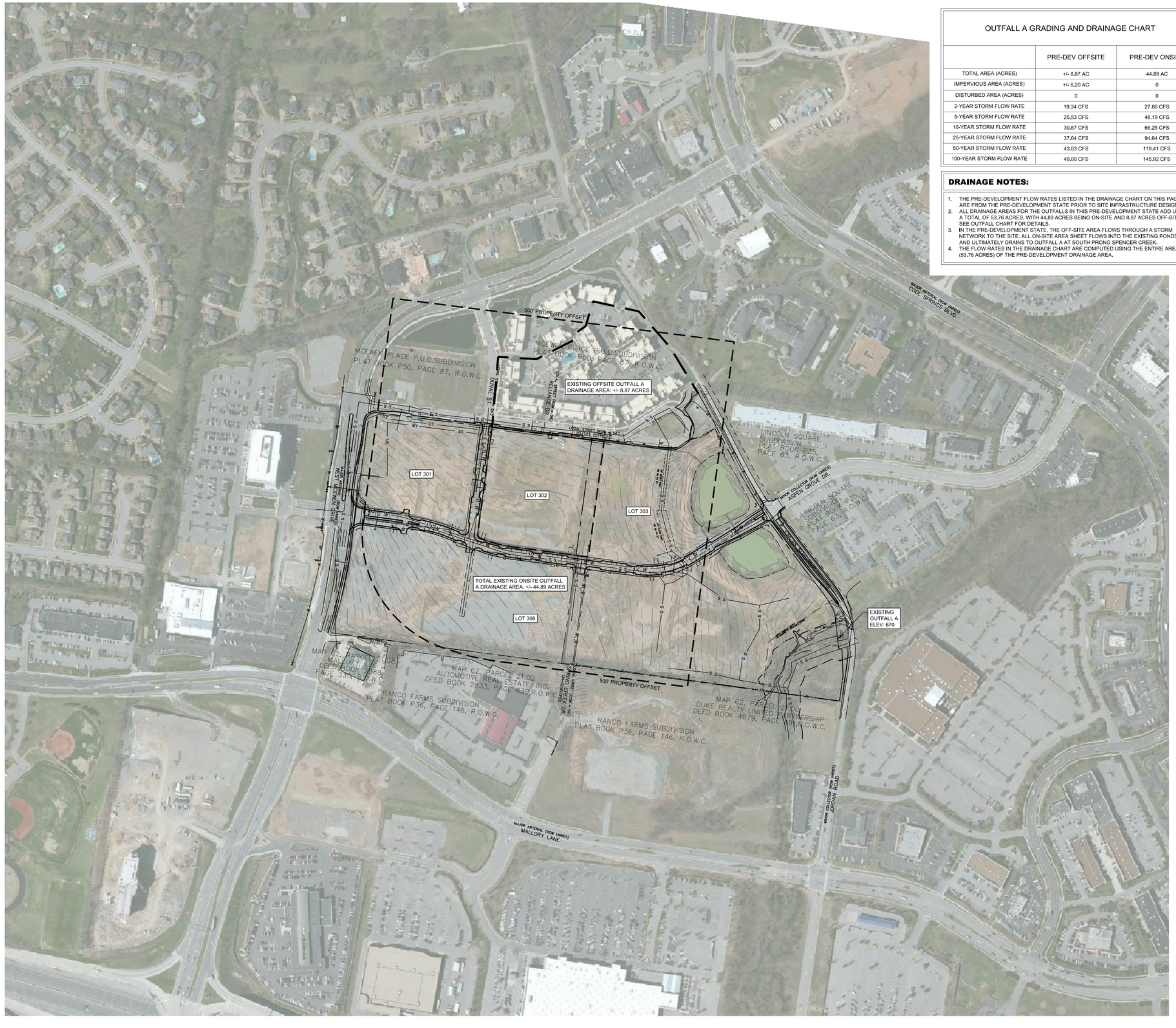
DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

COF NOTES

SHEET NUMBER
C0.2

COF #6307

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OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

DRAINAGE NOTES:

1. THE PRE-DEVELOPMENT FLOW RATES LISTED IN THE DRAINAGE CHART ON THIS PAGE ARE FROM THE PRE-DEVELOPMENT STATE PRIOR TO SITE INFRASTRUCTURE DESIGN.
2. ALL DRAINAGE AREAS FOR THE OUTFALLS IN THIS PRE-DEVELOPMENT STATE ADD UP TO A TOTAL OF 53.76 ACRES. WITH 44.89 ACRES BEING ON-SITE AND 8.87 ACRES OFF-SITE. SEE OUTFALL CHART FOR DETAILS.
3. IN THE PRE-DEVELOPMENT STATE, THE OFF-SITE AREA FLOWS THROUGH A STORM NETWORK TO THE SITE. ALL ON-SITE AREA SHEET FLOWS INTO THE EXISTING PONDS AND ULTIMATELY DRAINS TO OUTFALL A AT SOUTH PRONG SPENCER CREEK.
4. THE FLOW RATES IN THE DRAINAGE CHART ARE COMPUTED USING THE ENTIRE AREA (53.76 ACRES) OF THE PRE-DEVELOPMENT DRAINAGE AREA.

SITE DATA TABLE

PROJECT NAME:	LOT 302 (BLOCK B) SITE PLAN
COF PROJECT #:	6307
SUBDIVISION:	MCEWEN PLACE P.U.D. SUBDIVISION - SECTION 3
MAP #:	62
PARCEL #:	22.03 AND 22.18
LOT NUMBER:	302
ADDRESS:	1130 W MCEWEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	SD-X, SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HTO - HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.99 ACRES
SQUARE FOOTAGE OF SITE:	217,364 SQ FT
PUBLIC ROW ACREAGE:	0.63 ACRES
PUBLIC ROW SQ FOOTAGE:	27,254 SQ FT
MIN. REQ. SETBACK LINES:	FRONT: 0 REAR: 10 SIDE: 10
OWNER/DEVELOPER:	BOYLE NASHVILLE, LLC
Address:	2000 MERIDIAN, SUITE 250 FRANKLIN, TN 37067
Phone:	615-550-5583
Fax:	615-550-5576
Email:	ABALLASH@BOYLE.COM
Contact Name:	ADAM BALLASH
APPLICANT:	KIMLEY HORN & ASSOCIATES
Address:	214 OCEANSIDE DR, NASHVILLE, TN 37204
Phone:	615-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER
BUILDING HEIGHT:	112'

MIN. PARKING REQ. (PER PATTERN BOOK)

69 UNITS:	121 SPACES
27,233 SF RETAIL:	205 SPACES
184,927 SF OFFICE:	616 SPACES
SUBTOTAL:	942 SPACES
15% SHARING REDUCTION:	141 SPACES
TOTAL MIN. REQUIRED:	801 SPACES

PARKING PROVIDED

DECK PARKING:	784 SPACES
SURFACE PARKING:	41 SPACES
ON-STREET PARKING:	30 SPACES
TOTAL PROVIDED:	855 SPACES
STANDARD SPACES:	663 SPACES
COMPACT SPACES:	166 SPACES
ADA SPACES:	24 SPACES (INCLUDES 4 VAN SPACES)
LOADING ZONE SPACES:	2 SPACES
EXISTING TREE CANOPY:	N/A
PARKLAND:	N/A

NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE MCEWEN PLACE TOWN CENTER PATTERN BOOK, CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS ALSO APPROVED BY THE MCEWEN PLACE TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014, ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".
7. A DESIGN MODIFICATION OF STANDARDS IS BEING REQUESTED FOR A BUILDING LENGTH OF THE RESIDENTIAL BUILDING BEYOND THE MAXIMUM 200' LENGTH.

EXISTING GRADE NOTE

THE EXISTING GRADES SHOWN ON THIS PLAN ARE A COMBINATION OF THE CITY OF FRANKLIN PROJECT #6247 INFRASTRUCTURE SITE PLAN GRADES AND THE TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014.

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014, THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
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STORMWATER NARRATIVE

IN THE CURRENT CONDITION DURING A STORM EVENT, STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MCEWEN PLACE P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — LICENSED PROFESSIONAL ENGINEER — No. 109925 — STATE OF TENNESSEE — 12/1/17

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY:	CJM/JYB
DRAWN BY:	CJM/JYB
CHECKED BY:	RLM
DATE:	12/01/2016
KIMLEY-HORN PROJECT NO.	118102003

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

COF #6307



SITE DATA TABLE

PROJECT NAME:	LOT 302 (BLOCK B) SITE PLAN
COF PROJECT #:	6307
SUBDIVISION:	MCEWEN PLACE P.U.D. SUBDIVISION - SECTION 3
MAP #:	62
PARCEL #:	22.03 AND 22.18
LOT NUMBER:	302
ADDRESS:	1130 W MCEWEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	SD-X, SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HTO - HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.99 ACRES
SQUARE FOOTAGE OF SITE:	217,364 SQ FT
PUBLIC ROW ACREAGE:	0.63 ACRES
PUBLIC ROW SQ FOOTAGE:	27,254 SQ FT
MIN. REQ. SETBACK LINES:	FRONT: 0 REAR: 10 SIDE: 10
OWNER/DEVELOPER:	BOYLE NASHVILLE, LLC
Address:	2000 MERIDIAN, SUITE 250 FRANKLIN, TN 37067
Phone:	615-550-5583
Fax:	615-550-5576
Email:	ABALLASH@BOYLE.COM
Contact Name:	ADAM BALLASH
APPLICANT:	KIMLEY HORN & ASSOCIATES
Address:	214 OCEANSIDE DR, NASHVILLE, TN 37204
Phone:	615-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER
BUILDING HEIGHT:	112'

MIN. PARKING REQ. (PER PATTERN BOOK)

69 UNITS:	121 SPACES
27,233 SF RETAIL:	205 SPACES
184,927 SF OFFICE:	616 SPACES
SUBTOTAL:	942 SPACES
15% SHARING REDUCTION:	141 SPACES
TOTAL MIN. REQUIRED:	801 SPACES

PARKING PROVIDED

DECK PARKING:	784 SPACES
SURFACE PARKING:	41 SPACES
ON-STREET PARKING:	30 SPACES
TOTAL PROVIDED:	855 SPACES
STANDARD SPACES:	663 SPACES
COMPACT SPACES:	166 SPACES
ADA SPACES:	24 SPACES (INCLUDES 4 VAN SPACES)
LOADING ZONE SPACES:	2 SPACES
EXISTING TREE CANOPY:	N/A
PARKLAND:	N/A

NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
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3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014, ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".
7. A DESIGN MODIFICATION OF STANDARDS IS BEING REQUESTED FOR A BUILDING LENGTH OF THE RESIDENTIAL BUILDING BEYOND THE MAXIMUM 200' LENGTH.

EXISTING GRADE NOTE

THE EXISTING GRADES SHOWN ON THIS PLAN ARE A COMBINATION OF THE CITY OF FRANKLIN PROJECT #6247 INFRASTRUCTURE SITE PLAN GRADES AND THE TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014.

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014, THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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STORMWATER NARRATIVE

IN THE CURRENT CONDITION DURING A STORM EVENT, STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

LEGEND

- EX. SANITARY SEWER LINE
- EX. STORM LINE
- EX. SANITARY SEWER SERVICE
- EX. UNDERGROUND ELECTRIC
- EX. 8" WATER LINE
- EX. 12" WATER LINE
- EX. UTILITY TO BE REMOVED
- EX. STREET LIGHT

EXISTING INFRASTRUCTURE NOTE

SEE COF PROJECT #6247 FOR PROPOSED STORM, WATER, AND SANITARY SEWER INFRASTRUCTURE DESIGN ALONG ASPEN GROVE DRIVE, DUVAL STREET, AND RUSH STREET.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	26.56'	N59°40'39"E	24.65'	76°05'23"	15.65'
C2	573.00'	139.11'	N14°40'39"E	138.77'	13°54'36"	69.90'

LINE TABLE

LINE	LENGTH	BEARING
L1	434.85	N7°16'30.00"E
L2	464.89	S82°16'39.73"E
L3	281.90	N7°43'21.00"E
L4	504.50	N82°16'39.00"W
L5	54.00	S7°43'21.00"W
L6	504.92	S82°16'39.00"E
L7	54.00	N7°16'30.00"E

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — 103082 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 12/01/16

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN

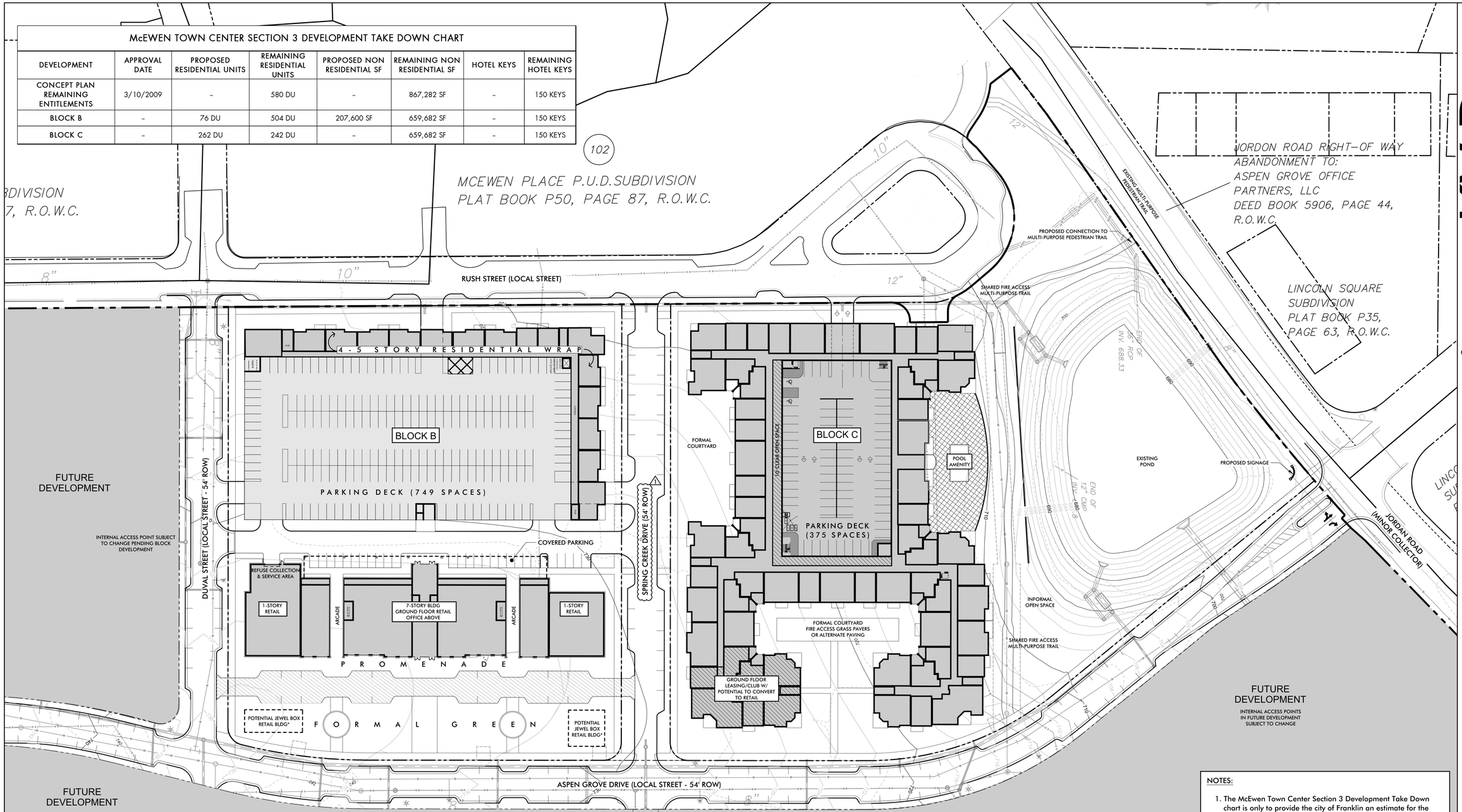
SHEET NUMBER
C1.1

COF #6307

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C1.0-ExConditions-BlockB-118102003.dwg ENLARGED EXISTING CONDITIONS May 04, 2017 4:17pm by: yates.bateman

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 SF	659,682 SF	-	150 KEYS
BLOCK C	-	262 DU	242 DU	-	659,682 SF	-	150 KEYS



SITE DATA - BLOCK B

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **6248**
MAP, PARCEL NUMBERS: **062--02203 & 062-02218**
ADDRESS: **INTERSECTION OF ASPEN GROVE & DUVALL STREET**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 4.99 AC**
SITE SQUARE FOOTAGE: **+/- 217,453 SF**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **N/A**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **1-7 STORIES**
RESIDENTIAL DENSITY: **15.23 DU/A**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (76 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL UNITS = 133 SPACES
RETAIL (27,600 SF):
MIN. PARKING REQUIREMENT: 7.5 SPACES PER 1000/SF OF RETAIL/COMMERCIAL = 207 SPACES
OFFICE (180,000 SF):
MIN. PARKING REQUIREMENT: 3.3 SPACES PER 1000/SF OF OFFICE = 599 SPACES

PARKING DECK = 749 SPACES
SURFACE PARKING:
PARALLEL SPACES = 68 SPACES
HEAD-IN PARKING = 27 SPACES

TOTAL MIN. REQUIRED X 15% SHARE FACTOR = **798 SPACES**
TOTAL PARKING PROVIDED: **844 SPACES**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.813.0862
GARY@KISERVOGRIN.COM

*PROPOSED RETAIL JEWEL BOXES ARE SUBJECT TO CHANGE PENDING MARKET DEMAND. FINAL INCLUSION & LOCATION SHALL BE DENOTED AT FUTURE SITE PLAN SUBMITTAL WITH UPDATED TAKEDOWN CHART.

SITE DATA - BLOCK C

PROJECT NAME: **McEWEN TOWN CENTER SECTION 3**
COF PROJECT NUMBER: **6248**
MAP, PARCEL NUMBERS: **062--02203 & 062-02218**
ADDRESS: **INTERSECTION OF ASPEN GROVE & JORDAN ROAD**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
SITE ACREAGE: **+/- 7.23 AC**
SITE SQUARE FOOTAGE: **+/- 314,786 SF**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

TREE CANOPY: **N/A**
PARKLAND DEDICATION REQUIREMENT: **N/A**
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: **4-5 STORIES**
RESIDENTIAL DENSITY: **36.24 DU/A**

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: **0-15 FEET**
SIDE YARD: **0-5 FEET**
REAR YARD: **0 FEET**

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (262 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL UNITS = 459 SPACES

PARKING DECK = 375 SPACES
SURFACE PARKING:
PARALLEL SPACES = 35 SPACES

TOTAL MIN. REQUIRED X 15% SHARE FACTOR = **390 SPACES**
TOTAL PARKING PROVIDED: **410 SPACES**

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.813.0862
GARY@KISERVOGRIN.COM

NOTES:

1. The McEwen Town Center Section 3 Development Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

0 50 100 150
SCALE: 1"= 50'

KVD KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.813.0862
www.kiservogrin.com

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

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE
10.28.2016

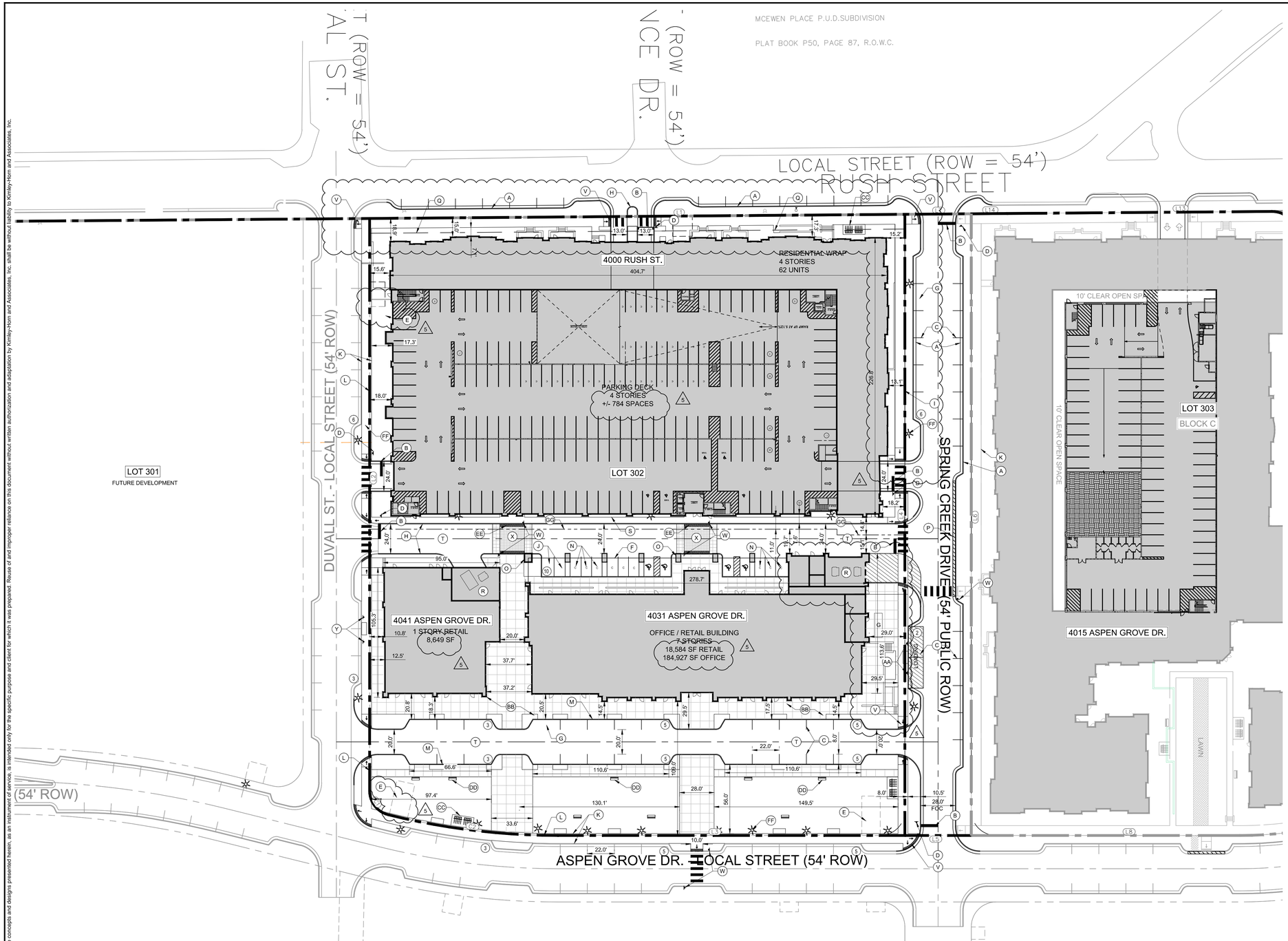
McEwen Town Center Section 3
PUD DEVELOPMENT PLAN ONE STOP
ENLARGED DEVELOPMENT PLAN - BLOCKS B & C

COF# 6248
Franklin, Williamson Co, TN

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN STAFF COMMENTS
10.28.2016 ONE STOP SUBMITTAL; REVISIONS PER COF ADMIN. COMMENTS

DATE: 09.12.2016
DESIGNED BY: GMV
DRAWN BY: GMV
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 16056
SHEET NUMBER:
C2.1

APPROVED DEVELOPMENT PLAN - NOT FOR CONSTRUCTION



McEWEN SECTION 3 DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
LOT 302	-	69 DU	511 DU	212,160 SF	655,122 SF	-	150 KEYS
LOT 303	-	274 DU	237 DU	-	655,122 SF	-	150 KEYS

REFUSE COLLECTION NOTE

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES FOR THE OFFICE AND RETAIL BUILDINGS WILL BE PLACED AT KEYNOTE "R". REFUSE COLLECTION FOR THE RESIDENTIAL BUILDING WILL BE MANUALLY WHEELED OUT OF THE DECK DURING SERVICE. ALL TRASH COLLECTION FOR THIS SITE WILL BE VIA PRIVATE TRASH SERVICE.

FIRE LANE STRIPING NOTE

FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839, ROYCROFT COPPER RED, OR SW 7582 SALUTE.

LINE TABLE

LINE	LENGTH	BEARING
L1	434.85	N7°16'30.00"E
L2	464.89	S82°16'39.73"E
L3	281.90	N7°43'21.00"E
L4	504.50	N82°16'39.00"W
L5	54.00	S7°43'21.00"W
L6	504.92	S82°16'39.00"E
L7	54.00	N7°16'30.00"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	26.56'	N59°40'39"E	24.65'	76°05'23"	15.65'
C2	573.00'	139.11'	N14°40'39"E	138.77'	13°54'36"	69.90'

SITE DATA TABLE

PROJECT NAME:	LOT 302 (BLOCK B) SITE PLAN
COF PROJECT #:	6307
SUBDIVISION:	MCEWEN PLACE P.U.D. SUBDIVISION - SECTION 3
MAP #:	62
PARCEL #:	22.03 AND 22.18
LOT NUMBER:	302
ADDRESS:	1130 W MCEWEN DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	SD-X, SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HTO - HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	4.99 ACRES
SQUARE FOOTAGE OF SITE:	217,364 SQ FT
PUBLIC ROW ACREAGE:	0.63 ACRES
PUBLIC ROW SQ FOOTAGE:	27,254 SQ FT
MIN. REQ. SETBACK LINES:	FRONT: 0 REAR: 10 SIDE: 10
OWNER/DEVELOPER:	BOYLE NASHVILLE, LLC
Address:	2000 MERIDIAN, SUITE 250 FRANKLIN, TN 37067
Phone:	615-550-5583
Fax:	615-550-5576
Email:	ABALLASH@BOYLE.COM
Contact Name:	ADAM BALLASH
APPLICANT:	KIMLEY HORN & ASSOCIATES
Address:	214 OCEANSIDE DR, NASHVILLE, TN 37204
Phone:	615-564-2701
Email:	RYAN.MCMASTER@KIMLEY-HORN.COM
Contact Name:	RYAN McMASTER
BUILDING HEIGHT:	112'

MIN. PARKING REQ. (PER PATTERN BOOK)

69 UNITS:	121 SPACES
27,233 SF RETAIL:	205 SPACES
184,927 SF OFFICE:	616 SPACES
SUBTOTAL:	942 SPACES
15% SHARING REDUCTION:	141 SPACES
TOTAL MIN. REQUIRED:	801 SPACES

PARKING PROVIDED

DECK PARKING:	784 SPACES
SURFACE PARKING:	41 SPACES
ON-STREET PARKING:	30 SPACES
TOTAL PROVIDED:	855 SPACES
STANDARD SPACES:	663 SPACES
COMPACT SPACES:	166 SPACES
ADA SPACES:	24 SPACES (INCLUDES 4 VAN SPACES)
LOADING ZONE SPACES:	2 SPACES
EXISTING TREE CANOPY:	N/A
PARKLAND:	N/A

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION, THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE MCEWEN PLACE TOWN CENTER PATTERN BOOK, CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS ALSO APPROVED BY THE MCEWEN PLACE TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014, ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".
7. A DESIGN MODIFICATION OF STANDARDS IS BEING REQUESTED FOR A BUILDING LENGTH OF THE RESIDENTIAL BUILDING BEYOND THE MAXIMUM 200' LENGTH.

SITE PLAN KEYNOTE LEGEND

A	2.5' CURB AND GUTTER (TYP.)
B	WHITE THERMOPLASTIC STOP BAR (TYP.)
C	4" PARKING STRIPE (TYP.)
D	STOP SIGN (TYP.)
E	EXISTING WATER EASEMENT
F	BUILDING CANOPY (SEE ARCH. SHEETS FOR DETAILS)
G	PARALLEL PARKING SPACE (TYP.) - 22' X 8'
H	6" POST CURB
I	PROPOSED PROPERTY LINE
J	HEAD-IN PARKING SPACE (9' X 16') TYP.
K	PROPOSED 8' SIDEWALK
L	EXISTING RIGHT OF WAY
M	6" RIBBON CURB
N	COMPACT PARKING SPACE (8.5' X 16') TYP.
O	EXTERNAL BUILDING COLUMN (TYP.)
P	FIRE LANE STRIPING
Q	PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
R	RETAIL AND OFFICE REFUSE COLLECTION AREA
S	5' CONCRETE SIDEWALK
T	COMMERCIAL DRIVE AISLE
U	LOADING SPACE - 12' X 25' (TYP.)
V	ADA RAMP WITH TACTILE WARNING MAT (TYP.)
W	PEDESTRIAN CROSSING SIGN (W11-2 AND W16-7P, BLACK LEGEND ON FLUORESCENT YELLOW-GREEN BACKGROUND, VIP DIAMOND GRADE REFLECTIVITY)
X	RAISED PEDESTRIAN CROSSING (SEE LANDSCAPE SHEET FOR DETAILS)
Y	SIGN - "LOADING SPACE, NO PARKING FROM 5AM-9AM MON-FRI."
Z	TRASH ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
AA	SIGN - "LOADING SPACE, NO PARKING"
BB	SCORED CONCRETE (SEE LANDSCAPE SHEETS FOR DETAILS)
CC	BIKE RACK (SEE LANDSCAPE SHEETS FOR DETAILS)
DD	BENCH (SEE LANDSCAPE SHEETS FOR DETAILS)
EE	TACTILE WARNING MAT (TYP.)
FF	PROPOSED SITE LIGHTING (SEE LIGHTING SHEETS FOR DETAILS)
GG	IMAGINARY LOT LINE (SEE ARCH. SHEETS FOR DETAILS)

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED LANDSCAPE ARCHITECT — No. 106935 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

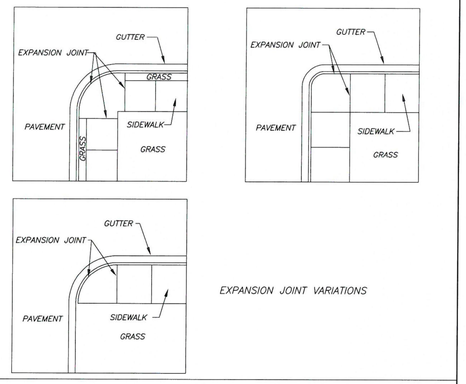
ENLARGED SITE PLAN

SHEET NUMBER
C2.2

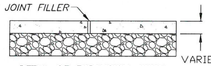
COF #6307

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Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C2.0-SitePlan-BlockB-118102003.dwg ENLARGED SITE PLAN May 04, 2017 4:21pm by: yates.bateman



EXPANSION JOINT VARIATIONS

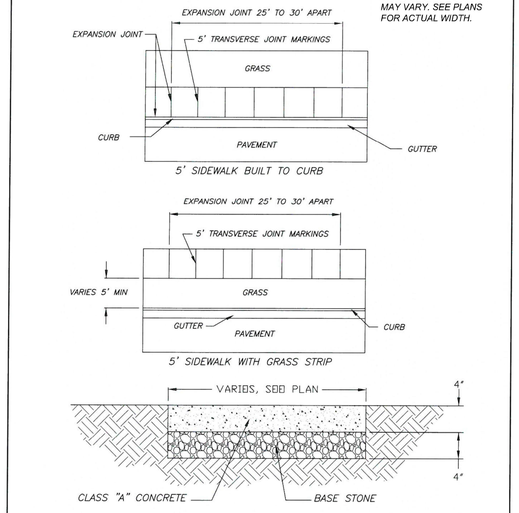


DETAIL OF EXPANSION JOINT

GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 9'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S

CITY OF FRANKLIN	CITY ENGINEER	DATE
TYPICAL SIDEWALK EXPANSION JOINT	Paul D. Holzen	12/8/14
DWG. NO. RP-11 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	DATE

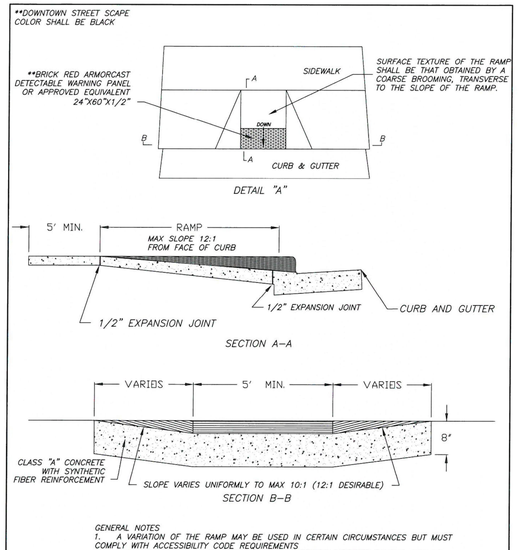


NOTE: SIDEWALK WIDTH MAY VARY. SEE PLANS FOR ACTUAL WIDTH.

GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL.
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

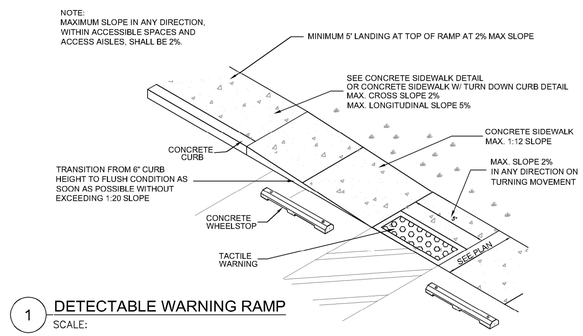
N.T.S

CITY OF FRANKLIN	CITY ENGINEER	DATE
TYPICAL 5' CONCRETE SIDEWALK	Paul D. Holzen	12/8/14
DWG. NO. RP-9 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	DATE

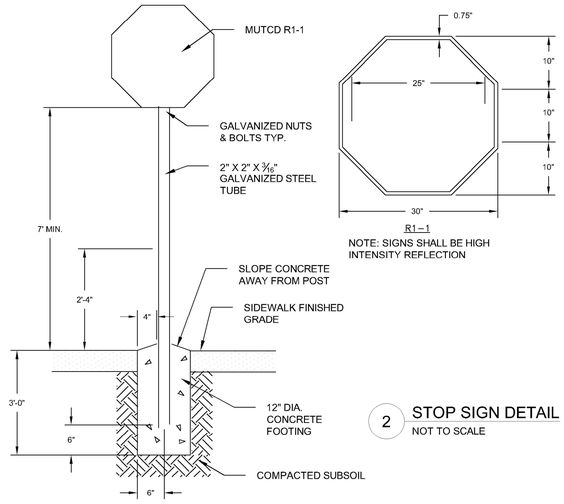


GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ACCESSIBILITY CODE REQUIREMENTS
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS
5. RAMPS SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
6. 4" BASE STONE REQUIRED UNDERA ALL RAMPS

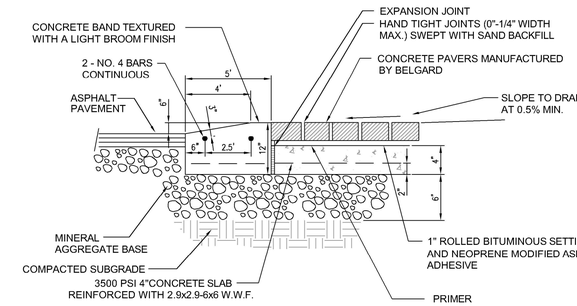
CITY OF FRANKLIN	CITY ENGINEER	DATE
HANDICAP RAMP AND DETECTABLE WARNING	Paul D. Holzen	12/8/14
DWG. NO. RP-12 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	DATE



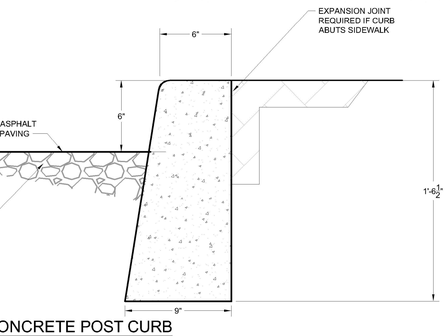
1 DETECTABLE WARNING RAMP
SCALE:



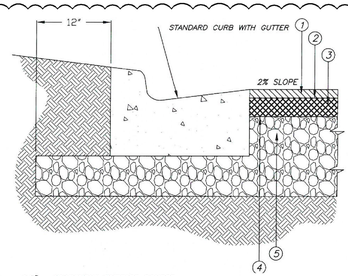
2 STOP SIGN DETAIL
NOT TO SCALE



3 RAISED PEDESTRIAN CROSSING
NOT TO SCALE



4 6" CONCRETE POST CURB
NOT TO SCALE



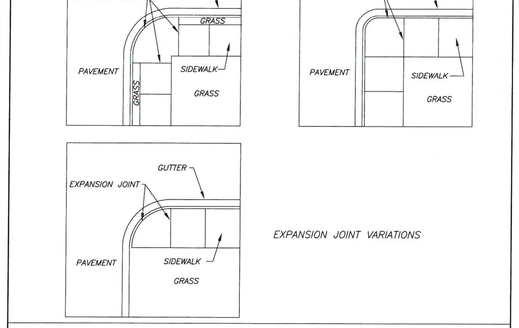
1. 1.5" – BITUMINOUS SURFACE COURSE
411-01.11 ACS MIX(PG64-22) GRADING E ROWY
2. TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

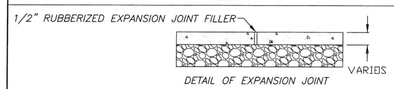
N.T.S

CITY OF FRANKLIN	CITY ENGINEER	DATE
LOCAL AND ALLEY PAVEMENT SECTION	Paul D. Holzen	12/8/14
DWG. NO. RD-3 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	DATE

NOTE: RD-3 PAVEMENT SECTION TO BE USED ON ALL PUBLIC RIGHT OF WAY INCLUDING ASPEN GROVE DRIVE, DUVALL STREET, AND SPRING CREEK DRIVE.



EXPANSION JOINT VARIATIONS

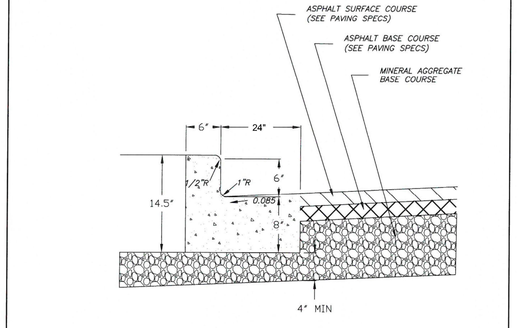


DETAIL OF EXPANSION JOINT

GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 9'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S

CITY OF FRANKLIN	CITY ENGINEER	DATE
TYPICAL SIDEWALK EXPANSION JOINT	Paul D. Holzen	12/8/14
DWG. NO. RP-11 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	DATE

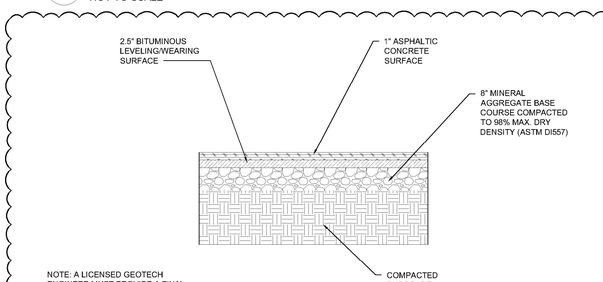


30° SIDE VIEW

GENERAL NOTES
1. USE OF 30" CURB AND GUTTER SECTION SHALL BE USED WITH A NENA R-3067 TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000-C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S

CITY OF FRANKLIN	CITY ENGINEER	DATE
30" CURB AND GUTTER SECTION (LOCAL STREETS ONLY)	Paul D. Holzen	12/8/14
DWG. NO. RP-2 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING	DATE



NOTE: A LICENSED GEOTECH ENGINEER MUST PROVIDE A FINAL PAVEMENT DESIGN BASED ON SITE CONDITIONS

5 TYPICAL PAVEMENT SECTION: COMMERCIAL DRIVE AISLE
SCALE:

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED — PROFESSIONAL ENGINEER — 105982 — STATE OF TENNESSEE — 12/1/16

No.	REVISIONS	DATE	BY
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2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

SITE DETAILS

SHEET NUMBER
C2.3
COF #6307

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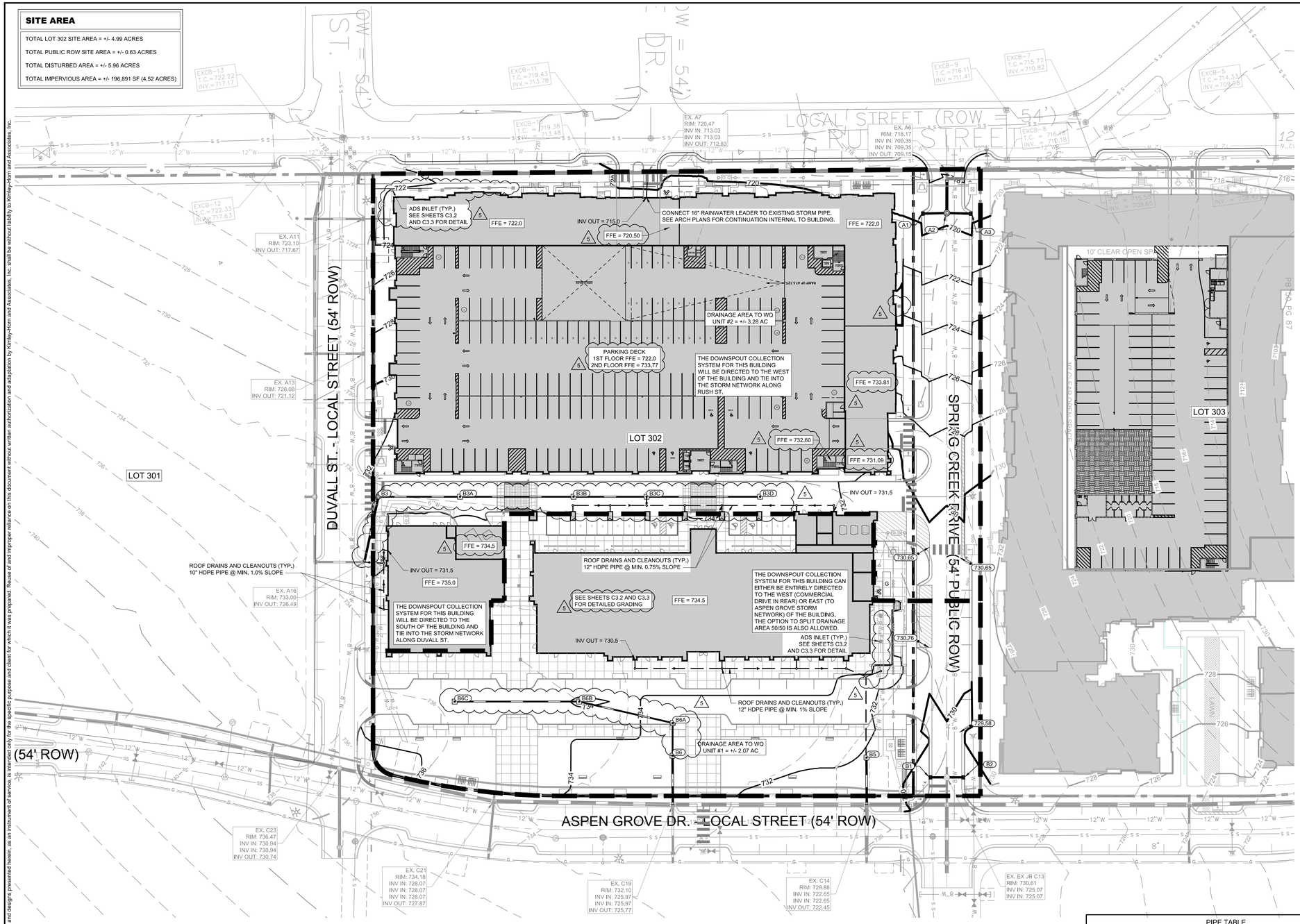
SITE AREA

TOTAL LOT 302 SITE AREA = +/- 4.99 ACRES

TOTAL PUBLIC ROW SITE AREA = +/- 0.63 ACRES

TOTAL DISTURBED AREA = +/- 5.96 ACRES

TOTAL IMPERVIOUS AREA = +/- 196,891 SF (4.52 ACRES)



COF GRADING & DRAINAGE GENERAL NOTES

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

EXISTING INFRASTRUCTURE NOTE

SEE COF PROJECT #6247 FOR STORM, WATER, AND SANITARY SEWER INFRASTRUCTURE DESIGN ALONG ASPEN GROVE DRIVE, DUVALL STREET, AND RUSH STREET. CONTRACTOR TO VERIFY ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.

STORM DETENTION TAKEDOWN CHART

BLOCK	BLOCK AREA (AC)	VOLUME OF RUNOFF FROM BLOCK (CF)
A		
B	5.62	118,025.0
C	7.23	151,836.4
D		
E		
F		
G		
TOTAL	44.89	942,730.0

SEE COF PROJECT #6247 FOR FULL POND DESIGN.

STORM WATER QUALITY TAKEDOWN CHART

WATER QUALITY UNIT #1				
	DRAINAGE AREA	IMPERVIOUS AREA	WATER QUALITY FLOW	PEAK FLOW
TOTAL	± 19.62 ACRES	± 16.40 ACRES	50.40 CFS	98.30 CFS
A				
B	± 2.07 ACRES	± 1.60 ACRES	5.15 CFS	10.05 CFS
C	± 1.56 ACRES	± 1.32 ACRES	3.88 CFS	7.58 CFS
D				
E				
F				
G				
REMAINING	± 15.99 ACRES	± 13.48 ACRES	41.37 CFS	80.67 CFS

*SUNTREE MODEL NSBB-10-16-125N MAX WATER QUALITY FLOW = 57 CFS

*SUNTREE MODEL NSBB-10-16-125N MAX PEAK FLOW = 115 CFS

WATER QUALITY UNIT #2				
	DRAINAGE AREA	IMPERVIOUS AREA	WATER QUALITY FLOW	PEAK FLOW
TOTAL	± 9.84 ACRES	± 8.83 ACRES	24.40 CFS	50.70 CFS
A				
B	± 3.28 ACRES	± 2.92 ACRES	8.68 CFS	18.03 CFS
C	± 2.51 ACRES	± 2.34 ACRES	6.64 CFS	13.80 CFS
D				
E				
F				
G				
REMAINING	± 4.05 ACRES	± 3.57 ACRES	9.08 CFS	18.87 CFS

*SUNTREE MODEL NSBB-8-16-100N MAX WATER QUALITY FLOW = 45 CFS

*SUNTREE MODEL NSBB-8-16-100N MAX PEAK FLOW = 75 CFS

SEE COF PROJECT #6247 FOR MORE INFO PERTAINING TO WATER QUALITY UNITS #1 AND #2.

WATER QUALITY BMP NOTES

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

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 2.18 AC	0	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	3.90 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	6.35 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	8.57 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	11.97 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	14.93 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	18.07 CFS	690.71

DRAINAGE NOTES

1. THE PRE-DEVELOPMENT FLOW RATES LISTED IN THE DRAINAGE CHART ON THIS PAGE ARE FROM THE PRE-DEVELOPMENT STATE PRIOR TO INFRASTRUCTURE DESIGN.
2. THE POST-DEVELOPMENT FLOW RATES LISTED IN THE DRAINAGE CHART ON THIS PAGE REFLECT PROPOSED FLOW RATES BASED ON COMPLETE BUILD OUT OF THE ENTIRE DEVELOPMENT.
3. BOTH THE OFFSITE DRAINAGE AREA AND THE POST DEVELOPMENT ONSITE DRAINAGE AREA WILL DRAIN TO THE RETENTION POND AT THE NORTH PORTION OF THE DEVELOPMENT.
4. THE RETENTION POND FOR THIS DEVELOPMENT HAS BEEN DESIGN TO HANDLE THE ENTIRE BUILD OUT OF THE DEVELOPMENT AS WELL AS THE OFFSITE DRAINAGE AREA WEST OF THE DEVELOPMENT. PLEASE REFER TO COF #6247 INFRASTRUCTURE SITE PLAN FOR FULL DESIGN AND DETAILS OF THE RETENTION POND.
5. CONTRACTOR TO CONFIRM ROOF LEADER CONNECTION LOCATIONS WITH ARCHITECT BEFORE CONSTRUCTION.
6. FOR AREAS OUTSIDE THE PUBLIC R.O.W., SEE SHEETS C3.2 AND C3.3 FOR DETAILED GRADING OF PRIVATE SIDEWALKS, PATIO AREAS, ADA ROUTES, FINISHED FLOOR ELEVATIONS, AND OTHER SITE FEATURES.
7. SECONDARY DRAINAGE STRUCTURES ADJACENT TO RESIDENTIAL AND COMMERCIAL BUILDINGS TO BE INSTALLED VIA ELEVATIONS AND DETAILS PER FINE GRADING SHEETS C3.2

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A2	710.64 (A1)	710.24 (A2)	18"	21'	2.00%	RCP
AND C3.3 A2 - EX. PIPE	710.04 (A2)	709.51 (EX. PIPE)	24"	27'	2.00%	RCP
A3 - A2	710.64 (A3)	710.24 (A2)	18"	21'	2.00%	RCP
B1 - EX JB C13	725.35 (B1)	725.07 (EX JB C13)	18"	15'	2.00%	RCP
B2 - EX JB C13	725.35 (B2)	725.07 (EX JB C13)	18"	14'	2.00%	RCP
B3 - EX A16	727.06 (B3)	726.69 (EX A16)	18"	54'	0.69%	RCP
B3A - B3	727.39 (B3A)	727.06 (B3)	12"	66'	0.50%	HDPE
B3B - B3A	727.85 (B3B)	727.39 (B3A)	12"	92'	0.50%	HDPE
B3C - B3B	728.34 (B3C)	728.05 (B3B)	12"	59'	0.50%	HDPE
B3D - B3C	729.00 (B3D)	728.54 (B3C)	12"	92'	0.50%	HDPE
B5 - EX C14	724.17 (B5)	722.65 (EX C14)	18"	38'	4.00%	RCP
B6 - EX C19	727.55 (B6)	725.97 (EX C19)	18"	40'	4.00%	RCP
B6A - B6	727.68 (B6A)	727.55 (B6)	12"	27'	0.50%	HDPE
B6B - B6A	728.07 (B6B)	727.68 (B6A)	12"	78'	0.50%	HDPE
B6C - B6B	728.57 (B6C)	728.07 (B6B)	12"	101'	0.50%	HDPE

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A1	CURB INLET	719.12
A2	JUNCTION BOX	719.49
A3	CURB INLET	719.12
B1	CURB INLET	729.15
B2	CURB INLET	727.56
B3	JUNCTION BOX	732.72
B3A	CATCH BASIN	733.00
B3B	CATCH BASIN	733.00
B3C	CATCH BASIN	733.00
B3D	CATCH BASIN	733.00
B5	CATCH BASIN	731.76
B6	CATCH BASIN	732.75
B6A	CATCH BASIN	733.57
B6B	CATCH BASIN	733.89
B6C	CATCH BASIN	734.19
EX A16	EX. CURB INLET	733.14
EX C14	EX. CURB INLET	729.88
EX C19	EX. CURB INLET	732.10
EX JB C13	EX. JUNCTION BOX	730.61
EX. PIPE	EX. 24" PIPE	711.88

GRAPHIC SCALE IN FEET 0 20 40 80

NORTH

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — LICENSED PROFESSIONAL ENGINEER — No. 109502 — STATE OF TENNESSEE — 12/01/16

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

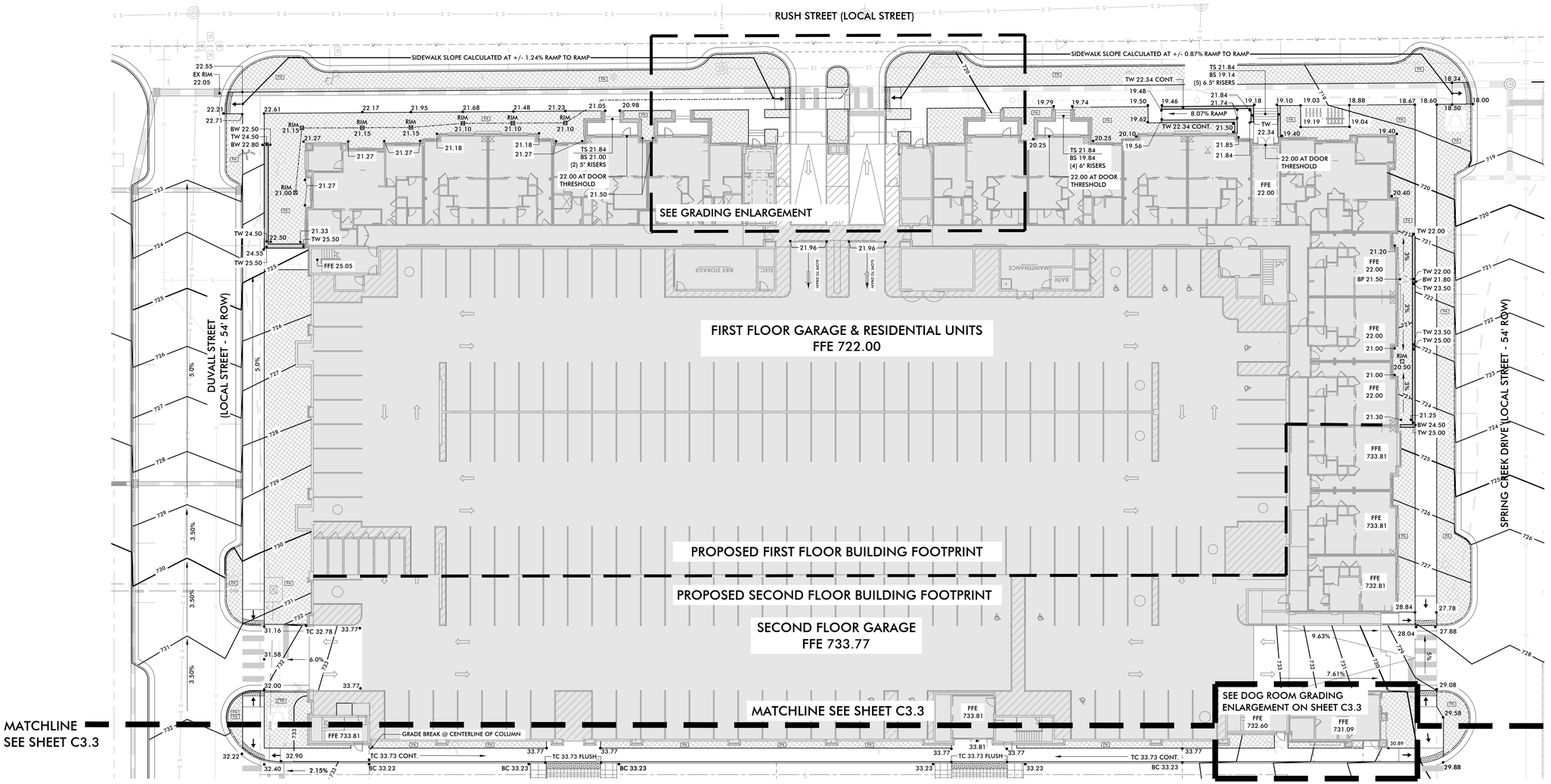
ENLARGED GRADING & DRAINAGE PLAN

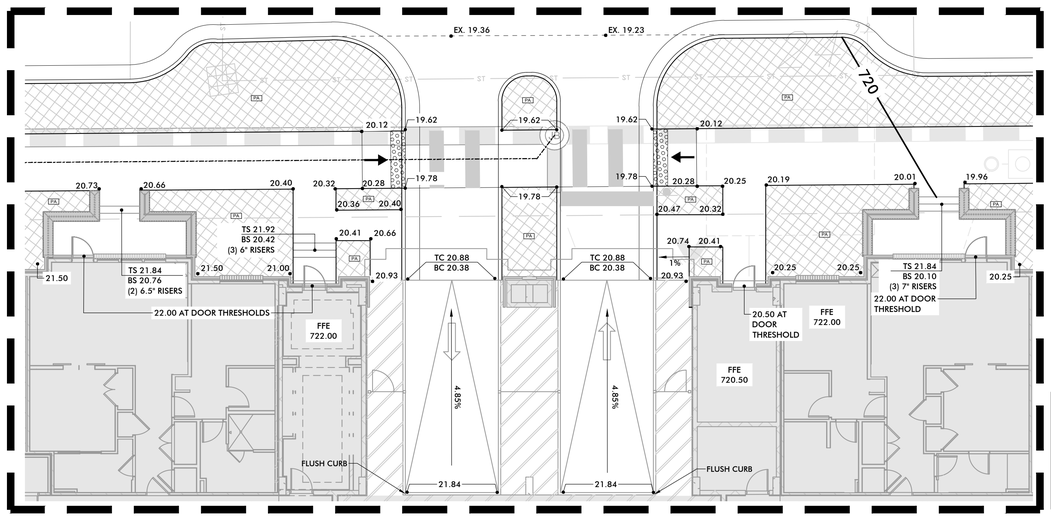
SHEET NUMBER
C3.1

COF #6307

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GRADING ENLARGEMENT

0 10 20 30

SCALE: 1"= 10'

LEGEND

BP	BREAK POINT
BW	BOTTOM OF WALL
TW	TOP OF WALL
BS	BOTTOM OF STAIR
TS	TOP OF STAIR
RIM	DRAINAGE RIM
	STANDARD BENCH
	BICYCLE RACK
PA	PLANTING AREA
	DRAIN BASIN

0 20 40 60

SCALE: 1"= 20'

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P.U.D. SUBDIVISION - SECTION 3

MCEWEN PLACE
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MICHAEL GARY MORIN
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 626
COMMERCE
04.18.2017

No.	DATE	REVISIONS	BY
1	12/01/16	PER CITY COMMENTS	MKB
2	12/20/16	ONE STOP SUBMITTAL	MKB
3	03/03/17	DD 30% SUBMITTAL	MKB
4	03/23/17	DD SUBMITTAL	MKB
5	04/18/2017	DD PROGRESS SET	MKB

DESIGNED BY:	KMR/CDG
DRAWN BY:	KMR/CDG
CHECKED BY:	GMV
DATE:	12/01/2016
KVD PROJECT NO.	16103

FINE GRADING PLAN

SHEET NUMBER
C3.2

COF #6307

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MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.2

SEE DOG ROOM GRADING ENLARGEMENT

SEE RAMP GRADING ENLARGEMENT

DUVALL STREET

SPRING CREEK DRIVE

ASPEN GROVE DRIVE

FFE 35.00

FFE 34.50

FFE 733.81

FFE 732.60

FFE 731.09

FFE 733.81

GRADE BREAK @ CENTERLINE OF COLUMN

TC 33.73 CONT.

TC 33.73 FLUSH

BC 33.23

TC 34.24 FLUSH

TC 34.24 BC 33.74

TC 34.36 BC 33.86

TC 34.50 FLUSH W/ PAVEMENT & SIDEWALK

TS 34.88 BS 33.38

TC 35.00 BC 34.50

TC 33.84 BC 33.34

(3) 6" RISERS

35.00 AT ALL DOOR THRESHOLDS

34.50 AT ALL DOOR THRESHOLDS

WEEPS IN WALL BASE

GRADE BREAK (TYP.)

FLUSH CURB

TC 31.17 BC 30.67

TS 34.50 BS 31.50 (6) 6" RISERS

BP 30.90

TC 31.32 BC 30.82

TC 31.13 BC 30.63

RIM 34.28

RIM 34.25

RIM 34.30

RIM 34.19

RIM 33.89

RIM 33.00

RIM 32.75

RIM 33.57

BP 33.28

BP 34.16

BP 34.24

1.85%

1.54%

1.74%

1.67%

1.43%

1.69%

1.66%

1.50%

1.20%

1.40%

1.25%

1.15%

1.2%

0.92%

0.28%

5.50%

3.70%

3.66%

4.52%

2.25%

2.15%

1.58%

1.90%

1.65%

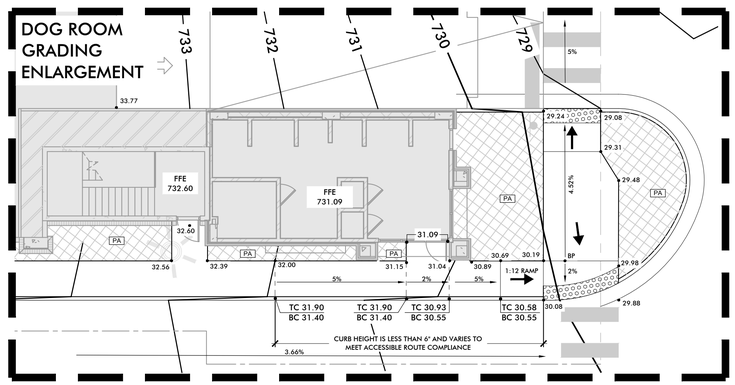
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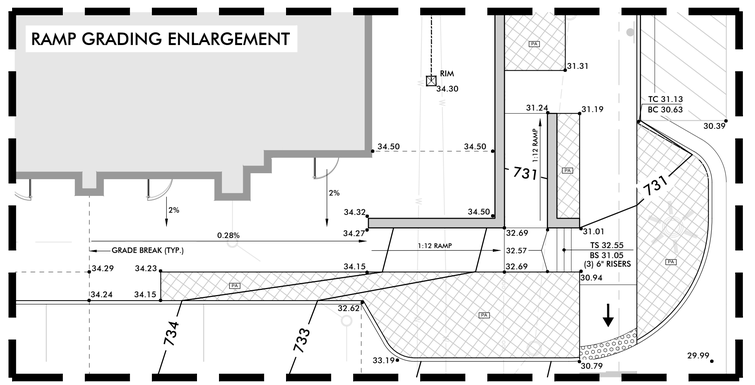
1:12 RAMP

CURB HEIGHT IS LESS THAN 6" AND VARIES TO MEET ACCESSIBLE ROUTE COMPLIANCE

DOG ROOM GRADING ENLARGEMENT



RAMP GRADING ENLARGEMENT



0 10 20 30

SCALE: 1"= 10'

0 20 40 60

SCALE: 1"= 20'

LEGEND

BW	BOTTOM OF WALL
TW	TOP OF WALL
BS	BOTTOM OF STAIR
TS	TOP OF STAIR
RIM	DRAINAGE RIM
	STANDARD BENCH
	BICYCLE RACK
PA	PLANTING AREA
	BIOBASIN DRAIN

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MCEWEN PLACE
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LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GARY MICHAEL MORRIN
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 0263
04.18.2017

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	MKB
2	ONE STOP SUBMITTAL	12/20/16	MKB
3	DD 30% SUBMITTAL	03/03/17	MKB
4	DD SUBMITTAL	03/23/17	MKB
5	DD PROGRESS SET	04/18/2017	KMR

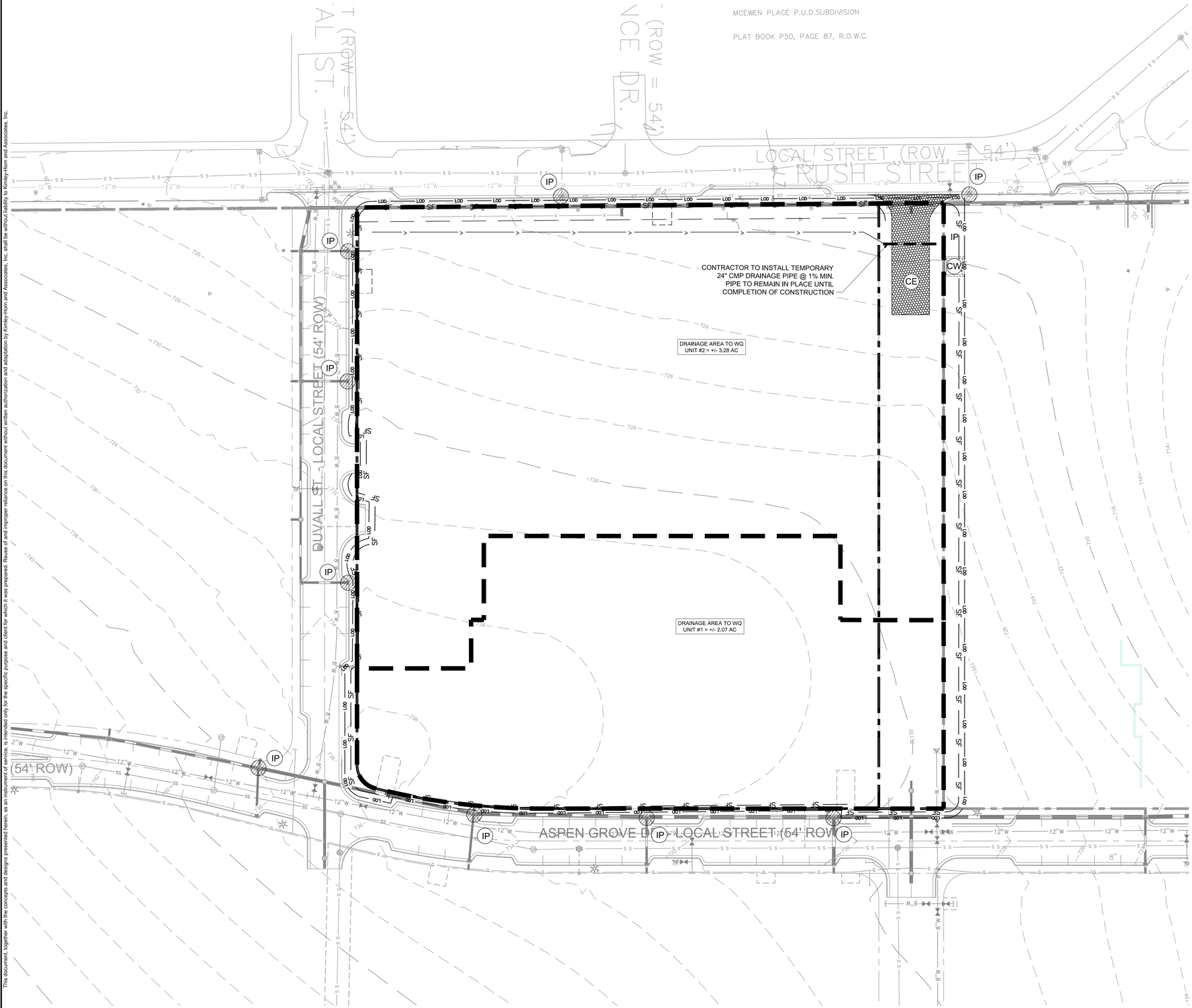
DESIGNED BY:	KMR/CDG
DRAWN BY:	KMR/CDG
CHECKED BY:	GMV
DATE:	12/01/2016
KVD PROJECT NO.	16103

FINE GRADING PLAN

SHEET NUMBER
C3.3

COF #6307

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WATER QUALITY BMP NOTES

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

EPSC GENERAL NOTES

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

EPSC PHASE 1 CONSTRUCTION SEQUENCE:

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

SEDIMENT BASIN NOTE

A TEMPORARY SEDIMENT BASIN WILL BE UTILIZED AS PART OF THE WATER TREATMENT TRAIN. THIS SEDIMENT BASIN WAS DESIGNED WITH COF #6247. CONTRACTOR TO REMOVE SEDIMENT FROM SEDIMENT BASIN WHEN CONSTRUCTION IS COMPLETE. CITY OF FRANKLIN TO DETERMINE THE APPROPRIATE TIME FOR SEDIMENT BASIN TO BE CONVERTED TO RETENTION POND. POND LINER SHALL BE INSTALLED AT THIS TIME. SEE COF #6247 FOR COMPLETE DESIGN OF SEDIMENT BASIN AND RETENTION POND.

EROSION CONTROL MEASURES LEGEND

IP	INLET PROTECTION
OP	OUTLET PROTECTION
SF	SILT FENCE
TP	TREE PROTECTION
CW	DESIGNATED CONCRETE WASHOUT AREA
MA	EROSION CONTROL MATTING CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
CE	CONSTRUCTION EXIT
TS	TEMPORARY STABILIZATION
PS	PERMANENT STABILIZATION
DD	DIVERSION DITCH
LOD	LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT
3. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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MCEWEN PLACE P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED ENGINEER — No. 109582 — STATE OF TENNESSEE

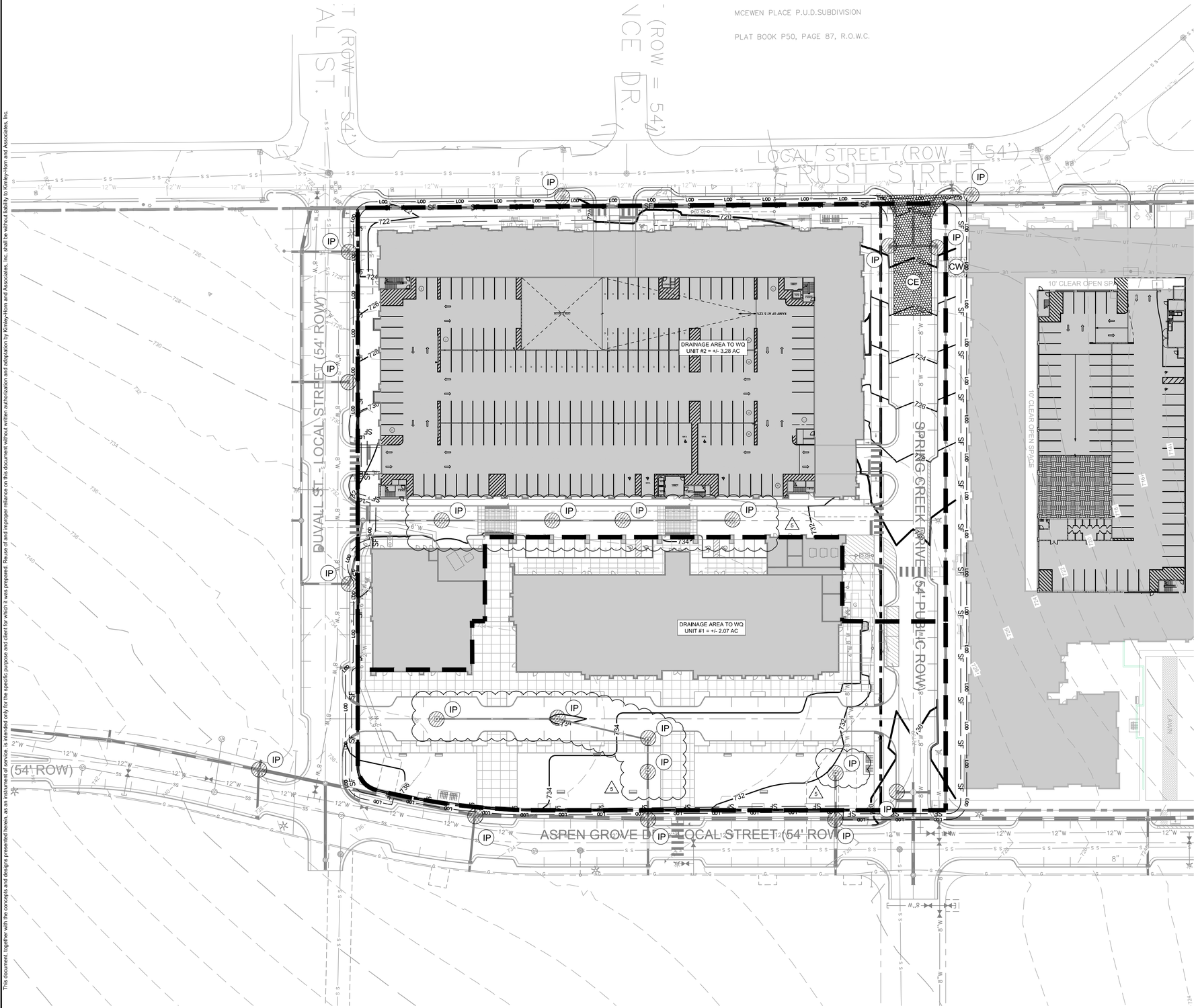
No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

INITIAL EPSC

SHEET NUMBER
C3.4

COF #6307



WATER QUALITY BMP NOTES

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

EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥36% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC PHASE 2 CONSTRUCTION SEQUENCE:

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

EROSION CONTROL MEASURES LEGEND

- IP — INLET PROTECTION
- OP — OUTLET PROTECTION
- SF — SILT FENCE
- TP — TREE PROTECTION
- CW — DESIGNATED CONCRETE WASHOUT AREA
- MA — EROSION CONTROL MATTING CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
- CE — CONSTRUCTION EXIT
- TS — TEMPORARY STABILIZATION
- PS — PERMANENT STABILIZATION
- DD — DIVERSION DITCH
- LOD — LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT
3. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SEDIMENT BASIN NOTE

A TEMPORARY SEDIMENT BASIN WILL BE UTILIZED AS PART OF THE WATER TREATMENT TRAIN, THIS SEDIMENT BASIN WAS DESIGNED WITH COF #6247, CONTRACTOR TO REMOVE SEDIMENT FROM SEDIMENT BASIN WHEN CONSTRUCTION IS COMPLETE. CITY OF FRANKLIN TO DETERMINE THE APPROPRIATE TIME FOR SEDIMENT BASIN TO BE CONVERTED TO RETENTION POND. POND LINER SHALL BE INSTALLED AT THIS TIME. SEE COF #6247 FOR COMPLETE DESIGN OF SEDIMENT BASIN AND RETENTION POND.

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER REGISTERED ENGINEER AGENT No. 109931 STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

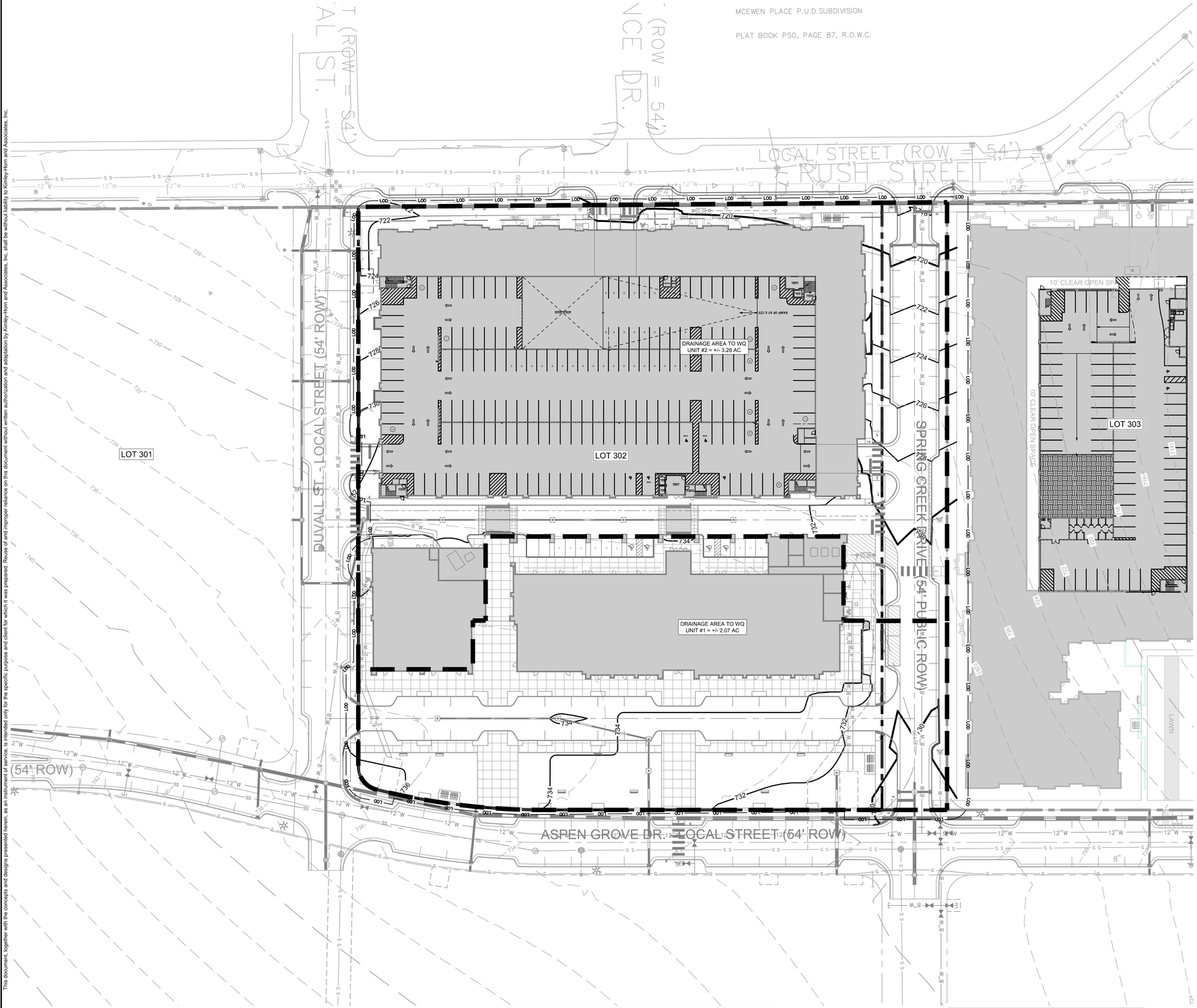
DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

INTERIM EPSC

SHEET NUMBER
C3.5

COF #6307

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WATER QUALITY BMP NOTES

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

EPSC GENERAL NOTES

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

EPSC PHASE 3 CONSTRUCTION SEQUENCE:

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

EROSION CONTROL MEASURES LEGEND

	IP	INLET PROTECTION
	OP	OUTLET PROTECTION
SF — SF	SF	SILT FENCE
TP — TP	TP	TREE PROTECTION
	CW	DESIGNATED CONCRETE WASHOUT AREA
	MA	EROSION CONTROL MATTING CONTRACTOR TO INSTALL ON SLOPES 3(H):1(V) OR STEEPER
	CE	CONSTRUCTION EXIT
	TS	TEMPORARY STABILIZATION
	PS	PERMANENT STABILIZATION
	DD	DIVERSION DITCH
LOD		LIMITS OF DISTURBANCE REQUIRED FOR CONSTRUCTION

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0.1 AND C0.2 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT
3. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

STORM DETENTION TAKEDOWN CHART

BLOCK	BLOCK AREA (AC)	VOLUME OF RUNOFF FROM BLOCK (CF)
A		
B	5.62	118,025.0
C	7.23	151,836.4
D		
E		
F		
G		
TOTAL	44.89	942,730.0

SEE COF PROJECT #6247 FOR FULL POND DESIGN.

SEE COF PROJECT #6247 FOR FULL POND DESIGN

STORM WATER QUALITY TAKEDOWN CHART

WATER QUALITY UNIT #1				
	DRAINAGE AREA	IMPERVIOUS AREA	WATER QUALITY FLOW	PEAK FLOW
TOTAL	± 19.62 ACRES	± 16.40 ACRES	50.40 CFS	98.30 CFS
A				
B	± 2.07 ACRES	± 1.60 ACRES	5.15 CFS	10.05 CFS
C	± 1.56 ACRES	± 1.32 ACRES	3.88 CFS	7.58 CFS
D				
E				
F				
G				
REMAINING	± 15.99 ACRES	± 13.48 ACRES	41.37 CFS	80.67 CFS

*SUNTREE MODEL NSBB-10-16-125N MAX WATER QUALITY FLOW = 57 CFS

*SUNTREE MODEL NSBB-10-16-125N MAX PEAK FLOW = 115 CFS

WATER QUALITY UNIT #2				
	DRAINAGE AREA	IMPERVIOUS AREA	WATER QUALITY FLOW	PEAK FLOW
TOTAL	± 9.84 ACRES	± 8.83 ACRES	24.40 CFS	50.70 CFS
A				
B	± 3.28 ACRES	± 2.92 ACRES	8.68 CFS	18.03 CFS
C	± 2.51 ACRES	± 2.34 ACRES	6.64 CFS	13.80 CFS
D				
E				
F				
G				
REMAINING	± 4.05 ACRES	± 3.57 ACRES	9.08 CFS	18.87 CFS

*SUNTREE MODEL NSBB-8-16-100N MAX WATER QUALITY FLOW = 45 CFS

*SUNTREE MODEL NSBB-8-16-100N MAX PEAK FLOW = 75 CFS

SEE COF PROJECT #6247 FOR MORE INFO PERTAINING TO WATER QUALITY UNITS #1 AND #2.

SEDIMENT BASIN NOTE

A TEMPORARY SEDIMENT BASIN WILL BE UTILIZED AS PART OF THE WATER TREATMENT TRAIN. THIS SEDIMENT BASIN WAS DESIGNED WITH COF #6247. CONTRACTOR TO REMOVE SEDIMENT FROM SEDIMENT BASIN WHEN CONSTRUCTION IS COMPLETE. CITY OF FRANKLIN TO DETERMINE THE APPROPRIATE TIME FOR SEDIMENT BASIN TO BE CONVERTED TO RETENTION POND. POND LINER SHALL BE INSTALLED AT THIS TIME. SEE COF #6247 FOR COMPLETE DESIGN OF SEDIMENT BASIN AND RETENTION POND.

SITE AREA

TOTAL LOT 302 SITE AREA = +/- 4.99 ACRES

TOTAL PUBLIC ROW SITE AREA = +/- 0.63 ACRES

TOTAL DISTURBED AREA = +/- 5.96 ACRES

TOTAL IMPERVIOUS AREA = +/- 196,891 SF (4.52 ACRES)

LONG TERM MAINTENANCE PLAN NOTE

ALL OF BLOCK B DRAINS TO THE PROPOSED STORM INFRASTRUCTURE FROM COF #6247 INFRASTRUCTURE PLANS. A PORTION OF BLOCK B DISCHARGES INTO THE STORM LINE RUNNING ALONG THE WESTERN BOUNDARY OF THE SITE WHICH DRAINS TO WATER QUALITY UNIT #2 (COF #6247) BEFORE DISCHARGING INTO THE RETENTION POND. THE REMAINDER OF BLOCK B DISCHARGES INTO THE STORM LINE THAT RUNS ALONG ASPEN GROVE DRIVE WHICH DRAINS TO WATER QUALITY UNIT #1 (COF #6247) BEFORE DISCHARGING INTO THE RETENTION POND.

Kimley»Horn
214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED — PROFESSIONAL ENGINEER — No. 109951 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

FINAL EPSC & WATER QUALITY

SHEET NUMBER
C3.6

COF #6307

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Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C3.2-ErosionControl-BlockB-118102003.dwg C3.6 FINAL EPSC & WATER QUALITY May 04, 2017 4:06pm by: yates.bateman

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ACTIVITY: Stabilized Construction Entrance — TCP- 01

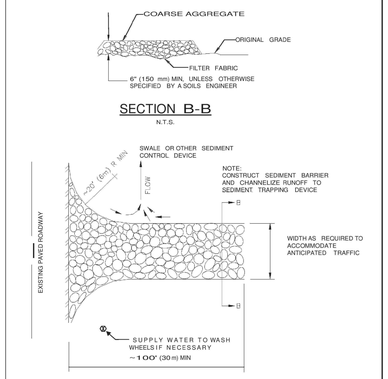


Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices – Temporary Construction Site Runoff Management — TCP-01-5 — January 2014

ACTIVITY: Geotextiles — PESC – 02

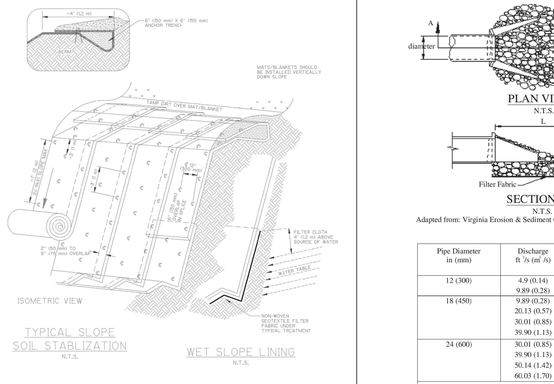
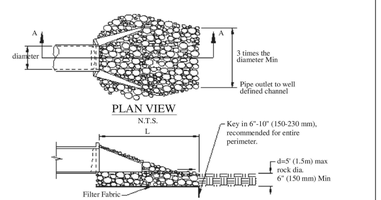


Figure PESC-02-2
Anchoring Geotextiles on Embankments

Stormwater Best Management Practices – Permanent EP&SC — PESC-02-4 — January 2014

ACTIVITY: Outlet Protection — PESC – 07



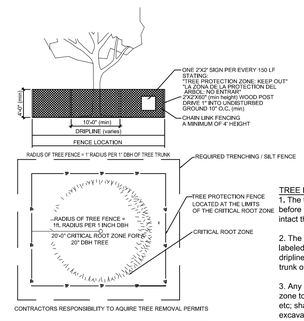
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m³ /s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	66.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC — PESC-07-3 — January 2014



TREE PROTECTION FENCING DETAIL FOR SAVED TREES

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

TREE PROTECTION DETAIL
NOT TO SCALE

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

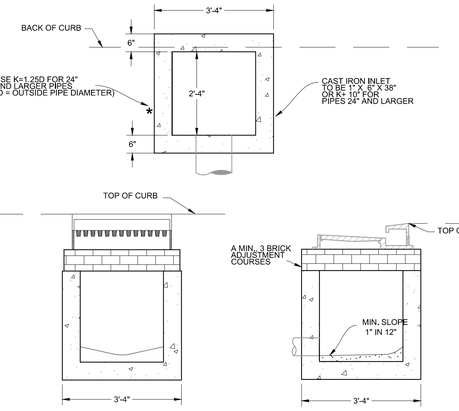
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

4 TREE PROTECTION DETAIL
SCALE:



NOTE: CASTING FOR STANDARD CURB IS JBS 3300. CASTING FOR STANDARD CATCH BASIN IS JBS 4310.

PRECAST DIMENSIONS SHALL VARY TO ACCOUNT FOR VARYING PIPE SIZES.

CONCRETE: 4000 PSI AT 28 DAYS MIN., REINFORCEMENT: 0.14 SQ. IN./ SQ. FT. GRADE 60 STEEL.

7 DRAINAGE INLET (PRECAST)
NOT TO SCALE

1 CONSTRUCTION ENTRANCE
SCALE:

2 EROSION CONTROL LINING
SCALE:

CONCRETE WASHOUT SIGN (OR EQUIVALENT)

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

7 CONCRETE WASHOUT
SCALE:

6 SILT FENCE DETAIL
SCALE:

SILT FENCE TIEBACK

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS, COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE WITH WIRE BACKING)

FLEXSTORM P/Ns 62LCBFX

SQCB INLET TYPE: RAISED CAST IRON FRAME AND GRATE WITH CURB HOOD

Catch-IT!Frame with FX Bag		Field Inlet Dimensions		Flexstorm Framing Dims				Flexstorm Ratings (Flow at 50% max)	
		Grate Size (A x C)	Clear Opening (B x D)					Bag Capacity/FXIFX+ Flow Rate (ft³)	Bypass (CFS)
ADS P/N	Flexstorm Item Code			B1	D1	A1	C1		
62LCBFX	C-SQCB-298-218-274-195-FX	29.75 x 21.75	27.375 x 19.5	27.0	18.5	29.0	18.5	3.2	1.8	4.4
62LCBFX	C-SQCB-353-178-330-150-FX	35.25 x 17.75	33 x 15	32.5	14.0	34.5	14.0	2.9	2.0	4.5
62LCBFX	C-SQCB-355-175-335-150-FX	35.5 X 17.5	33.5 X 15	33.0	14.0	35.0	14.0	2.9	2.0	4.5
62LCBFX	C-SQCB-318-214-296-190-FX	31.75 x 21.4	29.6 x 19	29.0	18.0	31.0	18.0	3.3	2.0	4.5
62LCBFX	C-SQCB-355-175-330-160-FX	35.5 x 17.5	33 x 16	32.5	15.0	34.5	15.0	3.1	2.0	4.6
62LCBFX	C-SQCB-355-178-335-160-FX	35.5 x 17 .75	33.5 X 16	33.0	15.0	35.0	15.0	3.2	2.0	4.6
62LCBFX	C-SQCB-315-214-300-196-FX	31.5 X 21.4	30.4 X 19.6	29.5	18.5	31.5	18.5	3.5	2.0	4.6
62LCBFX	C-SQCB-318-314-194-FX	33.75 x 21.75	31.375 x 19.375	31.0	18.5	33.0	18.5	3.7	2.1	4.8
62LCBFX	C-SQCB-381-180-355-155-FX	38 l x 18	35.5 x 15.5	35.0	14.5	37.0	14.5	3.2	2.1	4.8
62LCBFX	C-SQCB-279-345-260-230-FX	27.75 X 24.5	26 X 23	27.5	22.0	29.5	22.0	3.9	2.1	4.8
62LCBFX	C-SQCB-340-213-321-194-FX	34 x 21.25	32.125 x 19.375	31.5	18.5	33.5	18.5	3.7	2.1	4.8
62LCBFX	C-SQCB-380-199-364-161-FX	38 x 16.87	36.375 x 15.125	36.0	14.0	38.0	14.0	3.2	2.1	4.9
62LCBFX	C-SQCB-340-213-323-195-FX	34 x 21.25	32.25 x 19.5	32.0	18.5	34.0	18.5	3.8	2.1	4.9
62LCBFX	C-SQCB-358-238-334-210-FX	35.8 x 23.8	33.4 x 21	33.0	20.0	35.0	20.0	4.2	2.2	5.1
62LCBFX	C-SQCB-363-219-340-205-FX	36.25 x 21.75	34 x 20.5	33.5	19.5	35.5	19.5	4.2	2.2	5.1
62LCBFX	C-SQCB-358-238-335-218-FX	35.75 X 23.87	33.5 X 21.75	33.0	21.0	35.0	21.0	4.4	2.3	5.2
62LCBFX	C-SQCB-393-229-379-210-FX	39.25(x2) x 22.87	37.87 (x2) x 21	37.5	20.0	39.5	20.0	4.8	2.4	5.5
62LCBFX	C-SQCB-395-229-379-210-FX	39.5 x 22.87	37.87 x 21	37.5	20.0	39.5	20.0	4.8	2.4	5.5
62LCBFX	C-SQCB-375-245-378-230-FX	37.5 x 24.5	37.75 x 23	37.5	22.0	39.5	22.0	5.3	2.5	5.7
62LCBFX	C-SQCB-475-245-378-230-FX	47.5 X 24.5	37.75 X 23	37.5	22.0	39.5	22.0	5.3	2.5	5.7
62LCBFX	C-SQCB-358-238-355-213-FX	35.75 x 23.75	35.5 x 27.25	35.0	26.5	37.0	26.5	5.9	2.6	5.9
62LCBFX	C-SQCB-480-240-440-200-FX	48 x 24	44 x 20	43.5	19.0	45.5	19.0	5.3	2.6	6.0
62LCBFX	C-SQCB-365-244-350-291-FX	36.5 x 24.375	35 x 29.0625	34.5	28.0	36.5	28.0	6.1	2.6	6.0

NOTES:

1. RATINGS SHOWN ARE FOR STANDARD 22" BAG DEPTH; "SHORT" 12" DEPTH BAGS ARE AVAILABLE WITH -S SUFFIX) RATINGS REDUCED BY ~50%

2. THE FOLLOWING REQUIRES ADDITIONAL REVIEW

-GRATES WITH EXTENDED BOTTOMS

-ANY OBSTRUCTED INLET OPENINGS

FLEXSTORM CATCH-IT

ALL PRODUCTS MANUFACTURED BY NILEX & FSPP PROTECTION, INC A DIVISION OF ADS, INC. WWW.NILEXFILTERS.COM (866) 287-8605 PH (630) 255-2477 FX INFO@NILEXFILTERS.COM

DRAWING TYPE: C | SQCB1 | PART NO.: C-62LCB-FX | REV: A

SHEET 1 OF 1

8 DROP BAG INLET PROTECTION
SCALE:

Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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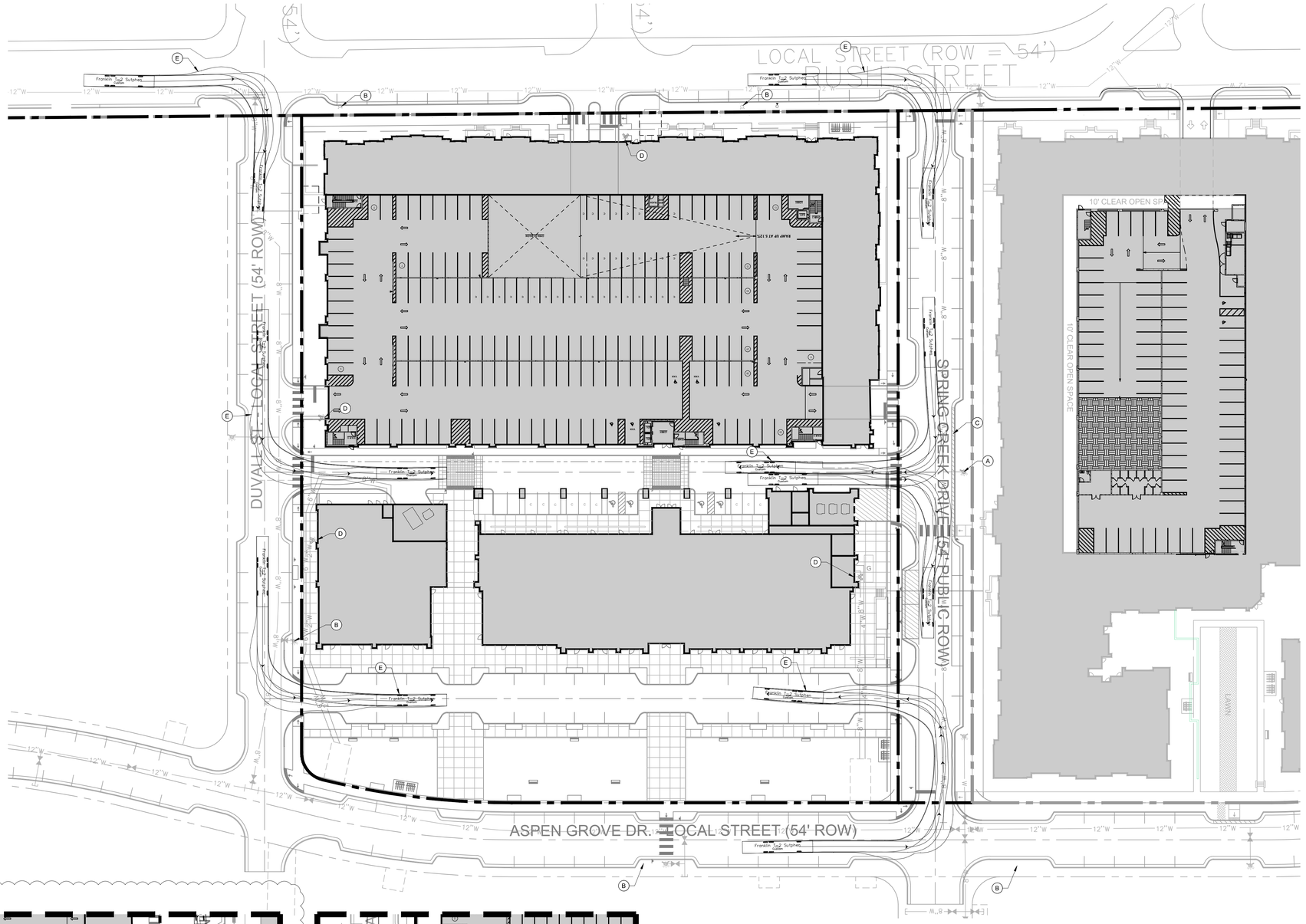
EPSC DETAILS

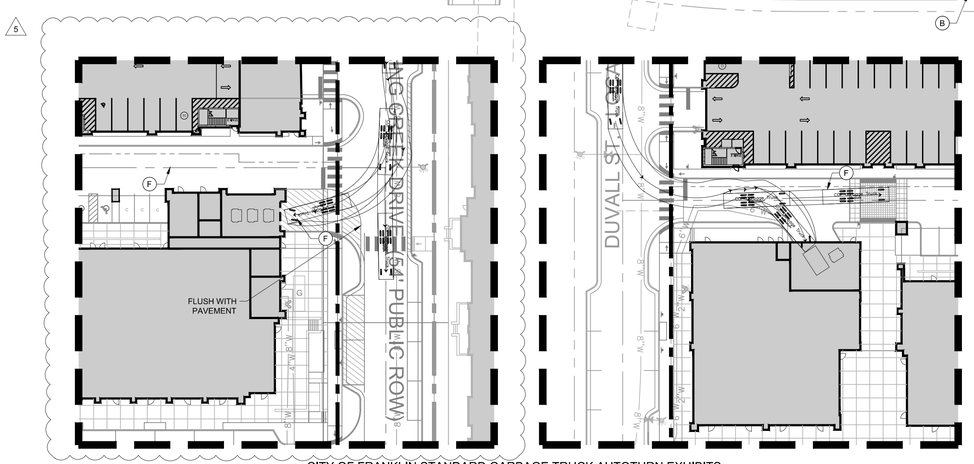
SHEET NUMBER
C3.7

COF #6307

Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C3.5-ErosionControlDetails.dwg C3.7 EPSC DETAILS May 04, 2017 4:06pm by: yates.bateman

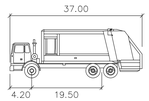
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CITY OF FRANKLIN STANDARD GARBAGE TRUCK AUTOTURN EXHIBITS

SCALE = 1" = 40'



(F) COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN. TRASH COLLECTION SERVICE FOR THIS BUILDING WILL BE COLLECTED VIA PRIVATE TRASH SERVICE.
-GARBAGE TRUCK TURNING RADIUS = 46'.
-DESIGN SPEED = 5 MPH

FIRE LANE STRIPING

FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839, ROYCROFT COPPER RED, OR SW 7582 SALUTE.

FIRE FLOW TEST DATA

TEST DATE: 11/8/2016
TEST TIME: 1:35 PM
STATIC PRESSURE: 100 PSI
RESIDUAL PRESSURE 96 PSI
TOTAL GPM: 999
FLOW @ 20 PSI: 5,038
LOCATION: RUSH STREET @ DUVALL
TEST PERFORMED BY BEN BUTLER AND KEITH DAVIS OF H&D.

GRAPHIC SCALE IN FEET
0 20 40 80

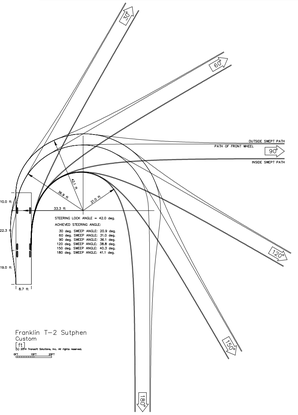
NORTH

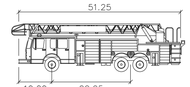
R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING. SEE ARCH. SHEETS FOR DETAILS
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) CITY OF FRANKLIN GARBAGE TRUCK





(E) Franklin T-2 Sutphen

Width	: 8.66 feet
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

NOTE: DESIGN SPEED = 5 MPH

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED — No. 109051 — STATE OF TENNESSEE — 12/1/17

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

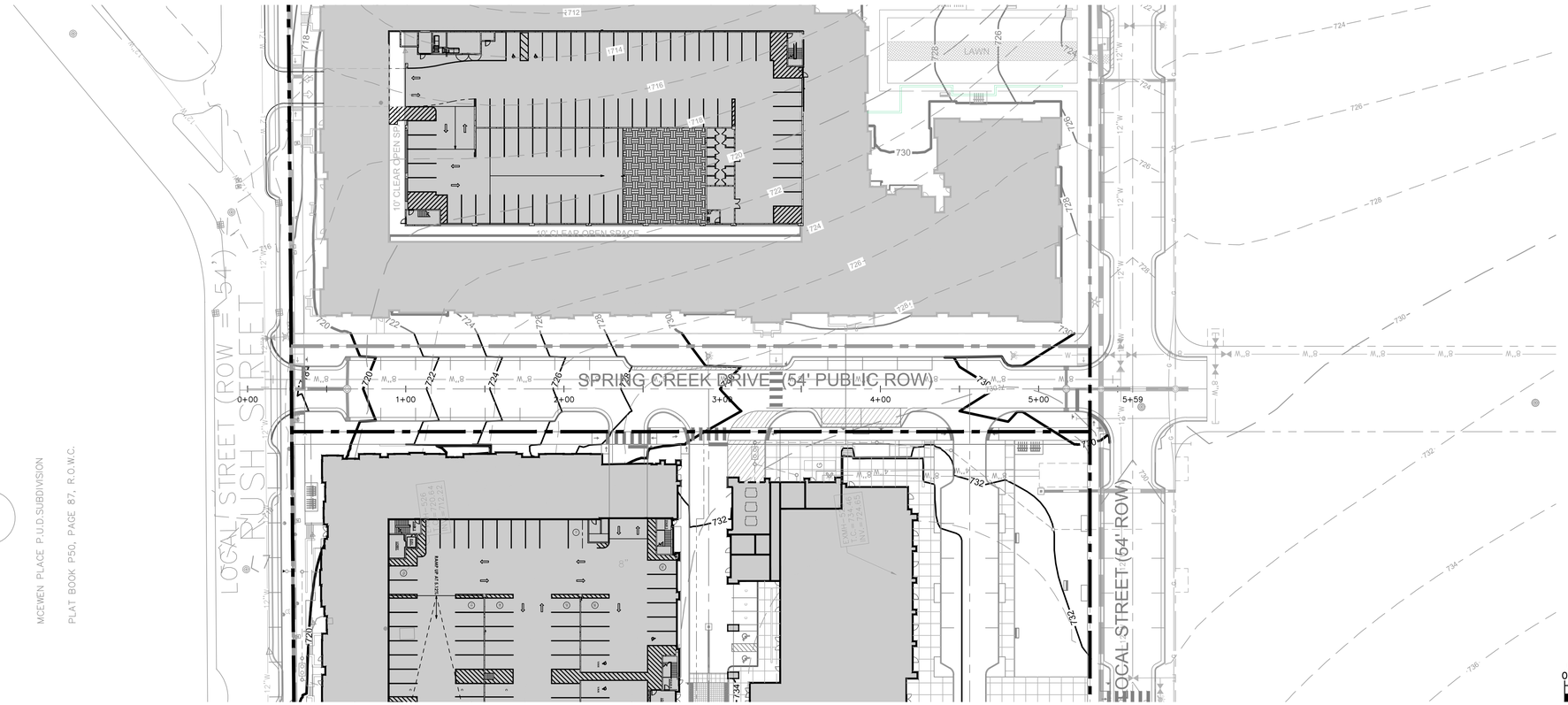
DESIGNED BY:	CJM/JYB
DRAWN BY:	CJM/JYB
CHECKED BY:	RLM
DATE:	12/01/2016
KIMLEY-HORN PROJECT NO.	118102003

ROW & ACCESS PLAN

SHEET NUMBER
C4.0

COF #6307

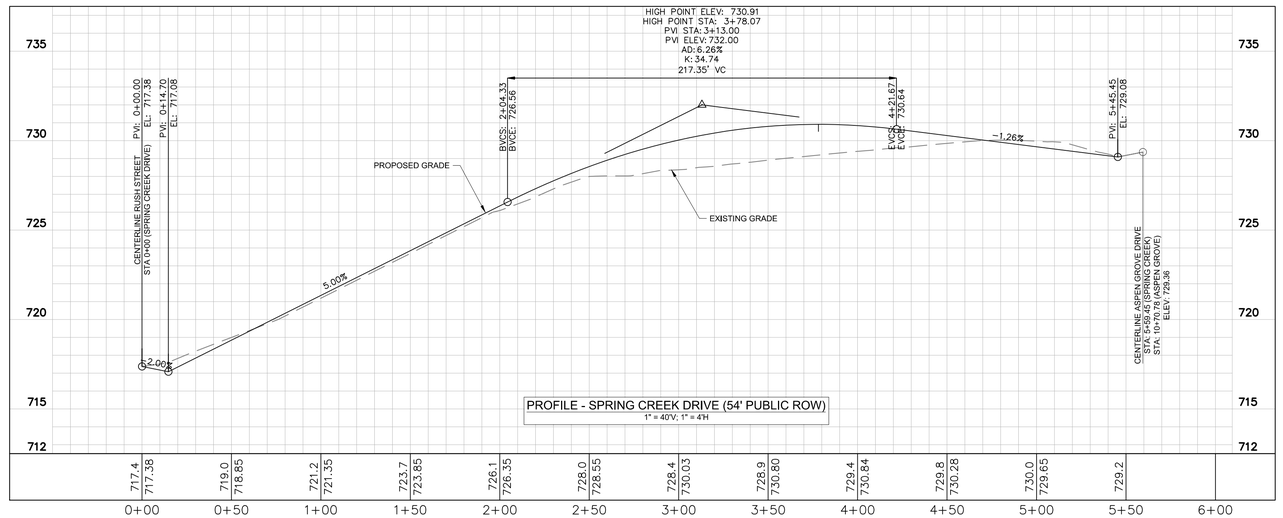
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MCEWEN PLACE P.U.D.SUBDIVISION

PLAT BOOK P50, PAGE 87, R.O.W.C.



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LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER — REGISTERED — 105192 — STATE OF TENNESSEE

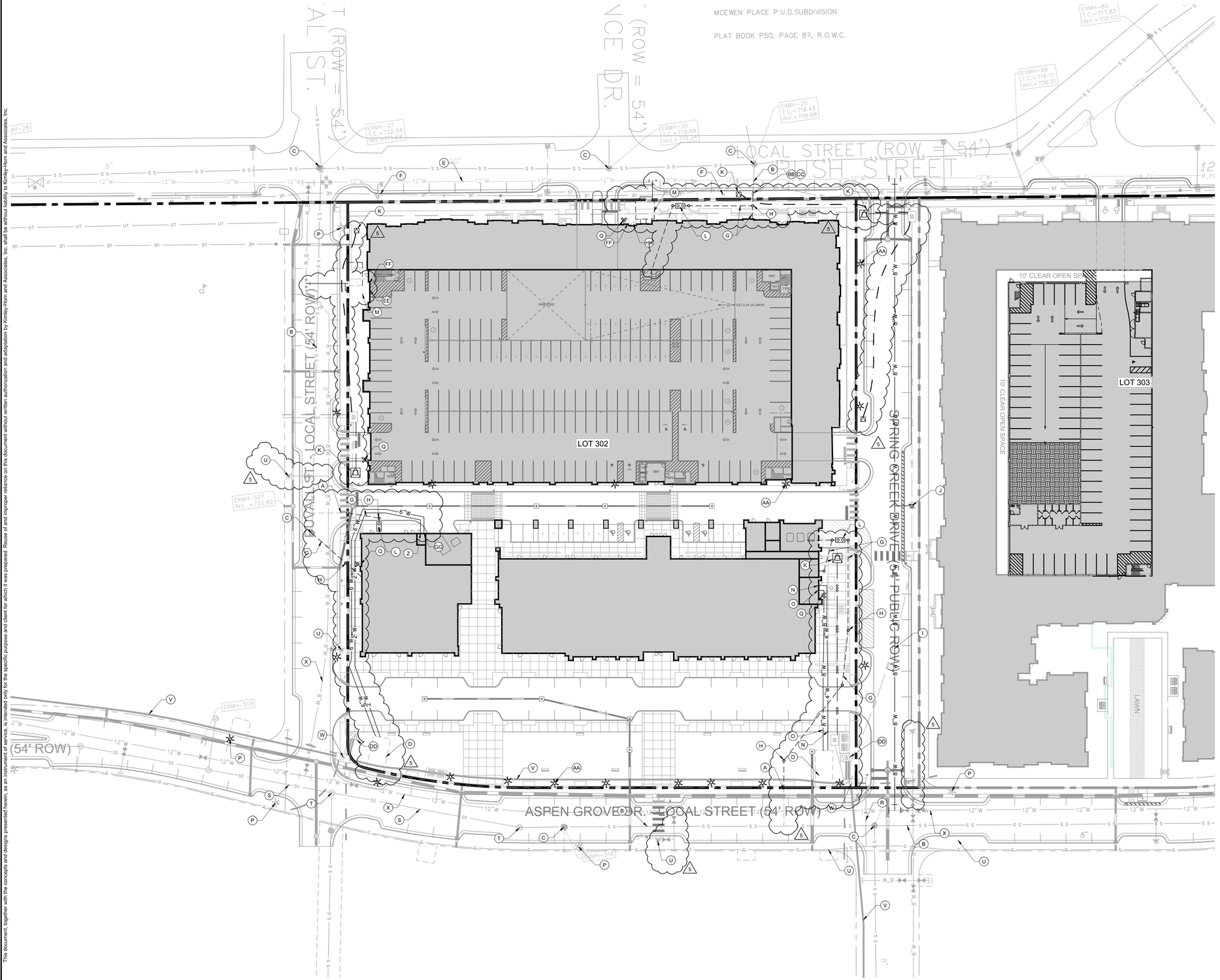
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4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

ROADWAY PLAN & PROFILE

SHEET NUMBER
C4.1

COF #6307



UTILITY NOTES

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

UTILITY PLAN KEYNOTE LEGEND

A	EXISTING SANITARY SEWER STUB
B	EXISTING SANITARY SEWER LINE
C	EXISTING SANITARY SEWER MANHOLE
D	PROPOSED MVUD EASEMENT / METER BANK FROM COF #6247 INFRASTRUCTURE PLANS (TYP.)
E	EXISTING WATERLINE
F	EXISTING FIRE HYDRANT ASSEMBLY
G	PROPOSED 6" SANITARY SEWER SERVICE - INSTALL @ 2% MIN SLOPE
H	PROPOSED SANITARY SEWER CLEANOUT (TYP.)
I	PROPOSED 8" WATERLINE
J	PROPOSED FIRE HYDRANT ASSEMBLY
K	APPROXIMATE LOCATION OF PROPOSED TRANSFORMER PAD
L	PROPOSED GREASE TRAP
M	PROPOSED MVUD WATER EASEMENT / METER BANK
N	4" DOMESTIC WATER SERVICE
O	8" FIRE SERVICE
P	PROPOSED STREET LIGHT FROM COF #6247 INFRASTRUCTURE PLAN
Q	FIRE DEPARTMENT CONNECTION
R	APPROXIMATE LOCATION OF PROPOSED GAS LINE FROM COF #6247 INFRASTRUCTURE PLAN
S	PROPOSED SANITARY SEWER LINE FROM COF #6247 INFRASTRUCTURE PLAN
T	PROPOSED SANITARY SEWER MANHOLE FROM COF #6247 INFRASTRUCTURE PLAN
U	PROPOSED FIRE HYDRANT ASSEMBLY FROM COF #6247 INFRASTRUCTURE PLAN
V	APPROXIMATE LOCATION OF PROPOSED ELECTRIC LINE FROM COF #6247 INFRASTRUCTURE PLAN
W	APPROXIMATE LOCATION OF PROPOSED ELECTRIC MANHOLE FROM COF #6247 INFRASTRUCTURE PLAN
X	PROPOSED WATER LINE FROM COF #6247 INFRASTRUCTURE PLAN
Y	APPROXIMATE LOCATION OF PROPOSED ELECTRIC SECTOR FROM COF #6247 INFRASTRUCTURE PLAN
Z	2" DOMESTIC WATER SERVICE
AA	PROPOSED SITE LIGHTING (SEE LIGHTING SHEETS FOR DETAILS)
BB	PROPOSED SANITARY SEWER CLEANOUT FROM COF #6247 INFRASTRUCTURE PLAN
CC	PROPOSED 6" TO 8" INCREASER FROM COF #6247 INFRASTRUCTURE PLAN
DD	APPROXIMATE LOCATION OF PROPOSED ELECTRIC SWITCH FROM COF #6247 INFRASTRUCTURE PLAN
EE	1" DOMESTIC WATER SERVICE
FF	4" FIRE SERVICE
GG	6" FIRE SERVICE
HH	3" DOMESTIC WATER SERVICE

COMPACTOR ROOM NOTE

1. COMPACTOR ROOM SHALL PROVIDE FOR A FLOOR DRAIN THAT WILL CONNECT TO GREASE TRAP PRIOR TO DRAINING TO THE EXISTING SANITARY SEWER MAIN.

UTILITY NOTE

1. THE WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.
2. BACK FLOW PREVENTERS SHALL BE LOCATED INTERNAL TO THE PROPOSED BUILDINGS. COORDINATE WITH ARCHITECTURAL MEP PLANS FOR DETAILS.
3. CONTRACTOR TO VERIFY ALL EXISTING INVERTS PRIOR TO CONSTRUCTION.

FIRE FLOW TEST DATA

TEST DATE: 11/8/2016
TEST TIME: 1:35 PM
STATIC PRESSURE: 100 PSI
RESIDUAL PRESSURE 96 PSI
TOTAL GPM: 999
FLOW @ 20 PSI: 5,038
LOCATION: RUSH STREET @ DUVALL
TEST PERFORMED BY BEN BUTLER AND KEITH DAVIS OF H&D.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Tennessee811

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MCEWEN PLACE
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BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER LICENSED PROFESSIONAL ENGINEER 103892 STATE OF TENNESSEE 4/17

No.	REVISIONS	DATE	BY
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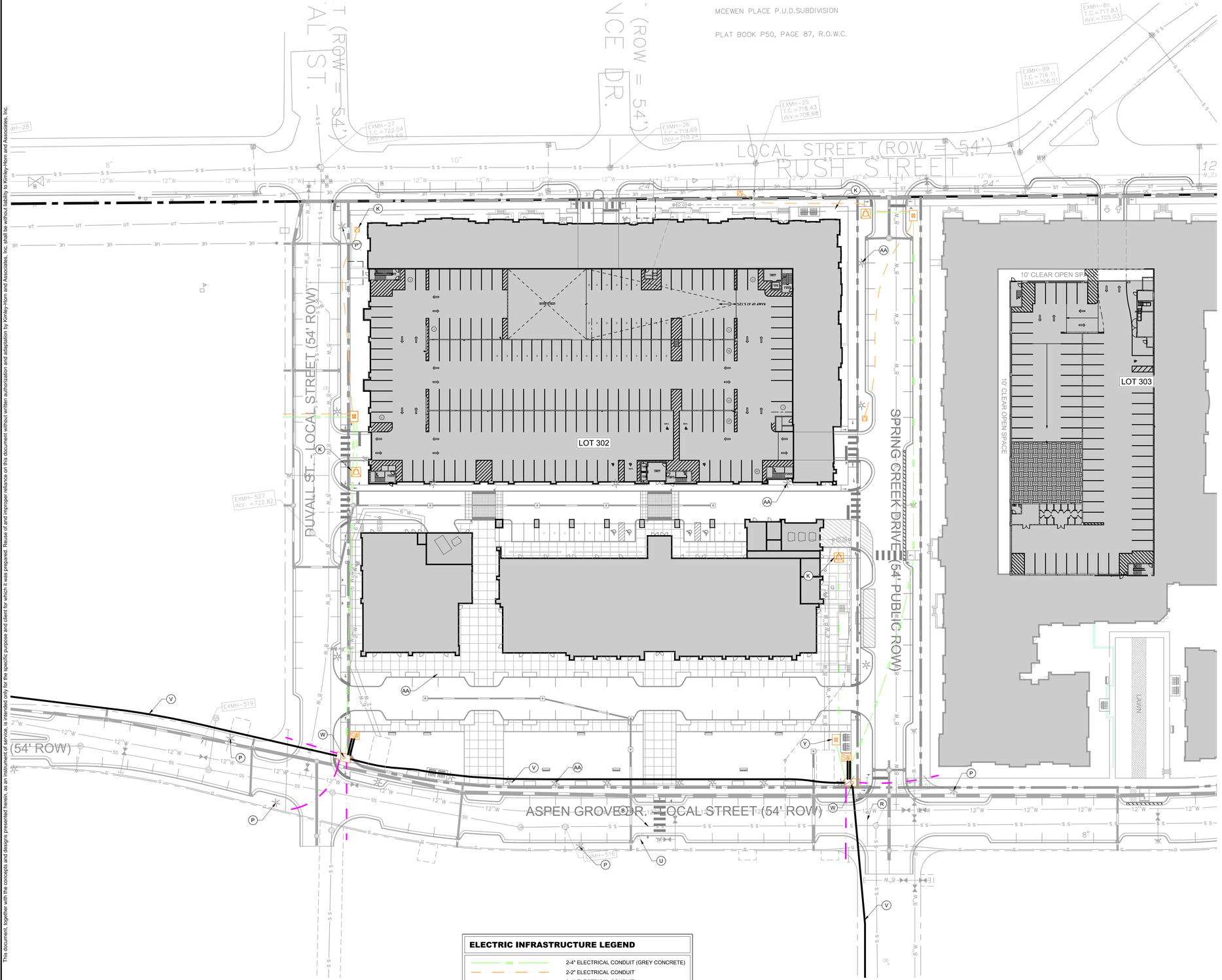
DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1

COF #6307

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B	EXISTING SANITARY SEWER LINE
C	EXISTING SANITARY SEWER MANHOLE
D	PROPOSED MVUD EASEMENT / METER BANK FROM COF #6247 INFRASTRUCTURE PLANS (TYP.)
E	EXISTING WATERLINE
F	EXISTING FIRE HYDRANT ASSEMBLY
G	PROPOSED 6" SANITARY SEWER SERVICE - INSTALL @ 2% MIN SLOPE
H	PROPOSED SANITARY SEWER CLEANOUT (TYP.)
I	PROPOSED 8" WATERLINE
J	PROPOSED FIRE HYDRANT ASSEMBLY
K	APPROXIMATE LOCATION OF PROPOSED TRANSFORMER PAD
L	PROPOSED GREASE TRAP
M	PROPOSED MVUD WATER EASEMENT / METER BANK
N	4" DOMESTIC WATER SERVICE
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DD	3" FIRE SERVICE
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FF	4" FIRE SERVICE
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HH	3" DOMESTIC WATER SERVICE

COMPACTOR ROOM NOTE

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UTILITY NOTE

1. THE WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.
2. BACK FLOW PREVENTERS SHALL BE LOCATED INTERNAL TO THE PROPOSED BUILDINGS. COORDINATE WITH ARCHITECTURAL MEP PLANS FOR DETAILS.
3. CONTRACTOR TO VERIFY ALL EXISTING INVERTS PRIOR TO CONSTRUCTION.

ELECTRIC INFRASTRUCTURE LEGEND

- 2-4" ELECTRICAL CONDUIT (GREY CONCRETE)
- 2-2" ELECTRICAL CONDUIT
- 3-4" ELECTRICAL CONDUIT
- 4-6" ELECTRICAL CONDUIT (RED CONCRETE)
- MTEMC SECTOR
- MTEMC MANHOLE
- MTEMC TRANSFORMER (THREE PHASE)
- MTEMC TRANSFORMER (SINGLE PHASE)
- MTEMC SWITCH

NOTE:
ELECTRICAL LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC).

FIRE FLOW TEST DATA

TEST DATE: 11/8/2016
TEST TIME: 1:35 PM
STATIC PRESSURE: 100 PSI
RESIDUAL PRESSURE 96 PSI
TOTAL GPM: 999
FLOW @ 20 PSI: 5,038
LOCATION: RUSH STREET @ DUVALL
TEST PERFORMED BY BEN BUTLER AND KEITH DAVIS OF H&D.

GRAPHIC SCALE IN FEET
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NORTH

Tennessee 811

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DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

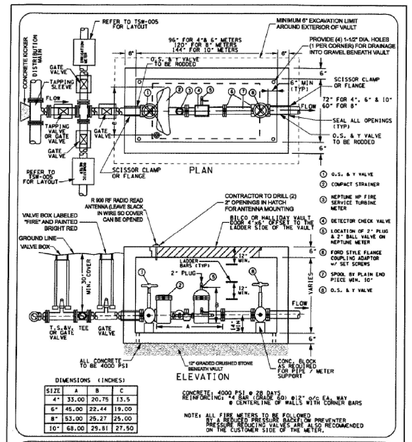
DRY UTILITY PLAN

SHEET NUMBER
C5.1A

COF #6307

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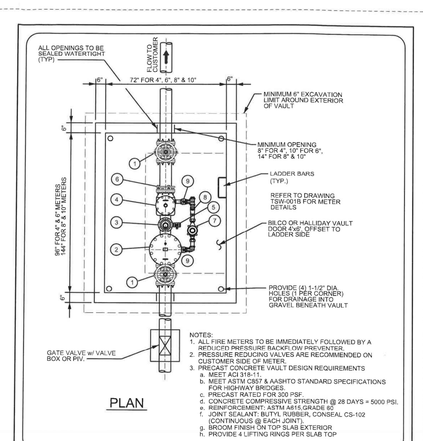
Drawing name: K:\NSH_LDEV\118102003 - Northside @ McEwen\4-CADD\3-PlanSheets\2-Block B\C5.2-DryUtility-BlockB-118102003.dwg UTILITY PLAN May 04, 2017 4:09pm by: yates.bateman



REVISIONS	DATE
ADDED SEAL(S) BOARD AND PRV NOTE	02/2010
DELETED DETAILS	10/2013
REVISED PRV NOTE	03/2014
ADDED NOTE FOR FIRE VALVE BOX LABEL	12/2013

4", 6", 8" OR 10" FIRE METER ASSEMBLY
(SEPARATE DOMESTIC & IRRIGATION REQUIRED)

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-001
DRAWING No.

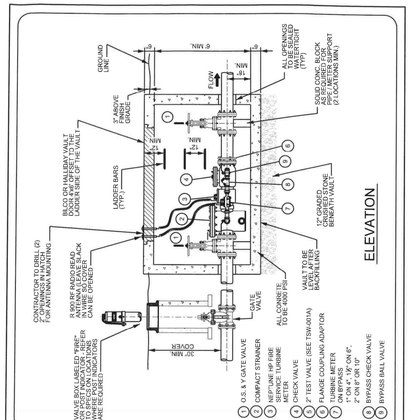


NOTES:
1. ALL FIRE METERS TO BE IMMEDIATELY FOLLOWED BY A REDUCED PRESSURE BACKFLOW PREVENTER.
2. PRESSURE REDUCING VALVES ARE RECOMMENDED ON CUSTOMER SIDE OF METER.
3. PRECAST CONCRETE VAULT DESIGN REQUIREMENTS
   a. MEET ACI 318-11.
   b. MEET ASTM C857 & AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.
   c. PRECAST RATED FOR 300 PSF.
   d. CONCRETE COMPRESSIVE STRENGTH @ 28 DAYS = 5000 PSI.
   e. REINFORCEMENT: ASTM A615, GRADE 60
   f. JOINT SEALANT: BUTYL RUBBER, CONSEAL CS-102 (CONTINUOUS @ EACH JOINT)
   g. BROOM FINISH ON TOP SLAB EXTERIOR
   h. PROVIDE 4 LIFTING RINGS PER SLAB TOP

REVISIONS	DATE
METER UP DATES	05/2014

4", 6", 8" OR 10" FIRE SERVICE METER ASSEMBLY (PLAN)

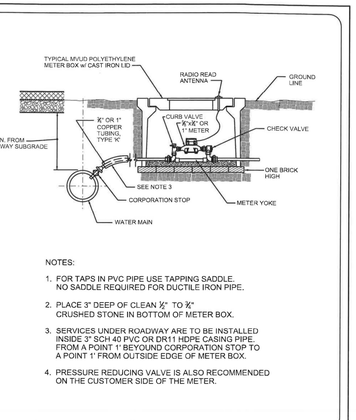
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-001A
DRAWING No.



REVISIONS	DATE
METER UP DATES	05/2014

4", 6", 8" OR 10" FIRE SERVICE METER ASSEMBLY (ELEVATION)

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-001B
DRAWING No.

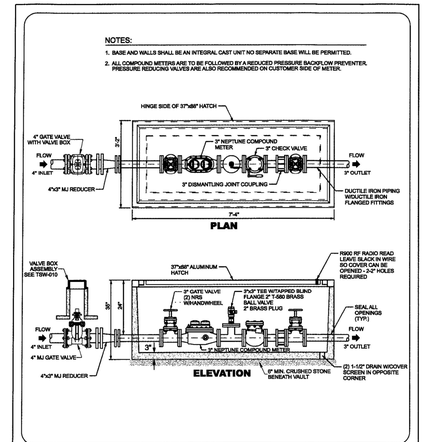


NOTES:
1. FOR TAPS IN PVC PIPE USE TAPPING SADDLE. NO SADDLE REQUIRED FOR DUCTILE IRON PIPE.
2. PLACE 3" DEEP OF CLEAN ½" TO ¾" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SERVICES UNDER ROADWAY ARE TO BE INSTALLED INSIDE 3" SCH 40 PVC OR DR11 HDPE CASING PIPE FROM A POINT 1' BEYOUND CORPORATION STOP TO A POINT 1' FROM OUTSIDE EDGE OF METER BOX.
4. PRESSURE REDUCING VALVE IS ALSO RECOMMENDED ON THE CUSTOMER SIDE OF THE METER.

REVISIONS	DATE
ADDED PRV NOTE	02/2010
REMOVED PEX	01/2013
MODIFIED DETTER	05/2014

3/4" OR 1" SERVICE ASSEMBLY

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-003
DRAWING No.



REVISIONS	DATE
NEW DETAIL	12/2013

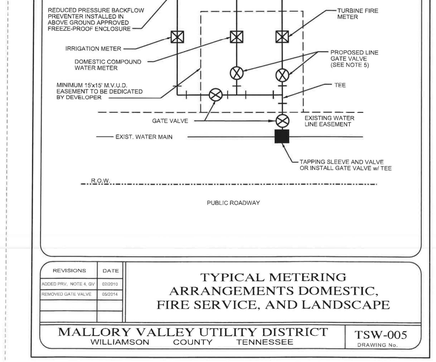
PACKAGED METER VAULT WITH 37"x88" HATCH FOR 3" DOMESTIC METER

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-004A
DRAWING No.

REVISIONS	DATE
NEW DETAIL	02/2013

(SMALL SIZE) CAST IRON VALVE BOX FRAME AND COVER

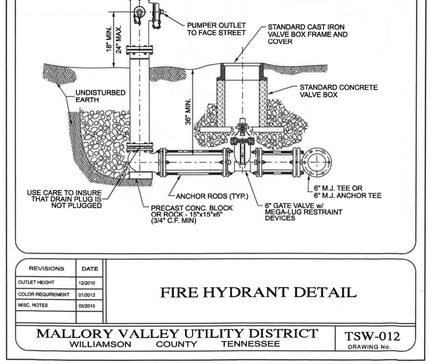
MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-009B
DRAWING No.



REVISIONS	DATE
ADDED PRV, NOTE 4, QV	02/2010
REMOVED GATE VALVE	05/2014

TYPICAL METERING ARRANGEMENTS DOMESTIC, FIRE SERVICE, AND LANDSCAPE

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-005
DRAWING No.



REVISIONS	DATE
OUTLET HEIGHT	12/2015
COLOR REQUIREMENT	2/1/2013
MISC. NOTES	05/2014

FIRE HYDRANT DETAIL

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-012
DRAWING No.

REVISIONS	DATE
UPDATED NOTES	05/2014

PRECAST METER VAULT WITH HATCH FOR 2" DOMESTIC METER

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-004
DRAWING No.

REVISIONS	DATE
NEW DETAIL	09/2014

PRECAST METER VAULT WITH HATCH FOR 4" COMPOUND DOMESTIC METER

MALLORY VALLEY UTILITY DISTRICT
WILLIAMSON COUNTY TENNESSEE
TSW-004B
DRAWING No.

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MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RYAN McMASTER
LICENSED PROFESSIONAL ENGINEER
No. 109929
STATE OF TENNESSEE
4/11/17

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

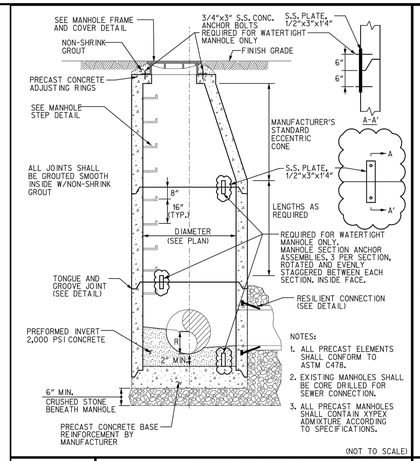
DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

UTILITY DETAILS

SHEET NUMBER
C5.2

COF #6307

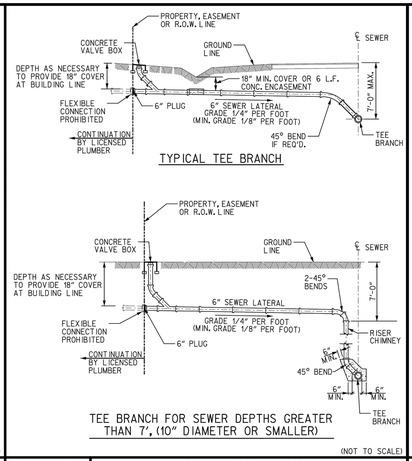
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NOTES:
1. ALL PRECAST ELEMENTS SHALL CONFORM TO ASTM C478.
2. EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
3. ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE ACCORDING TO SPECIFICATIONS.

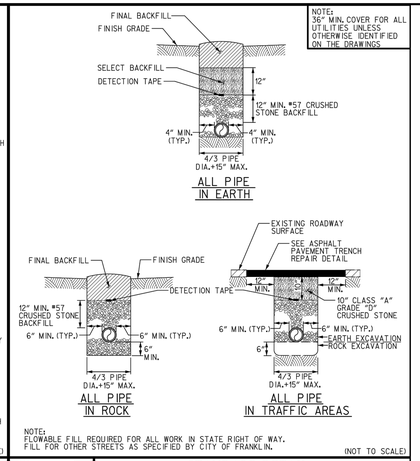
(NOT TO SCALE)

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



(NOT TO SCALE)

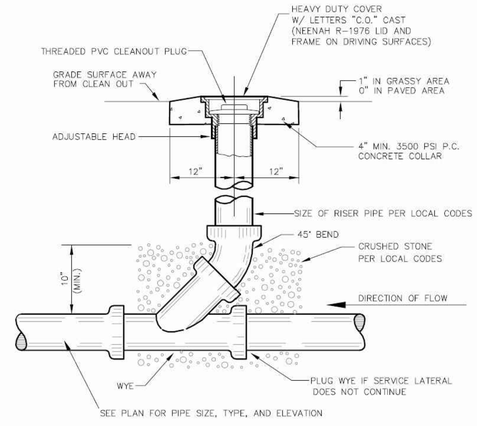
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS
WW - 3



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

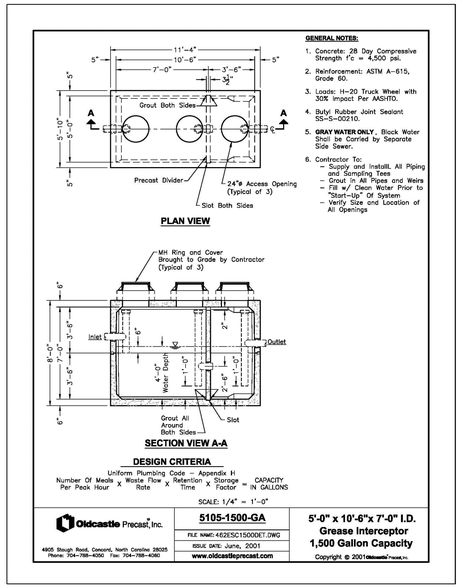
(NOT TO SCALE)

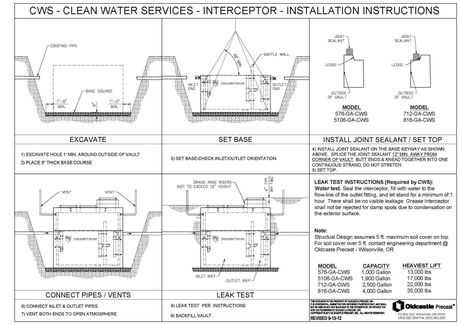
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING FOR GRAVITY LINES
G - 10



NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

1 CLEANOUT
SCALE:





NOTE: FINAL GREASE TRAP SIZING AND DESIGN TO BE PROVIDED BY MEP AND THE ARCHITECTURAL PLANS.

2 OLDCASTLE 1,500 GALLON CAPACITY GREASE INTERCEPTOR (MODEL #5105-1500-GA) AND INSTALLATION
SCALE:

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214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAM McMASTER — LICENSED PROFESSIONAL ENGINEER — No. 109582 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	CJM
2	PER CITY COMMENTS	12/20/16	CJM
3	DD PROGRESS SET	02/24/17	JYB
4	DD PROGRESS SET	03/01/17	JYB
5	COF RESUBMITTAL	05/04/17	JYB

DESIGNED BY: CJM/JYB
DRAWN BY: CJM/JYB
CHECKED BY: RLM
DATE: 12/01/2016
KIMLEY-HORN PROJECT NO. 118102003

UTILITY DETAILS

SHEET NUMBER
C5.3

COF #6307

McEwen Town Center
OPEN SPACE DATA
MINIMUM COMMON SPACE: 13.998 ACRES
15% (10 % INFORMAL, 5% FORMAL)

DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE ACRES CUMULATIVE	OPEN SPACE ACRES PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
CONCEPT PLAN (REV. 1)	6/13/2006		88.041		13.206				13.206	0.66		1.321	
Lot 102 (McEwen Apartments)	9/26/2006	10.783	10.783	1.617	1.617	2.97	2.97	22.49%	10.236	0.539	0.571	1.078	1.6
Lot 101, 104-143 (McEwen Townhomes)	4/26/2007	4.03	14.813	0.605	2.222	1.831	4.801	36.36%	8.405	0.202	0.811	0.403	1.26
Lots 144-147 (Office/Retail Building)	7/26/2007	12.03	26.843	1.805	4.026	3.85	8.651	65.51%	4.555	0.602	0.293	1.203	2.4
Lots 151-154 (Town Center)	3/27/2008	13.5	40.343	2.025	6.051	0.46	9.111	68.99%	4.095	0.675	0	1.35	0.46
Lots 155 (Town Center)	7/25/2008	0.94	41.283	0.141	6.192	0.24	9.351	70.81%	3.855	0.047	0.24	0.094	0
Lots 158 (Town Center)	7/25/2008	4.51	45.793	0.677	6.869	0	9.351	70.81%	3.855	0.226	0	0.451	0
Lots 151- Rev 1 (California Pizza Kitchen)		0.31	N/A	0.047	N/A	0	9.351	70.81%	3.855	0.016	0	0.031	0
Lot 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.31	10.661	80.73%	2.545	0.282	0	0.564	1.31
Required Open Space Remaining: 3.337													
NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development of the required 13.998 acres of open space. 10.661 acres has been accommodated on approximately 51 of the 93 +/- acres within McEwen. This leaves a minimum of 3.337 acres still necessary to reach the required minimum.													
NORTHSIDE AT McEWEN DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)													
Block B (Northside McEwen Town Center)	--	4.99	56.425	0.749	8.464	1.25	11.911	90.19%	1.295	0.25	0.48	--	--
Formal Open Space 1	--	--	--	--	--	--	--	--	--	0.25	0.48	--	--
Block C (Northside McEwen Town Center)	--	7.23	63.655	1.085	9.548	4.24	16.151	122.30%	0	0.36	2.82	0.72	0.73
Informal Open Space 1	--	--	--	--	--	--	--	--	--	0.36	2.82	--	--
Formal Open Space 1	--	--	--	--	--	--	--	--	--	--	--	0.72	0.34
Formal Open Space 2	--	--	--	--	--	--	--	--	--	--	--	0.72	0.39

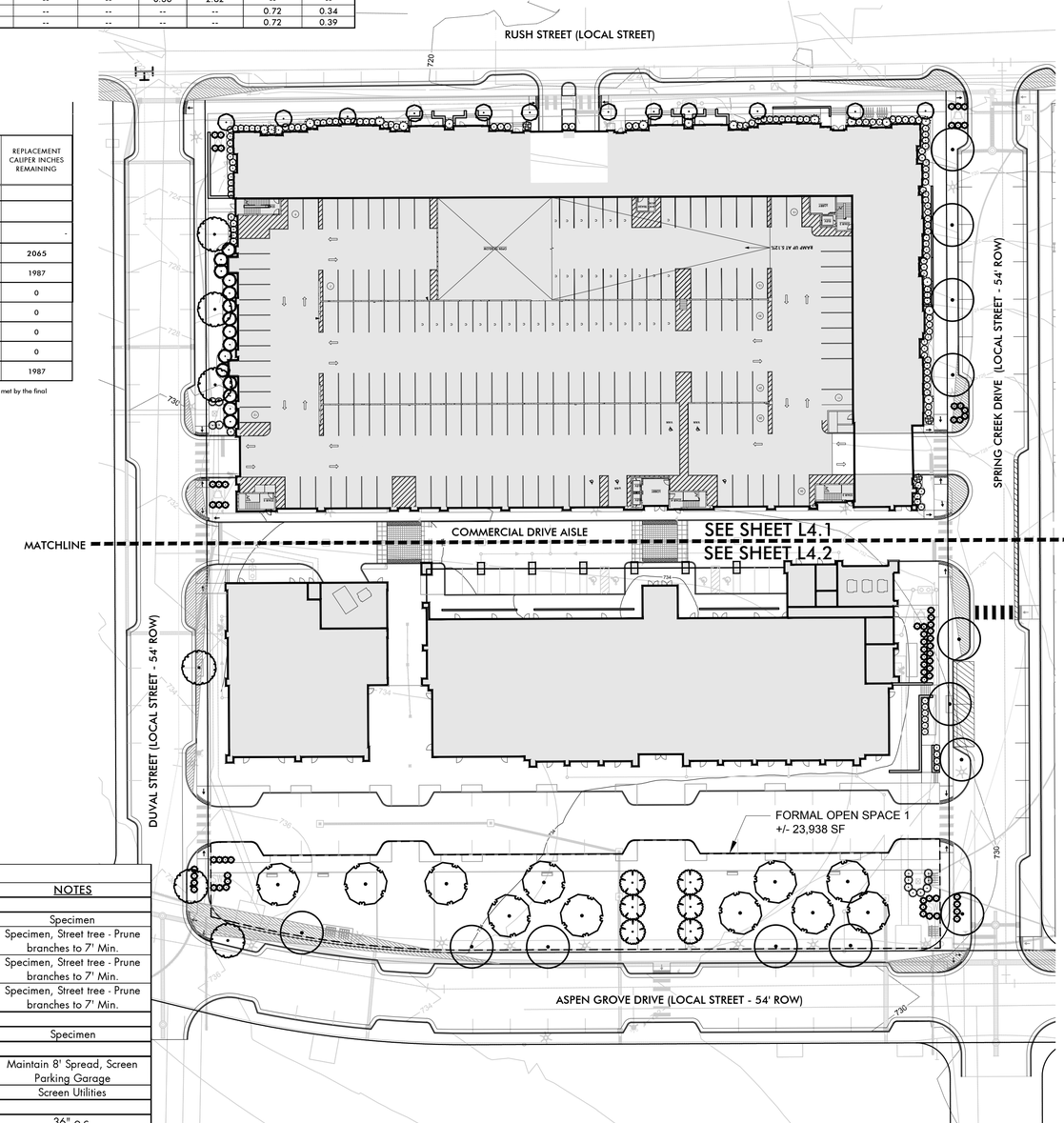
McEwen Town Center North, Section 3, Revision 3
TREE SPECIMEN REPLACEMENT CHART
TOTAL TREE REPLACEMENT CALIPER INCHES: 2161 INCHES

McEWEN TOWN CENTER DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)	QUANTITY OF TREES PROVIDED				CALIPER INCH CONVERSION (TOTAL INCHES)				TOTAL CALIPER INCHES OF REPLACEMENT TREES PROVIDED	DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED	REPLACEMENT CALIPER INCHES REMAINING
DEVELOPMENT BY BLOCK - LOT	2"	3"	4"	5"+	2"	3"	4"	5"+			
SPECIMEN TREE REPLACEMENT										2161	
Block A	-	-	-	-	-	-	-	-	0	-	-
Block B	-	**0**	**43**	-	-	**0**	**96**	-	**96**	-	**2065**
Block C	-	26	0	-	-	78	0	-	78	-	1987
Block D	-	-	-	-	-	-	-	-	0	-	0
Block E	-	-	-	-	-	-	-	-	0	-	0
Block F	-	-	-	-	-	-	-	-	0	-	0
Block G	-	-	-	-	-	-	-	-	0	-	0
									TOTAL REPLACEMENT CALIPER INCHES REMAINING		1987

NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development of the required 2,161 caliper inches for tree replacement. If the total caliper inches are not met by the final approved entitlement submittal, than the owner shall pay the cost of remaining caliper inches to the City of Franklin tree bank.

McEwen Town Center
LANDSCAPE SURFACE RATIO (LSR) DATA
MINIMUM LANDSCAPE SURFACE AREA (LSA): 6.75 ACRES
MINIMUM REQUIRED LSR: 0.15

NORTHSIDE AT McEWEN DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)	TOTAL ACRES PER BLOCK	SECTION 3 ACRES CUMULATIVE	MIN. REQUIRED LSR BY BLOCK		MIN. REQUIRED LSR CUMULATIVE		PROPOSED LSR		REMAINING LSR CUMULATIVE
DEVELOPMENT BY BLOCK			RATIO	ACRES	RATIO	ACRES	RATIO	ACRES	ACRES
OVERALL LANDSCAPE SURFACE AREA TO BE MET	X	45.11	X	X	0.15	6.77	X	X	6.77
Block A	X	X	0.15	X	X	X	X	X	X
Block B	4.99	40.12	0.15	0.75	0.15	6.02	0.16	0.78	5.99
Block C	**7.23**	**32.89**	**0.15**	**1.08**	**0.15**	**4.93**	**0.59**	**4.24**	**1.75**
Block D	X	X	0.15	X	X	X	0	X	X
Block E	X	X	0.15	X	X	X	0	X	X
Block F	X	X	0.15	X	X	X	0	X	X
Block G	X	X	0.15	X	X	X	0	X	X



L4.0 MCEWEN TOWN CENTER BLOCK B OVERALL PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
CANOPY TREES					
LSS	12	*Liquidambar styraciflua 'Slender Silhouette'*	Slender Silhouette Sweet Gum	4" Cal/B&B	Specimen
TDS	6	*Taxodium distichum 'Shawnee Brave'*	Shawnee Brave Bald Cypress	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
QPA	11	*Quercus phellos 'Ascendor'*	Willow Oak	4" Cal/15 gal	Specimen, Street tree - Prune branches to 7' Min.
UPA	13	*Ulmus parvifolia 'Allee'*	Allee Elm	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
UNDERSTORY TREES					
COA	6	*Cotinus obovatus*	American Smoke Tree	3" Cal/15 gal	Specimen
EVERGREEN TREES					
JUV	15	*Juniperus virginiana*	Eastern Red Cedar	10-12' Ht. Min.	Maintain 8' Spread, Screen Parking Garage
TOE	65	*Thuja occidentalis 'Emerald`*	Emerald Arborvitae	10-12' Ht. Min.	Screen Utilities
EVERGREEN SHRUBS					
BMW	85	*Buxus microphylla 'Wintergreen'*	Wintergreen Boxwood	5 gal	36" o.c.
IAD	3	*Ilex aquipernyi 'Dragon Lady'*	Dragon Lady Holly	6-8' Ht. Min.	Columnar, Install per plan
IGD	39	*Ilex glabra 'Densa'*	Dense Inkberry Holly	5 gal	36" o.c.
INR	17	*Ilex x 'Nellie R Stevens`*	Nellie Stevens Holly	6' Ht. Min	36" o.c.
PLS	13	*Prunus laurocerasus 'Schipkaensis'*	Schipka Laurel	5 gal	48" Ht. Min., Screen Utilities

LANDSCAPE DATA:
McEwen Town Center Section 3 (Block B)

ACREAGE OF SITE: +/- 217,453 SF (+/- 4.99 AC)

SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS: SD-X SPECIFIC DEVELOPMENT VARIETY, MECO-4, & HEIGH OVERLAY DISTRICT (HTO)

DEVELOPMENT STANDARDS: CONVENTIONAL

MINIMUM REQUIRED LANDSCAPE SURFACE RATIO (RATIO & ACREAGE): 0.15 (0.75 AC)

PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE): 0.16 (0.78 AC)

NUMBER & DBH OF HEALTHY SPECIMEN TREES REMOVED: 0 Tree, 0" Cal. Inches
(SEE SPECIMEN TREE REPLACEMENT CHART - SHEET L4.1)

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance bond for landscaping. **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: NRB McEwen LLC, Phil Fawcett, (615) 550-5580
Landscape Architect: Gary M. Vogrin, (615) 813-0862
Franklin Planning Department: (615) 791-3212 phone

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
NR McEWEN PROPERTY OWNER LLC

NOTE:
The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material.

MINIMUM BUFFER/ SCREENING REQUIREMENTS:

HVAC units, cooling and/or mechanical equipment are mounted on the :
- [X] Rooftop
- [ ] Ground
- [ ] Not Applicable

This development is required to have the following landscape improvements.

Buffer/Screen Type:	Reason:
[ ] Not Applicable	Buffering/Screening not required
[X] Foundation Planting	Along primary facade
[X] Perimeter Planting Strip	Screen VUAs and to create "modules"
[ ] Interior VUA Planting	Create VUA "modules"
[X] Utility Box	Screen from view
[ ] HVAC Screen	Screen HVAC from view
[ ] Dumpster Screen	Screen dumpster from view
[X] Loading/Service Area	Buffer the street or residential property
[ ] Incompatible Use Buffer	Buffer the adjacent less intensive use
[X] Street Trees	Spatial Definition/Environmental Mitigation

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.

TOTAL LANDSCAPE REQUIREMENTS (ACI):
McEWEN TOWN CENTER, SECTION 3 BLOCK B

LSR: 0.16 LSA = 0.78 ACRES	Quantity Provided			Inches Provided
	Existing Trees	Proposed Trees	Total Provided	Caliper Inches
Existing Trees= 14" and greater	---	---	---	---
4" caliper canopy trees	---	16	16	64
3" caliper canopy trees	---	---	---	---
2" caliper canopy trees	---	---	---	---
Aggregate Canopy Caliper Inches (ACI) Provided:				64
Aggregate Canopy Caliper Inches (ACI) Required (0.78 AC X 82 IN/AC):				64
3" caliper understory trees	---	6	6	18
2" caliper understory trees	---	---	---	---
Aggregate Understory Caliper Inches (ACI) Provided:				18
Aggregate Understory Cal. Inches (ACI) Required(0.78 AC X 21 IN/AC):				16
Min. 18" height shrubs:			24	
Min. 30" height shrubs:			177	
Total Shrubs Provided:			201	
Total Shrubs Required (0.78 AC X 96 IN/AC):			75	

NOTES:
1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
3. ALL LANDSCAPING AND SOD TO BE IRRIGATED. ALL AREAS NOT NOTED TO BE SODDED.

BLOCK B LEGEND
- STANDARD BENCH, STYLE TBD
- BICYCLE RACK, STYLE TBD
- PLANT CALLOUT (QTY / XXX)
- PLANT CALLOUT - SPECIMEN TREE REPLACEMENT (QTY / XXX / R)
- SIGHT TRIANGLE EASEMENT 200' SIGHT DISTANCE

0 40 80 120
SCALE: 1"= 40'

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KISER VOGRIN DESIGN

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LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 302 AGRICULTURE
04.18.2017

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	KMR
2	ONE STOP SUBMITTAL	12/20/16	KMR
3	DD 30% SUBMITTAL	03/03/17	KMR
4	DD SUBMITTAL	03/23/17	KMR
5	ONE STOP SUBMITTAL	04/18/17	KMR

DESIGNED BY: KMR
DRAWN BY: KMR
CHECKED BY: GMV
DATE: 11/07/2016
KVD PROJECT NO. 16103

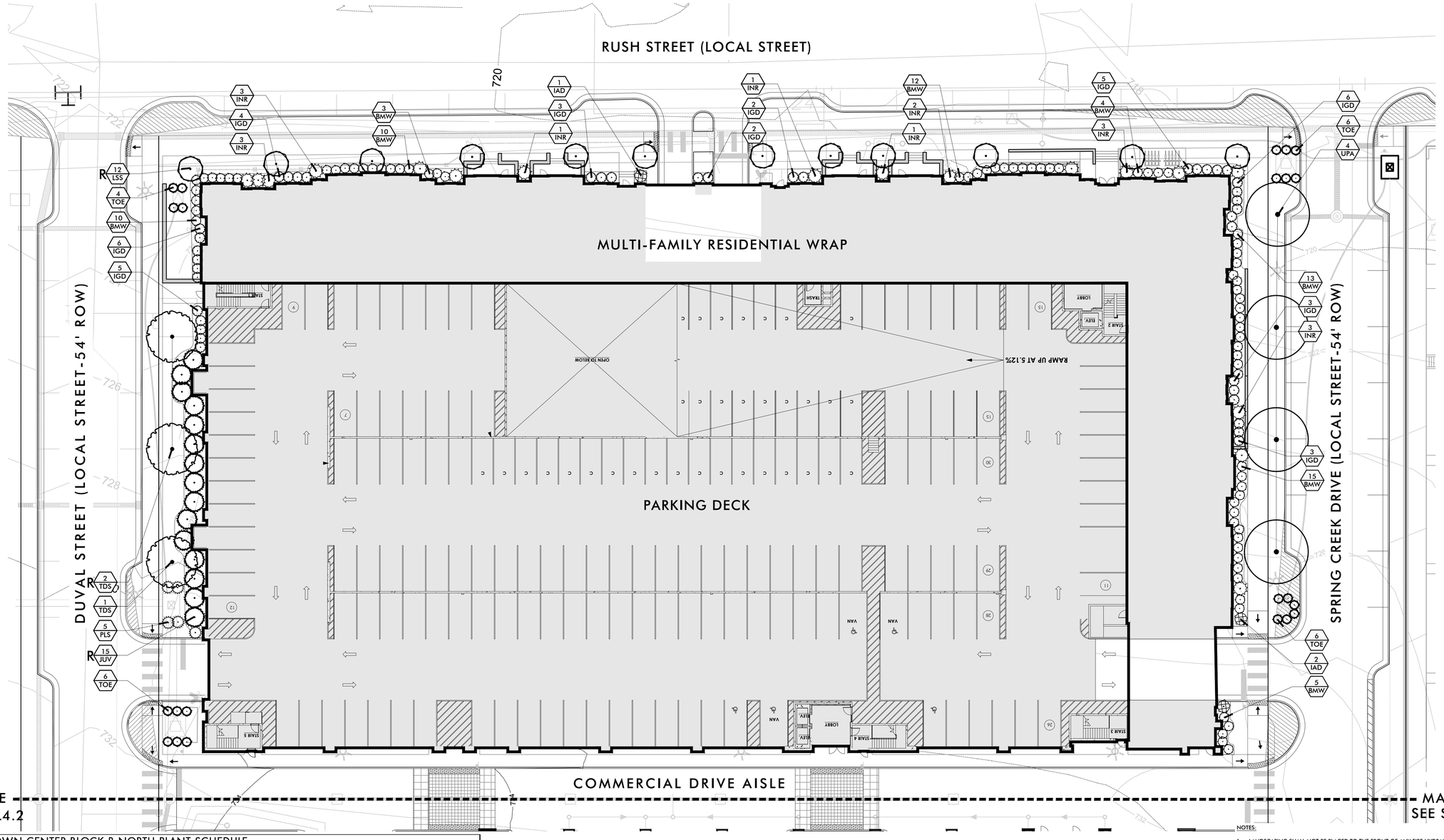
OVERALL LANDSCAPE PLAN

SHEET NUMBER L4.0

UDF #6307

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L4.1 MCEWEN TOWN CENTER BLOCK B NORTH PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
CANOPY TREES					
TDS	1	*Taxodium distichum 'Shawnee Brave'*	Shawnee Brave Bald Cypress	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
UPA	4	*Ulmus parvifolia 'Allee'*	Allee Elm	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
EVERGREEN SHRUBS					
BMW	75	*Buxus microphylla 'Wintergreen'*	Wintergreen Boxwood	5 gal	36" o.c.
IAD	3	*Ilex aquipernyi 'Dragon Lady'*	Dragon Lady Holly	6-8' Ht. Min.	Columnar, Install per plan
IGD	39	*Ilex glabra 'Densa'*	Dense Inkberry Holly	5 gal	36" o.c.
INR	17	*Ilex x 'Nellie R Stevens'*	Nellie Stevens Holly	6' Ht. Min	36" o.c.
PLS	5	*Prunus laurocerasus 'Schipkaensis'*	Schipka Laurel	5 gal	48" Ht. Min., Screen Utilities
TOE	22	*Thuja occidentalis 'Emerald'*	Emerald Arborvitae	10-12' Ht. Min.	Screen Utilities

L4.1 MCEWEN TOWN CENTER BLOCK B SPECIMEN TREE REPLACEMENT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
CANOPY TREES					
TDS	2	*Liquidambar styraciflua 'Slender Silhouette'*	Columnar Sweet Gum	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
LSS	12	*Quercus phellos 'Ascendor'*	Willow Oak	4" Cal/15 gal	Specimen, Street tree - Prune branches to 7' Min.
EVERGREEN TREES					
JUV	15	*Juniperus virginiana*	Eastern Red Cedar	10-12' Ht. Min.	Maintain 8' Spread, Screen Parking Garage

NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
3. ALL LANDSCAPING AND SOD TO BE IRRIGATED. ALL AREAS NOT NOTED TO BE SODDED.

BLOCK B LEGEND

- STANDARD BENCH, STYLE TBD
- BICYCLE RACK, STYLE TBD
- QTY / XXX — PLANT CALLOUT
- QTY / XXX R — PLANT CALLOUT - SPECIMEN TREE REPLACEMENT
- SIGHT TRIANGLE EASEMENT — 200' SIGHT DISTANCE

0 20 40 60

SCALE: 1"= 20'

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KISER VOGRIN DESIGN

MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GARY MICHAEL VOGRIN — REGISTERED — AGRICULTURE — LANDSCAPE ARCHITECT — TENNESSEE NO. 283
04.18.2017

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DESIGNED BY: KMR/CDG
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ENLARGED LANDSCAPE PLAN 5

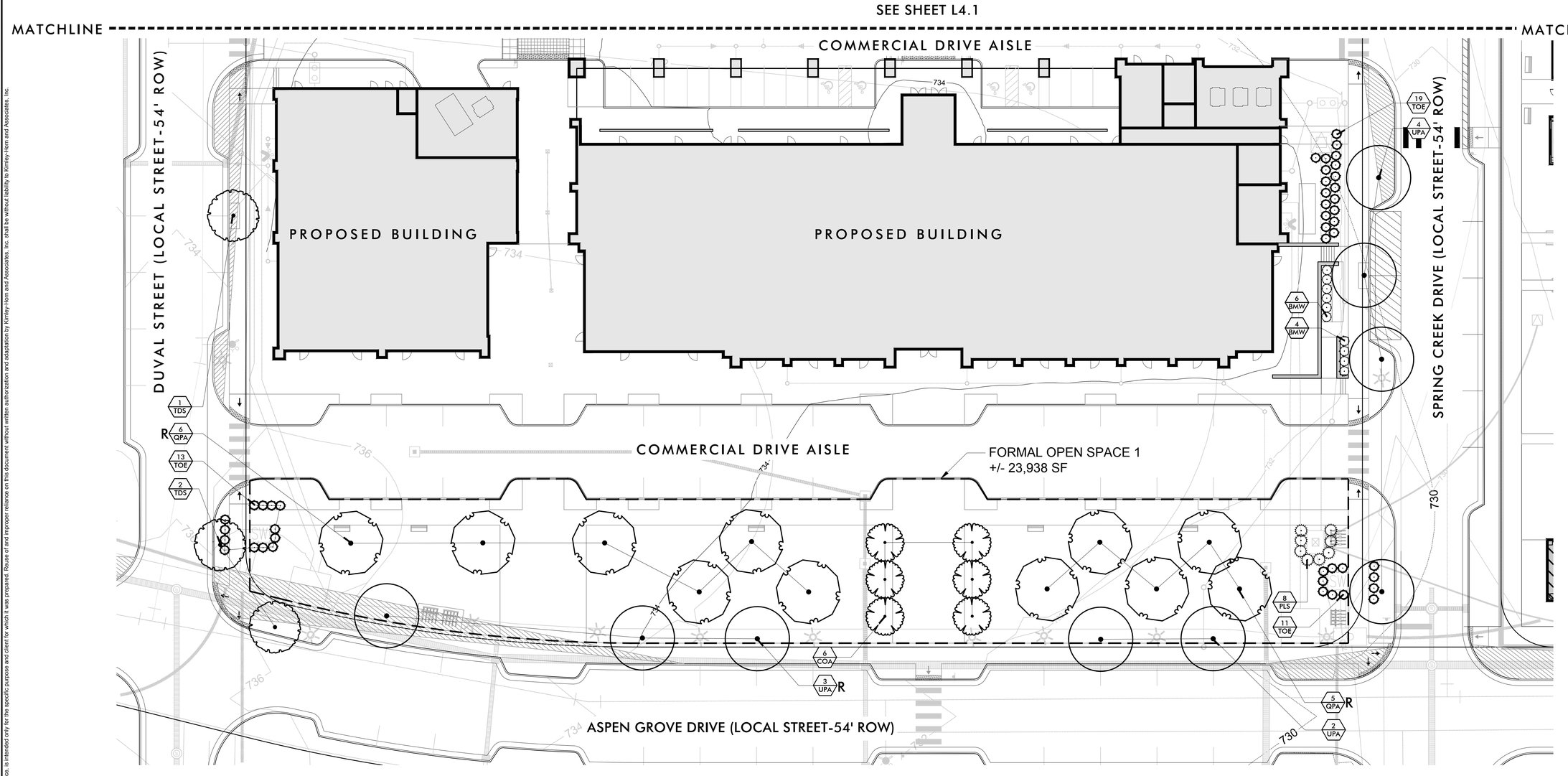
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L4.2 MCEWEN TOWN CENTER BLOCK B SOUTH PLANT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
CANOPY TREES					
TDS	3	*Taxodium distichum 'Shawnee Brave'*	Shawnee Brave Bald Cypress	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
UPA	6	*Ulmus parvifolia 'Allee'*	Allee Elm	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.
UNDERSTORY TREES					
COA	6	*Cotinus obovatus*	American Smoke Tree	3" Cal/15 gal	Specimen
EVERGREEN SHRUBS					
BMW	10	*Buxus microphylla `Wintergreen`*	Wintergreen Boxwood	5 gal	36" o.c.
PLS	8	*Prunus laurocerasus `Schipkaensis`*	Schipka Laurel	5 gal	48" Ht. Min., Screen Utilities
TOE	43	*Thuja occidentalis 'Emerald'*	Emerald Arborvitae	10-12' Ht. Min.	Screen Utilities

L4.2 MCEWEN TOWN CENTER BLOCK B SOUTH SPECIMEN TREE REPLACEMENT SCHEDULE

ABBR.	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT/SPR/CONT	NOTES
CANOPY TREES					
QPA	11	*Quercus phellos 'Ascendor'*	Willow Oak	4" Cal/15 gal	Specimen, Street tree - Prune branches to 7' Min.
UPA	3	*Ulmus parvifolia 'Allee'*	Allee Elm	4" Cal/B&B	Specimen, Street tree - Prune branches to 7' Min.

NOTES:

1. LANDSCAPING SHALL NOT BE PLACED TO THE FRONT OF ANY FIRE HYDRANT OR WITHIN 3 FEET TO ANY OTHER SIDE OF A FIRE HYDRANT.
2. COMBUSTIBLE MULCH SHALL NOT BE APPLIED OR MAINTAINED WITHIN TWO FEET OF ANY BUILDING AROUND ENTIRE EXTERIOR PERIMETER, EXCEPT ONE AND TWO FAMILY DWELLINGS, BUILDINGS WITH EXTERIOR WALLS AND EXTERIOR WALL COVERINGS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
3. ALL LANDSCAPING AND SOD TO BE IRRIGATED. ALL AREAS NOT NOTED TO BE SODDED.

BLOCK B LEGEND

- STANDARD BENCH, STYLE TBD
- BICYCLE RACK, STYLE TBD
- PLANT CALLOUT (QTY / XXX)
- PLANT CALLOUT - SPECIMEN TREE REPLACEMENT (QTY / XXX / R)
- SIGHT TRIANGLE EASEMENT — 200' SIGHT DISTANCE

0 20 40 60

SCALE: 1"= 20'

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GARY MICHAEL VOGRIN — REGISTERED — AGRICULTURE — LANDSCAPE ARCHITECT — TENNESSEE NO. 383
04.18.2017

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1	PER CITY COMMENTS	12/01/16	KMR
2	ONE STOP SUBMITTAL	12/20/16	KMR
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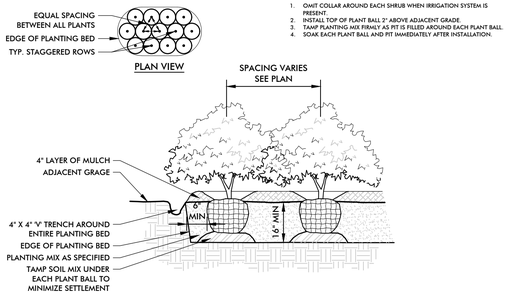
ENLARGED LANDSCAPE PLAN 5

SHEET NUMBER L4.2

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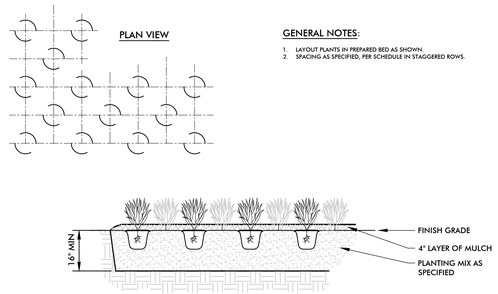


GENERAL NOTES:

1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

1 SHRUB PLANTING

3/4" = 1'-0" M-CO-06

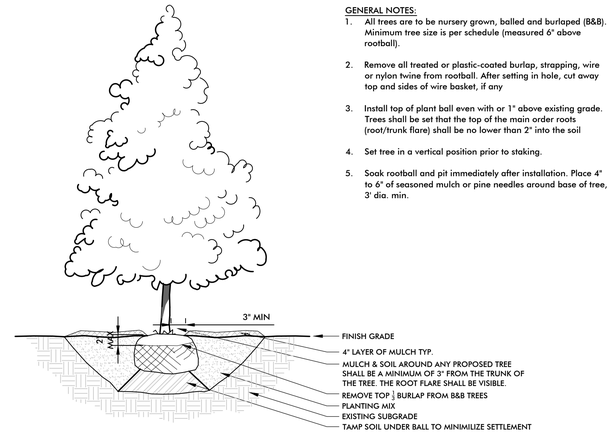


GENERAL NOTES:

1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.

2 GROUNDCOVER PLANTING

3/4" = 1'-0" M-CO-07

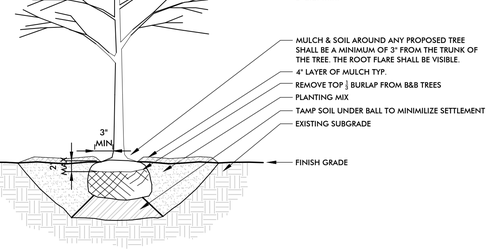


GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

3 EVERGREEN TREE PLANTING

3/4" = 1'-0" M-CO-08

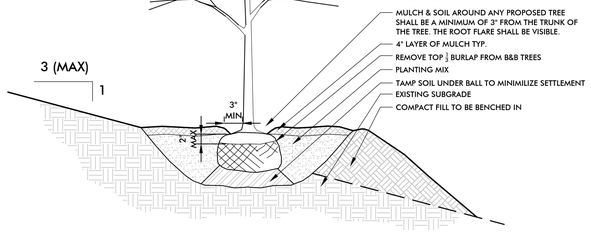


GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

4 SINGLE TRUNK TREE PLANTING

3/4" = 1'-0" M-CO-10



GENERAL NOTES:

1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

5 SINGLE TRUNK TREE PLANTING ON SLOPE

NTS M-CO-11

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LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329 AGRICULTURE
04.18.2017

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1	PER CITY COMMENTS	12/01/16	KMR
2	ONE STOP SUBMITTAL	12/20/16	KMR
3	DD 30% SUBMITTAL	03/03/17	KMR
4	DD SUBMITTAL	03/28/17	KMR
5	ONE STOP SUBMITTAL	04/18/17	KMR

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LANDSCAPE DETAILS

SHEET NUMBER L6.1

COF #8307

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IRRIGATION NOTES:

1. REDUCE IRRIGATION WATER NEEDS BY 50% BY UTILIZING AN IRRIGATION CONTROLLER, DRIP IRRIGATION AT AREAS OF APPLICABLE PLANT TYPES AND HIGH EFFICIENCY SPRAY-HEADS AT ALL OTHER LOCATIONS. SUBMIT ALL PRODUCT DATA WITH IRRIGATION LAY-OUT DRAWING FOR REVIEW.
2. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
4. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE RAINBIRD ESP, TORO TMC OR APPROVED EQUAL.
5. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 200 PVC.
6. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
7. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
8. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL 3MDBY/PT-ST SNAP-TITE WIRE CONNECTIONS OR EQUAL.
9. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
10. ALL VALVES SHALL BE LOCATED IN AMTEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
11. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

CITY OF FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARD. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK , CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - 2.1. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - 2.2. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
     1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
     2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
     3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - 2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
   - 2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - 2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - 2.6. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.
3. LAGERSTROEMIA X 'NATCHEZ' ON THIS PLAN IS CONSIDERED AS UNDERSTORY TREES AND SHALL NOT BE TOPPED, RACKED OR THE CROWN REMOVED IN ANY FASHION. IF THIS OCCURS THE EFFECTED PLANT SHALL BE REPLACED.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   - a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   - b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   - a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   - b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
   - c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED" .
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

PLANTING NOTES:

1. BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM & LAND TITLE SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES AND DATED 8/12/05 AND FROM AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY THE CITY OF FRANKLIN.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE PINE STRAW MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUANTITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATIVE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT.. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 13 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES:
THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, SHALL HAVE NO LIABILITY TO THE OWNER, FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.

ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

AZALEA, HYDRANGEA, RHODODENDRON AND YEW PLANTING SPECIFICATIONS

1. REMOVE ALL CLAY SUBSOIL FROM PLANTING BED. PLANTING BEDS MUST HAVE A MINIMUM TOP SOIL DEPTH OF 12".
2. A PERCOLATION TEST SHALL BE PERFORMED IN EACH PLANTING AREA. DIG A HOLE 12 INCHES DEEP AND FILL COMPLETELY WITH WATER. NOTE THE TIME OF DAY THAT THE HOLE WAS FILLED. WAIT 24 HOURS AND THEN CHECK THE WATER LEVEL IN THE HOLE. IF WATER IS STILL PRESENT IN THE HOLE, CONTACT LANDSCAPE ARCHITECT AS DRAINAGE FOR THIS AREA MAY NEED TO BE PROVIDED.
3. A SOIL TEST IS TO BE PERFORMED IN ORDER TO DETERMINE WHAT CHEMICALS/FERTILIZERS MAY NEED TO BE ADDED TO ENSURE SUCCESSFUL PLANT GROWTH.
4. IF THERE IS ANY QUESTION AS TO THE CHEMICAL SUITABILITY OF WATER TO BE USED FOR IRRIGATION PURPOSES, IT IS RECOMMENDED THAT A WATER QUALITY CHEMICAL ANALYSIS BE PERFORMED.
5. ALL TOPSOIL SHALL BE AMEND WITH PRO-MIX HP BIOSTIMULANT + MYCORRHIZAE GROWING MEDIUM PRIOR TO PLANTING.
   - 5.1. PRO-MIX PRODUCTS; 1.855.867.5407
6. ROTOTILL EXISTING SOIL TO A DEPTH OF 12" PRIOR TO ANY TOPSOIL PLACEMENT. PLACE PLANTING SOIL MIX IN ALL PLANT AND GROUNDCOVER BED AREAS. ROTOTILL SOIL MIX INTO THE EXISTING SOIL. REMOVE ROCKS OVER 1" DIAMETER. *PLANTING BED AREAS WITH EXISTING PLANT MATERIAL TO REMAIN SHALL NOT BE ROTOTILLED WITHIN THE TREE PROTECTION ZONE.
7. ENTIRE PLANT BED SHALL BE TILLED TO MINIMUM DEPTH OF 12"
8. ENSURE THAT PLANTING HOLES DO NOT HOLD WATER, (INADEQUATE PLANT BED DRAINAGE WILL LEAD TO PLANT DECLINE)
9. ALL PLANTS SHALL BE PLANTED A MINIMUM OF 2" ABOVE GRADE.
10. BACKFILL ALL PLANTING HOLES WITH A MIX OF SPECIFIED GROWING MEDIUM AND TILLED TOPSOIL
11. WATER ALL PLANTS WITH FERTILIZER MIX OF:
    - SUPERTHRIVE ROOTING STIMULANT - AS PER MANUFACTURERS RECOMMENDATIONS
      - VITAMIN INSTITURE; 1.800.441.8482
    - MONTYS PLANT FOOD: ALL PURPOSE GROWTH - AS PER MANUFACTURERS RECOMMENDATIONS
      - MONTYS PLANT & SOIL PRODUCTS; 1.800.978.6342

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXCESS TOPSOIL FROM TOP OF ROOTBALL IN ORDER TO EXPOSE TRUNK FLARE AND MAIN ORDER ROOTS. FAILURE TO REMOVE EXCESS TOPSOIL WILL RESULT IN PLANT MATERIAL BEING REJECTED AT FINAL INSPECTION. PLANT MATERIAL WITH EXCESS TOPSOIL PLACED ON TOP OF THE ROOTBALL DURING INSTALLATION WILL BE REJECTED AT FINAL INSPECTION.

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KISER VOGRIN DESIGN

MCEWEN PLACE
P.U.D. SUBDIVISION - SECTION 3
LOT 302 (BLOCK B) SITE PLAN
BOYLE NASHVILLE, LLC
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GARY MICHAEL VOGRIN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
04.19.2017

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/01/16	KMR
2	ONE STOP SUBMITTAL	12/20/16	KMR
3	DD 30% SUBMITTAL	02/03/17	KMR
4	DD SUBMITTAL	03/23/17	KMR
5	ONE STOP SUBMITTAL	04/18/17	KMR

DESIGNED BY: KMR
DRAWN BY: KMR
CHECKED BY: GMV
DATE: 12/01/2016
KVD PROJECT NO. 16103

LANDSCAPE NOTES

SHEET NUMBER L6.2

COF #6307

EAST ELEVATION / FACING DUVALL STREET

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	9,335	
NET* WALL	6,704	
NET BRICK - MODULAR	1,521	22.7%
NET BRICK - LG FORMAT	905	13.5%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	752	11.2%
NET PRECAST CONCRETE	3,529	52.6%

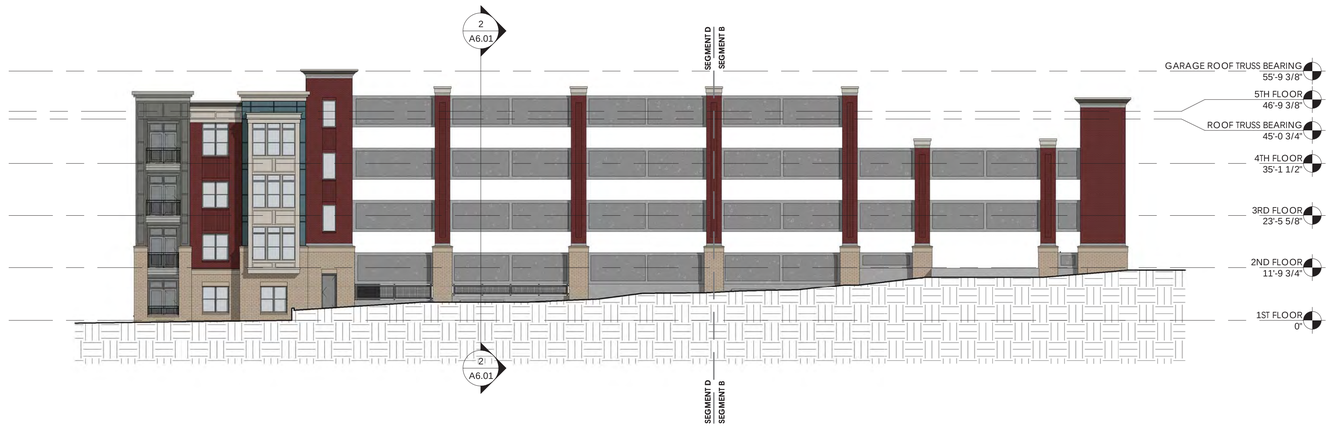
* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms

REV-05

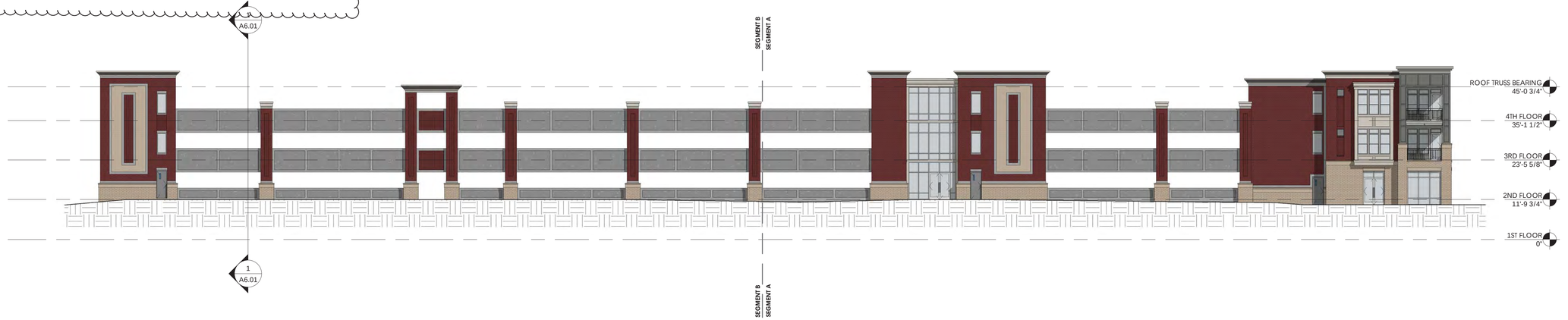
NORTH ELEVATION / FACING OFFICE BUILDING

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	12,146	
NET* WALL	8,663	
NET BRICK - MODULAR	3,331	38.5%
NET BRICK - LG FORMAT	1,037	12.0%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	342	3.9%
NET PRECAST CONCRETE	4,001	46.2%

* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms



2 EAST KEY ELEVATION - COLOR
1/16" = 1'-0"



1 NORTH KEY ELEVATION - COLOR
1/16" = 1'-0"

HOUSING STUDIO
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T: 704.333.7862 F: 980.237.3862

NWR - McEWEN BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE

FRANKLIN, TENNESSEE

HOUSING STUDIO REGISTERED ARCHITECTURAL CERT. NO. 5086 NORTH CAROLINA CHARLOTTE, NC

NOT FOR CONSTRUCTION

Project Number: 1616
Issue Date: 03/20/2017
Issued For:

REV-05 18 APRIL 2017

NORTH & EAST KEY ELEVATIONS - COLOR

A5.07

WEST ELEVATION / FACING SPRING CREEK DRIVE

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	10,626	
NET* WALL	7,264	
NET BRICK - MODULAR	1,242	17.1%
NET BRICK - LG FORMAT	2,231	30.7%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	3,800	52.3%
NET PRECAST CONCRETE	0	

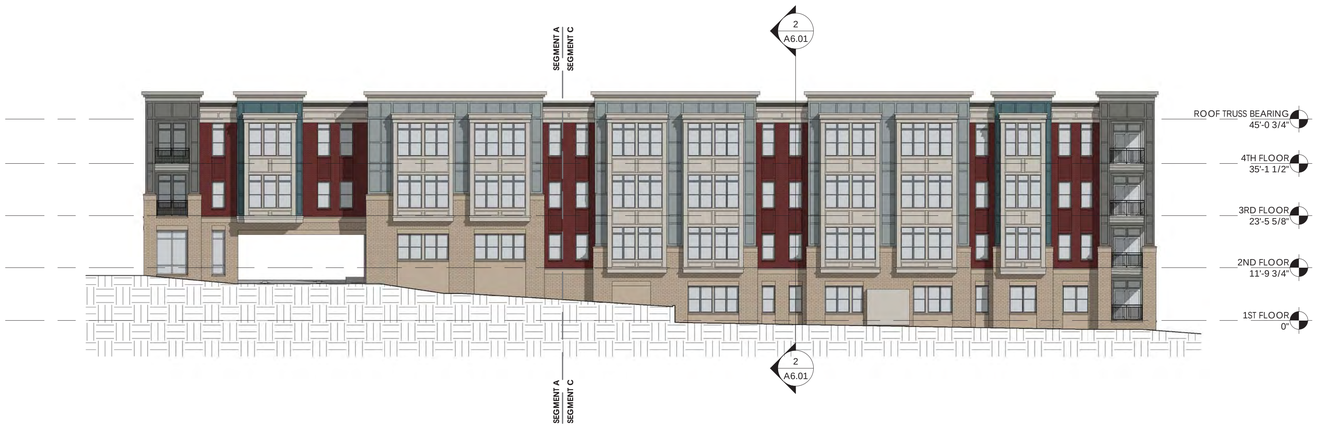
* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms

REV-05

SOUTH ELEVATION / FACING OFFICE BUILDING

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	20,145	
NET* WALL	13,790	
NET BRICK - MODULAR	3,670	26.6%
NET BRICK - LG FORMAT	3,688	26.7%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	6,329	45.9%
NET PRECAST CONCRETE	0	

* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms



2 WEST KEY ELEVATION - COLOR
1/16" = 1'-0"



1 SOUTH KEY ELEVATION - COLOR
1/16" = 1'-0"

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FRANKLIN, TENNESSEE

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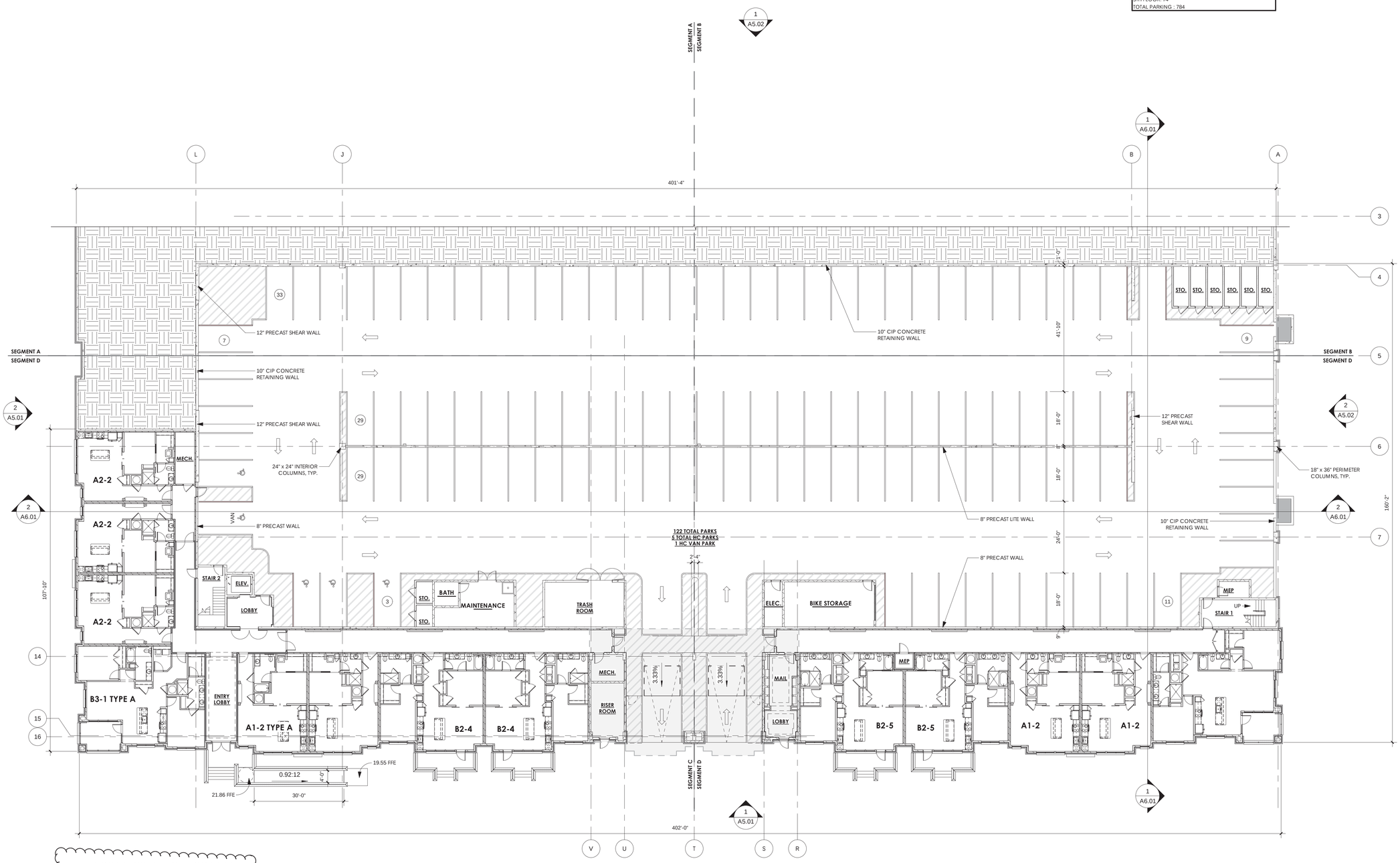
SOUTH & WEST KEY ELEVATIONS - COLOR

A5.08

BLOCK B - PARKING SCHEDULE

FLOOR	TYPE	COUNT
1ST FLOOR	STANDARD	116
1ST FLOOR	HC - VAN	1
1ST FLOOR	HC	4
1ST FLOOR: 121		
2ND FLOOR	STANDARD	134
2ND FLOOR	HC - VAN	3
2ND FLOOR	HC	2
2ND FLOOR	COMPACT	21
2ND FLOOR: 160		
3RD FLOOR	STANDARD	155
3RD FLOOR	HC	5
3RD FLOOR	COMPACT	67
3RD FLOOR: 227		
4TH FLOOR	STANDARD	146
4TH FLOOR	HC	5
4TH FLOOR	COMPACT	51
4TH FLOOR: 202		
5TH FLOOR	STANDARD	56
5TH FLOOR	COMPACT	18
5TH FLOOR: 74		
TOTAL PARKING : 784		

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1 BLOCK B - OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"

REV-05

NWR - McEWEN BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE

FRANKLIN, TENNESSEE

HOUSING STUDIO ARCHITECTURAL CORP. REGISTERED ARCHITECTURAL CORPORATION CERT NO. 50863 NORTH CAROLINA CHARLOTTE

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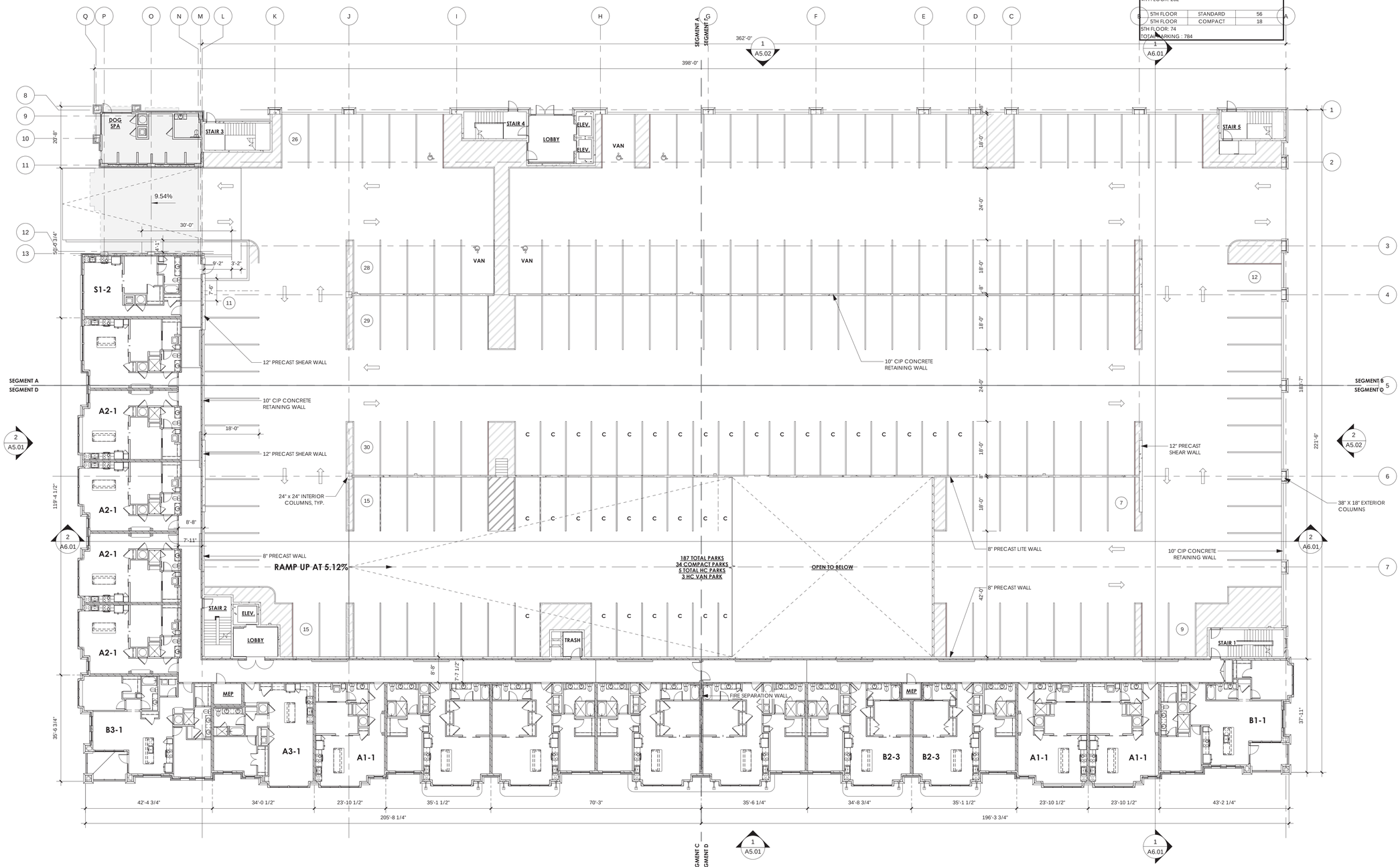
REV-05 18 APRIL 2017

BLOCK B - OVERALL 1ST FLOOR PLAN

A3.02

BLOCK B - PARKING SCHEDULE

FLOOR	TYPE	COUNT
1ST FLOOR	STANDARD	116
1ST FLOOR	HC - VAN	1
1ST FLOOR	HC	4
1ST FLOOR: 121		
2ND FLOOR	STANDARD	134
2ND FLOOR	HC - VAN	3
2ND FLOOR	HC	2
2ND FLOOR	COMPACT	21
2ND FLOOR: 160		
3RD FLOOR	STANDARD	155
3RD FLOOR	HC	5
3RD FLOOR	COMPACT	67
3RD FLOOR: 227		
4TH FLOOR	STANDARD	146
4TH FLOOR	HC	5
4TH FLOOR	COMPACT	51
4TH FLOOR: 202		
5TH FLOOR	STANDARD	56
5TH FLOOR	COMPACT	18
5TH FLOOR: 74		
TOTAL PARKING : 784		



1 BLOCK B - OVERALL 2ND FLOOR PLAN
1/16" = 1'-0"

REV-05

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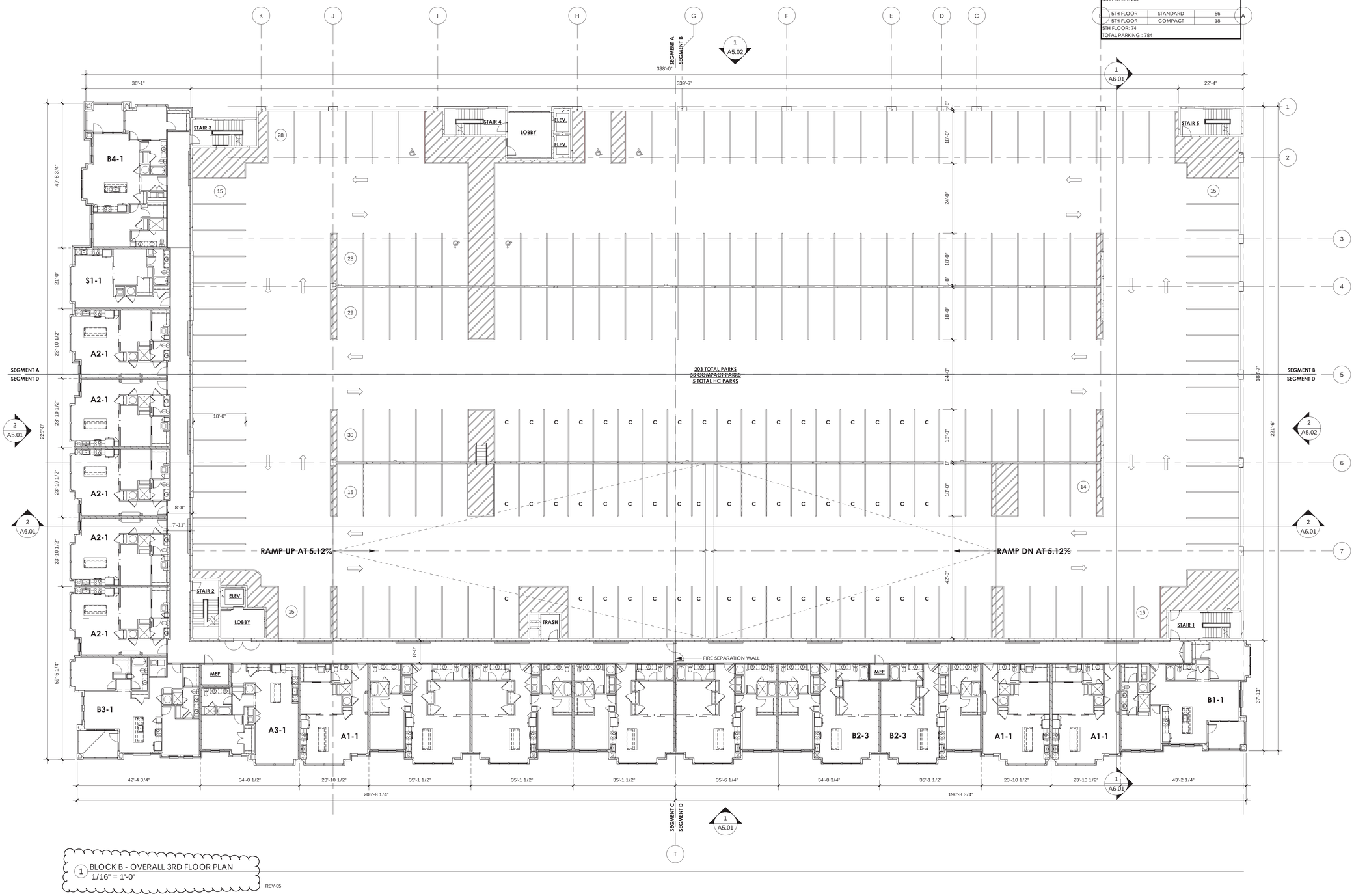
REV-05 18 APRIL 2017

BLOCK B - OVERALL 2ND FLOOR PLAN

A3.03

BLOCK B - PARKING SCHEDULE

FLOOR	TYPE	COUNT
1ST FLOOR	STANDARD	116
1ST FLOOR	HC - VAN	1
1ST FLOOR	HC	4
1ST FLOOR: 121		
2ND FLOOR	STANDARD	134
2ND FLOOR	HC - VAN	3
2ND FLOOR	HC	2
2ND FLOOR	COMPACT	21
2ND FLOOR: 160		
3RD FLOOR	STANDARD	155
3RD FLOOR	HC	5
3RD FLOOR	COMPACT	67
3RD FLOOR: 227		
4TH FLOOR	STANDARD	146
4TH FLOOR	HC	5
4TH FLOOR	COMPACT	51
4TH FLOOR: 202		
5TH FLOOR	STANDARD	56
5TH FLOOR	COMPACT	18
5TH FLOOR: 74		
TOTAL PARKING : 784		



1 BLOCK B - OVERALL 3RD FLOOR PLAN
1/16" = 1'-0"

REV-05

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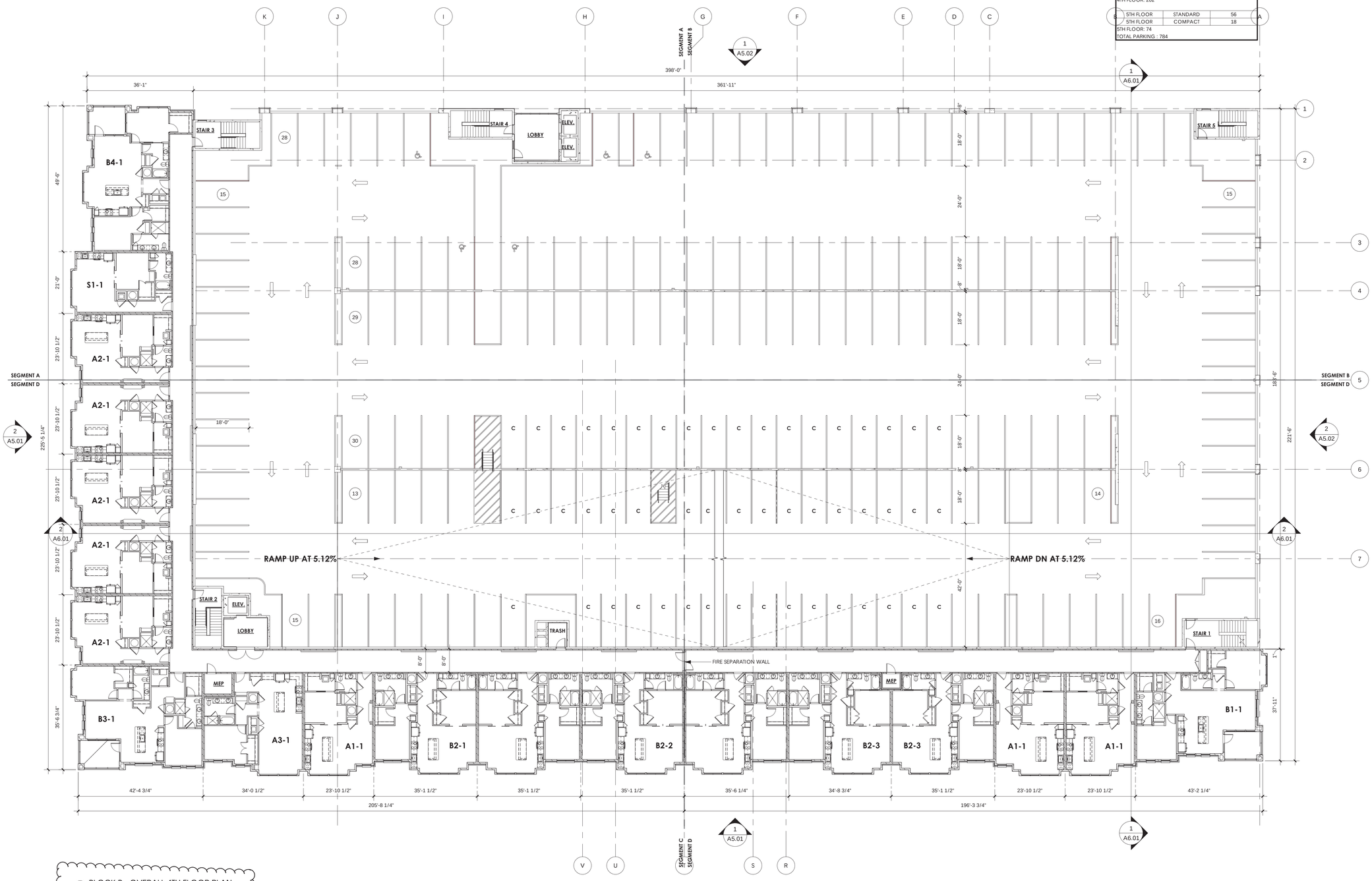
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BLOCK B - OVERALL 3RD FLOOR PLAN

A3.04

BLOCK B - PARKING SCHEDULE

FLOOR	TYPE	COUNT
1ST FLOOR	STANDARD	116
1ST FLOOR	HC - VAN	1
1ST FLOOR	HC	4
1ST FLOOR: 121		
2ND FLOOR	STANDARD	134
2ND FLOOR	HC - VAN	3
2ND FLOOR	HC	2
2ND FLOOR	COMPACT	21
2ND FLOOR: 160		
3RD FLOOR	STANDARD	155
3RD FLOOR	HC	5
3RD FLOOR	COMPACT	67
3RD FLOOR: 227		
4TH FLOOR	STANDARD	146
4TH FLOOR	HC	5
4TH FLOOR	COMPACT	51
4TH FLOOR: 202		
5TH FLOOR	STANDARD	56
5TH FLOOR	COMPACT	18
5TH FLOOR: 74		
TOTAL PARKING : 784		



1 BLOCK B - OVERALL 4TH FLOOR PLAN
1/16" = 1'-0"

REV-05

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BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE
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HOUSING STUDIO ARCHITECTURAL CORP. CERT.NO. 50863 NORTH CAROLINA CHARLOTTE, NC

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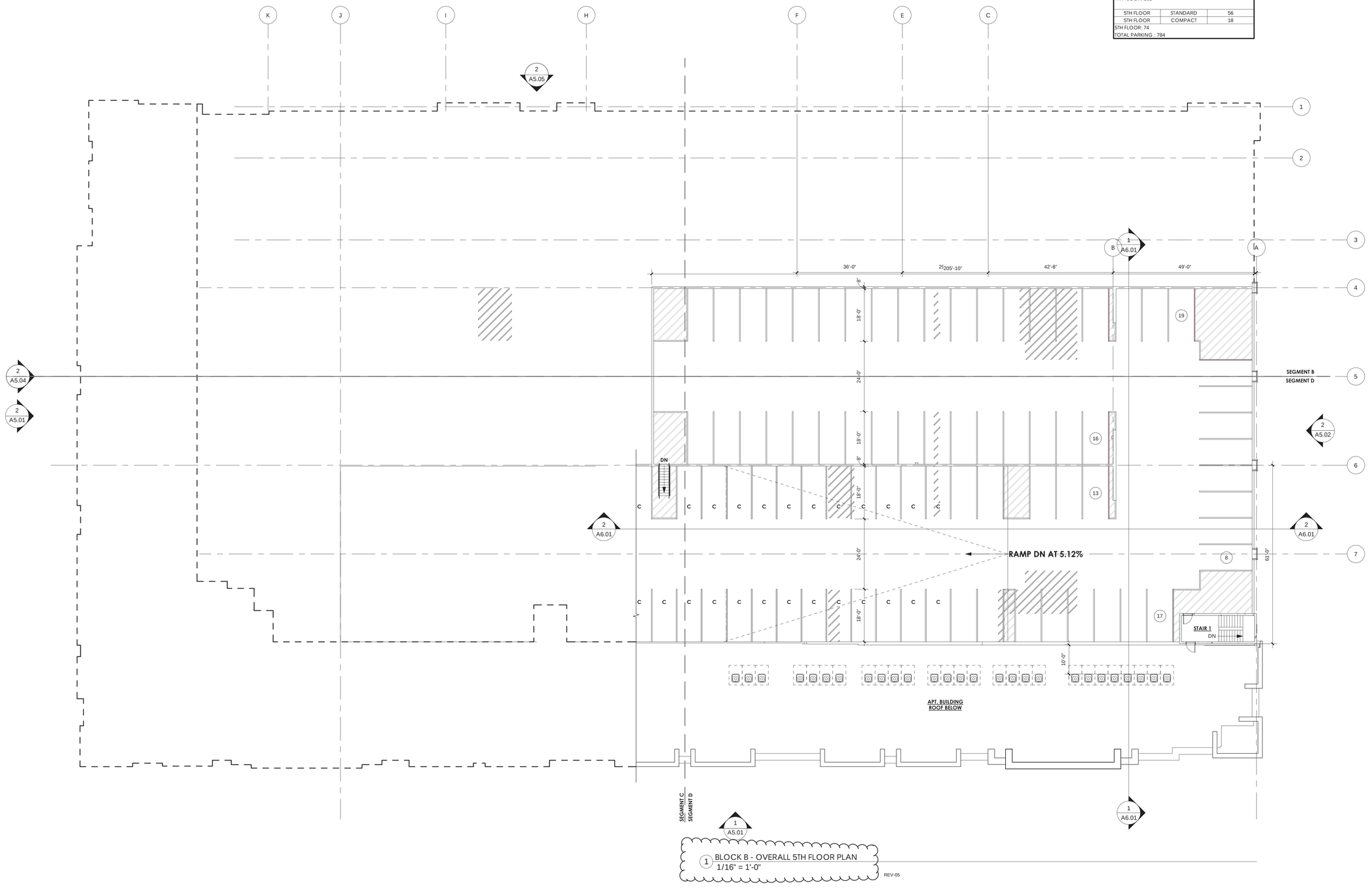
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BLOCK B - OVERALL 4TH FLOOR PLAN

A3.05

BLOCK B - PARKING SCHEDULE

FLOOR	TYPE	COUNT
1ST FLOOR	STANDARD	116
1ST FLOOR	HC - VAN	1
1ST FLOOR	HC	4
1ST FLOOR: 121		
2ND FLOOR	STANDARD	134
2ND FLOOR	HC - VAN	3
2ND FLOOR	HC	2
2ND FLOOR	COMPACT	21
2ND FLOOR: 160		
3RD FLOOR	STANDARD	155
3RD FLOOR	HC	5
3RD FLOOR	COMPACT	67
3RD FLOOR: 227		
4TH FLOOR	STANDARD	146
4TH FLOOR	HC	5
4TH FLOOR	COMPACT	51
4TH FLOOR: 202		
5TH FLOOR	STANDARD	56
5TH FLOOR	COMPACT	18
5TH FLOOR: 74		
TOTAL PARKING : 784		



1 BLOCK B - OVERALL 5TH FLOOR PLAN
1/16" = 1'-0"

REV-05

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 980.237.3862

NWR - McEWEN BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE

FRANKLIN, TENNESSEE

HOUSING STUDIO
REGISTERED ARCHITECTURAL CORP.
CERT NO. 50863
NORTH CAROLINA
CHARLOTTE, NC

NOT FOR CONSTRUCTION

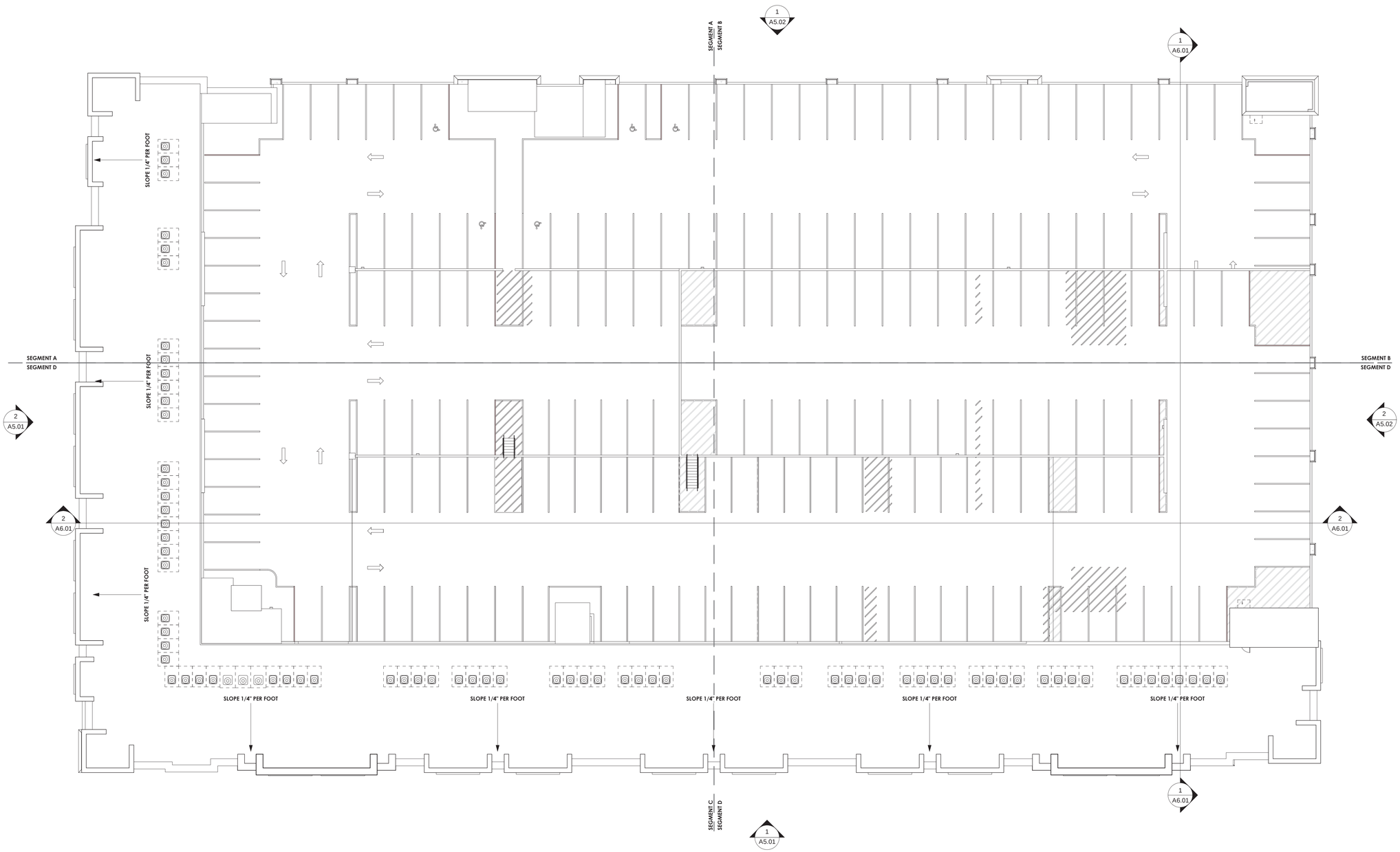
Project Number: 1616
Issue Date: 03/20/2017
Issued For:

REV-05 18 APRIL 2017

BLOCK B - OVERALL 5TH FLOOR PLAN

A3.06

HOUSING STUDIO
333 West Trade Street, Suite 300
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1 BLOCK B - OVERALL ROOF PLAN
1/16" = 1'-0"

REV-05

NWR - McEWEN BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE

FRANKLIN, TENNESSEE

HOUSING STUDIO, REGISTERED ARCHITECTURAL CORP. CERT. NO 5086 NORTH CAROLINA CHARLOTTE, NC

NOT FOR CONSTRUCTION

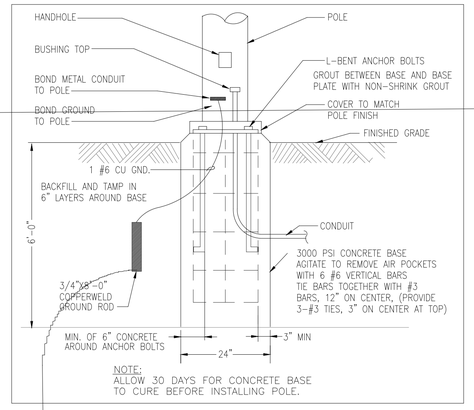
Project Number: 1616
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REV-05 18 APRIL 2017

BLOCK B - OVERALL ROOF PLAN

A3.07

NORTHWOOD RAVIN



2 POLE MOUNTING DETAIL
SCALE: N.T.S.

GENERAL NOTES

1. LIGHTING CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES (FC) AT GRADE LEVEL WITHOUT ANY CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
2. CALCULATIONS PROVIDED HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PHILLIPS GRADICK IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.
3. THESE CALCULATIONS DO NOT INLCUDE BUILDING FACADE LIGHTING OR BUILDING EGRESS LIGHTING.

SITE LIGHTING DATA

DEVELOPMENT STANDARD: CONVENTIONAL
DISTRICT: 9TH CIVIL DISTRICT
HEIGHT OF PROPOSED BUILDING: N/A (REFER TO PLAN)
POLE HEIGHT: AS PER SCHEDULE BELOW.
POLE/FIXTURE COLOR: BLACK.
COLOR OF LIGHT: 4000K

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

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Mounting Height	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF
▭ □	A	9	Visionaire Lighting LLC	VMX-1-T5W-96LC-7-4K-UNV	31-1/2 in.L. X 15 in.W. X 11-3/4 in.H. LED LUMINAIRE	25'-0"	(96) 4000K LEDs	1	VMX-1_T5W_96LC_7_4K.IES	N.A.	0.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min
Block B Parking Deck	+	1.04 fc	3.1 fc	0.2 fc	15.5:1
Block B Parking	+	1.5 fc	5.3 fc	0.5 fc	10.6:1

1 BLOCK B – SITE LIGHT PHOTOMETRIC PLAN
SCALE: 1" = 35'-0"

HOUSING STUDIO
333 West Trade Street, Suite 300
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T: 704.333.7862 F: 704.343.9380

Phillips Gradick Engineering, P.C.
2320 W. Morehead Street
Suite 200
Charlotte, NC 28208
Telephone: 704.900.5838
Fax: 704.842.3807

McEWEN PLACE PUD SUBDIVISION
SITE PLAN, SECTION 3, LOT 302 (BLOCK B)
COF PROJECT #6307
FRANKLIN, TN
12-1-16

MICHAEL C. COSTELLO REGISTERED ENGINEER STATE OF TENNESSEE LICENSE NO. 00110

11/8/2016

EP.1B

NORTHWOOD RAVIN

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McEWEN PLACE PUD SUBDIVISION
SITE PLAN, SECTION 3, LOT 302 (BLOCK B)
COF PROJECT #6307
FRANKLIN, TN
12-1-16

VMX LED

Project Name:	Catalog Number:	Type

Dimensional Drawings

Fixture	A	B	C	D	Max. Watts	Lbs
VMX-1	29"	10.75"	15.5"	4"	214	49

The new VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 32 to 96 LEDs. Seven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
VMX-1	Type I **(T1)** Type II **(T2)** Type III **(T3)** Type IV **(T4)** Type IV-A **(T4A)** Type V **(T5)** Type V-W **(T5W)**	# of LEDs 32 **(32LC)** 64 **(64LC)** 96 **(96LC)** *Not available in 1000mA	mA 350 **(3)** 530 **(5)** 700 **(7)** *1000 **(10)** *Not available in 96LC	3000K *Warm white **(3K)** 4000K *Neutral white **(4K)** 5000K *Cool white **(5K)**	120-277 *Universal voltage **(UNV)** 480* **(4)** 347* **(5)** *347V & 480V no available in 32LC 350mA	Arm Mount **(AM)** Wall Mount *Cast Wall Plate (SWP) to be ordered separately **(WM)** Round Pole Plate Adaptors (RPP) are to be ordered separately VMX DRILL DIAGRAM *UPMA to be ordered seperately	Bronze **(BZ)** Black **(BK)** Smooth Black **(SBK)** White **(WH)** Smooth White **(SWH)** Graphite **(GP)** Grey **(GY)** Silver Metallic **(SL)** Custom Color **(CC)**	Photocell & Receptacle Specify voltage **(PCR120) (PCR208) (PCR240) (PCR277)** Photo Receptacle **(PER)** *With shorting cap Round Pole Plate Adaptor For 3"Ø Pole **(RPP3)** For 4"Ø Pole **(RPP4)** For 5"Ø Pole **(RPP5)** Cast Wall Plate **(BAWP)** 0-10v Dimming Driver No Controls **(DIM)** Motion Sensor *Mounting height 8'-20' **(WSC-8)** For mounting height 15'-30' **(WSC-20)** For mounting height 20'-40' **(WSC-40)** 21-40' Mounting Height This option will require(1) FSIR 100 remote for programming Wireless Control Control Factory **(WC)** Universal Pole Mount Adaptor **(UPMA)** Cutoff Louver Shield **(CLS)**

For more detailed information on mounting, wiring or installation instructions, please consult factory if poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light™

POLES + BASES AREA

VMX LED

Heatsink
• Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
•Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management
• The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
• The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
• The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, III, IV, IV-A , V and V-W are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
• CRI values are 70 for 3000K, 70 for 4000K and 70 for 5000K.

Quali-Guard® Finish
• The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
• Finish is guaranteed for five (5) years.

Electrical Assembly
• The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
• 10 kV surge protector supplied as standard.
• Terminal block supplied as standard.

Warranty
• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
• Photocell & receptacle
• Photo receptacle
• Round pole plate adapter
• Cast Wall Plate
• 0-10v Dimming Driver
• Motion Sensor
• Wireless Control
• Universal Pole Mount Adaptor
• Cut-Off Louver Shield

Listings
• The VMX Series is cUL Listed
• IP65 Rated
• Powder Coated Tough
• DLC Listed

POWDER COATED TOUGH™ IP65 RATED c UL us LISTED lighting facts DLC

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. https://www.designlights.org/

VMX LUMEN DATA

Ambient temperature 25° C (77° F)

# LEDs	mA	Type I	B	U	G	Type II	B	U	G	Type III	B	U	G	Type IV	B	U	G	Type IV-A	B	U	G	Type V	B	U	G	Type V-W	B	U	G	Watts
32	350	5154	2	0	2	4557	1	0	2	4777	1	0	1	5141	1	0	1	5441	1	0	1	4950	2	0	1	4837	3	0	1	36
	530	7230	3	0	3	6417	2	0	2	6728	1	0	2	7240	1	0	1	6972	3	0	1	6812	3	0	1	55
	700	9150	3	0	3	8122	2	0	2	8516	1	0	2	9163	2	0	1	8824	3	0	1	8621	3	0	2	74
	1000	12774	3	0	3	11338	2	0	3	11887	2	0	2	11477	2	0	2	12792	2	0	2	12318	3	0	2	10335	4	0	2	115
64	350	9305	3	0	3	8277	2	0	2	8677	1	0	2	8378	2	0	2	9338	2	0	1	8992	3	0	1	8765	3	0	2	71
	530	13197	3	0	3	11714	2	0	3	12281	2	0	2	11857	2	0	2	13216	2	0	2	12726	3	0	2	12434	4	0	2	109
	700	16756	4	0	4	14873	3	0	3	15592	2	0	3	15054	3	0	3	16780	2	0	2	16158	4	0	2	15786	4	0	2	145
	1000	22002	4	0	4	19529	3	0	4	20474	3	0	3	19766	3	0	3	22034	3	0	2	21217	4	0	2	20729	5	0	3	228
96	350	13649	3	0	3	12115	3	0	3	12701	2	0	2	12262	2	0	2	13666	2	0	2	13162	3	0	2	12859	4	0	2	102
	530	19678	4	0	4	17377	3	0	3	18218	2	0	3	17589	3	0	3	19606	3	0	2	18879	4	0	2	18445	4	0	2	163
	700	23043	4	0	4	20719	3	0	4	21722	3	0	3	20972	3	0	3	23376	3	0	3	22542	4	0	2	21992	5	0	3	214

Visit www.visionairelighting.com for up-to-the-minute chart information, including types not listed here.
*For 4000K multiply values by 0.95 *For 3000K multiply values by 0.90

EPA Data						
	0.75	1.47	1.5	2.22	2.1	2.22

19645 Rancho Way Rancho Dominguez, CA 90220
Tel: (310) 512-6480 Fax: (310) 512-6486
www.visionairelighting.com

SNTS

Project Name:	Catalog Number:	Type

Specifications

Square Non Tapered Steel Pole

Pole Shaft
• ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.

Base Plate
• Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
• Base templates provided with order. Do not pre-pour.

Base Cover
• Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.

Pole Cap
• Color-impregnated polymer snap-to-close pole cap provided in black.

Finish
• All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).

Anchor Bolts
• Poles are provided with hot-dip galvanized anchor bolts, with a "J" bend on one end and two flat hex bolts end and two flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1554 grade 36 and are provided.

POLES + BASES

Model	Shaft Size	Gauge	Height	Base	Anchorage	Mounting	Finish	Options
SNTS	4" x 4" **(4S)**	11 **(11)** 7 **(7)**	10' 12' 14' 16' 18' 20' 22' **25'** 28'	9" Base *9-3/16" BC **(9BC)** 12" Base *12¼" BC **(12BC)**	¾" × 30" **(343)** 1" × 36" **(136)**	Bolt-On Arm Single **(S1)** D180 **(D2)** D90 **(D9)** T90 **(T9)** Quad **(QD)** Tenon Options 1½" NPT **(T11/2NPT)** 2½" **(T238R)** 3" **(T3R)**	Bronze **(BZ)** Black **(BK)** White **(WH)** Tennis Green **(GN)** Forest Green **(FG)** Grey **(GY)** Silver Metallic **(SL)** Graphite **(GP)** Custom Color **(CC)** Galvanized *No paint **(GAL)**	GFI Receptacle *Standard location is in hand hole **(GFI)** Coupling *Specify size and location **(CUP)** Custom Bolt Circle *Consult factory **(CBC)** Rust-Inhibiting Internal Coating & Primer **(RCR)**
	5" x 5" **(5S)**	11 **(11)** 7 **(7)**	20' 22' 25' 28' 30'	12" Base *12¼" BC **(12BC)**	1" × 36" **(136)**			
	6" x 6" **(6S)**	7 **(7)**	28' 30' 35'	12" Base *12¼" BC **(12BC)** Custom Base *Consult factory **(CB)** Direct Burial *Specify below-grade length in the form of: Direct Burial **(DB-__)** NOTE: CUP and/or HHC Options required.	1" × 36" **(136)**			Direct Burial Coupling *Specify Size and Location as CUP_S-x_L-yy "x" = 1 for 1st, or N for no "yy" = feet from bottom of pole **(CUP_S-__L-__)** Hand Hole *Specify cover and location as HHC_C-x_L-yy "xx" = Y for yes, or N for no "yy" = feet from bottom of pole **(HHC_C-__L-__)**

For more detailed information on mounting, wiring or installation instructions, please consult factory if poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light™

POLES + BASES

SNTS

Pole EPA for Square Non Tapered Steel Poles

Pole Height	Maximum Allowable EPA (ft²) with 1.3 gust factor) 80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
10'	20.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq x ¾"	9-3/16"	¾" x 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11	9"sq x ¾"	9-3/16"	¾" x 30"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11	9"sq x ¾"	9-3/16"	¾" x 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11	9"sq x ¾"	9-3/16"	¾" x 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11	9"sq x ¾"	9-3/16"	¾" x 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4"	11	9"sq x ¾"	9-3/16"	¾" x 30"
20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq x ¾"	9-3/16"	¾" x 30"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11	12"sq x 1"	12-3/4"	1" x 36"
20'	27.4	22.1	16.7	13.2	8.3	6.0	3.9	5"	7	12"sq x 1"	12-3/4"	1" x 36"
22'	6.3	3.7	1.9	1.3	-	-	-	4"	11	12"sq x 1"	12-3/4"	1" x 36"
22'	11.8	8.0	5.4	3.5	2.3	2.0	-	4"	7	12"sq x 1"	12-3/4"	1" x 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
22'	21.4	15.4	11.1	6.9	5.0	4.3	2.3	5"	7	12"sq x 1"	12-3/4"	1" x 36"
25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq x 1"	12-3/4"	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7	12"sq x 1"	12-3/4"	1" x 36"
25'	10.2	6.6	4.0	1.6	-	-	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
25'	18.8	13.0	9.5	4.8	3.7	2.7	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7	12"sq x 1"	12-3/4"	1" x 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7	12"sq x 1"	12-3/4"	1" x 36"
30'	5.0	2.2	-	-	-	-	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7	12"sq x 1"	12-3/4"	1" x 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7	12"sq x 1"	12-3/4"	1" x 36"

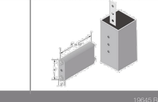
For Direct Burial EPA, consult factory

• CAUTION: If any additional stress such as flags, banners, streamers, ropes, or any other such items are added to poles, Visionaire Lighting's normal product guarantee is null and void. Additionally, adding such items to any pole may create severely hazardous conditions. Poles are calculated to withstand steady wind velocities of between 70 and 100 mph wind zones with a 1.3 gust factor depending on height, wall thickness, and width/ diameter. For an exact rating on a specific order, contact Visionaire directly.

2 × 4 BOA Drill Pattern



2 × 6 BOA Drill Pattern



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Tel: (310) 512-6480 Fax: (310) 512-6486
www.visionairelighting.com

MICHAEL C. COSTELLO
REGISTERED ENGINEER
LICENSE NO. 001104
COMMERCIAL
STATE OF TENNESSEE

11/8/2016

EP.2B

EAST ELEVATION / FACING DUVALL STREET

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	9,335	
NET* WALL	6,704	
NET BRICK - MODULAR	1,521	22.7%
NET BRICK - LG FORMAT	905	13.5%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	752	11.2%
NET PRECAST CONCRETE	3,529	52.6%

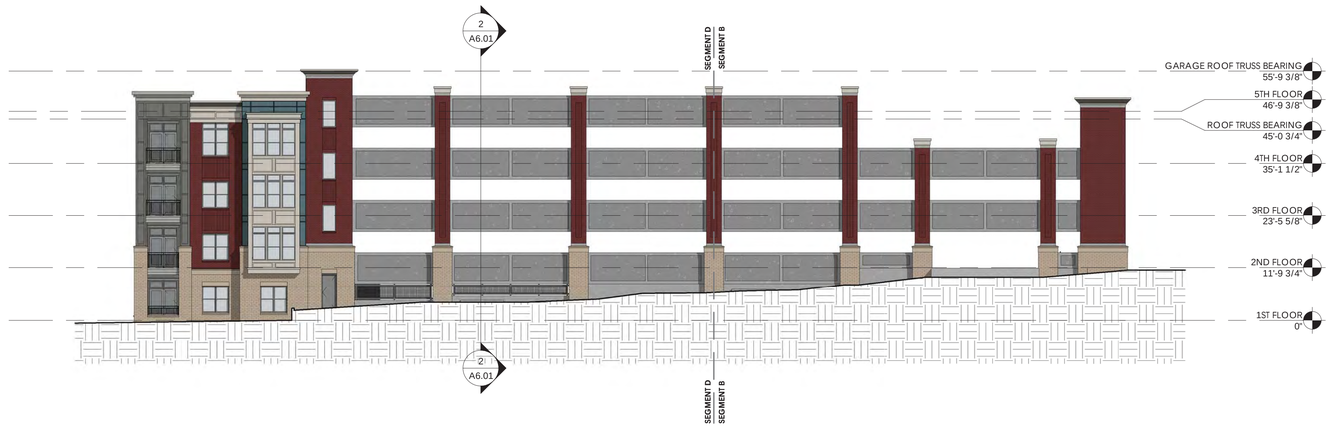
* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms

REV-05

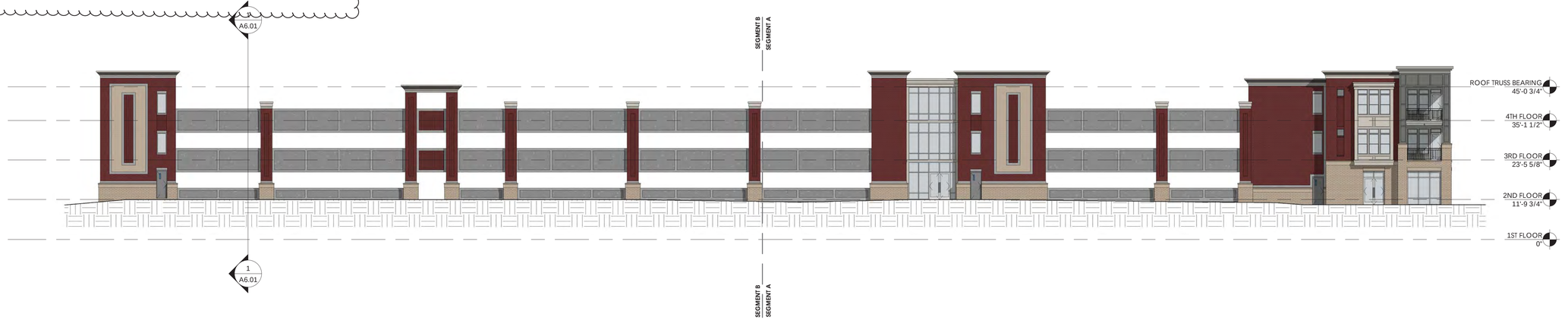
NORTH ELEVATION / FACING OFFICE BUILDING

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	12,146	
NET* WALL	8,663	
NET BRICK - MODULAR	3,331	38.5%
NET BRICK - LG FORMAT	1,037	12.0%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	342	3.9%
NET PRECAST CONCRETE	4,001	46.2%

* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms



2 EAST KEY ELEVATION - COLOR
1/16" = 1'-0"



1 NORTH KEY ELEVATION - COLOR
1/16" = 1'-0"

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 980.237.3862

NWR - McEWEN BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE

FRANKLIN, TENNESSEE

HOUSING STUDIO REGISTERED ARCHITECTURAL CERT. NO. 5086 NORTH CAROLINA CHARLOTTE, NC

NOT FOR CONSTRUCTION

Project Number: 1616
Issue Date: 03/20/2017
Issued For:

REV-05 18 APRIL 2017

NORTH & EAST KEY ELEVATIONS - COLOR

A5.07

WEST ELEVATION / FACING SPRING CREEK DRIVE

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	10,626	
NET* WALL	7,264	
NET BRICK - MODULAR	1,242	17.1%
NET BRICK - LG FORMAT	2,231	30.7%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	3,800	52.3%
NET PRECAST CONCRETE	0	

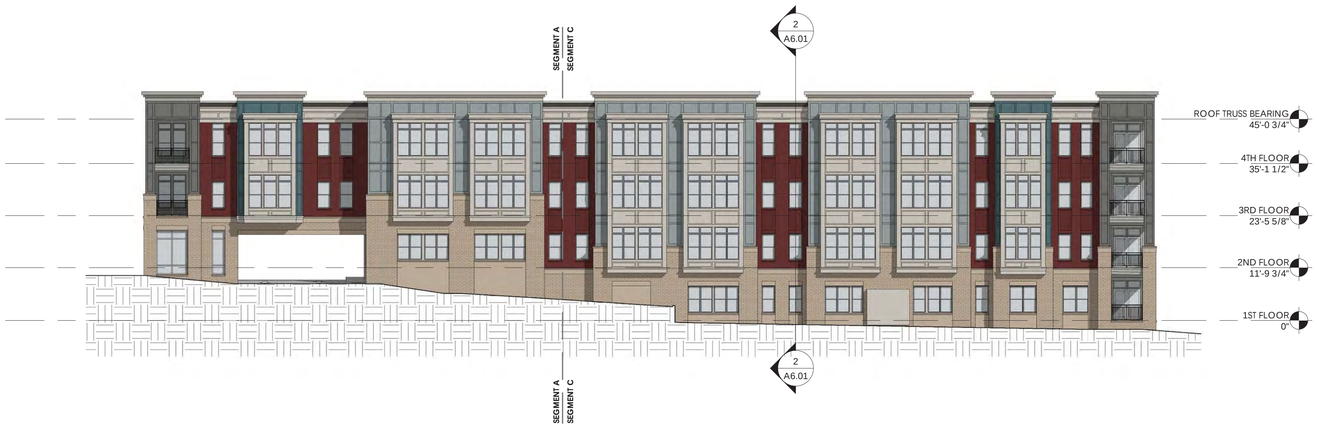
* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms

REV-05

SOUTH ELEVATION / FACING OFFICE BUILDING

MATERIALS	SURFACE AREA - SF	% OF NET
GROSS WALL	20,145	
NET* WALL	13,790	
NET BRICK - MODULAR	3,670	26.6%
NET BRICK - LG FORMAT	3,688	26.7%
NET METAL PANEL	0	
NET FIBER CEMENT BOARD & BATTEN	6,329	45.9%
NET PRECAST CONCRETE	0	

* Excludes roof forms, cornice, windows, doors, awnings, openings in precast deck, garage openings and similar forms



2 WEST KEY ELEVATION - COLOR
1/16" = 1'-0"



1 SOUTH KEY ELEVATION - COLOR
1/16" = 1'-0"

HOUSING STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 980.237.3862

NWR - McEWEN
BLOCK B

VOLUME 1: CIVIL, LANDSCAPE, ARCHITECTURE
FRANKLIN, TENNESSEE

HOUSING STUDIO, REGISTERED ARCHITECTURAL CORP, CERT. NO. 5086, NORTH CAROLINA, CHARLOTTE, NC

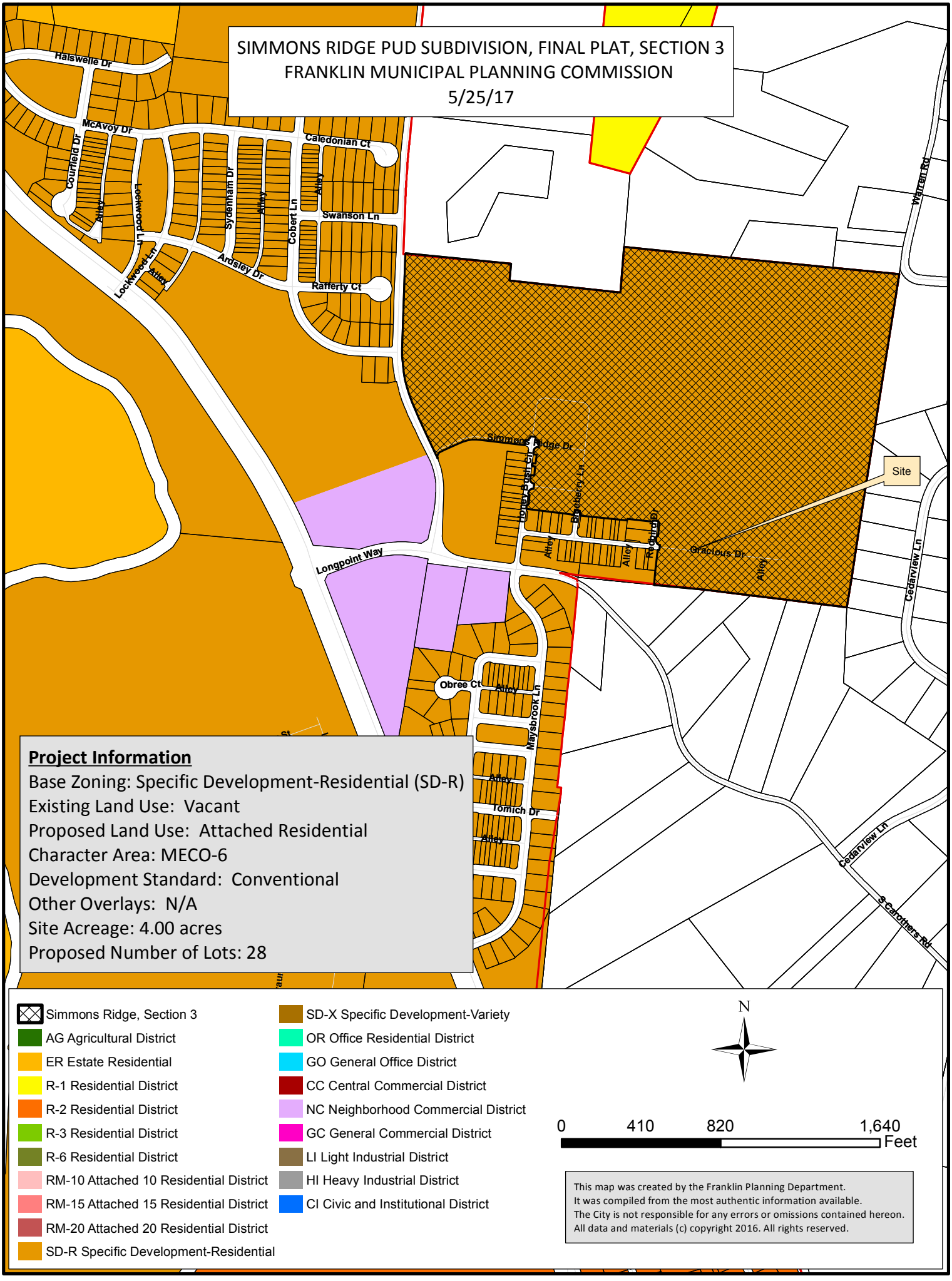
NOT FOR CONSTRUCTION

Project Number: 1616
Issue Date: 03/20/2017
Issued For:

REV-05 18 APRIL 2017

SOUTH & WEST KEY ELEVATIONS - COLOR

A5.08


SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
Halswelle Dr
McAvoy Dr
Courfield Dr
Alley
Lockwood Ln
Sydenham Dr
Caledonian Ct
Cobert Ln
Swanson Ln
Ardsley Dr
Rafferty Ct
Warren Rd
Simmons Ridge Dr
Honey Bush Cir
Brayberry Ln
Site
Longpoint Way
Regnard Dr
Gracious Dr
Cedarview Ln
Obree Ct
Maysbrook Ln
Tomich Dr
S Carothers Rd
Project Information
Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 4.00 acres
Proposed Number of Lots: 28
Simmons Ridge, Section 3
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
410
820
1,640
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6418

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan(s) 6324 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

GENERAL NOTES:

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

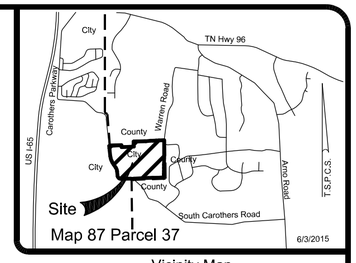
The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

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

3 On-street parking Areas
Lot 512 to be owned & maintained by the HOA
16 Off-Street Parking, portion of Lot 511 to be owned & maintained by the HOA

200 0 200
SCALE 1" = 200'

see note 22



Vicinity Map
Scale: 1" = 600'

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425

Warren Road

Handicap Accessible Lots	
Section	Number of Lots
1	0
2	0
3	0

Building Type by Lot	
Detached Units	Attached Units
Lot 89	Lots 46-72
ON & OFF STREET PARKING SECTION 3 = 19 (3 ON STREET AND 16 OFF STREET)	

DON ADAMS
MAP 89 PARCEL 3516
Deed Book 486, Page 119

LEGEND
- Iron Rod Existing - iron rod (ex)
- Iron Rod Set - iron rod (s)
- Monument -
- Fence - x x
- Property Line -
- Utility Pole w guy wire
- Water Main W
- Sanitary Sewer Main SS
- Storm Sewer Pipe 18" RCP
- Fire Hydrant FH
- Street Lamp
- Road Sign
- Gas Line G
- 15' Exclusive Milcrofton Water Main Easement A
- Public Utility Easement PUE
- Public Drainage Easement PDE
- Public Utility & Drainage Easement PUDE
- Street Address 3001

Rafferty Court
LOCKWOOD GLEN SUBDIVISION P58 PG 64
Cobert Lane
CAROTHERS BRANCH
SOUTH CAROTHERS ROAD 50' R.O.W (LOCAL)

Simmons Ridge PUD Subdivision Section 1 Plat Book P63 Page 123

Simmons Ridge, LLC
Map 87 Parcel 37

Simmons Ridge PUD Subdivision Section 2 Plat Book P64 Page 116

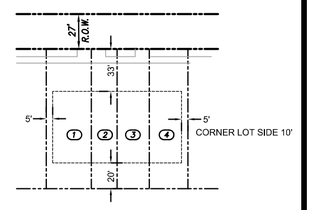
Simmons Ridge PUD Subdivision Section 3

SIMMONS RIDGE DRIVE (FUTURE)
HONEY BUSH CIRCLE
BLUEBERRY LANE
HUCKLEBERRY DRIVE
GRACIOUS DRIVE

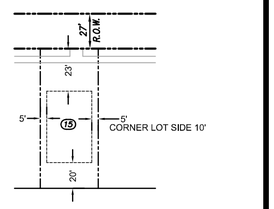
60' TEMPORARY CUL-DE-SAC EASEMENT

TREE PRESERVATION AREA

Cedarmont Farms
Plat Bk 11, Pg 109



Typical Attached Layout
N.T.S.



Typical Detached Layout
N.T.S.

SOUTH CAROTHERS ROAD
50' R.O.W. (MINOR COLLECTOR)

Simmons Ridge PUD Subdivision Section 2 PB P64 PG 116

James Jordan
Map 89 Parcel 52
DB 536 PG 904

John Myers
Map 89 Parcel 53
DB 512 PG 1

John D. Myers
Map 106 Parcel 187
DB 5530 PG 600

Oscar & Onesimo Jaramillo
Map 106 Parcel 188.01
DB 4013 PG 235

Michael & Cassandra Beiling
Map 106 Parcel 188
DB 6129 PG 875

LOT AREA		
Area	Sq. Feet	Acres
46	4,027	0.09
47	2,156	0.05
48	2,156	0.05
49	4,026	0.09
50	3,919	0.09
51	2,157	0.05
52	3,919	0.09
53	4,061	0.09
54	2,158	0.05
55	2,159	0.05
56	3,892	0.09
57	3,930	0.09
58	2,166	0.05
59	2,166	0.05
60	3,939	0.09
61	3,945	0.09
62	3,923	0.09
63	4,177	0.10
64	4,841	0.11
65	4,340	0.10
66	2,170	0.05
67	2,170	0.05
68	4,340	0.10
69	4,883	0.11
70	2,170	0.05
71	2,170	0.05
72	4,882	0.11
89	4,836	0.11
TOTAL	95,679	2.20

OPEN SPACE AREA		
Area	Sq. Feet	Acres
511	61,121	1.40
512	605	0.01

ROW AREA		
Area	Sq. Feet	Acres
ROW	17,182	0.39

THOMAS G. KING III
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
COMMERCE
05-04
TENNESSEE NO.

LOT AREA = 95,679 s.f. = 2.20 Ac.
R.O.W. Area = 20,210 s.f. = 0.46 Ac.
LINEAR FEET OF ROAD THIS SECTION = 749'
OPEN SPACE = 61,726 s.f. = 1.41 Ac.
TOTAL AREA SECTION 3 = s.f. = 177,615 4.07 Ac.+/-

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 3" have been installed in accordance with utility specifications, or

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

Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date

. .

Date : 5-04-17 PER CITY COMMENTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

CERTIFICATE OF ACCURACY

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

Land Surveyor — Date
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 3" have been installed in accordance with city specifications, or

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the ____ day of _____, 2017, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 3 ave been installed in accordance with City specifications, or
(2) A performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets Franklin, Tennessee — Date

SIMMONS RIDGE PUD SUBDIVISION

SECTION 3
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.07 ac	Total Lots = 30
Acres New Streets = 0.46 ac.	Feet New Streets = 749'
Civil District : 4th	Closure Error :1/10,000+

Scale : 1"=200'	Date : 04/10/17	City Project No. 6418

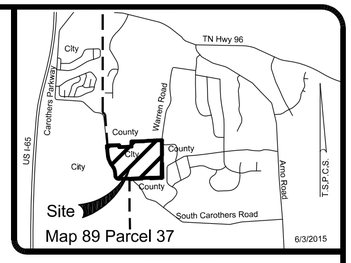
SHEET 1 OF 2

SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following aggregate caliper inches of canopy trees are required for each detached residential lot:	
LOT SIZE	ACI CANOPY TREES REQUIRED:
LESS THAN 10,000SF	6

DETACHED RESIDENTIAL LOT TREE CHART: The following 3 inch caliper canopy trees are required for each lot:			
LOT #	LOT SIZE	ACI	# TREES
89	4,836 SF	6	2

0 40 80 120

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



Vicinity Map
Scale: 1" = 600'

FUTURE DEVELOPMENT

SECTION 2
PLAT BOOK P64 PG 118

RED BIRD CIRCLE (LOCAL)
(27' PUBLIC ROW)

GRACIOUS DRIVE (LOCAL)
(27' PUBLIC ROW)

SECTION 2
PLAT BOOK P64 PG 118

FUTURE DEVELOPMENT

POINT OF BEGINNING

6' GRASS STRIP
5' WALK
11' PEDESTRAIN ACCESS & PUD ESMT

BACK OF CURB, ROW & SECTION LINE

7' WALK
7' PEDESTRAIN ACCESS & PUD ESMT

SECTION LINE

TEMPORARY EDGE OF PAVEMENT

ROW

R60' TEMPORARY CUL-DE-SAC EASEMENT

20' TEMPORARY UTILITY ESMT. TO BE ABANDONED WITH FUTURE SECTIONS

11' PUDE AND ACCESS EASEMENT

15' EXCLUSIVE MILCROFTON UTILITY ESMT.

6' GRASS STRIP
5' WALK
11' PEDESTRAIN ACCESS & PUD ESMT

10' PUDE

20' PUDE

5' PUDE

TYPE 'C' INCOMPATIBLE USE BUFFER

(PUDE) OPEN SPACE TREE PROTECTION AREA

OFF-STREET PARKING TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, TYPICAL

James Jordan
Map 89 Parcel 52
DB 536 PG 904

John Myers
Map 89 Parcel 53
DB 512 PG 1

John D. Myers
Map 106 Parcel 187
DB 5530 PG 600

Oscar & Onesimo Jaramillo
Map 106 Parcel 188.01
DB 4013 PG 235

MEANDERING FENCE LINE

DEVELOPMENT LINE

3 On-street parking Areas
Lots 511 to be owned & maintained by the HOA
16 Off-Street Parking, portion of Lot 512 to be owned & maintained by the HOA

LOT AREA		
Area	Sq. Feet	Acres
46	4,027	0.09
47	2,156	0.05
48	2,156	0.05
49	4,026	0.09
50	3,919	0.09
51	2,157	0.05
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TOTAL	95,679	2.20

OPEN SPACE AREA		
Area	Sq. Feet	Acres
511	61,121	1.40
512	605	0.01
TOTAL	61,726	1.41

ROW AREA		
Area	Sq. Feet	Acres
ROW	17,182	0.39

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING
C1	39°02'38.25"	224.25'	152.81'	149.87'	N 76°21'35" E
C2	5°01'13.44"	231.59'	20.29'	20.29'	S 86°33'48" E
C3	6°50'34.22"	237.75'	28.39'	28.38'	N 87°34'12" E
C4	8°35'09.72"	210.75'	31.58'	31.55'	S 88°24'40" E

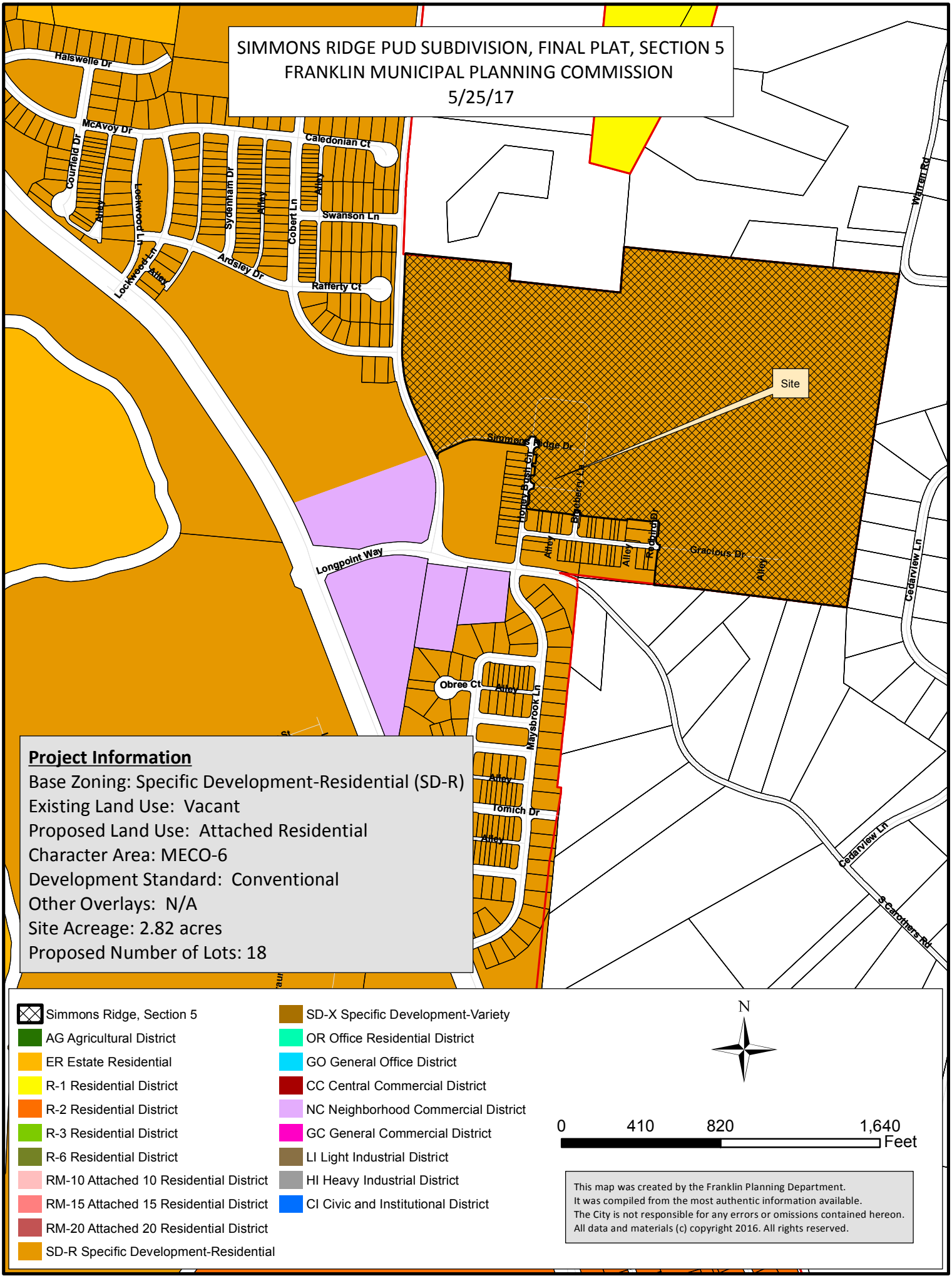
THOMAS G. KING III
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
05-04-17
TENNESSEE NO.

LEGEND

Iron Rod Existing - iron rod (ex)	○
Iron Rod Set - iron rod (s)	●
Monument -	⊠
Fence -	— X — X — X — X —
Property Line -	
Utility Pole w guy wire	ø→
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	18" RCP
Fire Hydrant	FH
Street Lamp	
Road Sign	
Gas Line	G
15' Exclusive Milcrofton Water Main Easement	(A)
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility & Drainage Easement	PUDE
Street Address	3001

Date : 5-04-17 PER CITY COMMENTS	
SIMMONS RIDGE PUD SUBDIVISION SECTION 3 4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 4.07 ac	Total Lots = 30
Acres New Streets = 0.46 ac.	Feet New Streets = 749'
Civil District : 14th	Closure Error :1/10,000+
Scale : 1" = 40' | Date : 04-10-17	City Project No. 6418

SHEET 2 OF 2


SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/17
Halswelle Dr
McAvoy Dr
Courfield Dr
Alley
Lockwood Ln
Sydenham Dr
Caledonian Ct
Cobert Ln
Swanson Ln
Ardsley Dr
Rafferty Ct
Site
Simmons Ridge Dr
Honey Bush Cir
Briarberry Ln
Regundo Dr
Gracious Dr
Longpoint Way
Obree Ct
Maysbrook Ln
Tomich Dr
Warren Rd
Cedarview Ln
S Carothers Rd
Project Information
Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2.82 acres
Proposed Number of Lots: 18
Simmons Ridge, Section 5
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
410
820
1,640
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 no: 6419

CONDITIONS OF APPROVAL:

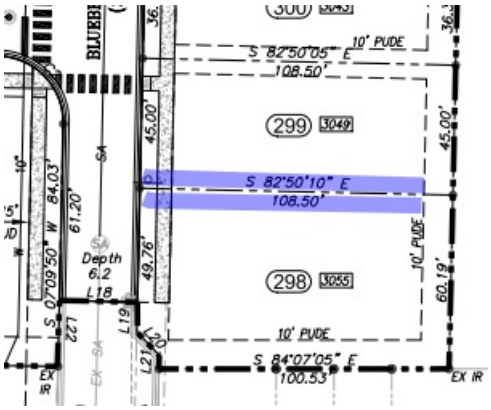
Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. Easements

joe.marlo@franklintn.gov Applicant to show a ten (10) foot drainage easement between Lots 298 and 299.



Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6325 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning (Landscape)

General Issues

3. Lot Tree Chart

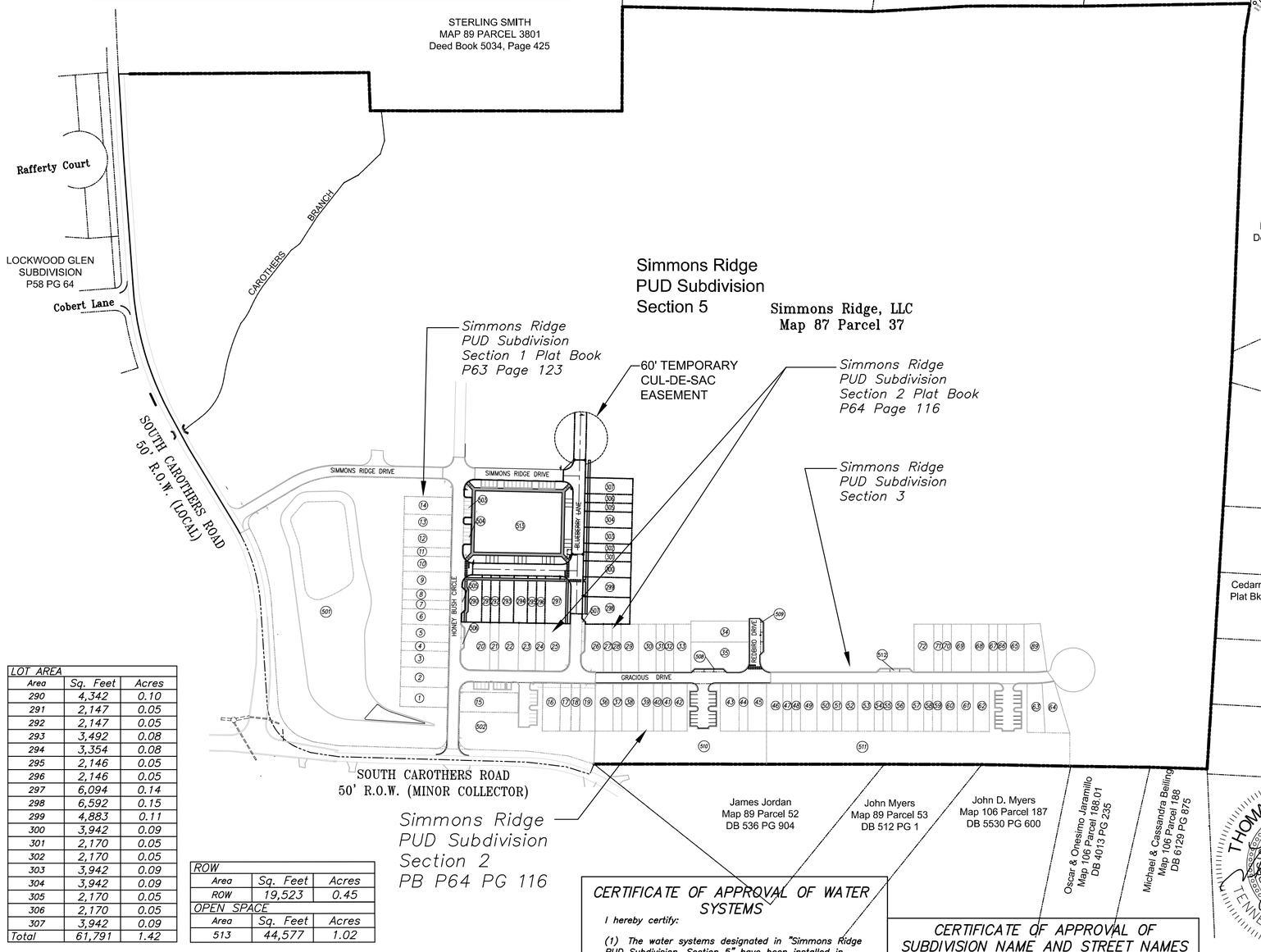
larry.mizell@franklintn.gov Where are lots 310 and 311 listed on lot tree chart to be installed.

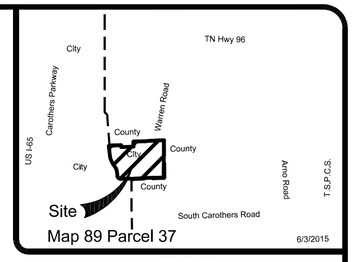
GENERAL NOTES:

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

The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

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





Vicinity Map
Scale: 1" = 600'

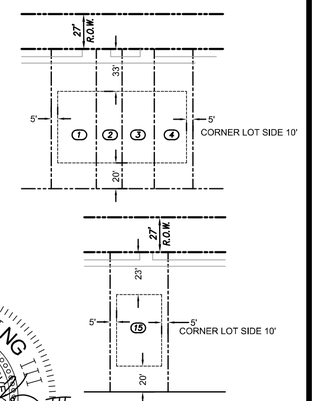
Handicap Accessible Lots	
Section	Number of Lots
1, 2, 3 & 5	0

Building Type by Lot	
Detached Units	Attached Units
Lots 298-299 (2)	Lots 290-297 300-307 (16)
ON STREET PARKING SECTION 5 = 23	

23 On-street parking Areas Lot 513 to be owned & maintained by the HOA

LEGEND

- Iron Rod Exlsting - iron rod (ex) ○
- Iron Rod Set - iron rod (s) ●
- Monument - ⊠
- Fence - x x
- Property Line -
- Utility Pole w guy wire Ø
- Water Main W
- Sanitary Sewer Main SS
- Storm Sewer Pipe 18" RCP
- Fire Hydrant FH
- Street Lamp
- Road Sign
- Gas Line G
- 15' Exclusive Milcrofton Water Main Easement (A)
- Public Utility Easement PUE
- Public Drainage Easement PDE
- Public Utility & Drainage Easement PUDE
- Street Address 3001



LOT AREA		
Area	Sq. Feet	Acres
290	4,342	0.10
291	2,147	0.05
292	2,147	0.05
293	3,492	0.08
294	3,354	0.08
295	2,146	0.05
296	2,146	0.05
297	6,094	0.14
298	6,592	0.15
299	4,883	0.11
300	3,942	0.09
301	2,170	0.05
302	2,170	0.05
303	3,942	0.09
304	3,942	0.09
305	2,170	0.05
306	2,170	0.05
307	3,942	0.09
Total	61,791	1.42

ROW		
Area	Sq. Feet	Acres
ROW	19,523	0.45
OPEN SPACE		
Area	Sq. Feet	Acres
513	44,577	1.02

LOT AREA = 61,731 s.f. = 1.42 Ac.
R.O.W. Area = 19,523 s.f. = 0.45 Ac.
LINEAR FEET OF ROAD THIS SECTION = 734'
OPEN SPACE = 44,577 = 1.02 Ac.
TOTAL AREA SECTION 5 s.f. = 125,831 2.88 Ac.+/-

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 5" have been installed in accordance with utility specifications, or

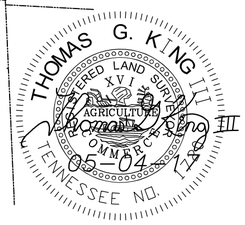
(2) A performance bond in the amount of $_____ for the for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date



Date : 5-04-17 PER CITY COMMENTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

CERTIFICATE OF ACCURACY

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

Land Surveyor — Date
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 5" have been installed in accordance with city specifications, or

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 2017, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 5 have been installed in accordance with City specifications, or
(2) A performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets Franklin, Tennessee — Date

SIMMONS RIDGE PUD SUBDIVISION

SECTION 5
4408 SOUTH CAROTHERS ROAD

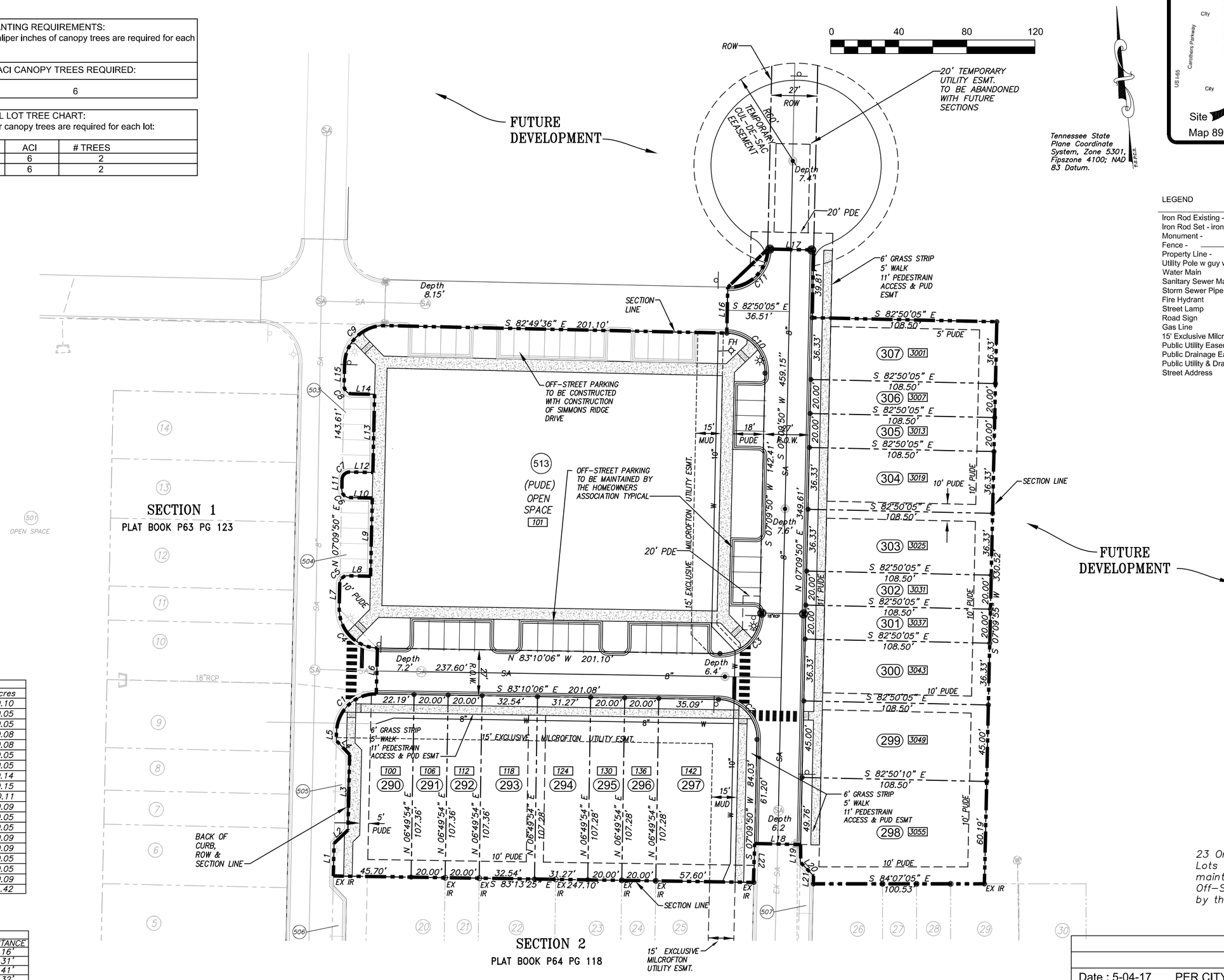
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

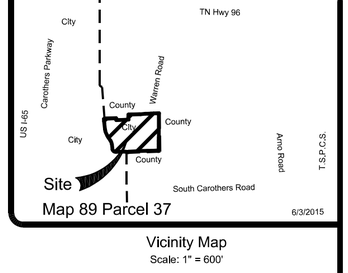
Total Acres = 2.88 ac	Total Lots = 19
Acres New Streets = 0.45 ac.	Feet New Streets = 734'
Civil District : 4th	Closure Error :1/10,000+
Scale : 1"=200' / Date : 03/00/17	City Project No. 6419

SHEET 1 OF 2

SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following aggregate caliper inches of canopy trees are required for each detached residential lot:	
LOT SIZE	ACI CANOPY TREES REQUIRED:
LESS THAN 10,000SF	6

DETACHED RESIDENTIAL LOT TREE CHART: The following 3 inch caliper canopy trees are required for each lot:			
LOT #	LOT SIZE	ACI	# TREES
310	6,590 SF	6	2
311	4,883 SF	6	2





Vicinity Map
Scale: 1" = 600'

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

LEGEND

Iron Rod Existing - iron rod (ex)	○
Iron Rod Set - iron rod (s)	●
Monument -	⊠
Fence -	x x
Property Line -	
Utility Pole w guy wire	⌀
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	18" RCP
Fire Hydrant	FH
Street Lamp	
Road Sign	
Gas Line	G
15' Exclusive Milcrofton Water Main Easement	Ⓐ
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility & Drainage Easement	PUDE
Street Address	3001

LOT AREA		
Area	Sq. Feet	Acres
290	4,342	0.10
291	2,147	0.05
292	2,147	0.05
293	3,492	0.08
294	3,354	0.08
295	2,146	0.05
296	2,146	0.05
297	6,094	0.14
298	6,592	0.15
299	4,883	0.11
300	3,942	0.09
301	2,170	0.05
302	2,170	0.05
303	3,942	0.09
304	3,942	0.09
305	2,170	0.05
306	2,170	0.05
307	3,942	0.09
Total	61,791	1.42

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°09'50" E	19.16'
L2	N 52°10'19" E	11.31'
L3	N 07°09'50" E	44.41'
L4	N 37°49'41" W	11.32'
L5	N 07°09'50" E	4.96'
L6	N 07°43'47" E	27.00'
L7	N 07°09'50" E	14.60'
L8	S 82°50'10" E	13.50'
L9	N 07°09'50" E	46.00'
L10	N 82°50'10" W	13.50'
L11	N 07°09'50" E	6.00'
L12	S 82°50'10" E	13.50'
L13	N 07°09'50" E	46.00'
L14	N 82°50'10" W	13.50'
L15	N 07°09'50" E	13.01'
L16	N 07°08'53" E	27.00'
L17	S 82°50'10" E	27.00'
L18	S 82°50'14" E	27.00'
L19	S 07°09'55" W	10.29'
L20	S 38°09'17" E	11.25'
L21	S 07°09'55" W	4.77'
L22	S 07°09'55" W	22.83'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	89°40'04"	23.00'	35.99'	32.43'	N 51°59'52" E
C2	90°19'55"	23.00'	36.26'	32.62'	S 38°00'08" E
C3	89°40'04"	23.00'	35.99'	32.43'	S 51°59'52" W
C4	90°19'56"	23.00'	36.26'	32.62'	N 38°00'08" W
C5	90°00'00"	4.50'	7.07'	6.36'	N 52°09'50" E
C6	90°00'00"	4.50'	7.07'	6.36'	N 37°50'10" W
C7	90°00'00"	4.50'	7.07'	6.36'	N 52°09'50" E
C8	90°00'00"	4.50'	7.07'	6.36'	N 37°50'10" W
C9	90°00'34"	23.00'	36.13'	32.53'	N 52°10'07" E
C10	89°59'26"	23.00'	36.12'	32.52'	S 37°49'54" E
C11	90°00'33"	23.00'	36.13'	32.53'	N 52°10'06" E

23 On-street parking Areas Lots 513 to be owned & maintained by the HOA
Off-Street Parking maintained by the HOA

THOMAS G. KING III
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
05-04-17
TENNESSEE NO.

Date : 5-04-17 PER CITY COMMENTS

SIMMONS RIDGE PUD SUBDIVISION

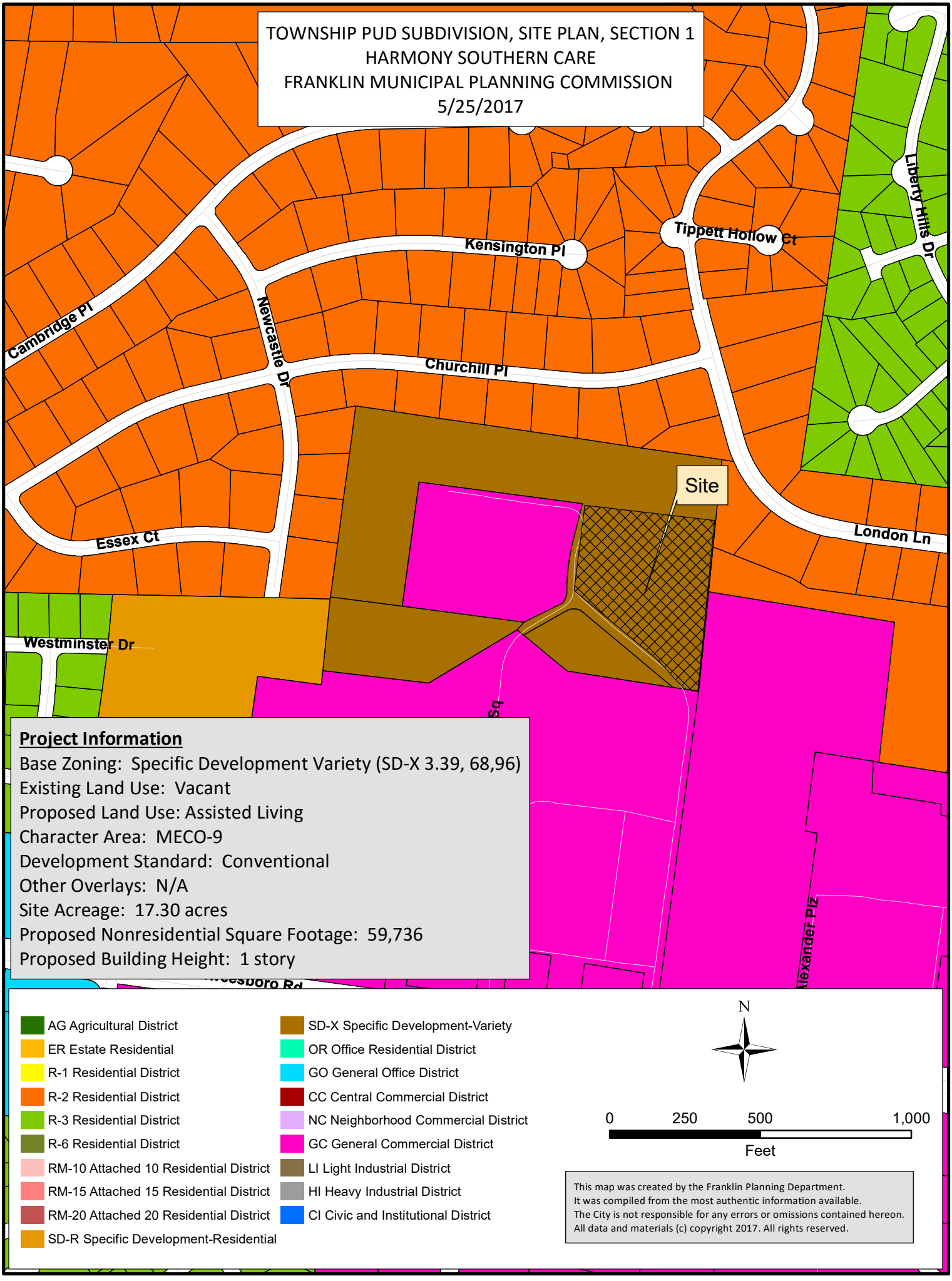
SECTION 5
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 2.88 ac	Total Lots = 19
Acres New Streets = 0.45 ac.	Feet New Streets = 734'
Civil District : 14th	Closure Error :1/10,000+
Scale : 1" = 40'	Date : 4/10/17	City Project No. 6419

SHEET 2 OF 2


TOWNSHIP PUD SUBDIVISION, SITE PLAN, SECTION 1
HARMONY SOUTHERN CARE
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/2017
Kensington Pl
Tippett Hollow Ct
Liberty Hills Dr
Cambridge Pl
Newcastle Dr
Churchill Pl
Site
Essex Ct
London Ln
Westminster Dr
Alexander Plz
Project Information
Base Zoning: Specific Development Variety (SD-X 3.39, 68,96)
Existing Land Use: Vacant
Proposed Land Use: Assisted Living
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.30 acres
Proposed Nonresidential Square Footage: 59,736
Proposed Building Height: 1 story
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2017. All rights reserved.

COF no: 6414 (Formerly 5841)

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. J. Stormwater Managment Plan

tomi@franklintn.gov — The previous comment "Applicant shall provide a copy of the plat that shows the drainage easements across the Williamson Square site. Stormwater drainage from this development crossing the adjacent property must be in a private easement. This must be addressed with the resubmittal." was not completely addressed. The stormwater easement required must be a recorded easement. The easement must be recorded as a private stormwater easement not a public easement.

Maintenance of site stormwater infrastructure will be accounted for in the Long Term Maintenance Plan. All storm sewers will be maintained by the development property owners.
[Edited By Jimmy Wiseman]

2. J. Stormwater Managment Plan

tomi@franklintn.gov — The previous comment "Provide a Stormwater Long Term Maintenance Agreement that includes the stormwater drainage system across the Williamson Square property. This must be addressed with the resubmittal." was not adequately addressed. Provide a LTMP that clearly indicates that all storm sewers will be maintained by the development property owners.
[Edited By Jimmy Wiseman]

3. V. Site Permits

amanda.ray@franklintn.gov — The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. Please have the 1st page of the application completed and signed, and submit with ORIGINAL, signed and notarized Agreements and Fees (listed on permit) to Engineering.

*The LTMP will be recorded by Engineering once fees have been paid. and permits will be issued when the plans are stamped as approved.

Parks

General Issues

4. Parkland information

kevinl@franklintn.gov — Applicant shall show on plans the number count for units and the square footage breakdown of Parkland information.

The first 35 units are at 1200sf each after that all units are 600sf each. Place calculations on plan set.

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	**$ 68,000**
II. City Sewer:	**$ 174,000**
III. City Streets:	
IV: Private Streets:	**$ 136,000**
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 92,000**
VII. Stormwater Drainage:	**$ 65,000**
VIII. Green Infrastructure:	**$ 84,000**
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

6. Landscape

larry.mizell@franklintn.gov Landscape surety $30,000.00

Sanitation and Environmental Services

Township PUD Subdivision, Site Plan Section 1 (Harmony Southern Care) - submittal 001.pdf

7. Solid Waste Service

bryan.brown@franklintn.gov The only Auto-turn I can find in the plans are for the fire apparatus. SES is asking for an auto-turn to service the dumpster at this location.

Stormwater

General Issues

8. Bioretention

kristen.stanfill@franklintn.gov Applicant shall include detail for pretreatment cells.

9. Long Term Maintenance Plan

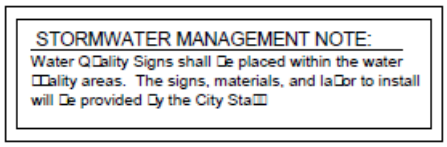
jeff.willoughby@franklintn.gov	Please use the LTMP form found at the above link. Include landscape sheet showing bioretention species and locations Include project name, section, etc Include owner email This is a downloaded form that can be filled out digitally which is preferred thus providing the City, recorded and the owner with a more legible form [Edited By Jeff Willoughby]

10. Bioretention

jeff.willoughby@franklintn.gov	Ensure the correct number of trees are shown for the bioretention areas. 1 tree per 400 sqft is required. 5-10% of bioretention areas shall be a native milkweed species Cornus sericea is not a naturally occurring dogwood for our area. Please revise.

11. Illegible text

kristen.stanfill@franklintn.gov	Font issue makes plans difficult to read. Applicant shall revise.



12. SWPPP & NOC (NPDES)

amanda.ray@franklintn.gov	The amount of disturbance on this project has triggered the NPDES requirements as specified below. Submit the SWPPP, NOI, NOC, and all other pertaining documents as they are approved by TDEC. ***Please note that no Stormwater/Grading permit will be issued and this comment will remain open until an NOC is received.*** ***From the TDEC Website: Who Needs An NPDES ?Stormwater Construction Permit:*** *Operators of construction sites involving clearing, grading or excavation that result in an area of disturbance of one or more acres, and activities that result in the disturbance of less than one acre if it is part of a larger common plan of development or sale. - See more at: http://www.tn.gov/environment/article/permit-water-npdes-stormwater-construction-permit* ***If a NOC has already been issued please submit a copy of the NOC & SWPPP.***

Water/Sewer

Township PUD Subdivision, Site Plan Section 1 (Harmony Southern Care) - submittal 003.pdf

13. Utility Plan

ben.mcneil@franklintn.gov	The current utility plan has text that is not legible. The text shall be corrected for clear direction.

City of Franklin Project Number: 6414 (Formerly 5841)

Township PUD Subdivision Site Plan

Section 1

1020 Harmony Hills Drive

Map 79 G, Parcels 6.01, 6.03, 6.04

Franklin, Williamson County, TN

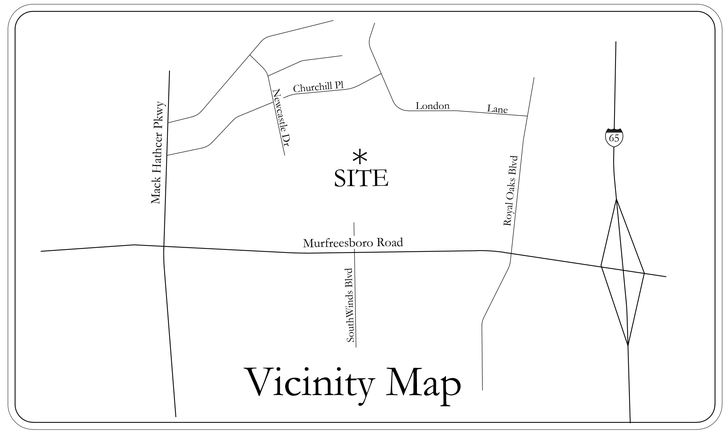
Drawing Date:
April 2017

PLANSET REVISIONS	
COF Pre-Application	4/10/17
COF Site Plan Comments	5/4/17

Site Data

PROJECT NAME:	Township PUD
PROJECT #	6414
SUBDIVISION:	Williamson Square Subdivision
LOT NUMBER:	N/A
ADDRESS:	1020 Harmony Hills Drive
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.



Vicinity Map

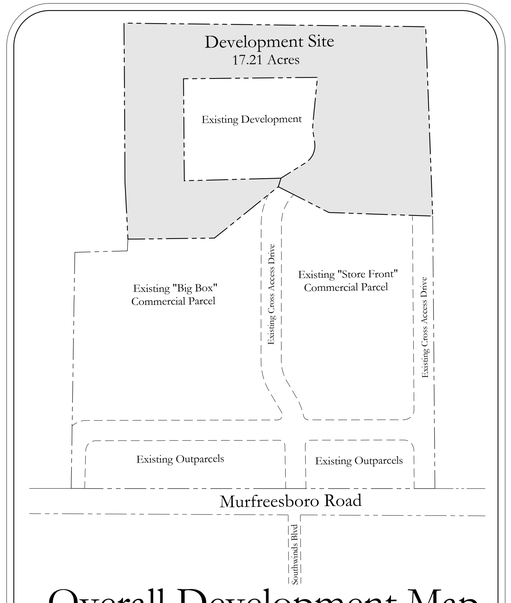
CURRENT OWNER/DEVELOPER
JD EATHERLY
1720 WEST END AVENUE, #600
NASHVILLE, TN 37203
PHONE: (615) 373-8850

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

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
	A2.0	Building Materials

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.

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

CHRISTOPHER M. GARRIGAN — REGISTERED ENGINEER — 114715 — STATE OF TENNESSEE

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

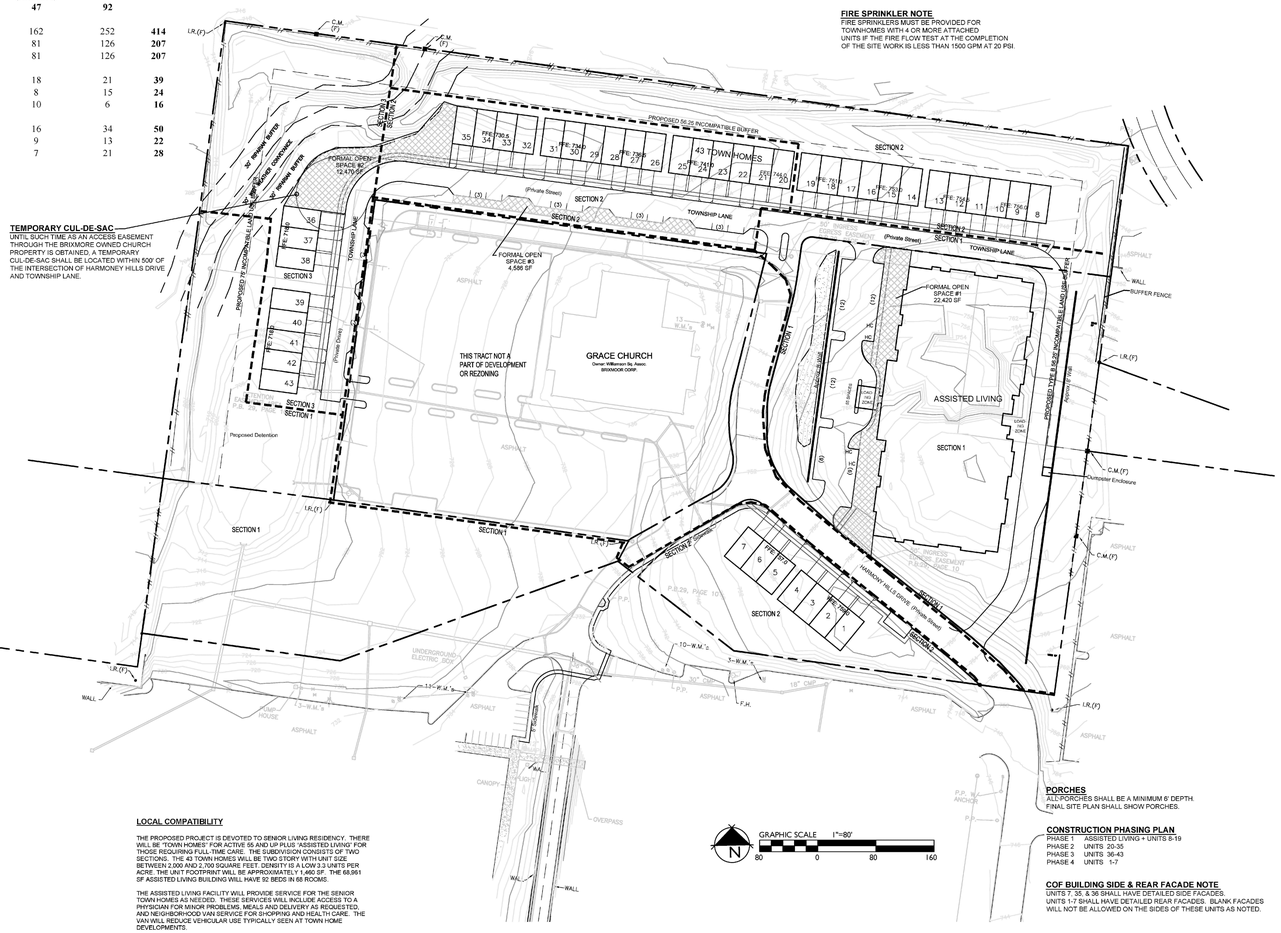
Williamson Square

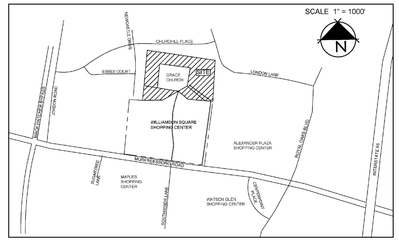
Land Use:	**LUC 252 Sr. Adult Housing (Attached)**	**LUC 254 Assisted Living**	**TOTAL**
Size:	**47**	**92**	
Average Daily Traffic	162	252	**414**
Daily Enter	81	126	**207**
Daily Exit	81	126	**207**
AM Peak Hour Total (gen)	18	21	**39**
AM Peak Hour Enter	8	15	**24**
AM Peak Hour Exit	10	6	**16**
PM 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

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.

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.





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
Disturbed Area:	6.01- 1.22 ac 6.03- 13.69 ac 6.04- 2.39ac ±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 122,344 sf
Total Building Area:	
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 77 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.

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 2,000+ SF RANGE ON .5 ACRE+ LOTS.

CURRENT ZONING FOR THE ASSISTED 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 THIER 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:	MECO-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.

DEVELOPMENT PLAN

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gregamble2095@gmail.com
615.975.5765

TOWNSHIP PUD
DEVELOPMENT PLAN

FRANKLIN, TENNESSEE

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

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — 5-4-2015

CHRISTOPHER D. DALE — REGISTERED ENGINEER — STATE OF TENNESSEE — 5/4/17

rev.	date
1	12-4-14
2	3-9-15
3	4-24-15
4	

GCG Job No. 14008
NOVEMBER 11, 2014

SHEET
C1.2

COF #4718

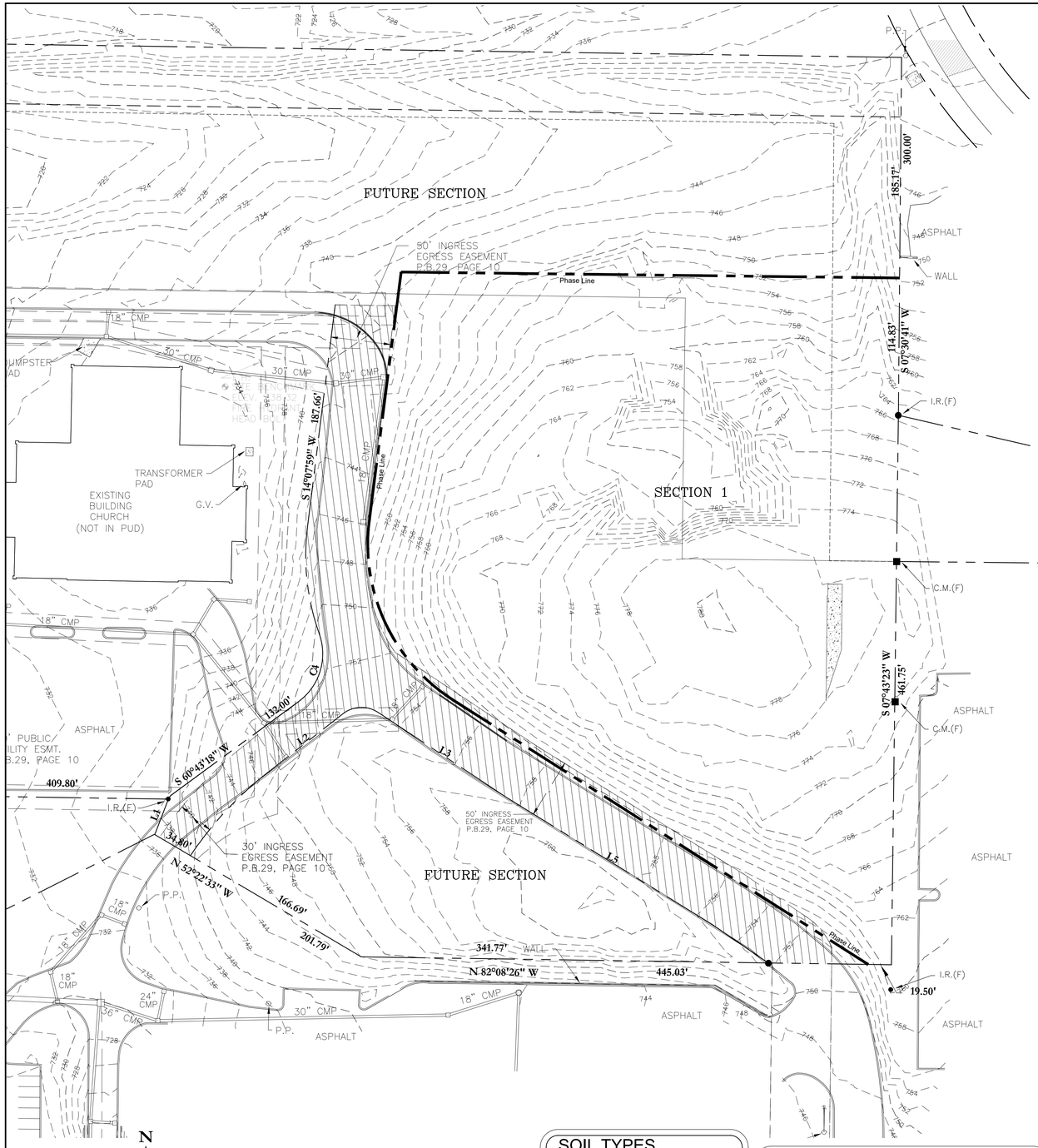
UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

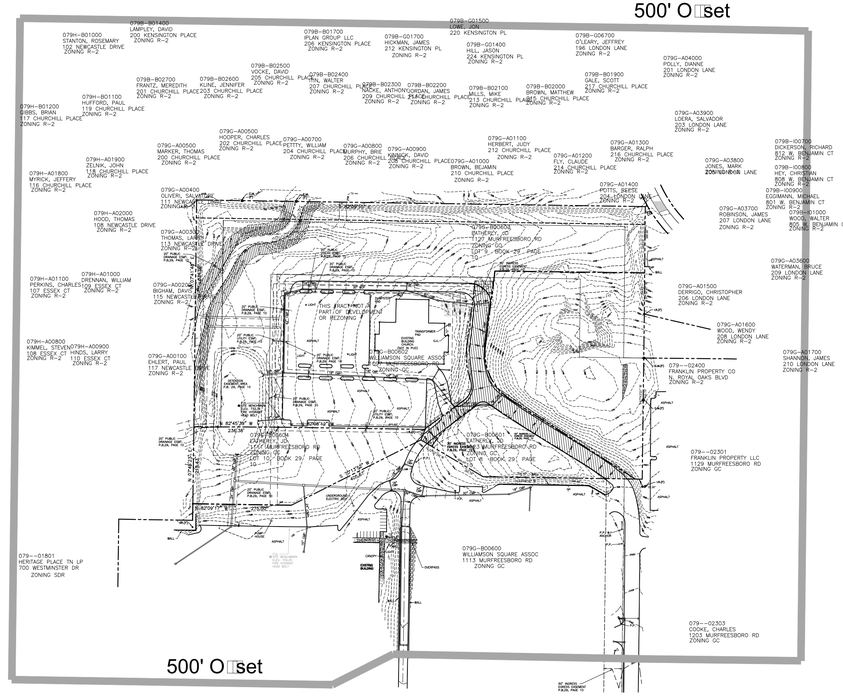
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Approved Development Plan

D&A Project #12017
Township PUD
City of Franklin Project #5841

C0.1
Sheet 2 of 20




500' Offset
079--01801 HERITAGE PLACE TN LP 700 WESTMINSTER DR ZONING SDR
079--02303 COOKE, CHARLES 1203 MURFREESBORO RD ZONING GC
079--02301 FRANKLIN PROPERTY LLC 1129 MURFREESBORO RD ZONING GC
079--02402 FRANKLIN PROPERTY CO N. ROYAL OAKS BLVD ZONING R-2
079C-B00600 WILLIAMSON SQUARE ASSOC 1113 MURFREESBORO RD ZONING GC
079C-A01600 WOOD, WENDY 208 LONDON LANE ZONING R-2
079C-A01500 DERRIGO, CHRISTOPHER 206 LONDON LANE ZONING R-2
079C-A03600 WATERMAN, BRUCE 209 LONDON LANE ZONING R-2
079C-A03700 ROBINSON, JAMES 207 LONDON LANE ZONING R-2
079C-A03800 JONES, MARK 205 LONDON LANE ZONING R-2
079C-A03900 LOERA, SALVADOR 203 LONDON LANE ZONING R-2
079C-A01400 POTTS, BERTIE 201 LONDON LANE ZONING R-2
079C-A01300 BARGER, RALPH 216 CHURCHILL PLACE ZONING R-2
079C-A01200 FLY, CLAUDE 214 CHURCHILL PLACE ZONING R-2
079C-A01100 HERBERT, JUDY 212 CHURCHILL PLACE ZONING R-2
079C-A01000 BROWN, BEJAMIN 210 CHURCHILL PLACE ZONING R-2
079C-A00900 KRAUS, DAVID 208 CHURCHILL PLACE ZONING R-2
079C-A00800 MURPHY, BRIE 206 CHURCHILL PLACE ZONING R-2
079C-A00700 PETTITY, WILLIAM 204 CHURCHILL PLACE ZONING R-2
079C-A00600 HOOPER, CHARLES 202 CHURCHILL PLACE ZONING R-2
079C-A00500 MARKER, THOMAS 200 CHURCHILL PLACE ZONING R-2
079C-A00400 OLIVERI, SALVATORE 111 NEWCASTLE DRIVE ZONING R-2
079C-A00300 THOMAS, LAURA 113 NEWCASTLE DRIVE ZONING R-2
079C-A00200 BIGHAM, DAVID 115 NEWCASTLE DRIVE ZONING R-2
079C-A00100 EHLERT, PAUL 117 NEWCASTLE DRIVE ZONING R-2
079H-A00800 KIMMEL, STEVEN 108 ESSEX CT ZONING R-2
079H-A00900 HIGDS, LARRY 110 ESSEX CT ZONING R-2
079H-A01000 DRENNAN, WILLIAM 112 ESSEX CT ZONING R-2
079H-A01100 PERKINS, CHARLES 107 ESSEX CT ZONING R-2
079H-A01800 MYRICK, JEFFERY 116 CHURCHILL PLACE ZONING R-2
079H-A01900 ZELNIK, JOHN 118 CHURCHILL PLACE ZONING R-2
079H-B01000 STANTON, ROSEMARY 102 NEWCASTLE DRIVE ZONING R-2
079H-B01100 HUFFORD, PAUL 119 CHURCHILL PLACE ZONING R-2
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079H-B02700 FRANTZ, MEREDITH 201 CHURCHILL PLACE ZONING R-2
079H-B02600 KUNE, JENNIFER 203 CHURCHILL PLACE ZONING R-2
079H-B02500 VOCKE, DAVID 205 CHURCHILL PLACE ZONING R-2
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079H-G01400 LOWE, JON 224 KENSINGTON PL ZONING R-2
079G-A04000 POLLY, DIANNE 201 LONDON LANE ZONING R-2
079G-A00100 DICKERSON, RICHARD 812 W. BENJAMIN CT ZONING R-2
079G-A00600 HEY, CHRISTIAN 808 W. BENJAMIN CT ZONING R-2
079G-A00900 EGGIMANN, MICHAEL 801 W. BENJAMIN CT ZONING R-2
079G-A01000 WOOD, WALTER 809 W. BENJAMIN CT ZONING R-2
079G-A01700 SHANNON, JAMES 210 LONDON LANE ZONING R-2
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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 #	6414
SUBDIVISION:	Williamson Square Subdivision
LOT NUMBER:	N/A
ADDRESS:	1020 Harmony Hills Drive
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

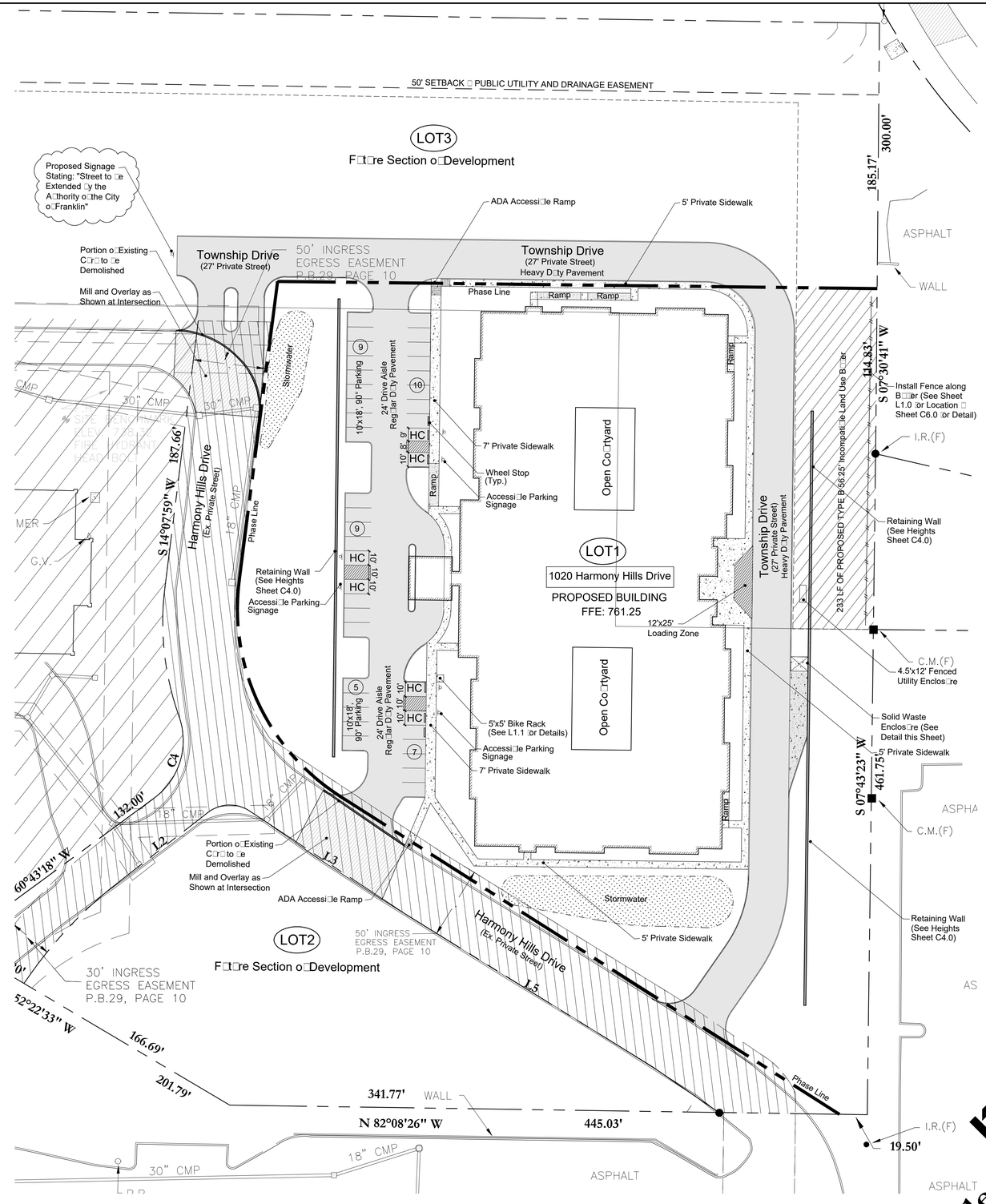
OPEN SPACE PROVISION

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# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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 MICHAEL GARRIGAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 5/4/17

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

Note: The Developer is preserving the banks of the primary drainage area at the western end of the development. Should a site inspection reveal that additional evergreens or other landscape material is required, the Developer will furnish such material. The COF Landscape architect and Stormwater Coordinator will visit the site as needed and advise Developer/Designers of Required Improvements

Temporary Diversion Swale to Direct Run-off to Sediment Basin

30' Riparian Buffer

Forebay

Forebay Outlet

Sediment Basin

SINGLE INLET T.C. 719.69

SINGLE INLET T.C. 720.99 INV. 716.99

SINGLE INLET T.C. 733.29 INV. 728.49

SINGLE INLET T.C. 733.40 INV. 725.74

Arrows Indicate the Direction of Natural Drainage Run-off

Install Silt Fence Per City of Franklin Specs & Requirements Prior to the Issuance of Grading Permit

Install Silt Fence Per City of Franklin Specs & Requirements Prior to the Issuance of Grading Permit

Concrete Washout

Install Construction Entrance/ Exit as Shown Prior to the Issuance of Grading Permit

Phase Line

Install Silt Fence Per City of Franklin Specs & Requirements Prior to the Issuance of Grading Permit

Subtotal 3: 7.65 AC Drains to Sediment Basin to West as Shown

Subtotal 2: 0.76 AC Outfall will be Existing Storm to North as Shown

Subtotal 3

LIMITS OF DISTURBANCE

ASPHALT

SINGLE INLET T.C. 721.40 INV. 716.30

SINGLE INLET T.C. 731.40 INV. 726.90

SINGLE INLET T.C. 732.82 INV. 726.52

DUMPSTER PAD

TRANSFORMER PAD

EXISTING BUILDING CHURCH (NOT IN PUD)

SINGLE INLET T.C. 734.44 INV. 729.94

SINGLE INLET T.C. 740.40 INV. 733.90

SINGLE INLET T.C. 741.28 INV. 734.08

SINGLE INLET T.C. 745.92 INV. 740.20

Area Reserved for Bioretention (See Sheet C4.0)

Install Temporary Inlet Protection on Inlet per City of Franklin Standards

Install Temporary Inlet Protection on Inlet per City of Franklin Standards

Install Tree Protection Fencing

Subtotal 3
Subtotal 2
Subtotal 1

SINGLE INLET T.C. 734.45 INV. 731.45

SINGLE INLET T.C. 753.69 INV. 750.24

Subtotal 1: 1.44 AC Outfall will be Existing Storm to South as Shown

SINGLE INLET T.C. 753.71 INV. 749.41

SINGLE INLET T.C. 748.43 INV. 744.28

Area Reserved for Bioretention (See Sheet C4.0)

LIMITS OF DISTURBANCE

Install Tree Protection Fencing

Phase Line

FLOWLINE 707.60

DOUBLE INLET T.C. 720.29 INV. 712.09

SINGLE INLET T.C. 730.76 INV. 724.56

SINGLE INLET T.C. 733.98 INV. 727.48

SINGLE INLET T.C. 746.84 INV. 740.24

P.I. SITE BENCHMARK ELEV. 732.31 FIRE HYDRANT HEAD BOLT

SINGLE INLET T.C. 720.42 INV. 711.92

SINGLE INLET T.C. 720.38 INV. 715.38

FLOWLINE 704.65

FLOWLINE 706.10

FLOWLINE 705.86

N 82°45'39" W 236.38'

N 82°08'12" W 409.80'

S 60°43'18" W 34.80'

N 52°22'33" W 166.69'

S 70°13'52" W 405.67'

N 82°09'17" W 275.00'

N 82°05'33" W 275.00'

Provide 2 Ft Tall Gravel Ring w/ Filter Fabric around Ex. Headwall to Remain in Place Until Proposed Outlet Structure is Installed

Arrows Indicate the Direction of Natural Drainage Run-off

DOUBLE INLET T.C. 732.53 INV. 727.73

DOUBLE INLET T.C. 732.16 INV. 728.75

DOUBLE INLET T.C. 729.90 INV. 722.50

DOUBLE INLET T.C. 731.48 INV. 727.18

DOUBLE INLET T.C. 731.14 INV. 723.74

DOUBLE INLET T.C. 721.69

UNDERGROUND ELECTRIC BOX

PUMP HOUSE

DOUBLE INLET T.C. 720.36

ASPHALT

P.P.

P.P. W/ ANCHOR

DOUBLE INLET T.C. 740.72

STORM MANHOLE T.C. ELEV. 741.94 INV. 734.69

WALL

341.77'

N 82°08'26" W 445.03'

S 14°07'59" W 187.66'

S 07°43'23" W 461.75'

S 07°30'41" W 114.83'

185.17'

300.00'

N 07°41'48" E 934.06'

N 07°41'48" E 215.43'

132.00'

C4

1:2

1:3

1:1

1:5

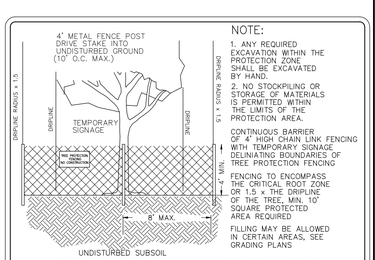
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SCALE: 1" = 50'

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.



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

CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

[illegible]

City of Franklin's Stormwater Ordinance and Best Management Practice M[illegible] shall be 3" in diameter and shall be kept clean by adding stone as needed. It shall be [illegible] must inspect all BMP's.

Franklin's BMP Manual. It is on the web at:

[illegible]

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

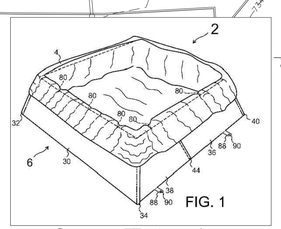
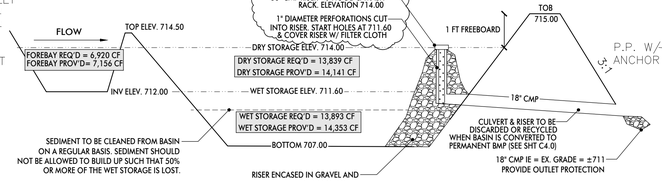


FIG. 1

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# 6414
TDEC: TNR149878

Drawing Date: April 2017

REVISIONS:
COF Site Plan: 5/4/17

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

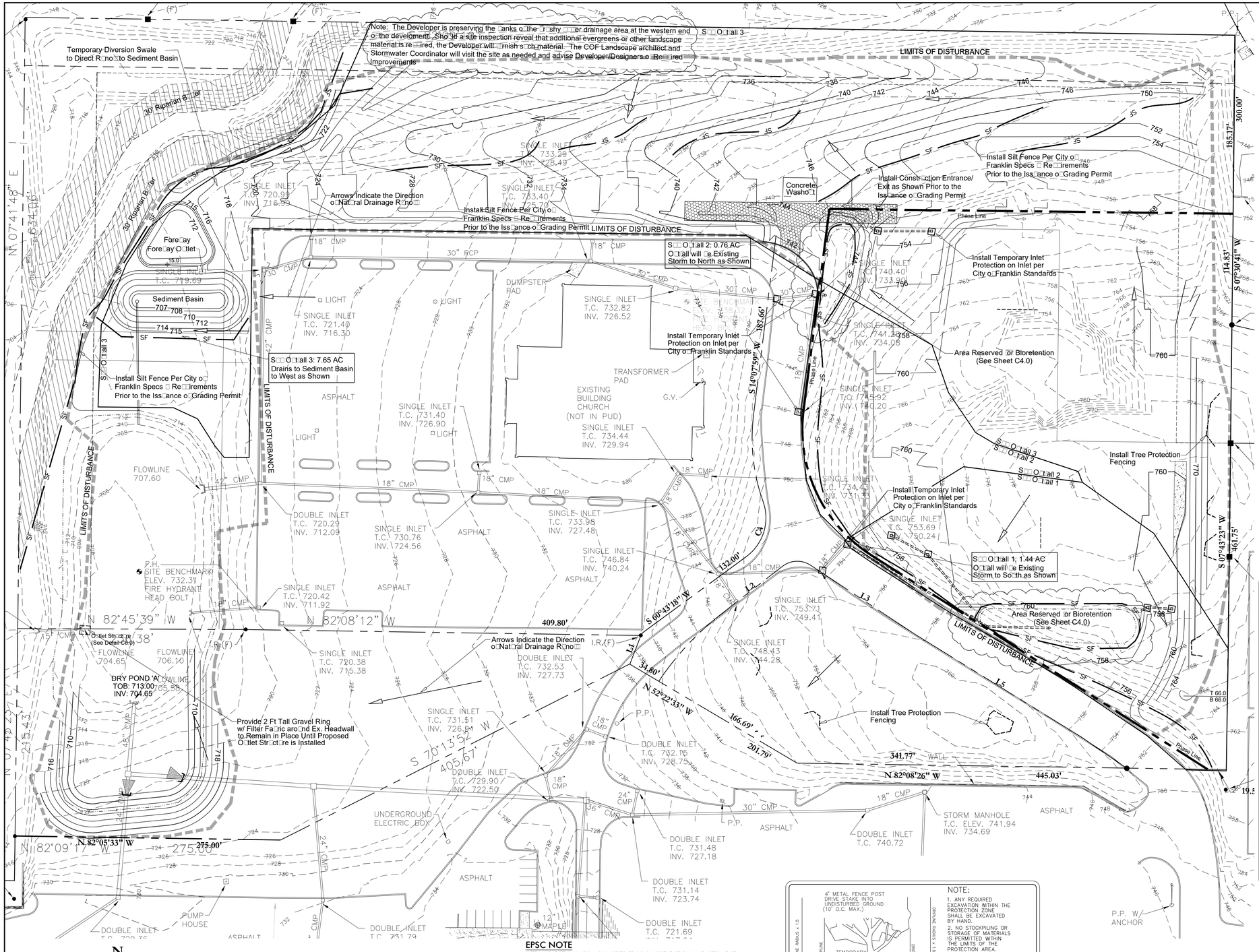
STATE OF TENNESSEE — CHRISTOPHER M. DALE — REGISTERED ENGINEER — 102.5 — DEPARTMENT OF COMMERCE & INSURANCE — 5/4/17

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

50 0 50 100 150

SCALE: 1" = 50'

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EPSC NOTE

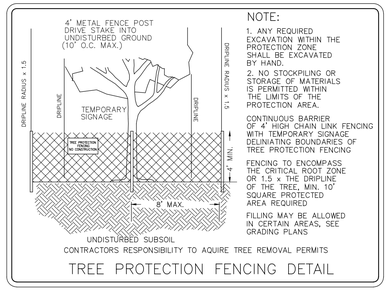
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CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

Intermediate EPSC Plan

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

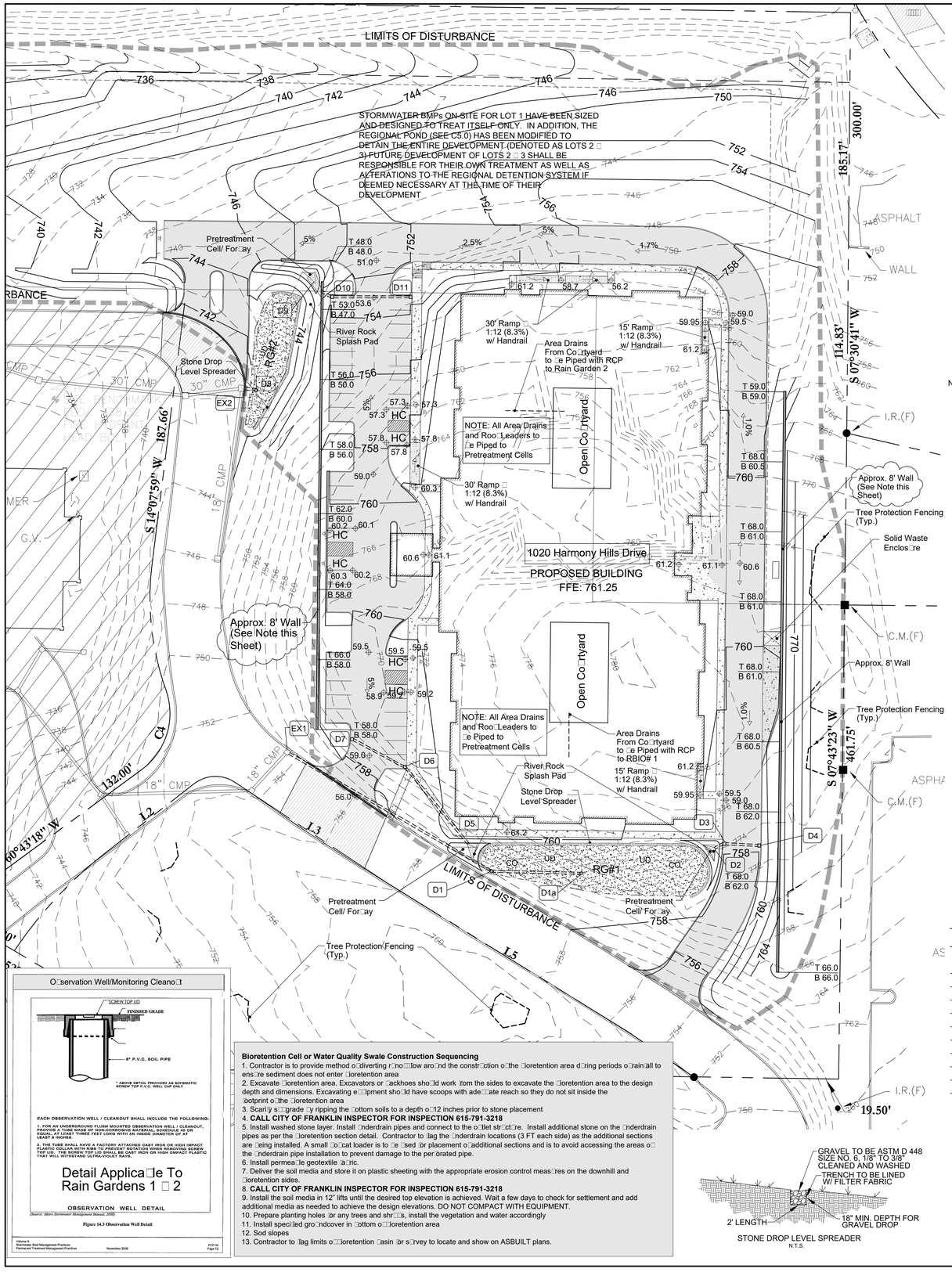
REVISIONS:
COF Site Plan: 5/4/17

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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 D. QUICK
LICENSED PROFESSIONAL ENGINEER
5477
STATE OF TENNESSEE

UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

□□r□□□r□□□□r□□□□



STABILIZATION OF DISTURBED SOILS

a. Soil Sta□ilization will □e accomplished □y the □se o□seeding in the appropriate areas, as speci□ied. Temporary seeding will □e re□□ired in those areas that consist o□dist□r□ed soils that have remained dormant □or periods o□more than 14 days.

As a general r□le, permanent seeding will □e per□ormed within 14 days a□ter the □inal grade on an area has □een esta□lished. I□dist□r□ed areas on-site are to remain dormant □or periods greater than 14 days in d□ration, the contractor will apply permanent soil sta□ilization. An allowance in the time sched□le will □e made □or snow cover d□ring periods o□constr□ction downtime. Seeding will □e per□ormed □y hydro-seeding, □y hand, or □y a mechanical □roadcasting method

□. The areas to □e seeded will □e □ni□orm and will con□orm to the □inished grade and cross Section shown in the plans □r this project or as otherwise designated. Owner's representative will per□orm minor shaping o□□neven and ro□gh areas o□tside the graded section as directed in order to provide □or more e□ective erosion control and □or ease o□s□□se□ent earth moving operations.

c. The seed □ed (incl□ding c□t slopes) will □e loosened to a minim□m depth o□3 inches □e□ore agric□t□ral lime, □rtilizer or seed is applied. The areas to □e seeded will □e cleared o□stones larger than 2.5 inches in dimension, roots, and other de□ris.

STORMWATER MANAGEMENT NOTE:

Water Q□ality Signs shall □e placed within the water □ality areas. The signs, materials, and la□or to install will □e provided □y the City Sta□

N

W E

S

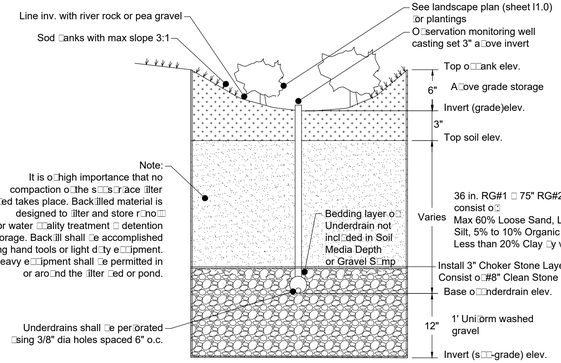
40 0 40 80 120

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.



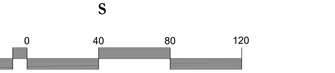
TYPICAL RAIN GARDEN CROSS SECTION (GIP-01)
N.T.S.

RAIN GARDEN NOTES:

1. It is recommended that onsite trees to □e removed and □tilized □r the compost portion o□the media mix. F□rther, onsite topsoil shall □e processed and □tilized □r the loose soil portion o□the mix.

   36 in. RG#1 □ 75" RG#2 min Biomedia to consist o□
   Max 60% Loose Sand, Less than 40%
   Silt, 5% to 10% Organic Matter, and
   Less than 20% Clay □y vol□me

2. No heavy machinery shall □e □sed d□ring installation o□rain gardens
3. Back□lled material m□st remain □ncompacted to ens□re ade□□ate void space □r storage.
4. Contractor, engineer or owner shall noti□y MWS-development review at least 24 ho□rs prior to the installation o□the planting soil □ □lter □ed/□omedia.
5. At the completion o□installation, the contractor shall collect one sample per □lorention □ed □r analysis □ con□rmation o□the soil characteristics as de□ined □y GIP-01, □lter media and s□□ace cover, section 6.6, page 18.



RAIN GARDEN CONTROL STRUCTURE
N.T.S.

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

Rain Garden Ta□le

Rain Garden	Dimensions / Design Parameters						Monitoring Cleano□t			
	Bank	Invert (grade)	Invert (s□□-grade)	Tv Re□d/Pro	Total Vol□me	Area (S□Ft)	N□m□er	Diameter	Top o□Casting	Invert
RG #1	756.00	755.00	751.00	5,733/9,788	11,906 C□Ft	4,767 S□Ft	(1)	4" PVC	755.50	752.00
RG #2	742.00	741.25	734.00	5,165/6,488	7,006 C□Ft	1,965 S□Ft	(1)	4" PVC	741.75	735.00

NOTES: Re□er to standard details, this sheet, □r □ther explanation, detail and speci□cations
Monitoring Cleano□ts shall consist o□standard PVC (non-tra□c rated) cleano□ts and accordance with O□servation Well detail, this sheet
All Bioretention areas shall □e landscaped in accordance with the landscape designs shown herein

Rain Garden O□tlet Ta□le

Rain Garden	O□tlet 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 l□	1.01%	18" HDPE	148 Ft : 6" HDPE	752.00	752.00	755.50	18" Riser
RG #2	735.00	8 l□	12.5%	18" HDPE	70 Ft : 6" HDPE	735.00	735.00	741.75	18" Riser

NOTES: Re□er to standard detail, this sheet, □r □ther explanation, detail and speci□cations
o□Rain Garden O□tlet Control Str□ct□res. Ta□le □r Sizing o□Rain Garden Control Str□ct□re.

Pipe Sched□le

Downstream Str□ct□re	Invert Elevation	Upstream Str□ct□re	Invert Elevation	Pipe Size □ Type	Length (□)	Slope
EX1	750.34	D1	752.00	24" HDPE	165'	1.01%
D1	752.00	D1a	752.00	24" HDPE	63'	0.00%
D2	755.00	D3	755.15	18" HDPE	20'	0.75%
D3	755.25	D4	755.75	15" HDPE	23'	2.17%
D5	755.00	D6	755.65	18" HDPE	86'	0.76%
D6	755.75	D7	756.00	15" HDPE	41'	0.61%
EX2	734.00	D8	735.00	18" HDPE	8'	12.5%
D9	748.00	D10	749.60	18" HDPE	8'	20.0%
D10	749.70	D11	750.00	15" HDPE	54'	0.56%

Drainage Str□ct□re Sched□le

La□el	Str□ct□re Type	T.C. Elev. *	Invert In Elevation	Invert O□t Elevation
EX1	Existing Inlet	753.69	750.34	750.24
D1	J□nction Box	755.50	———	752.00
D1a	O□tlet Str□ct□re	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	O□tlet Str□ct□re	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

Retaining Wall Note:

Any Proposed Retaining Wall Greater than 48" in height as meas□red □rom the □ottom o□ the □ooting shall □e a seperate s□□mittal to B□ilding and Neigh□orhood Services □or Review, approval and permitting. A material and color sample shall □e s□□mitted with the □□ilding plans. The proposed retaining walls are re□□ired to match the materials □sed in the □□ilding.

Phase 1 Grading Plan

O□servation Well/Monitoring Cleano□t

Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method o□diverting r□no□□low aro□nd the constr□ction o□the □loretention area d□ring periods o□rain□all to ens□re sediment does not enter □loretention area
2. Excavate □loretention area. Excavators or □ackhoes sho□ld work □rom the sides to excavate the □loretention area to the design depth and dimensions. Excavating e□□ipment sho□ld have scoops with ade□□ate reach so they do not sit inside the □ootprint o□the □loretention area
3. Scari□y s□□grade □y ripping the □ottom soils to a depth o□12 inches prior to stone placement
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
5. Install washed stone layer. Install □nderdrain pipes and connect to the o□tlet str□ct□re. Install additional stone on the □nderdrain pipes as per the □loretention section detail. Contractor to □ag the □nderdrain locations (3 FT each side) as the additional sections are □eing installed. A small □o□cat loader is to □e □sed □r placement o□additional sections and is to avoid accessing the areas o□ the □nderdrain pipe installation to prevent damage to the per□orated pipe.
6. Install permea□le geotextile □a□ric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control meas□res on the downhill and □loretention 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 □r any trees and shr□□s, install the vegetation and water accordingly
11. Install speci□ed gro□ndcover in □ottom o□□loretention area
12. Sod slopes
13. Contractor to □ag limits o□□loretention □asin □r s□rvey to locate and show on ASBUILT plans.

STONE DROP LEVEL SPREADER
N.T.S.

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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

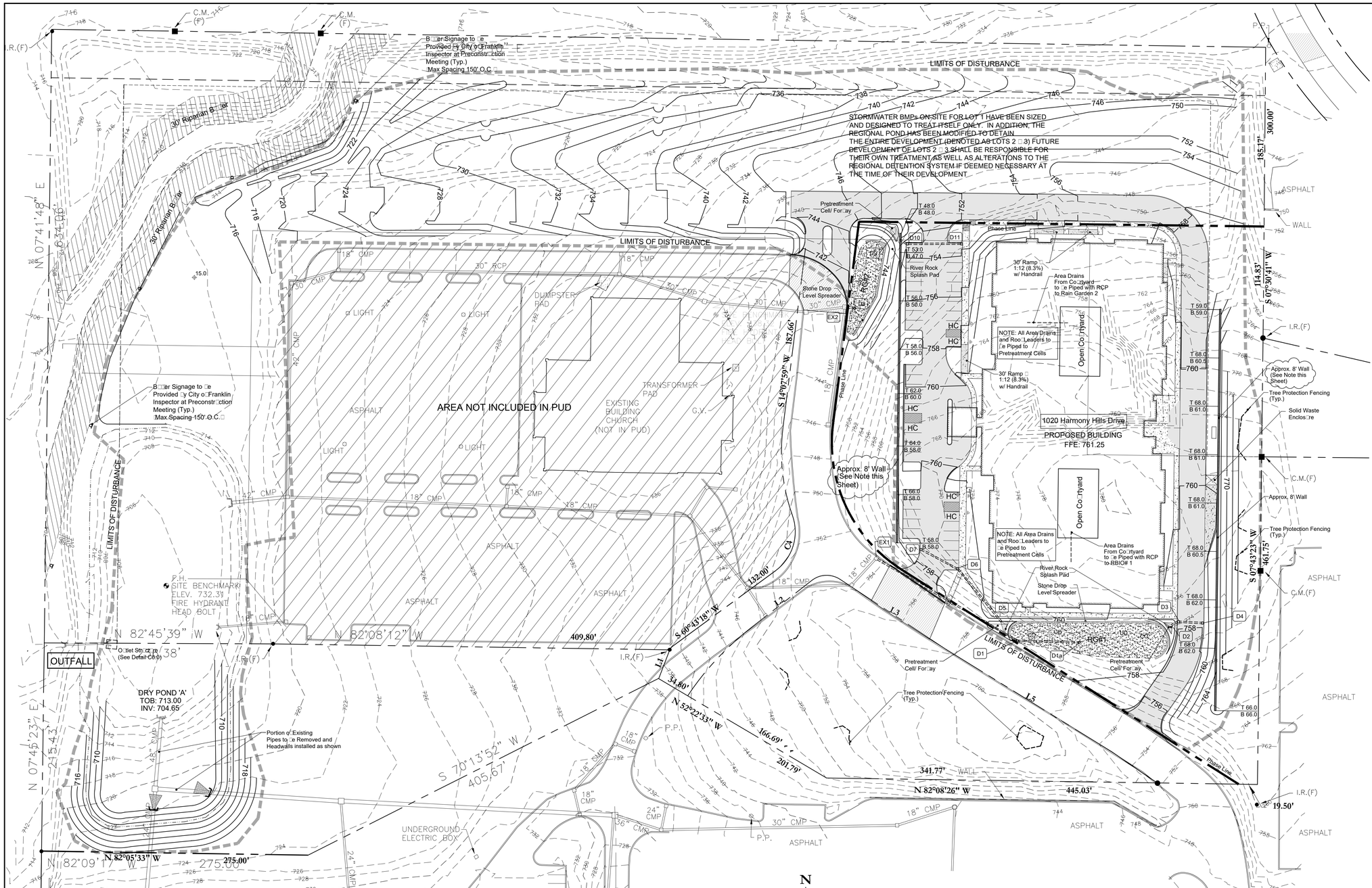
TENNESSEE LICENSED PROFESSIONAL ENGINEER CHRISTOPHER ALLEN SCHUTTER 120.1.5 STATE OF TENNESSEE 5/4/17

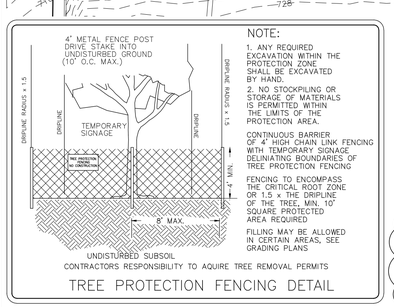
UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

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

C4.0
Sheet 7 of 20





TREE PROTECTION FENCING DETAIL

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.

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STREAM BUFFER NOTE
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Retaining Wall Note:
Any Proposed Retaining Wall Greater than 48" in height as measured from the bottom of the footing shall be a seperate submittal to Building and 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.

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.

Overall Grading Plan

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

Site Plan for
Township PUD
COF Project Number 5841
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Map 79 G, Parcels 6.01, 6.03, 6.04

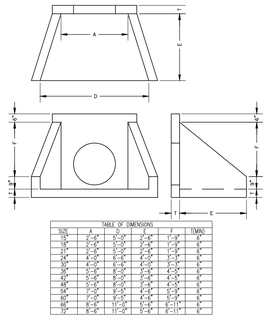
CHRISTOPHER D. DALE REGISTERED ENGINEER 120144 COMMERCE STATE OF TENNESSEE

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

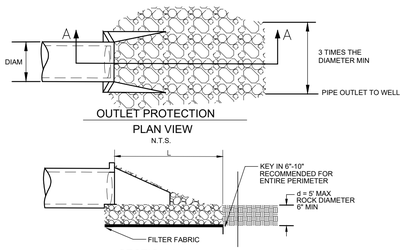
C5.0
Sheet 8 of 20



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

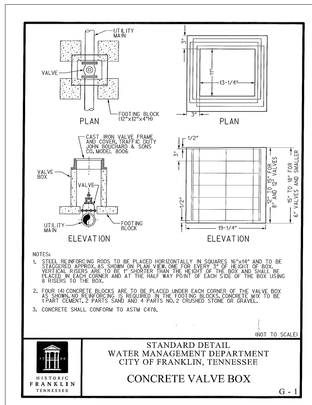


OUTLET PROTECTION
PLAN VIEW
N.T.S.

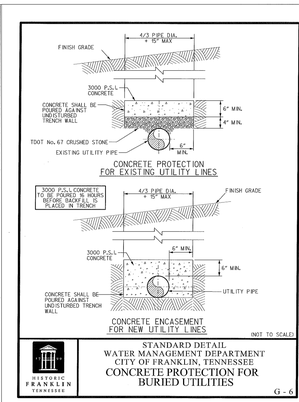
SECTION A-A
N.T.S.

PIPE DIAMETER (in)	DISCHARGE (ft³/s)	APRON LENGTH L (ft)	RIP-RAP D50 DIAMETER MIN (in)
12"	4.9	10	4
15"	9.89	13	6
	9.89	10	6
18"	20.13	16	8
	30.01	23	12
24"	39.90	26	16
	30.01	16	8
	39.90	26	8
	50.14	26	12
	60.03	30	16

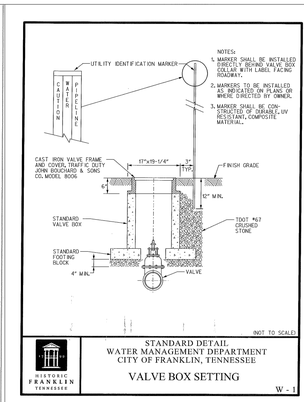
OUTLET PROTECTION
PESC-07



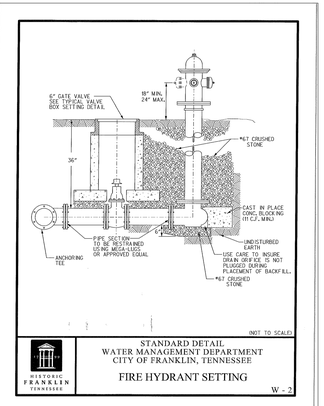
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE VALVE BOX
G - 1



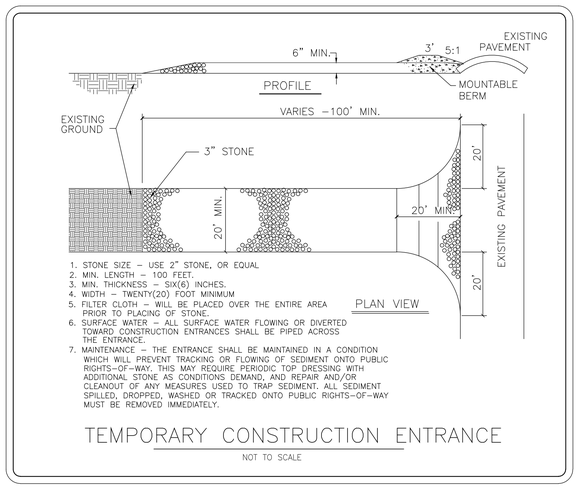
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
CONCRETE PROTECTION FOR BURIED UTILITIES
G - 6



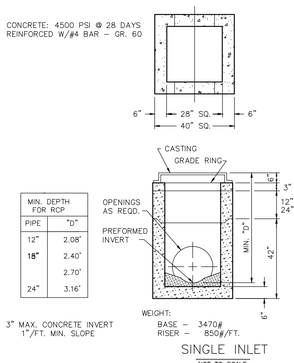
STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
VALVE BOX SETTING
W - 1



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



TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



SINGLE INLET
NOT TO SCALE

City of Franklin's Stormwater Ordinance and Best Mangement Practice M shall be 3" in diameter and shall be kept clean by adding stone as needed. It shall be must inspect all BMP's.

Franklin's BMP Manual. It is on the web at:

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.

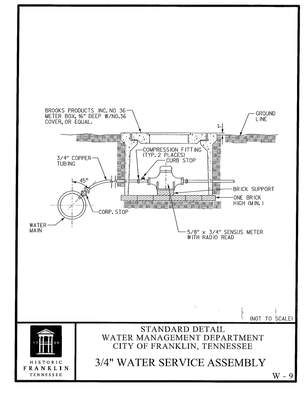
11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

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.

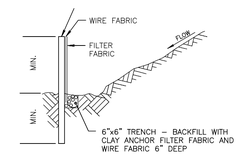
13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY THE CITY OF FRANKLIN. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE 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..

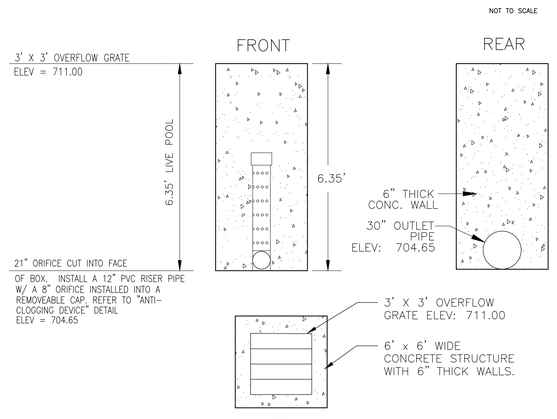


STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
3/4" WATER SERVICE ASSEMBLY
W - 9

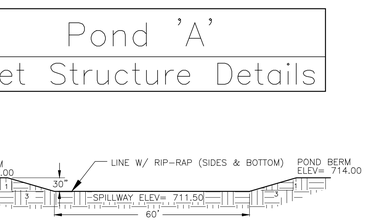


PERIMETER SILTATION CONTROL SHALL BE INSTALLED PER CITY DETAIL SD-21.

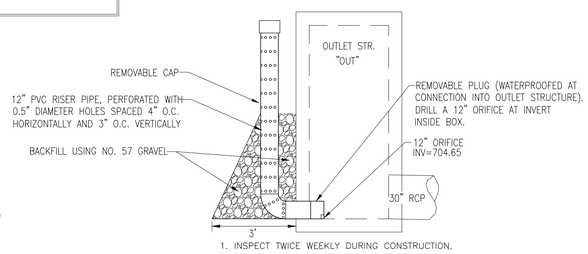
SILTATION CONTROL FENCE
NOT TO SCALE



OUTLET STRUCTURE 'A'
N.T.S.

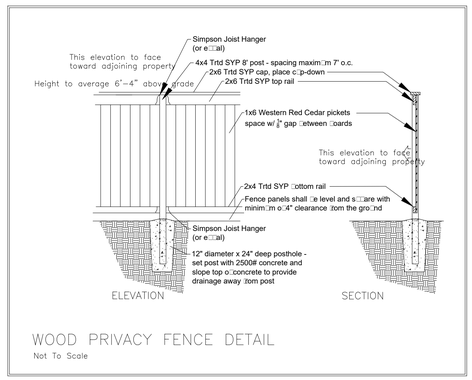


DRY POND OVERFLOW WEIR
FOR DRY POND 'A'



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'



WOOD PRIVACY FENCE DETAIL
Not To Scale

Pond 'A'
Outlet Structure Details

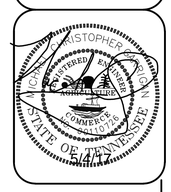
Details

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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

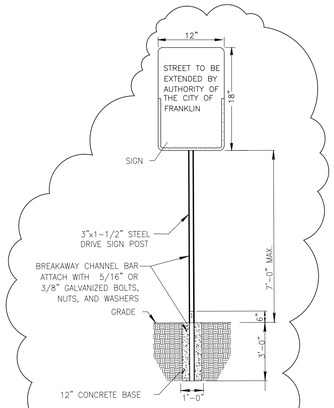


UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

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

C6.0
Sheet 9 of 20



STREET SIGNAGE

NOT TO SCALE

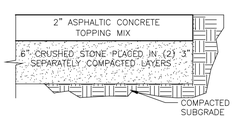
Stormwater Erosion Prevention and Sediment Control Re□□irements:

• 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 1been (15) days a ter 1inal grading. This is a cover crop with at least 75% coverage.
• During non-germinating periods, mulch must be applied at the specified rates.
Temporary Sta□lization □ Permanent Sta□lization
• 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 latter. Stockpiles which have not □een □sed ∂r 14 calendar days shall □e sta□lized thro□gh the application o□sod, seed and anchored straw m□lch, or other approved sta□lization meas□res.
• 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 □□□∂r shall □e ∂nced o□where there is no encroachment. B□□∂r means a vegetated area, incl□ding trees and shr□□s that exists or is esta□lished to protect a stream system, lake, or reservoir area. This □□∂r also applies to other sensitive areas s□ch as springs, wetlands and sinkholes. TDEC re□□ires a 60 ∂ot constr□ction □□∂r 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 o□how it is to □e maintained □y homeowner association or nonresidential property owner. I□more than reg□lar maintenance is ever needed, i.e. removal o□small □□sh or trees that have □allen, a landscape plan and a tree c□tting permit is re□□ired.
• 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 m□lch or other approved sta□lization meas□res, within seven (7) calendar days o□esta□lishment. All areas dist□□∂ed o□tside o□the perimeter sediment control system m□st □e minimized and sta□lized immediately. Maintenance m□st □e per∂rmed as necessary to ens□re contin□ed sta□lization. Resta□lization or overseeding will □e re□□ired, i□necessary.
• Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate □est management practices to eliminate the potential □∂ accelerated erosion and/or sediment poll□tion.
• Construct and stabilize Sediment Pond and conveyances first. Stabilize means:
a.) a □rf∂rm (e .g., evenly distri□□ted, witho□t large □are areas) perennial vegetative cover with a density o□a minim□m o□75 percent o□the native □ackgro□nd vegetative cover □∂r the area esta□lished on all □npaved areas and areas not covered □y permanent str□ct□res, or
□) e□□∂valent permanent sta□lization meas□res (s□ch as the □se o□riprap, ga□ions, or geotextile) when □een employed with a density s□□cient to resist accelerated s□∂ace erosion and s□□∂ace characteristics s□□cient 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.

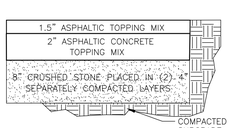
Sediment Fence
Sediment □ences or other sediment □arriers, has □een installed properly along topographical conto□rs downslope o□the area to □e dist□□∂ed prior to any grading, clearing and/or any other constr□ction activity.

Sediment Fences:
Use principally in areas where sheet □ow occ□rs.
Install along a level conto□r, so water does not pond more than 1.5 □eet (0.5 m) at any point.
The maxim□m slope perpendic□lar to the □ence line sho□ld □e 1:1. No more than 0.25 acre (0.1 ha) per 100 □t (31.4 m), or 0.5 c□ (1.4 x 10-2 m3/s) o□concentrated □ow
sho□ld drain to any point along the silt □ence.
T□m ends o□□ence □phill to prevent sco□r □om wash aro□nd. Intermittently, t□m □ence □phill.
Provide area □ehind the □ence ∂r r□no□to pond and sediment to settle (Approx. 1200 s□. □t (111.5 m2) per acre (0.4 ha) draining to the silt □ence).
Select □ter □a□ric that retains 85% o□the soil, □y weight, □ased on sieve analysis, □□t is not □ner than an e□□ivalent opening size o□70.
• Straw/Hay Bales (ARE NOT RECOMMENDED) Silt fences, sand bag barriers, and rock filters (especially continuous berms) are preferred over straw/hay bales □ecause sediment removal e□ficiencies, d□□a□ility, and maintenance re□□irements are □∂ less desira□le in straw/hay □ales.
• 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 □ag □arrier: Used to create a small sediment trap □petream o□inlets on sloped, paved streets.
Excavated Drop Inlet Sediment Trap: An excavated area aro□nd the inlet to trap.
G□ter□□ddy type protection: Used to create a small water ponding area to settle sediment o□t □e□ore water enters storm drain.
(excerpt □om Franklin Best Management Practice Man□al)
Sediment Fences:
Use principally in areas where sheet □ow occ□rs.
-Install along a level conto□r, so water does not pond more than 1.5 □eet (0.5 m) at any
point.
-The maxim□m slope perpendic□lar to the □ence line sho□ld □e 1:1.
-No more than 0.25 acre (0.1 ha) per 100 □t (31.4 m), or 0.5 c□ (1.4 x 10-2 m3/s) o□concentrated □ow sho□ld drain to any point along the silt □ence.
-T□m ends o□□ence □phill to prevent sco□r □om wash aro□nd.
-Provide area □ehind the □ence ∂r r□no□to pond and sediment to settle (Approx. 1200 s□. □t (111.5 m2) per acre (0.4 ha) draining to the silt □ence).
-Select □ter □a□ric that retains 85% o□the soil, □y weight, □ased on sieve analysis, □□t is not □ner than an e□□ivalent opening size o□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 □ntil the site has □een sta□lized and a good stand o□grass has □een esta□lished.
• 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 o□
restoration. A copy o□yo□r EP□SC plan along with an inspection checklist and Stormwater Permit, i□applica□le, m□st □e at the project site at all times. The inspection checklist shall have a record o□dates EP□SC devices are inspected and any correction action taken or major o□servations.
• 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 Man□al. It m□st □e installed within 24 ho□rs o□grading or the permit will □e revoked. The □se o□lter cloth □eneath constr□ction entrance is re□□ired. Stones sho□ld □e 3 inch or□shed, washed, and well graded rock to at least a 6-inch (15.2) deep and shall □e kept clean □y adding stone as needed. It shall □e 20 ∂et wide. See detail TCP-03 (or speci□c constr□ction entrance details. See http://www.franklin-gov.com/engineering/STORMWATER/.mp/tcp/tcp-03.pd□
• 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 □om entering the stormwater system, gro□nd water or near□y water □ody.
• 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 □e done
with the City o□Franklin inspector's permission. The inspector m□st approve the dewatering method ∂r each application. The □llowing methods may □e considered:
A. P□mp discharge may □e directed to another on-site sediment trap or □asin, provided it is o□s□□□cient vol□me and the p□mp intake is □oated to prevent agitation or s□ction o□
deposited sediments□or
B. the p□mp intake may □tilize a Remova□le P□mping Station and m□st discharge into an □ndist□□∂ed area thro□gh a non-erosive o□llet□or
C. the p□mp intake may □e □oated and discharge into a Dirt Bag (12 oz. nonwoven a□ric), or approved e□□ivalent, located in an □ndist□□∂ed □□∂er area.
D. All p□mping o□sediment laden water shall □e thro□gh a sediment control BMP, s□ch as a p□mped water □lter □ag or e□□ivalent sediment removal □cility, over □ndist□□∂ed
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 □e∂ore
implementing changes. Major changes will re□□ire 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 p□□lic thoro□gh∂are(s) shall □e 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.

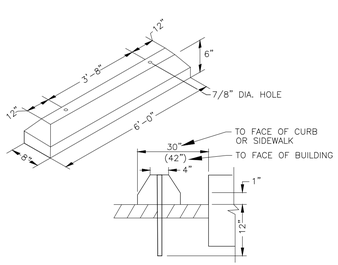
STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES
• Check outlet regularly for clogging and remove any debris.
• Check banks and bottom surface of basin for erosion and correct as necessary.
• Check at least annually and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and
areas o□erosion repaired. Remove n□isance wetland species and take appropriate meas□res to control mos□□toes.
• 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 i□there is
a permanent marker indicating depth where sediment needs to □e removed, and that mark has not □een met.
• Some sediment may contain contaminants or which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is
any □ncertainty a□□t what the sediment contains or it is known to contain contaminants, then TDEC sho□ld □e cons□lted and their disposal recommendations □ollowed. The
TDEC Division o□Water Poll□tion Control sho□ld □e contacted at (615) 532-0625.
Generally, special attention or sampling sho□ld □e given to sediment acc□m□lated in □cilities serving ind□strial, man□□act□ring or heavy commercial sites, □eling cents or
a□tomotive maintenance areas, large parking areas, ir other areas where poll□tants (other than clean soil) are s□spected to acc□m□late and □e conveyed □y storm r□no□.
Some sediment collected my □e inno□o□s (□tee o□poll□tants) and can □e □sed as □ll material, cover or land spreading. It is important that this material not □e placed in any
way that will promote or allow re-s□spension in storm r□no□



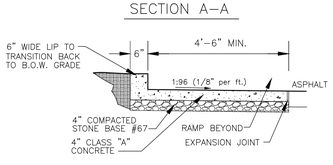
REGULAR–DUTY PAVEMENT DETAIL

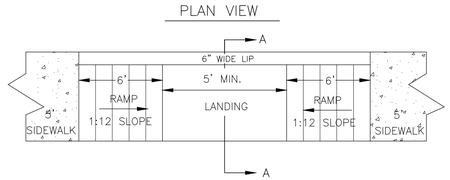


PAVEMENT DETAIL (HEAVY DUTY)



WHEEL STOP DETAIL

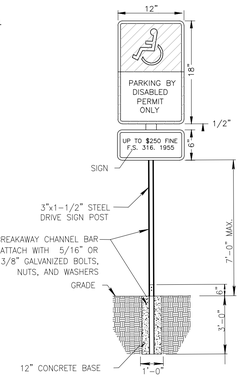




PARALLEL CURB RAMP

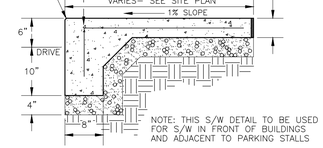
NOT TO SCALE

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.



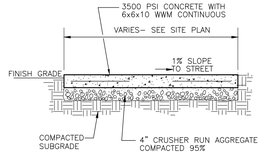
HANDICAP SIGNAGE

NOT TO SCALE



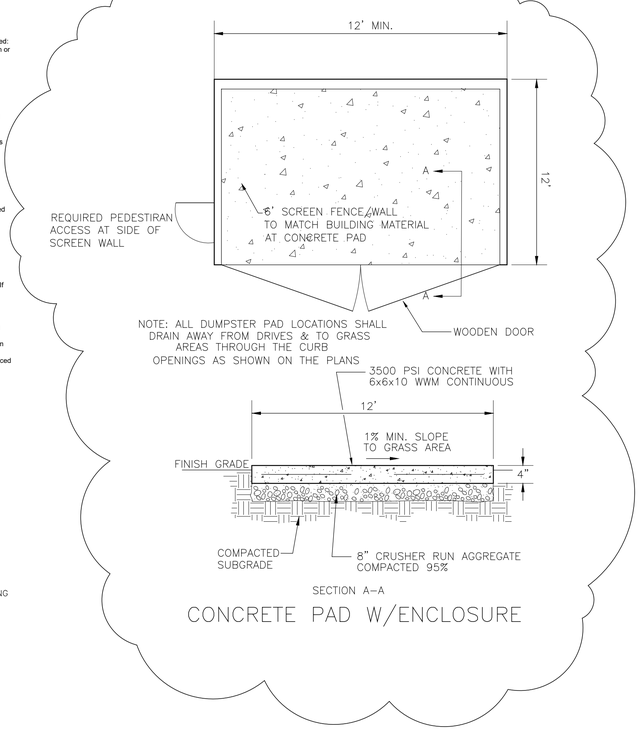
NOTE: THIS S/W DETAIL TO BE USED FOR S/W IN FRONT OF BUILDINGS AND ADJACENT TO PARKING STALLS

"TURN–DOWN" SIDEWALK DETAIL

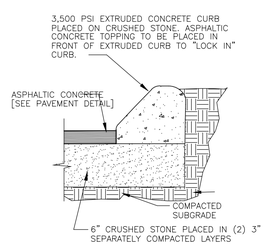


NOTE: THIS S/W DETAIL TO BE USED FOR S/W LOCATED ADJACENT TO ROADWAYS

"FLUSH" SIDEWALK DETAIL



CONCRETE PAD W/ENCLOSURE



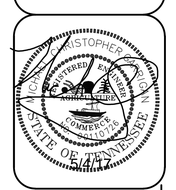
1' EXTRUDED CURB

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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



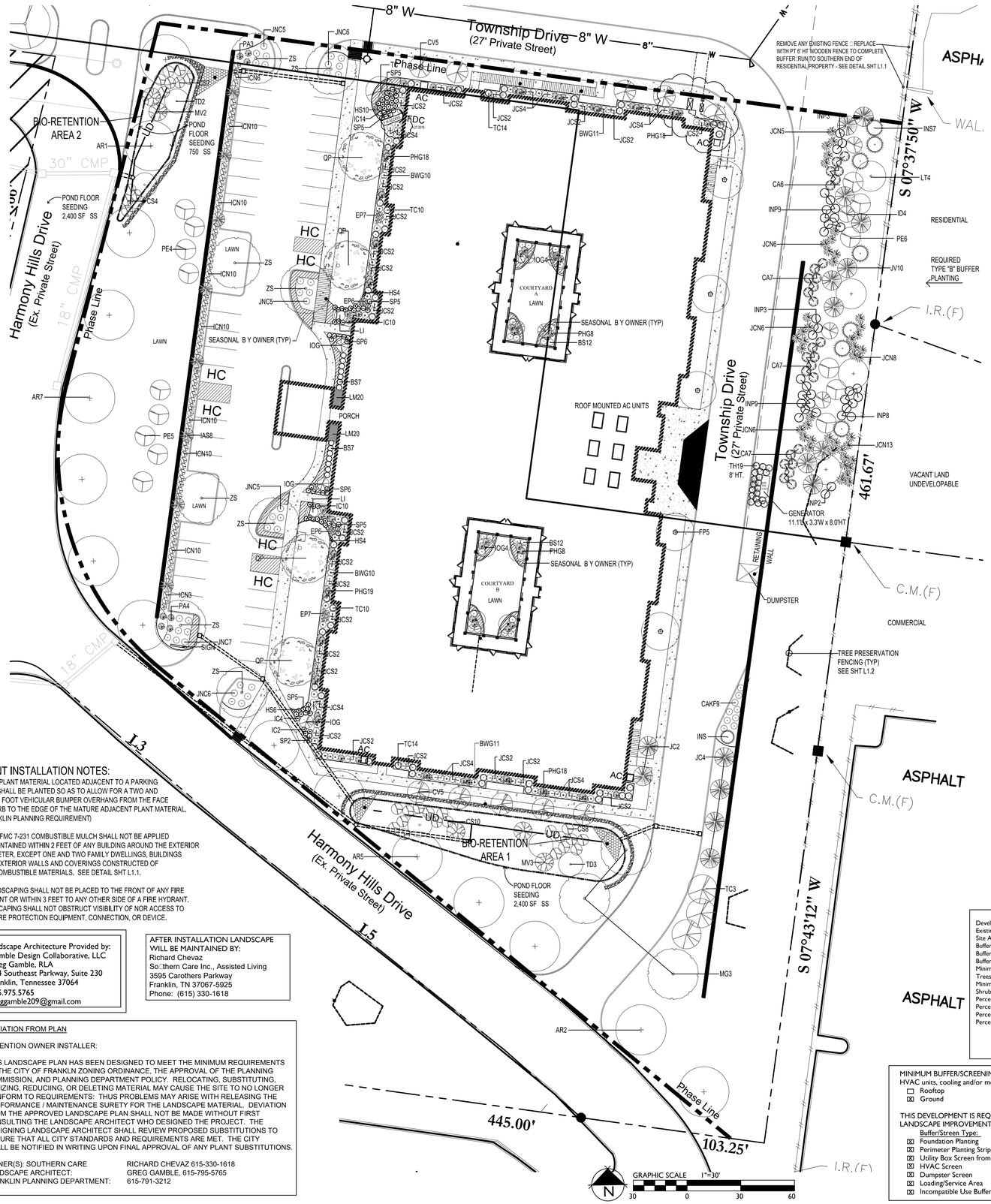
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Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

C6.1
Sheet 10 of 20

Details



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.

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

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:
Richard Chevaz
So::thern Care Inc., Assisted Living
3595 Carothers Parkway
Franklin, TN 37067-5925
Phone: (615) 330-1618

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.

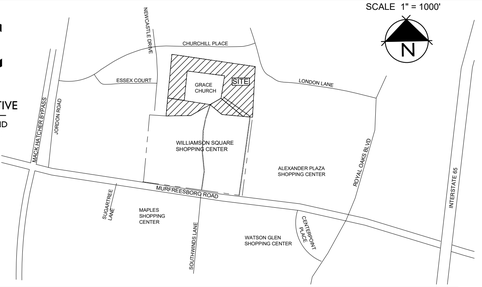
OWNER(S): SOUTHERN CARE	RICHARD CHEVAZ 615-330-1618
LANDSCAPE ARCHITECT:	GREG GAMBLE, 615-795-5765
FRANKLIN PLANNING DEPARTMENT:	615-791-3212

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
greggamble209@gmail.com
615.975.5765



LANDSCAPE PLAN LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
14	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	
8	ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	'VILLAGE GREEN' JAPANESE ZELKOVA	2" CAL, B/B	10-12' HT.	DECIDUOUS	AS SHOWN	
46								
UNDERSTORY TREES								
10	CV	CRATAEGUS VIRIDIS	'WINTER KING' HAWTHORNE	1.5" CAL, B/B	8-10' HT.	DECIDUOUS	AS SHOWN	
7	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	
33 = 2-2" AND 31-1.5"								
SHRUBS (408)								
38	BS	BUXUS SEMPERVIRENS	COMMON BOXWOOD	18" HT.	18" HT.	EVERGREEN	AS SHOWN	
40	BWG	BUXUS MICROPHYLLA 'WINTER GEM'	'WINTER GEM' BOXWOOD	24" HT.	24" HT.	EVERGREEN	AS SHOWN	
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 'SARGENTII'	'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	
47	TC	TAXUS CAPITATA	PYRAMIDAL YEW	B/B	3' HT.	EVERGREEN	AS SHOWN	
19	TH	TAXUS X MEDIA 'HICKS'S'	UPRIGHT YEW <or SIMILAR 8' EVERGREEN>	B/B	8' HT.	EVERGREEN	AS SHOWN	
GRASSES & PERENNIALS								
9	CAKF	CALAMAGROSTIS ARUNDINACEA	'KARL FOERSTER' GRASS	GAL	4' HT.	4' ON CENTER		
26	EP	ECHINEA PURURIEA	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		
88	PHG	PENNISTEUM A. 'HAMELN'	'HAMELN GRASS	GAL	24" HT.	AS SHOWN		

BIO-RETENTION 1 & 2 LANDSCAPE LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
1	AR	ACER RUBRUM	'RED SUNSET' MAPLE	2" CAL, B/B	10-12' HT.	DECIDUOUS	50' ON CENTER	
5	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	8-10' HT.	DECIDUOUS	AS SHOWN	
UNDERSTORY TREES								
5	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA- MULTI-TRUNK	2" CAL, B/B	8-10 HT.	SEMI-EVERGR	AS SHOWN	
SHRUBS								
29	CS	CORNUS SERICEA	REDOSIER DOGWOOD	18" HT.	18" HT.	DECIDUOUS	5' O.C.	
GRASSES & PERENNIALS								
3350 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								

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% flex 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/Streen 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

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:			31	47
AGGEGATE CALIPER INCHES PROVIDED:				165
AGGREGATE CALIPER INCHES REQUIRED:				156
MINIMUM 18" HEIGHT SHRUBS (96 PER AC)		182	437	

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

Landscape Plan

PERMITS:
COF #6414

Drawing Date:
April 10, 2017

REVISIONS:

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



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 #6414

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.

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.

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.

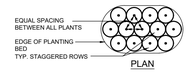
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

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.

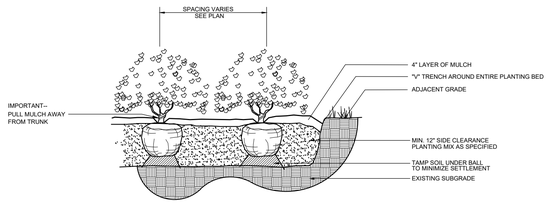
4. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

5. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

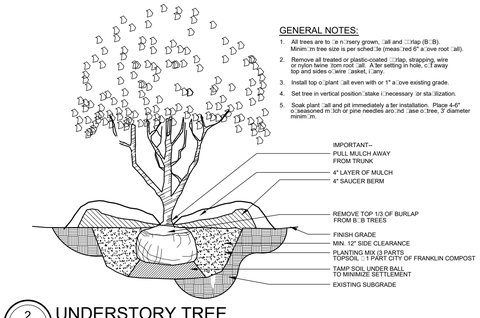
6. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.



GENERAL NOTES:
1. Install top o□plant □all 2" a□ove adjacent grade.
2. Tamp planting mix □irmly as pit is □lled aro□nd each plant □all.
3. Soak each plant □all and pit immediately a□ter installation.

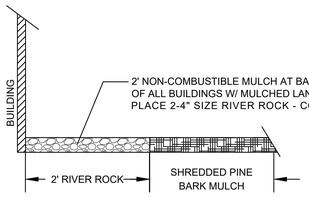


1 / L1.1 SHRUB PLANTING — PLAN/ SECTION — DETAIL # NTS



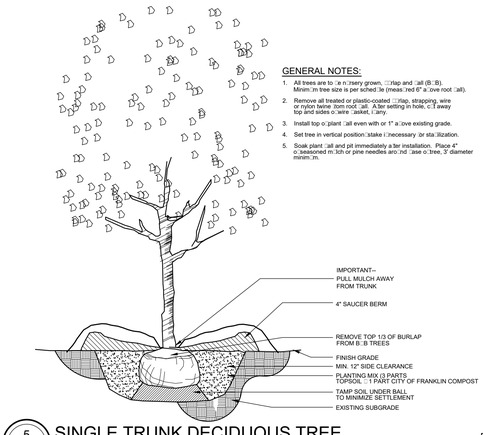
GENERAL NOTES:
1. All trees are to □e n□rsery grown, □□rlap and □□all (B□B). Minim□m tree size is per sched□le (meas□red 6" a□ove root □all).
2. Remove all treated or plastic-coated □□rlap, strapping, wire or nylon twine □rom root □all. A□er setting in hole, c□t away top and sides o□ wire □asket, i□any.
3. Install top o□plant □all even with or 1" a□ove existing grade.
4. Set tree in vertical position□stake i□necessary □r sta□ilization.
5. Soak plant □all and pit immediately a□er installation. Place 4-6" o□seasoned m□tch or pine needles aro□nd □ase o□tree, 3" diameter minim□m.

2 / L1.1 UNDERSTORY TREE — SECTION — DETAIL # NTS



NOT APPLICIABLE WHERE SOD IS ADJACENT TO BUILDING.

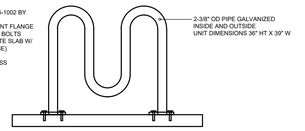
1 / L1.1 BUILDING FOUNDATION MULCH — SECTION — DETAIL # NTS



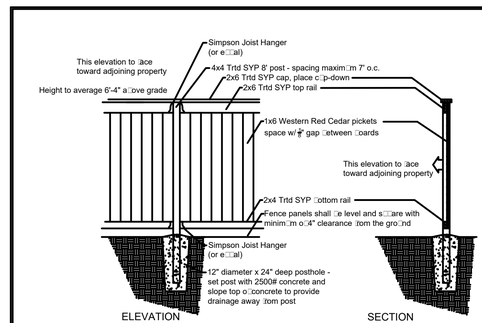
GENERAL NOTES:
1. All trees are to □e n□rsery grown, □□rlap and □all (B□B). Minim□m tree size is per sched□le (meas□red 6" a□ove root □all).
2. Remove all treated or plastic-coated □□rlap, strapping, wire or nylon twine □rom root □all. A□er setting in hole, c□t away top and sides o□ wire □asket, i□any.
3. Install top o□plant □all even with or 1" a□ove existing grade.
4. Set tree in vertical position□stake i□necessary □r sta□ilization.
5. Soak plant □all and pit immediately a□er installation. Place 4" o□seasoned m□tch or pine needles aro□nd □ase o□tree, 3" diameter minim□m.

5 / L1.1 SINGLE TRUNK DECIDUOUS TREE — SECTION — DETAIL # NTS

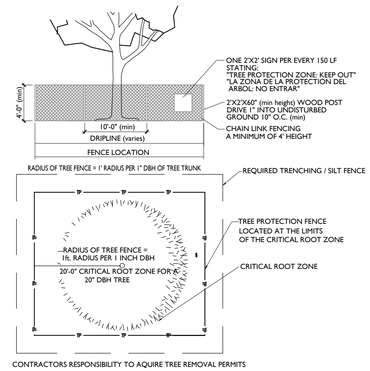
GENERAL NOTES:
1. 5 BIKE WAVE RACK MODEL NO. 526-1002 BY THE PARK CATALOG (800-695-3503) ITEM NO. 526-1002 W/ SURFACE MOUNT FLANGE
2. MOUNT WITH 3/4 X 4" GALVANIZED BOLTS
3. MOUNT RACK ON 4"X5X5 CONCRETE SLAB W/ WWM (OVER 6 INCH DEEP ROCK BASE)
4. SEE SITE PLAN FOR LOCATION
5. COLOR CHOICE DARK GRAY UNLESS OWNER SPECIFIES OTHERWISE



3 / L1.1 BIKE RACK — PLAN / SECTION — DETAIL # NTS



WOOD PRIVACY FENCE DETAIL
Not To Scale



CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL
SEE ADDITIONAL NOTES TOP OF PAGE L2.1

TREE PROTECTION GENERAL NOTES:
1. The tree protection □arriers shall □e constr□cted □e□ore the iss□ance o□any permits, and shall remain intact thro□gho□t the entire period o□constr□ction.

2. The tree protection □arrier shall □e installed as la□eled on this plan or a distance to the radi□s o□the dripline, whichever is greatest, as meas□red □om the tr□nk o□the protected tree.

3. Any re□□ired excavation in or aro□nd the protection zone to accomadate □ndergro□nd services, □otins, etc□shall □e indicated on the plan, and shall □e excavated □y hand. In addition, related root pr□ning shall □e accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage o□□□ilding materials or stock piling shall not □e permitted within the limits o□or against the protection □arriers.

5. Trees within the protection □arriers m□st □e ade□□ately cared □or thro□gho□t the constr□ction process (i.e., they m□st □e watered s□□iciently). Fill shall not □e placed □on the root system as to endanger the health or li□e o□the a□ected tree.

6. There shall □e no clearing, grading, constr□ction, storage, or dist□r□ance o□vegetation allowed in the stream □□□er except as permitted □y the City Engineer.

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 #6414

Drawing Date:
April 10, 2017

REVISIONS:

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 A. GAMBLE
5-4-2017
LANDSCAPE ARCHITECT

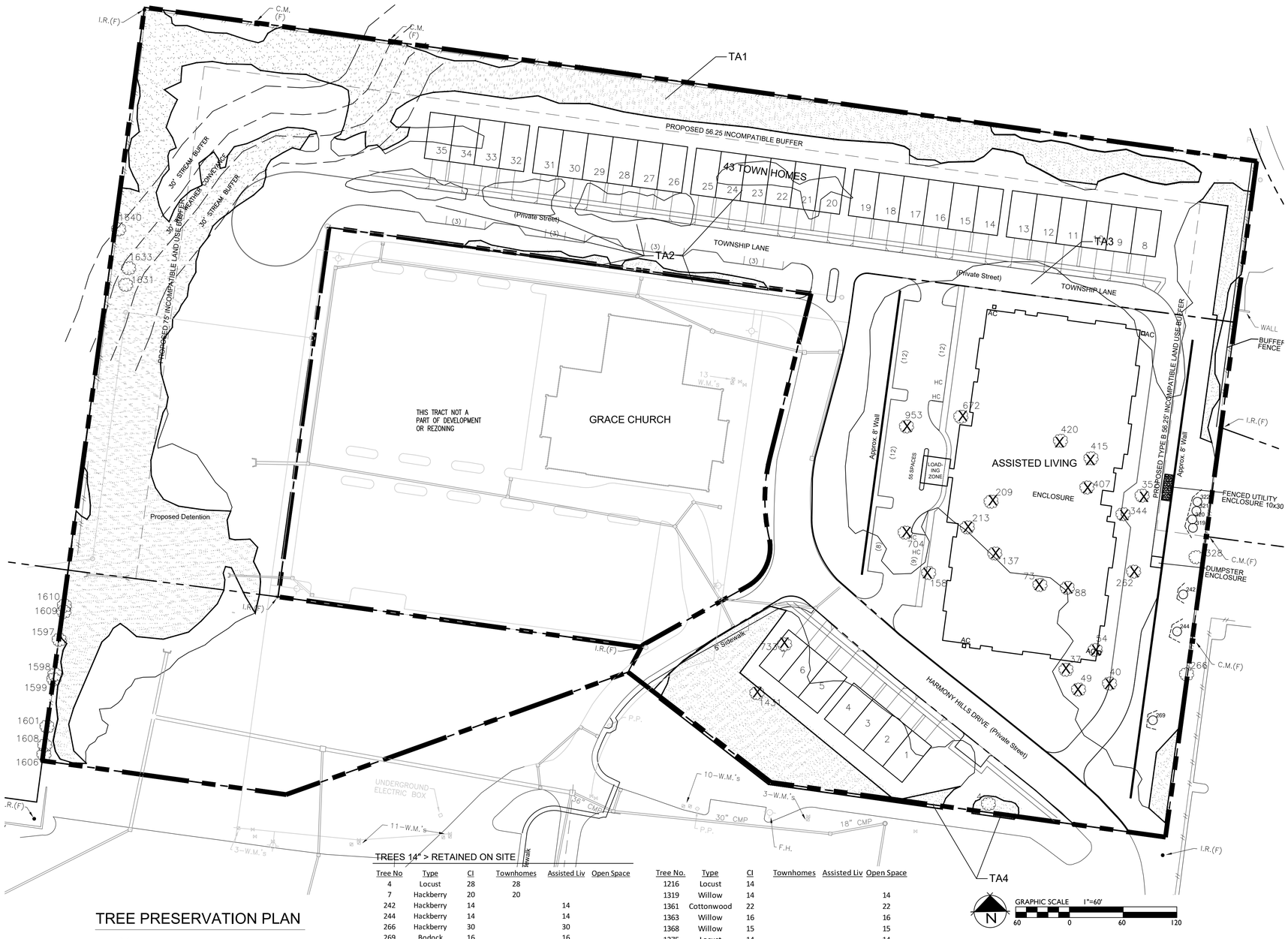
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1-800-351-1111
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Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #6414

L1.1
Sheet 12 of 20

Landscape Details



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
3505 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
greggamble309@gmail.com
615.975.5765

PERMITS:
COF #6414

Drawing Dates:
April 10, 2017

REVISIONS:

SPECIMEN TREE LIST

Number	Type	Size	Health	Status	CI Trees Removed	
					Townhome	Assist Liv
4	LOCUST	28"	FAIR			
37	OAK	26"	POOR	REMOVED		
40	OAK	24"	FAIR	REMOVED		
49	HACKBERRY	30"	POOR	REMOVED		
54	OAK	30"	POOR	REMOVED		
73	OAK	36"	GOOD	REMOVED		36
88	HACKBERRY	26"	POOR	REMOVED		
137	HACKBERRY	32"	POOR	REMOVED		
158	OAK	30"	POOR	REMOVED		
209	HICKORY	30"	POOR	REMOVED		
213	OAK	32"	GOOD	REMOVED		32
262	HACKBERRY	28"	POOR	REMOVED		
266	HACKBERRY	30"	POOR			
328	HACKBERRY	24"	POOR	REMOVED		
344	HACKBERRY	28"	FAIR	REMOVED		
352	HACKBERRY	30"	POOR	REMOVED		
407	HACKBERRY	32"	POOR	REMOVED		
415	HACKBERRY	24"	POOR	REMOVED		
420	HACKBERRY	34"	POOR	REMOVED		
672	HACKBERRY	28"	POOR	REMOVED		
704	HACKBERRY	32"	POOR	REMOVED		
733	HACKBERRY	24"	GOOD	REMOVED	24	
953	LOCUST	24"	POOR	REMOVED		
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	68

TOTAL HEALTHY INCHES REMOVED: 212 INCHES (Townhomes 144 & Assisted Living 68)
REPLACEMENT REQUIRED: 424 INCHES
LESS 14" >TREES PRESERVED: -1,302
TOTAL TO BE REPLACED: 0 INCHES

0" 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

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

Tree No.	Type	CI	Townhomes	Assisted Liv	Open Space
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		**1042**	**147**	**190**	**705**

x 1.25 = 1302 CI

TREE PRESERVATION PLAN

X SPECIMEN TREE REMOVED

EXISTING TREE CANOPY REMOVED

EXISTING TREE CANOPY

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

5.31.2017

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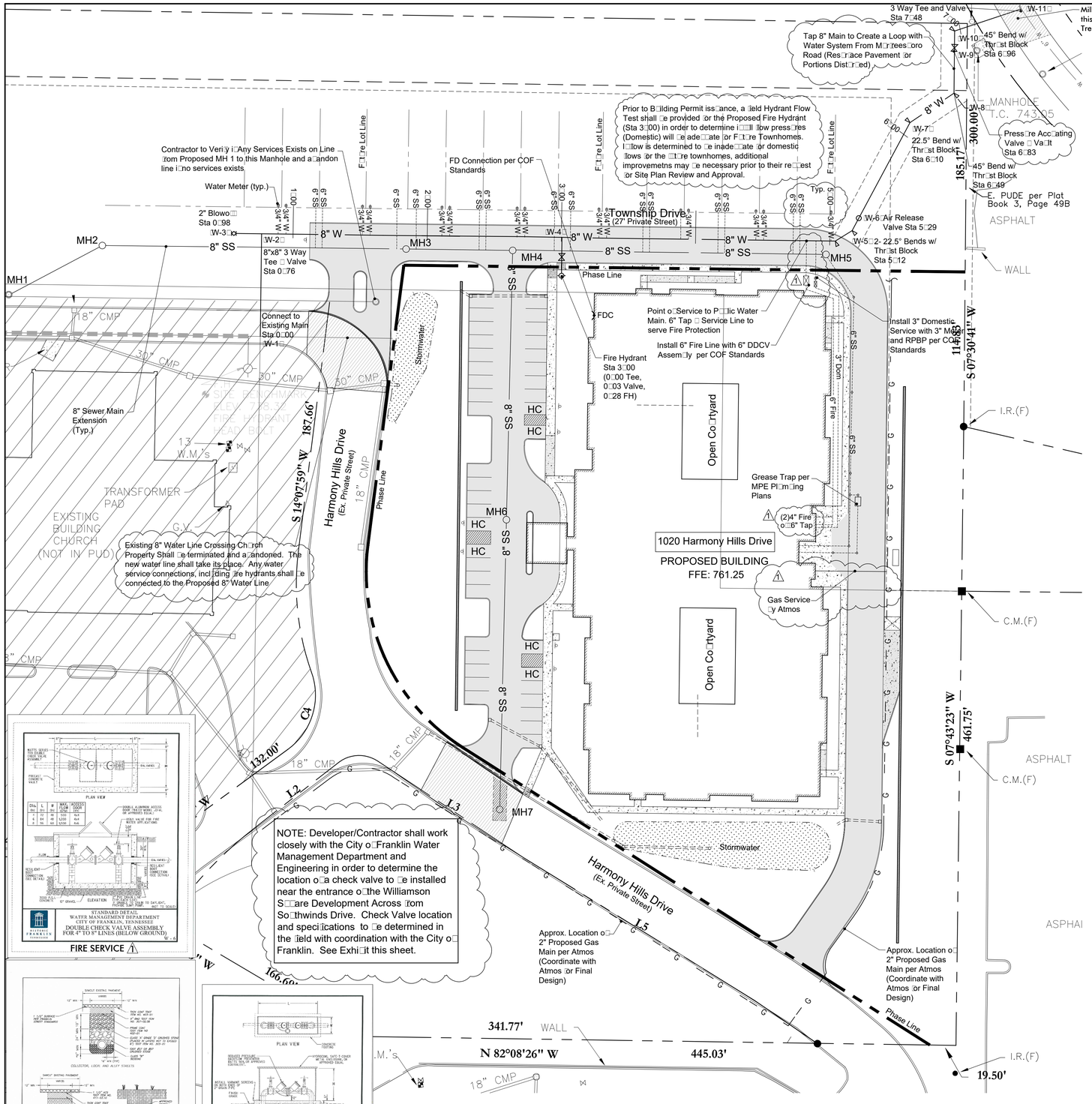
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #6414

L1.2

Sheet 13 of 20

Tree Preservation Plan



NOTE: Developer/Contractor shall work closely with the City of Franklin Water Management Department and Engineering in order to determine the location of a check valve to be installed near the entrance of the Williamson Square Development Across from Southwinds Drive. Check Valve location and specifications to be determined in the field with coordination with the City of Franklin. See Exhibit this sheet.

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.

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

Utility Contact

CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: (615) 794-4554

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.

Water Plan Legend

W-1	Connect to Existing Main	Sta 0+00
W-2	Install 8"x8" 3 Way Tee and Valve Assembly	Sta 0+76
W-3	Install 2" Blow Off	Sta 0+98
W-4	Install Hydrant	Sta 3+00 (0+00 Tee, 0+03 Valve, 0+28 FH)
W-5	Install Two 22.5° Bends with Thrust Block	Sta 5+12
W-6	Air Release Valve	Sta 5+29
W-7	Install 22.5° Bend	Sta 6+10
W-8	Install 45° Bend	Sta 6+49
W-9	Pressure Accuating Valve and Vault *	Sta 6+83
W-10	Install 45° Bend	Sta 6+96
W-11	Install 8"x8" 3 Way Tee and Valve Assembly	Sta 7+48 (London Lane)

* NOTE: Pressure Accuating Valve Location, Setup & Fittings to be Coordinated with City of Franklin Water Management Department and Engineering

Sewer Manhole Table

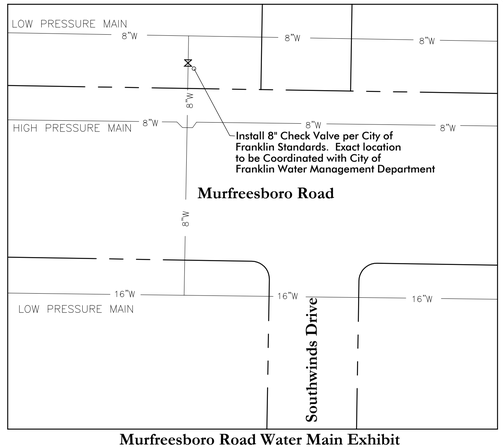
LINE "A"			
	Top of Casting	Inv In	Inv Out
Manhole 1	730.64	724.94	724.74
Manhole 2	736.67	729.60	729.40
Manhole 3	746.92	739.90	739.70
Manhole 4	751.00	744.00	743.80
Manhole 5	757.63	———	750.60
Manhole 4	751.00	744.00	743.80
Manhole 6	760.38	747.70	747.50
Manhole 7	756.66	———	748.80

Adjacent hydrants located at 211 London Ln, approximately 400 feet southeast of site, yielded the below results for a two hydrant test:

Elevation: 755
Static: 88 psi
Residual: 43 psi
Flow: 1,436 gpm
Calculated Flow @ 20 psi = 1,795 psi

Due to comparable FFE to the Hydrant, it is anticipated that flows will exceed 1,500 at 20 PSI.

Tested on 7/6/15 1PM by Fire Sprinkler, LLC



Murfreesboro Road Water Main Exhibit
Scale: 1"=40'

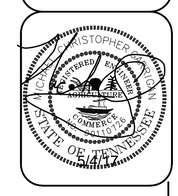
Phase 1 Water & Sewer Plan

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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

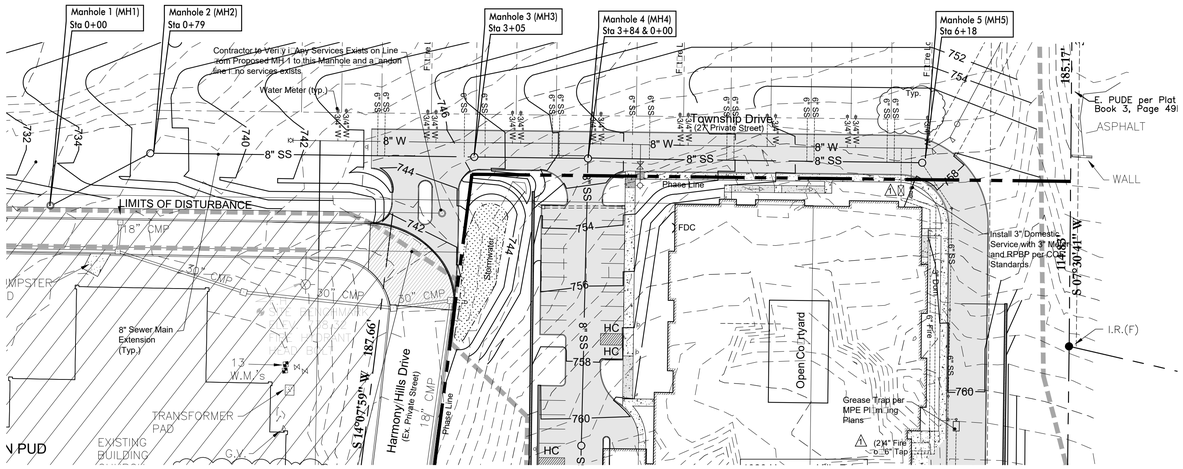


UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
510 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



Utility Plan Legend

- PROP. STORM CULVERT
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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'

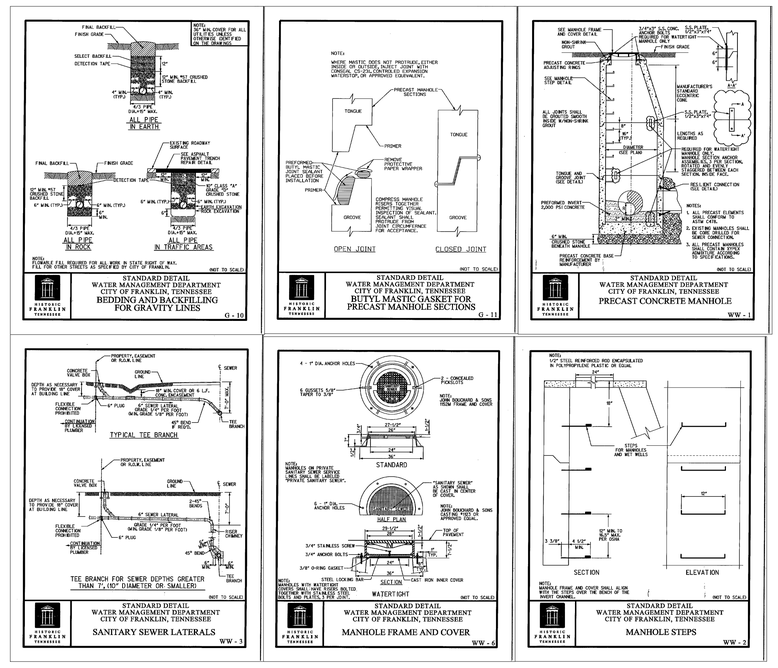
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124 LUMBAR DRIVE
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Manhole 4	751.00	744.00	743.80
Manhole 5	757.63	———	750.60

Sanitary Sewer Plan & Profile A

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

Site Plan for
Township PUD
COF Project Number 5841
1020 Harmony Hills Drive
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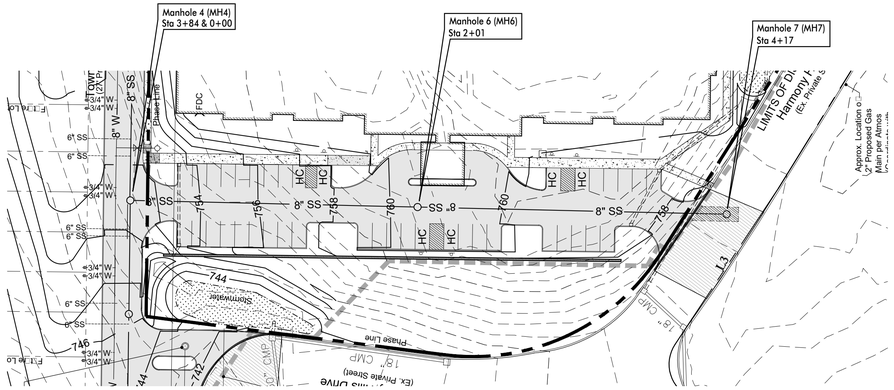
CHRISTOPHER D. KING
REGISTERED ENGINEER
STATE OF TENNESSEE

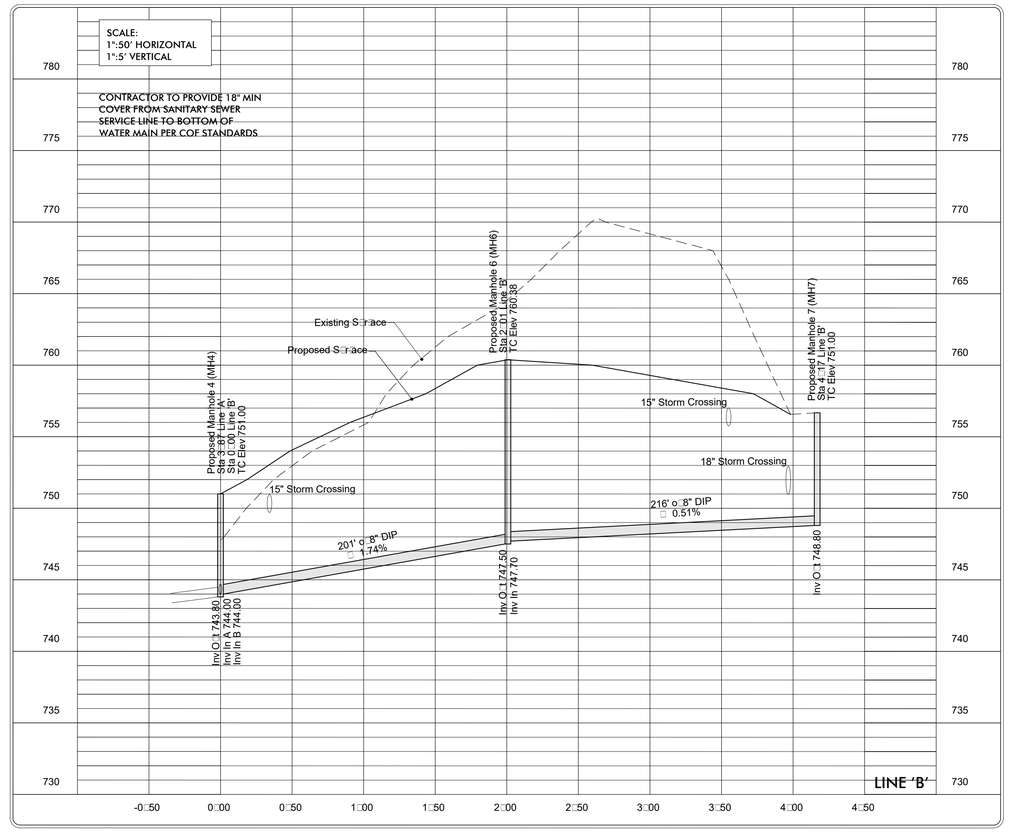
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516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

C7.1
Sheet 15 of 20





Utility Plan Legend

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- PROP. BLOW-OFF
- PROP. STREET LIGHT

N
W E
S

50 0 50 100 150

SCALE: 1" = 50'

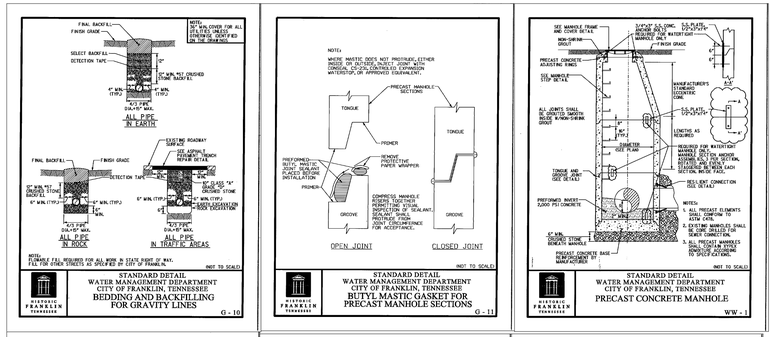
TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

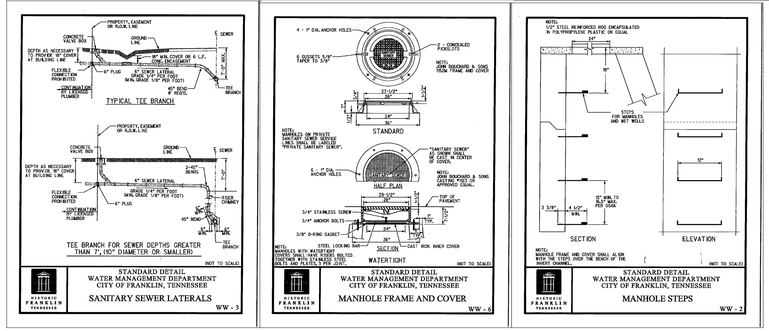
IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

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





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

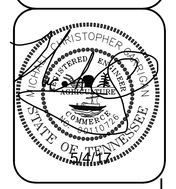
Sanitary Sewer Plan & Profile B

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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



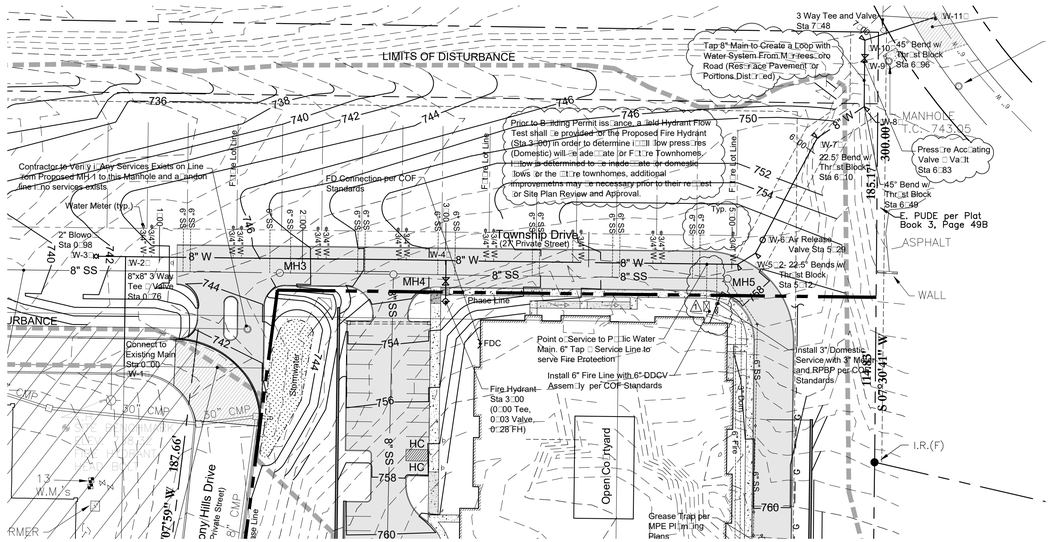
UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

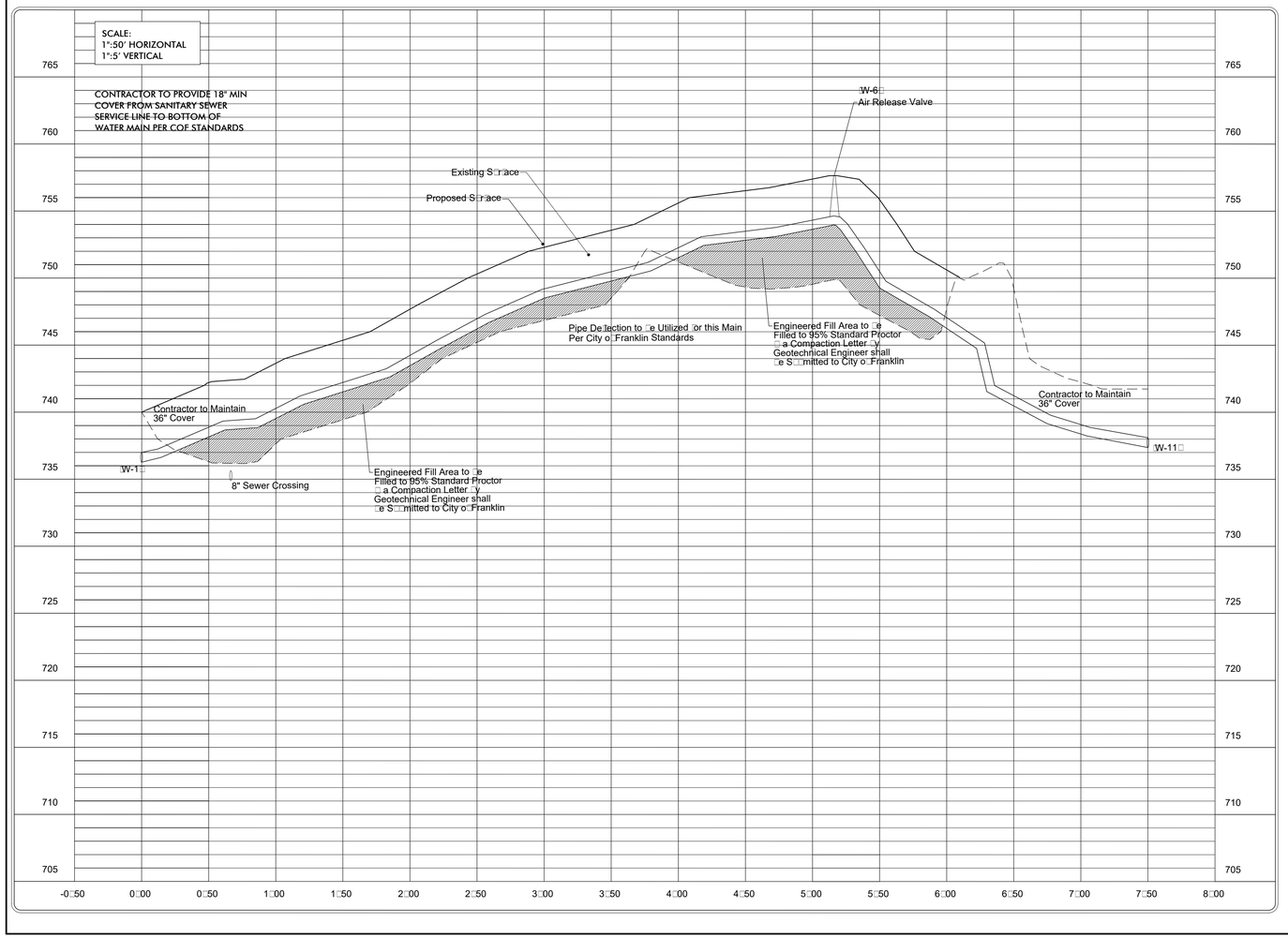
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #12017
Township PUD
City of Franklin Project #5841

C7.2

Sheet 16 of 20





Utility Plan Legend

- PROP. STORM CULVERT
- 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

50 0 50 100 150

SCALE: 1" = 50'

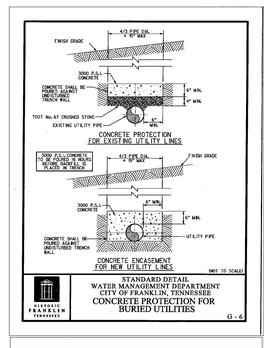
TOTAL AREA = 17.291 ACRES
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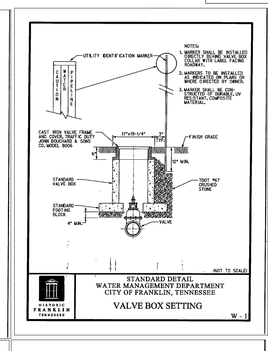
IMPERVIOUS AREA (SECTION 1) = 2.982 ACRES
= 129,907 S.F.

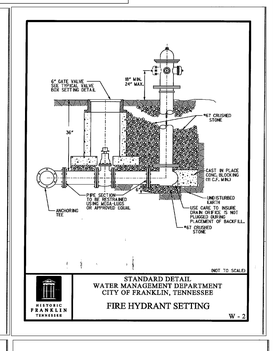
DISTURBED AREA = 11.689 ACRES
= 509,166.23 S.F.

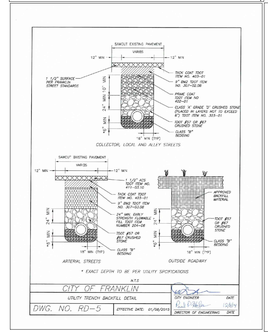
Utility Contact

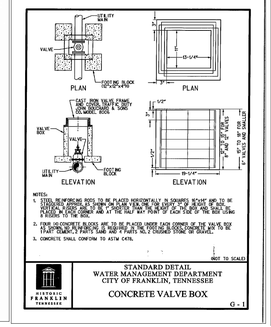
CITY OF FRANKLIN WATER AND SEWER
124 LUMBAR DRIVE
FRANKLIN, TN 37062
PHONE: (615) 794-4554

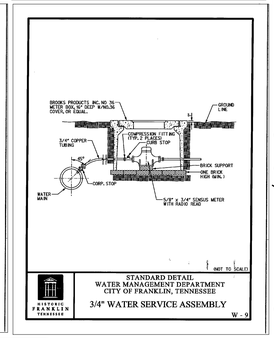












Water Plan Legend

W-1	Connect to Existing Main	Sta 0+00
W-2	Install 8"x8" 3 Way Tee and Valve Assembly	Sta 0+76
W-3	Install 2" Blow Off	Sta 0+98
W-4	Install Hydrant	Sta 3+00 (0+00 Tee, 0+03 Valve, 0+28 FH)
W-5	Install Two 22.5° Bends with Thrust Block	Sta 5+12
W-6	Air Release Valve	Sta 5+29
W-7	Install 22.5° Bend	Sta 6+10
W-8	Install 45° Bend	Sta 6+49
W-9	Pressure Accuating Valve and Vault *	Sta 6+83
W-10	Install 45° Bend	Sta 6+96
W-11	Install 8"x8" 3 Way Tee and Valve Assembly	Sta 7+48 (London Lane)

* NOTE: Pressure Accuating Valve Location, Setup & Fittings to be Coordinated with City of Franklin Water Management Department and Engineering

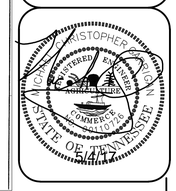
Public Water Plan & Profile

PERMITS:
COF# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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

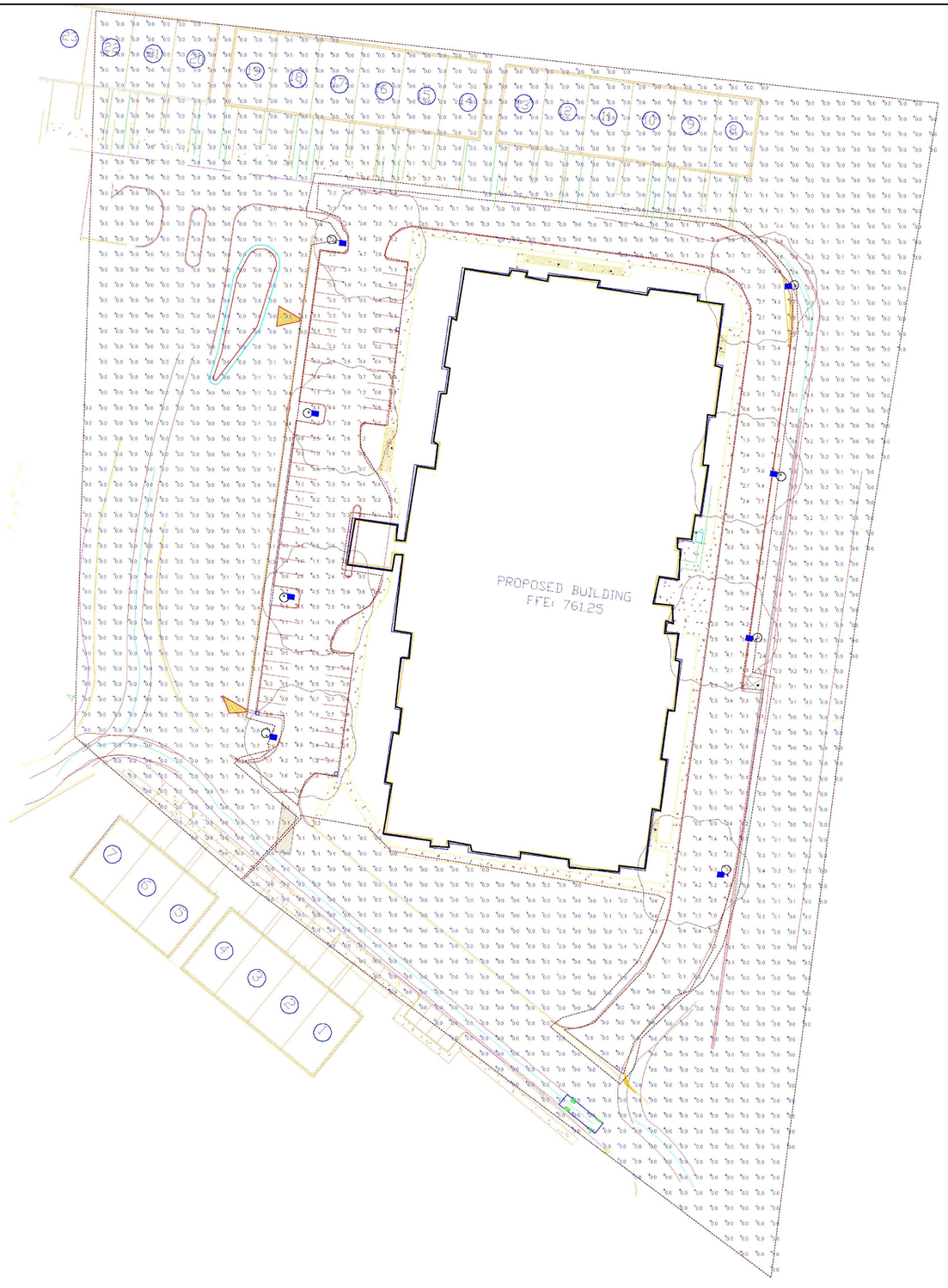


UTILITY LOCATION NOTE:
Contractor to Contact all Local Utility Companies prior to commencing work to mark all Utilities in the Field.

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

C7.3
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 o□Proposed/Existing B□ilding:	1 Stories Maxim□m (Phase 1)
Pole Height:	20 Feet
Pole/Fixt□re Color:	Black/Dark Bronze
Color o□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 □y:
Holophane
Granville B□siness Park, Bldg A
3825 Col□m□□s 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) 250Mtr 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

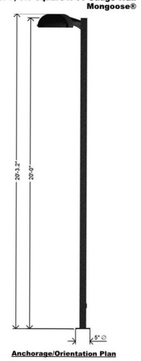
SPECIFICATIONS

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# 6414
TDEC: TNR149878

Drawing Date:
April 2017

REVISIONS:
COF Site Plan: 5/4/17

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 E. DALE
REGISTERED
ENGINEER
COMMERCE
STATE OF TENNESSEE
5/4/17

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

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 No. 8210 STATE OF TENNESSEE

DATE
May 7, 2015
September 4, 2015

SHEET NO.
A1.0
19 of 20 Sheets



TOWNSHIP PUD
COF #5841

BUILDING MATERIALS

HARMONY SOUTHERN CARE

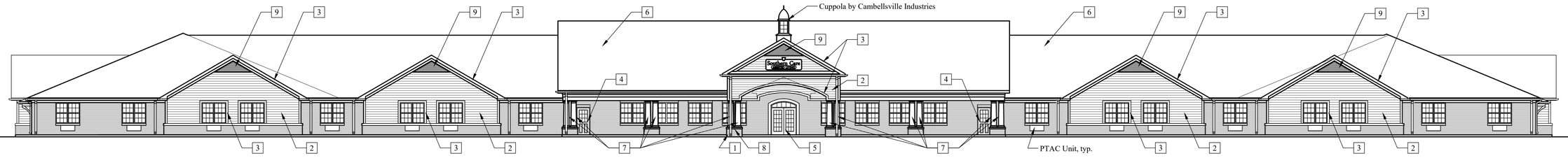
SOUTHERN CARE, INC.

1020 HARMONY HILLS DRIVE - FRANKLIN, TN

LON F. RABY
ARCHITECT
201A Woodmont Circle - Nashville, TN 37205
615-479-7040 - fax 615-457-3310

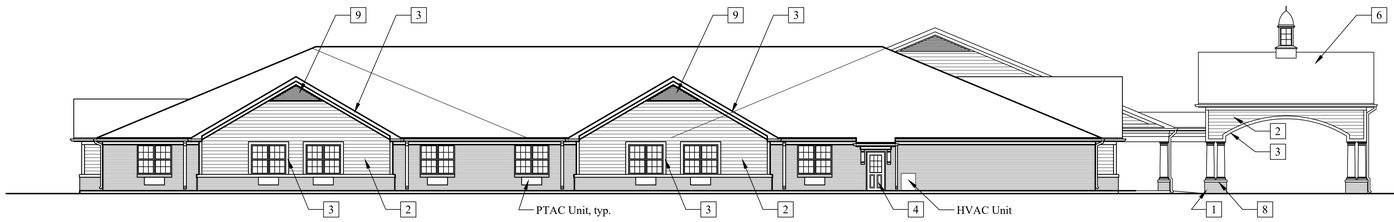
LON F. RABY REGISTERED ARCHITECT STATE OF TENNESSEE No. 8210

DATE
May 7, 2015 September 4, 2015
SHEET NO.
A1.1 20 of 20 Sheets



Front Elevation		
	Surface Area	Percent of Net
Gross of Wall	4139	
Net of Wall	3273	
Net Brick	1634	49.9%
Net Siding	1639	50.1%

Front Elevation
3/32" = 1'-0"



Left Elevation		
	Surface Area	Percent of Net
Gross of Wall	2021	
Net of Wall	1713	
Net Brick	1015	59.3%
Net Siding	698	40.7%

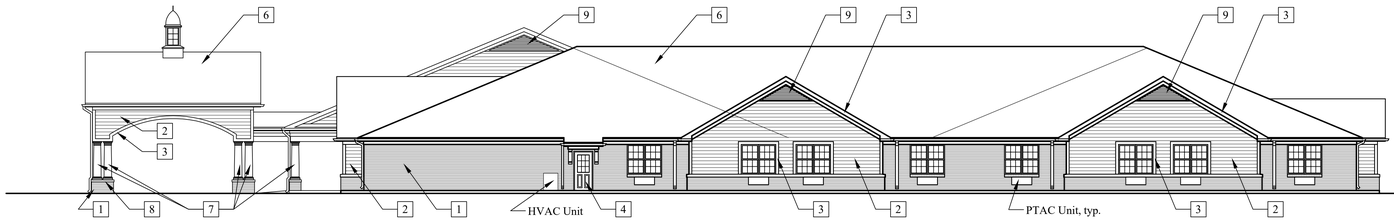
Left Elevation
3/32" = 1'-0"

Finish Legend

Mark		Manufacture	Color
1	Field Brick	Henry Brick	Cypress Point
2	Siding	James Hardie	Behr - Canyon View
3	Trim	To Be Determined	Behr - Ultra Pure White
4	Exterior Metal Door	To Be Determined	Behr - Ultra Pure White
5	Aluminum Entry System	Stanley	White
6	Asphalt Shingles	Tamco	Rustic Slate
7	Columns	Permacast	Behr - Ultra Pure White
8	Concrete Caps	To Be Determined	Natural
9	Louver	To Be Determined	Behr - Ultra Pure White

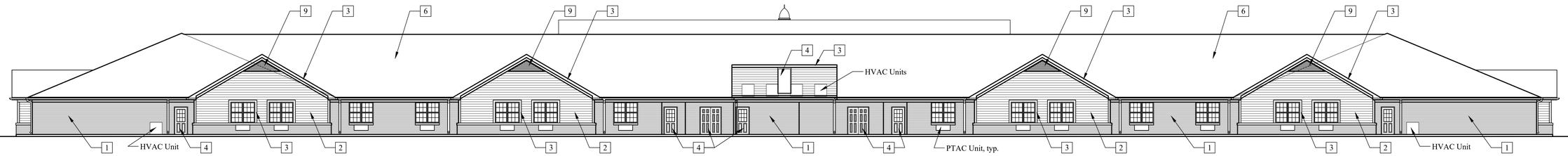
These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the planning commission. Changes shall not be made to the approved elevations unless approved by either the codes department or the planning commission.
Franklin Codes Department (615794-7012
Franklin Planning Department (615)791-3212

HVAC Units, cooling and or mechaical units are located on the:
- [X] Rooftop
- [X] Ground
- [ ] None Provided



Right Elevation		
	Surface Area	Percent of Net
Gross of Wall	41	
Net of Wall	1713	
Net Brick	1015	59.3%
Net Siding	698	40.7%

Right Elevation
3/32" = 1'-0"



Rear Elevation		
	Surface Area	Percent of Net
Gross of Wall	4188	
Net of Wall	3498	
Net Brick	1672	47.8%
Net Siding	1826	52.2%

Rear Elevation
3/32" = 1'-0"

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

Preliminary Pricing Set Not to be Used for Construction

DATE
September 2, 2015

SHEET NO.
A201

C.M.
(F)

S 82°07'24" E

1254.21'

P.P.

50' SETBACK & PUBLIC UTILITY AND DRAINAGE EASEMENT

LOT3
Future Section of Development

300.42'

ASPHALT

WALL

S 07°37'50" W

20' PUBLIC
UTILITY ESMT.
P.B.29, PAGE 10

20' PUBLIC
DRAINAGE ESMT.
P.B.29, PAGE 10

18" CMP

S 82°09'38" E

543.47'

30" RCP

30" CMP

DUMPSTER
PAD

LIGHT

SITE BENCHMARK
ELEV. 778.32'
FIRE HYDRANT
HEAD BOLT

TRANSFORMER
PAD

G.V.

AREA NOT INCLUDED IN PUD

EXISTING
BUILDING
CHURCH
(NOT IN PUD)

ASPHALT

Township Drive
(27' Private Street)

50' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

Phase Line

Ramp

5' Private Sidewalk

Harmony Hills Drive
(Ex. Private Street)

S 14°07'59" W

187.66'

24' Drive Aisle

9'x18' 90° Parking

HC

Open Courtyard

LOT1

PROPOSED BUILDING
FFE: 761.25

Retaining Wall
(See Heights
Sheet C4.0)

Install Fence along
Buffer (See Sheet
L1.0 for Location &
Sheet C6.0 for Detail)

I.R.(F)

Retaining Wall
(See Heights
Sheet C4.0)

230 LF OF PROPOSED TYPE E 66-25" Incompatible Land Use Buffer

461.67'

12'x25'
Loading Zone

C.M.(F)

Solid Waste
Enclosure (See
Detail this Sheet)

Stormwater

Harmony Hills Drive
(Ex. Private Street)

LOT2
Future Section of Development

50' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

30' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

S 82°06'55" E

409.72'

I.R.(F)

S 60°43'18" W

132.00'

CM

1:2

1:3

1:1

1:5

34.00'

N 52°20'18" W

166.70'

201.50'

405.79'

S 70°17'36" W

WALL

341.75'

N 82°05'33" W

445.00'

103.25'

S 07°43'12" W

P.P.

UNDERGROUND
ELECTRIC BOX

24" CMP

36" CMP

12"
MAPLE

CANOPY

EXISTING
BUILDING

OVERPASS

P.P. W/
ANCHOR

50' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

60' INGRESS
EGRESS EASEMENT
P.P.B.29, PAGE 10

SIGN

G.V.



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 No. 8210 STATE OF TENNESSEE

DATE
May 7, 2015
September 4, 2015

SHEET NO.
A1.0
19 of 20 Sheets



TOWNSHIP PUD
COF #5841

BUILDING MATERIALS

HARMONY SOUTHERN CARE

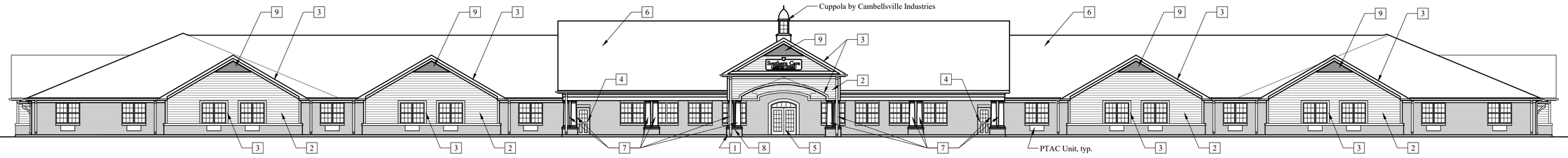
SOUTHERN CARE, INC.

1020 HARMONY HILLS DRIVE - FRANKLIN, TN

LON F. RABY
ARCHITECT
201A Woodmont Circle - Nashville, TN 37205
615-479-7040 - fax 615-457-3310

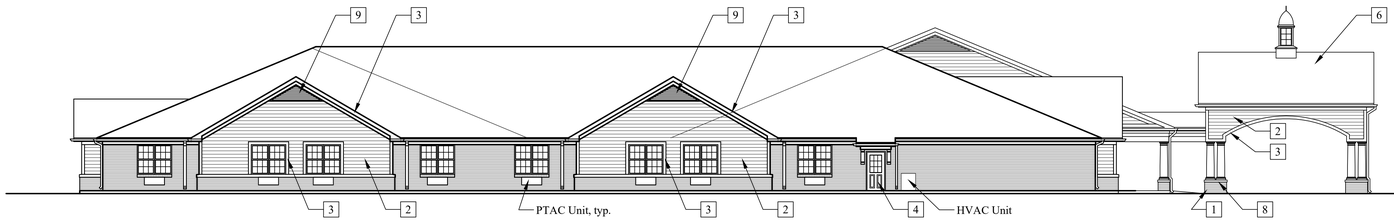
LON F. RABY REGISTERED ARCHITECT STATE OF TENNESSEE No. 8210

DATE
May 7, 2015 September 4, 2015
SHEET NO.
A1.1 20 of 20 Sheets



Front Elevation		
	Surface Area	Percent of Net
Gross of Wall	4139	
Net of Wall	3273	
Net Brick	1634	49.9%
Net Siding	1639	50.1%

Front Elevation
3/32" = 1'-0"



Left Elevation		
	Surface Area	Percent of Net
Gross of Wall	2021	
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Net Brick	1015	59.3%
Net Siding	698	40.7%

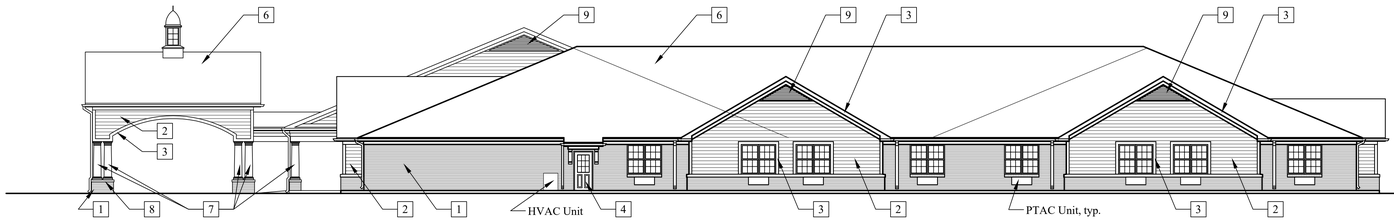
Left Elevation
3/32" = 1'-0"

Finish Legend

Mark		Manufacture	Color
1	Field Brick	Henry Brick	Cypress Point
2	Siding	James Hardie	Behr - Canyon View
3	Trim	To Be Determined	Behr - Ultra Pure White
4	Exterior Metal Door	To Be Determined	Behr - Ultra Pure White
5	Aluminum Entry System	Stanley	White
6	Asphalt Shingles	Tamco	Rustic Slate
7	Columns	Permacast	Behr - Ultra Pure White
8	Concrete Caps	To Be Determined	Natural
9	Louver	To Be Determined	Behr - Ultra Pure White

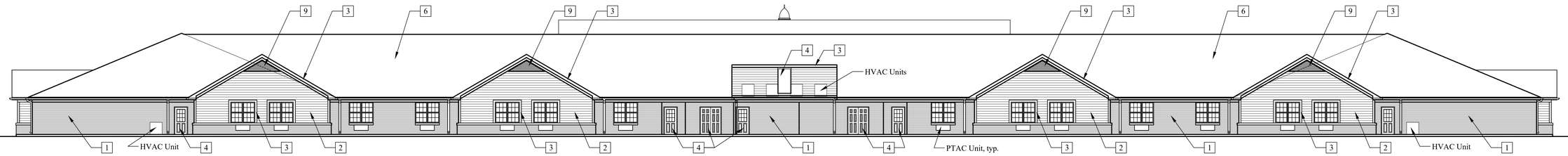
These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the planning commission. Changes shall not be made to the approved elevations unless approved by either the codes department or the planning commission.
Franklin Codes Department (615794-7012
Franklin Planning Department (615)791-3212

HVAC Units, cooling and or mechaical units are located on the:
- [X] Rooftop
- [X] Ground
- [ ] None Provided



Right Elevation		
	Surface Area	Percent of Net
Gross of Wall	41	
Net of Wall	1713	
Net Brick	1015	59.3%
Net Siding	698	40.7%

Right Elevation
3/32" = 1'-0"



Rear Elevation		
	Surface Area	Percent of Net
Gross of Wall	4188	
Net of Wall	3498	
Net Brick	1672	47.8%
Net Siding	1826	52.2%

Rear Elevation
3/32" = 1'-0"

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

Preliminary Pricing Set Not to be Used for Construction

DATE
September 2, 2015

SHEET NO.
A201

C.M.
(F)

S 82°07'24" E

1254.21'

P.P.

50' SETBACK & PUBLIC UTILITY AND DRAINAGE EASEMENT

LOT3
Future Section of Development

300.42'

ASPHALT

WALL

S 07°37'50" W

20' PUBLIC
UTILITY ESMT.
P.B.29, PAGE 10

20' PUBLIC
DRAINAGE ESMT.
P.B.29, PAGE 10

18" CMP

S 82°09'38" E

543.47'

30" RCP

30" CMP

DUMPSTER
PAD

LIGHT

SITE BENCHMARK
ELEV. 778.32'
FIRE HYDRANT
HEAD BOLT

TRANSFORMER
PAD

G.V.

AREA NOT INCLUDED IN PUD

EXISTING
BUILDING
CHURCH
(NOT IN PUD)

ASPHALT

Township Drive
(27' Private Street)

50' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

Phase Line

Ramp

5' Private Sidewalk

Harmony Hills Drive
(Ex. Private Street)

S 14°07'59" W

187.66'

24' Drive Aisle

9'x18' 90° Parking

HC

Open Courtyard

LOT1

PROPOSED BUILDING
FFE: 761.25

Retaining Wall
(See Heights
Sheet C4.0)

Install Fence along
Buffer (See Sheet
L1.0 for Location &
Sheet C6.0 for Detail)

I.R.(F)

Retaining Wall
(See Heights
Sheet C4.0)

230 LF OF PROPOSED TYPE E 66-25" Incompatible Land Use Buffer

461.67'

12'x25'
Loading Zone

C.M.(F)

Solid Waste
Enclosure (See
Detail this Sheet)

Stormwater

Harmony Hills Drive
(Ex. Private Street)

LOT2
Future Section of Development

50' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

30' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

S 82°06'55" E

409.72'

I.R.(F)

S 60°43'18" W

132.00'

CM

1:2

1:3

1:1

1:5

34.00'

N 52°20'18" W

166.70'

201.50'

405.79'

S 70°17'36" W

WALL

341.75'

N 82°05'33" W

445.00'

103.25'

S 07°43'12" W

P.P.

UNDERGROUND
ELECTRIC BOX

24" CMP

36" CMP

12"
MAPLE

CANOPY

EXISTING
BUILDING

OVERPASS

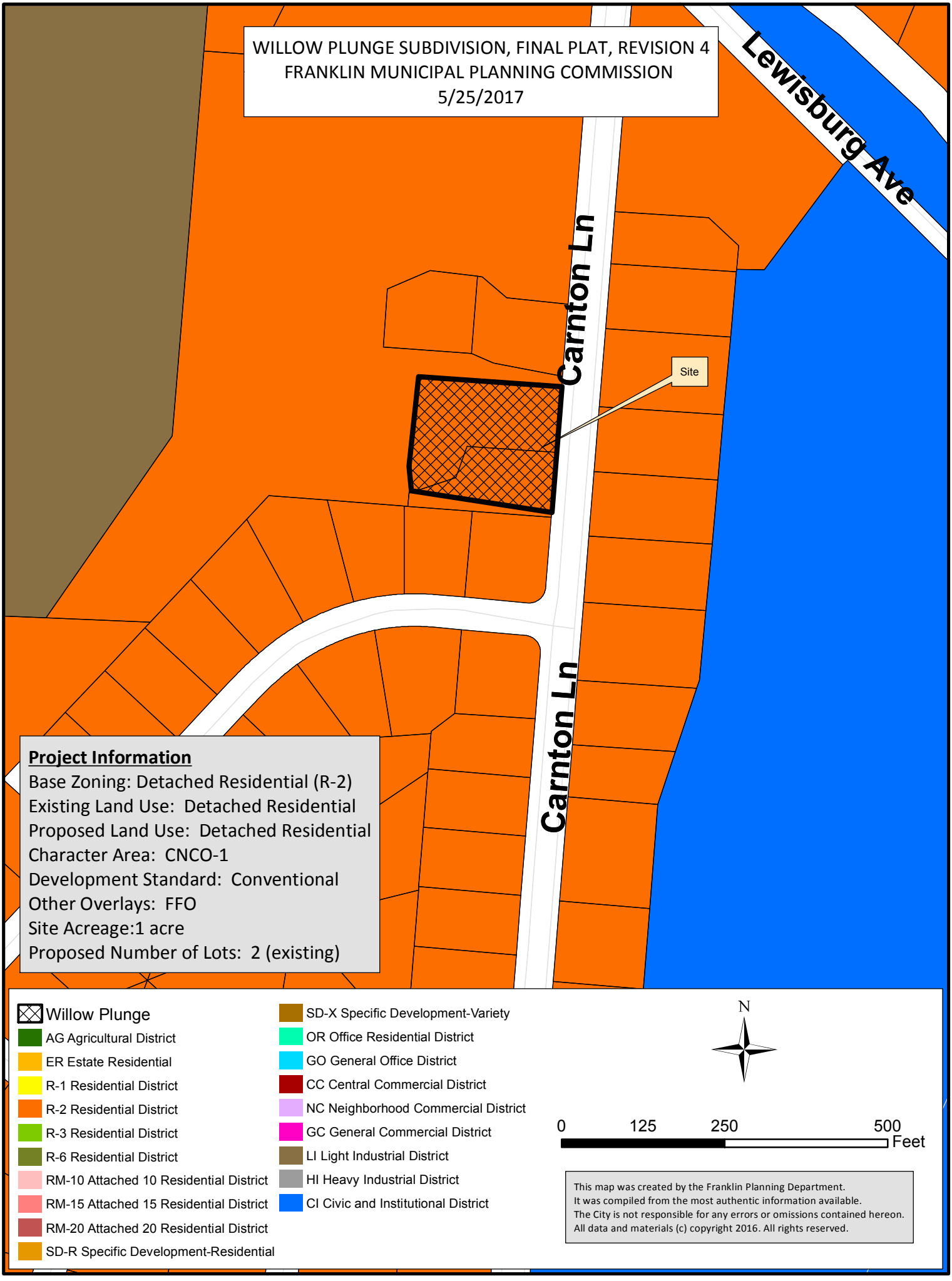
P.P. W/
ANCHOR

50' INGRESS
EGRESS EASEMENT
P.B.29, PAGE 10

60' INGRESS
EGRESS EASEMENT
P.P.B.29, PAGE 10

SIGN

G.V.


WILLOW PLUNGE SUBDIVISION, FINAL PLAT, REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/25/2017
Lewisburg Ave
Carnton Ln
Carnton Ln
Site
Project Information
Base Zoning: Detached Residential (R-2)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CNCO-1
Development Standard: Conventional
Other Overlays: FFO
Site Acreage:1 acre
Proposed Number of Lots: 2 (existing)
Willow Plunge
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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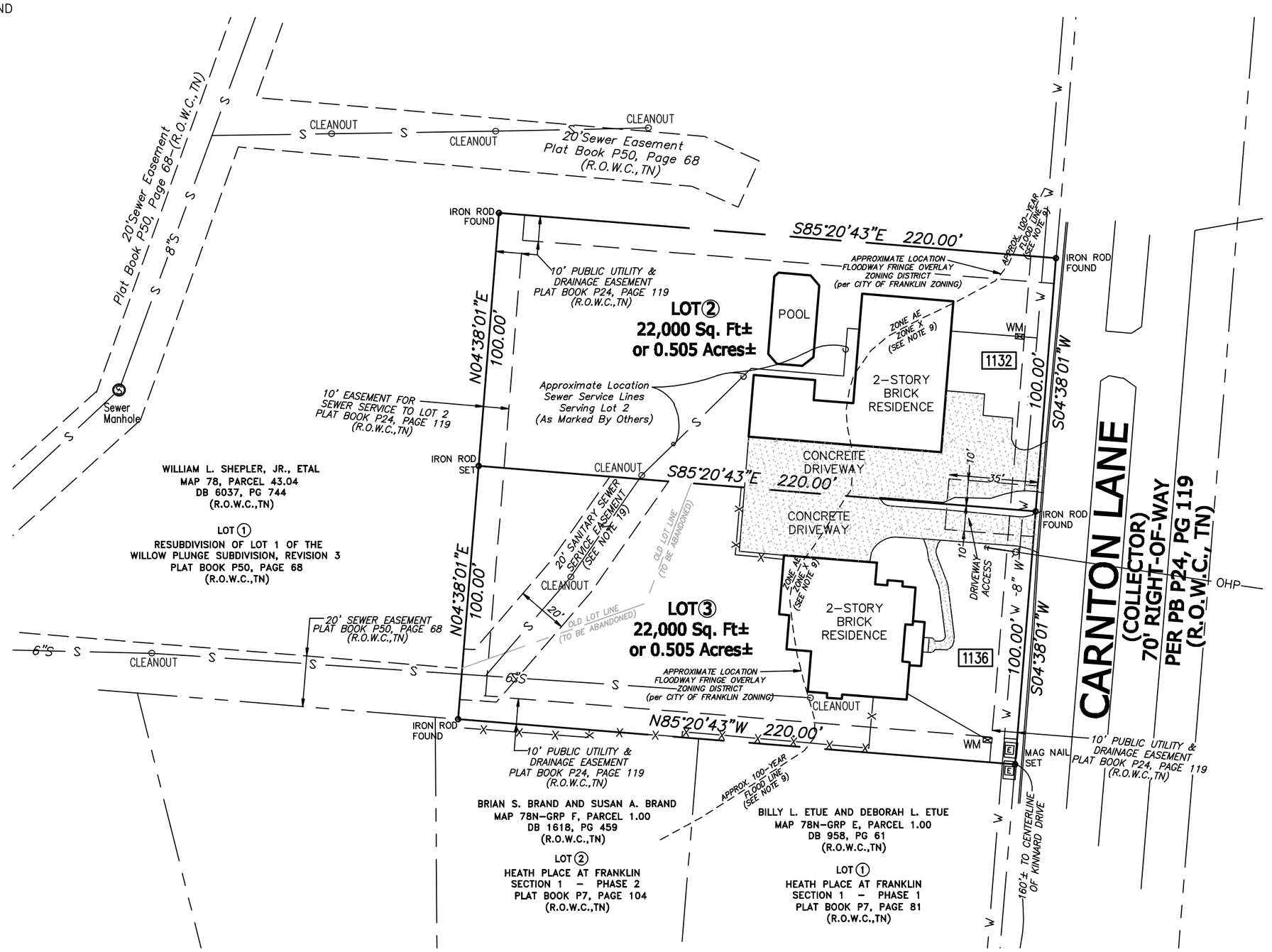
PURPOSE NOTE

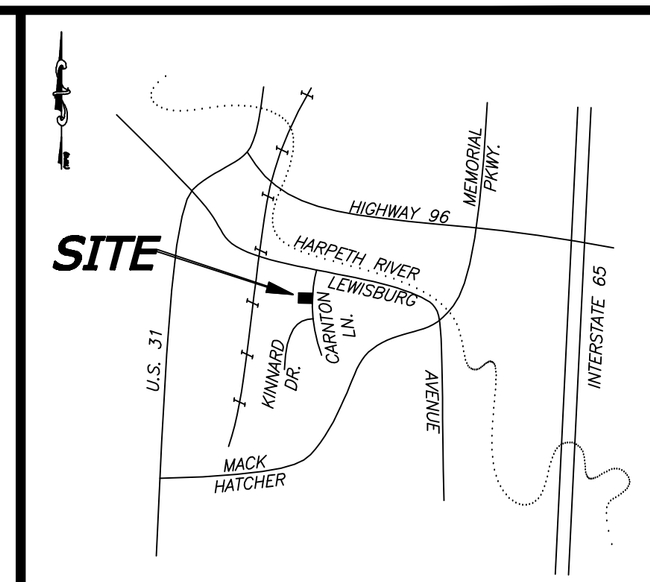
THE PURPOSE OF THIS PLAT IS TO REVISE THE DIVISION LINE BETWEEN LOTS 2 AND 3 OF "REVISION ONE – RESUBDIVISION OF LOT 2 – WILLOW PLUNGE SUBDIVISION" AS OF RECORD IN PLAT BOOK 24, PAGE 119–R.O.W.C., TN.

GENERAL NOTES

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83.
2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78K, GROUP H, AS PARCELS 1.00 & 2.00.
3. SUBJECT PROPERTY IS CURRENTLY ZONED: "R–2" RESIDENTIAL DISTRICT.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1–800–351–1111 OR 1–615–366–1987.
5. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT – 75'
   SIDES – 8'
   REAR – 40'
7. PROPERTY OWNERS: TAX MAP 78K, GROUP "H", PARCEL 2.00.
   CONTACT: JOHN B. BURNS
   REBECCA BURNS
   ADDRESS : 1136 CARNTON LANE
   FRANKLIN, TN 37064
   PHONE: (615) 630–0122
   EMAIL: jburns@johnburnslawfirm.com

   PROPERTY OWNERS: TAX MAP 78K, GROUP "H", PARCEL 1.00.
   CONTACT: DAVID LEMOYNE GROW
   SHEREE GROW
   ADDRESS : 1132 CARNTON LANE
   FRANKLIN, TN 37064
   PHONE: (615) 614–3364
   EMAIL: david@howlingmusic.com
8. SURVEYOR: H & H LAND SURVEYING, INC.
   CONTACT: JEFF K. KIMBRO, PLS
   ADDRESS : 612A FITZHUGH BOULEVARD
   SMYRNA, TN 37167
   PHONE: (615) 831–0756
   E–MAIL: handhland@bellsouth.net
9. A PORTION OF THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN AN AREA DESIGNATED AS ZONE "X" AND A PORTION LIES WITHIN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ZONE "AE", AS SAID TRACT PLOTS BY SCALED APPROXIMATION, AS SHOWN HEREON, ON FEMA/FIRM MAP No. 47187C0211G, PANEL 211 OF 485, (MAP REVISED, STAMPED "PRELIMINARY 8/29/2014), ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
10. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0820–3–.05 THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000
11. MINERAL RIGHTS ARE HELD BY THE OWNER OF RECORD.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
13. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
14. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE FINAL PLAT ENTITLED: "REVISION ONE – RESUBDIVISION OF LOT 2 – WILLOW PLUNGE SUBDIVISION" AS OF RECORD IN PLAT BOOK P24, PAGE 119–(R.O.W.C.,TN).
15. ALL LOT CORNERS TO BE MARKED BY IRON RODS, UNLESS NOTED OTHERWISE.
16. STREET ADDRESSES SHOWN THUS 1132
17. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIMED WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.





VICINITY MAP
NOT TO SCALE

0' 20' 40' 80' 120'

GRAPHIC SCALE

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831–0756 (FAX) 355–6928

H & H Project No. 2016–0380

COF PROJECT NO. 6279

Recording Data

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 5853, Page 327 and Book 3578, Page 331, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public–ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re–subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book , Page , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner Signature – Book 5853, Page 327 – R.O.W.C., TN *Date*
John B. Burns

Owner Signature – Book 5853, Page 327 – R.O.W.C., TN *Date*
Rebecca Burns

Owner Signature – Book 3578, Page 331 – R.O.W.C., TN *Date*
David Lemoyne Grow

Owner Signature – Book 3578, Page 331 – R.O.W.C., TN *Date*
Sheree Grow

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 19th day of July, 2016.

Registered Land Surveyor
Jeffrey K. Kimbro
1756 *Tenn. License No.*
03/30/17 *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 APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in The Final Plat – Resubdivision of Lots 2 & 3, Willow Plunge Subdivision, have been installed in accordance with City specifications, or

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

Director Water Management Department
City of Franklin, Tennessee *Date*

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets and drainage designated in The Final Plat – Resubdivision of Lots 2 & 3, Willow Plunge Subdivision have been installed in accordance with City specifications, or

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

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

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County
Emergency Management Agency *Date*

City of Franklin, TN *Date*

WILLOW PLUNGE SUBDIVISION
FINAL PLAT
REVISION 4
LOTS 2 & 3

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET 1 OF 1

TOTAL ACRES: 1.01 Ac.± TOTAL LOTS: 2
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
MILES NEW STREETS: 0 CLOSURE ERROR: 1:10,000
SCALE: 1"= 40' DATE: ~~OCTOBER 28, 2016~~
REVISED: ~~NOVEMBER 3, 2016~~
REVISED: MARCH 30, 2017

ORDINANCE 2017-12

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 2 AND 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO MODIFY THE HEIGHT OVERLAY DISTRICT (HTO) STANDARDS AND LOCATION."

WHEREAS, the I-65 corridor and interchange locations serve as high-activity, regional commerce centers that are major employment and revenue generators and valuable community resources; and

WHEREAS, the City of Franklin has an HTO District that allows buildings to exceed six (6) stories in height up to 12 stories; and

WHEREAS, the HTO District standards have facilitated a significant amount of investment into the community; and

WHEREAS, property owners must request a rezoning into the HTO District, resulting in a piecemeal approach to expanding the district; and

WHEREAS, the City's long range plan, *Envision Franklin,* recommends higher-intensity uses located closer to I-65 and major thoroughfares, with less-intensive uses transitioning to established residential areas; and

WHEREAS, the City of Franklin will establish the HTO District in locations set forth by *Envision Franklin* and provide Franklin Municipal Planning Commission review of site plans; and

WHEREAS, new development within the HTO District must also meet the zoning standards and building codes adopted by the City of Franklin; and

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

SECTION I. That Chapter 2, Section 2.4, Subsection 2.4.3 of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(2) Applicability

c.) Site Plans shall be submitted to the FMPC approval instead of administrative review by staff, if the development application:

(i) Includes incompatible use buffers per Table 5-6: Buffer Class Application In Conventional Areas; however, detached residential uses developing adjacent to detached residential uses shall be reviewed administratively.

(ii) The applicant chooses to appeal a staff decision or recommendation related to the administrative review of a Site Plan;

(iii) Is proposed for a telecommunication tower not administratively approved per Subsection 3.2.9(3); or

(iv) Uses the TOD development standards of Subsection 5.3.10.

(v) Contains a new structure exceeding six stories or 75 feet.

SECTION II. That Chapter 3, Section 3.4, Subsection 3.4.6 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

3.4.6 HTO—Height Overlay District

(1) Purpose

The purpose of the Height Overlay District, hereinafter referred to as the "HTO District", is to allow for buildings with building heights that exceed 75 feet in specific areas, such as along the Interstate-65 corridor, where such heights create a unique development form but allow for special review to ensure proper fire protection for tall buildings where there may be a high concentration of residents or employees. ~~The HTO shall be limited to the following character area overlay districts~~**.**

~~(a) MECO-4;~~
~~(b) MECO-5;~~
~~(c) MECO-9;~~
~~(d) GCCO-3;~~
~~(e) GCCO-4a;~~
~~(f) GCCO-4b;~~
~~(g) GCCO-4c; and~~
~~(h) GCCO-4d.~~

(2) **Special Standards for High-Rise Buildings**

The provisions of this subsection shall apply to buildings that exceed ~~in excess of~~ **six stories** or 75 feet in height. ~~or buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.~~ These buildings shall:

(a) Comply with International Building Code; and

(b) Not exceed 12 stories in height**.**

(c) **Include a Viewshed Analysis upon Development Plan submittal (if applicable) and Site Plan submittal that includes three-dimensional imagery of the project and the surrounding parcels to better understand how the building will impact the nearby built and natural environment.**

SECTION III. The following described property shall be, and is hereby, rezoned into the HTO District, and that the attached location map shall serve the purpose of further delineating the boundaries as described by this Ordinance:

PREMISES CONSIDERED

Map-Parcel	Legal Acres
053---11700	43.35
053---11703	11.76
053---11704	9.23
053---11801	25.18
053---11802	7.15
053---11803	0.92
053---12600	0
053---12601	1.33
053---12602	0
053---12603	1.01
053---12604	1.75
053---13000	2.38
053---13002	1.05
053---13100	0
053---13101	5.07
053---13103	2.22
053---13200	3.32
053---13202	1.73
053---13203	3.23
053---13204	1.66
053---13205	1.75
053---13206	1.8
053---13207	2.7
053---13900	12.09
062---00600	0
062---00601	0
062---00603	0
062---00619	0
062---00620	1.39
062---00621	0.03
062---00701	1.54
062---00702	0.96
062---00703	1.23
062---00711	1.59
062---00712	2.14
062---00713	2.97
062---00715	0
062---00903	0
062---01401	0
062---01802	22.04
062---01903	5.15
062---01904	2.36
062---01905	4.16

062---02100	17.88
062---02102	8.42
062---02103	33.21
062---02105	10.08
062---02108	1.69
062---02114	3.61
062---02115	1.67
062---02116	11.26
062---02117	4.02
062---02118	0.45
062---02119	1.83
062---02120	1.26
079---03606	0
079---03900	1
079---03901	3.65
079---04801	37.63
106---17200	5.1
106---17300	4.6
106---17500	7.59
106---17501	3.82
106---17502	4.94
106---17601	4.51
106---17602	0
106---17700	5.9
106---17801	2.04
106O-A00100	1.24
106O-A00200	1.03
106O-A00300	0.95
106O-A00400	0.91
106O-A00500	1.07
106O-A00600	2.99
106O-A00700	0
117---02000	140.95
117---02200	5
117---02201	2.13
117---02202	2.27
117---02400	13.11
117---02500	5.15
117---02600	4.9
117---02700	0
117---02701	0
117---03000	0
117---03001	0
Total	544.1

SECTION IV. 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

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

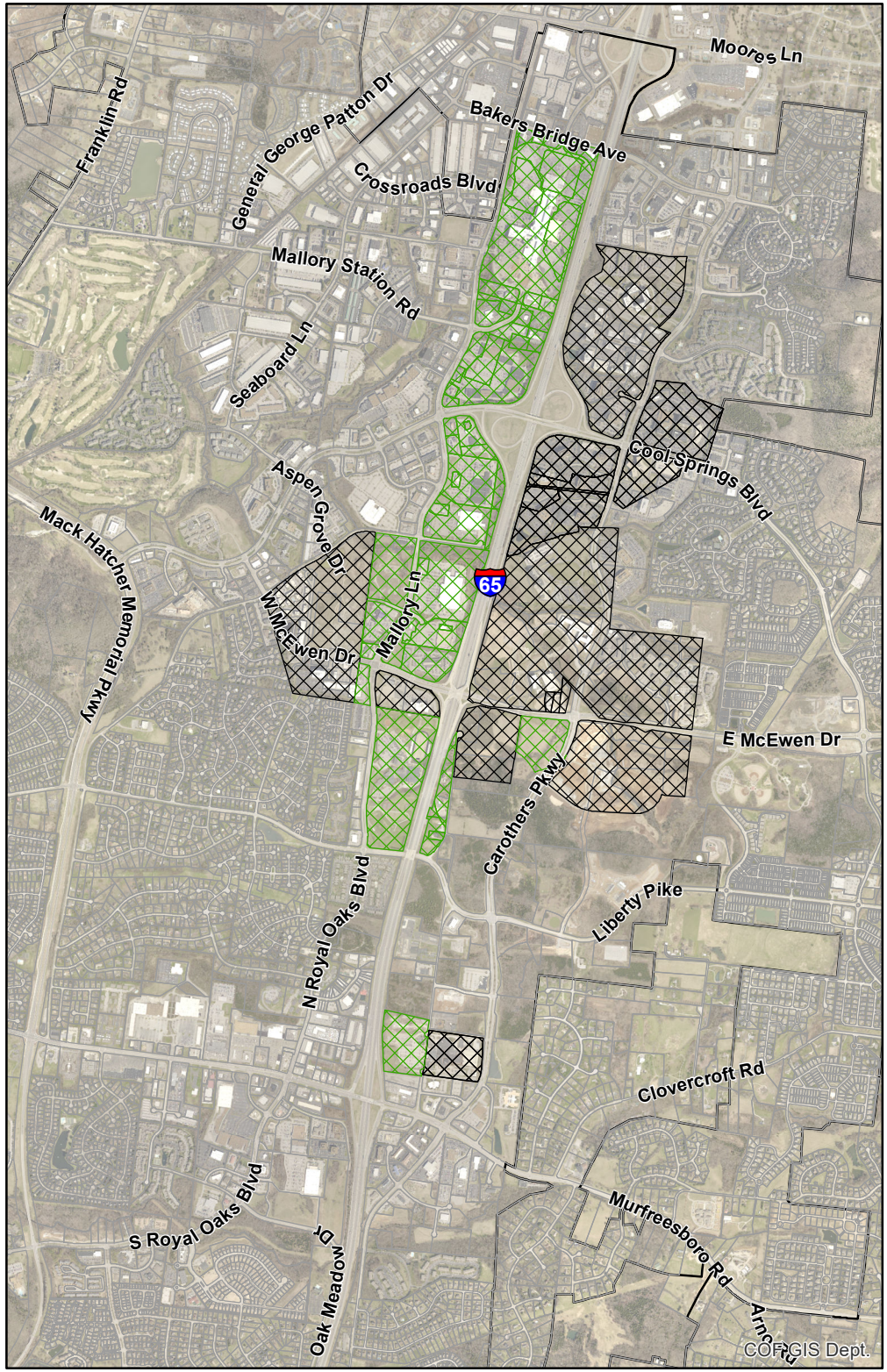
PASSED SECOND READING: _____

PASSED THIRD READING: _____

Proposed Height Overlay

Date: 4/17/2017

HISTORIC FRANKLIN TENNESSEE



Proposed Height Overlay District

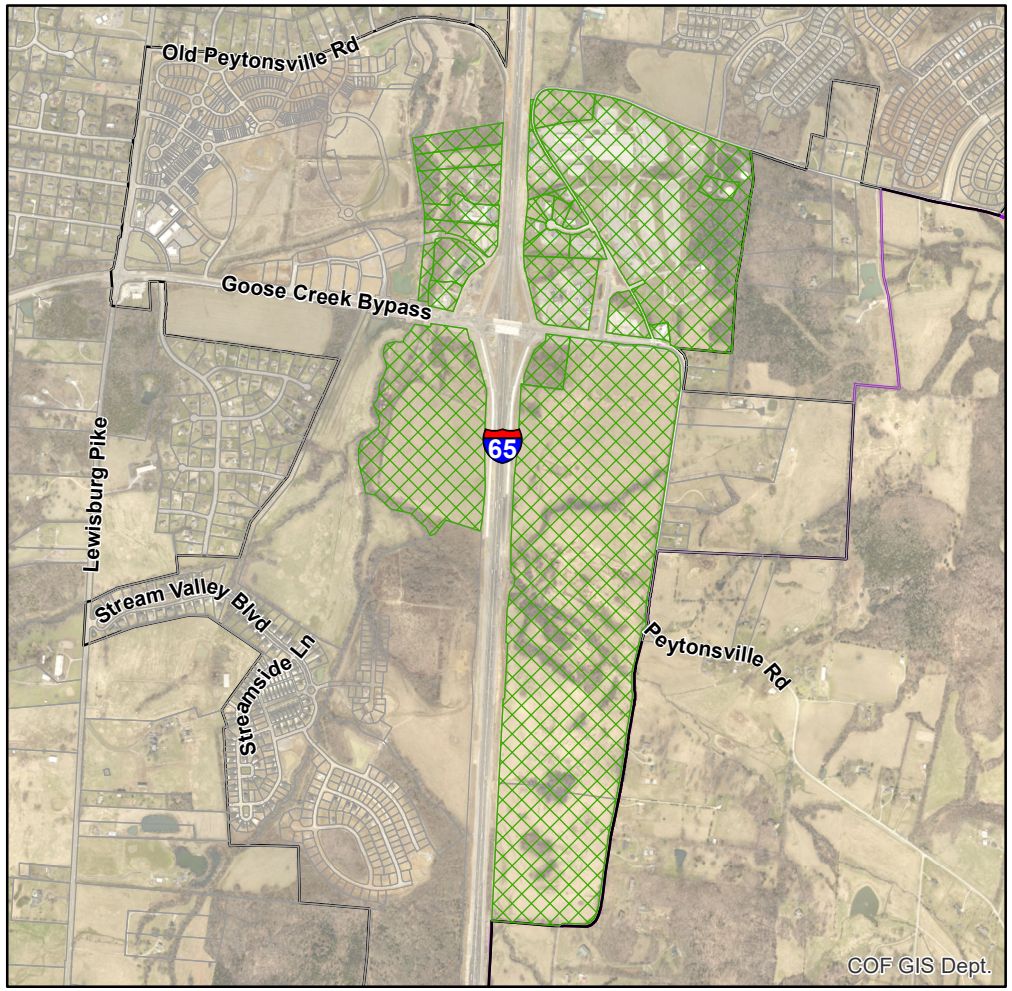
Existing Height Overlay District

Parcels

City Limits

N

This map was created by the City of Franklin's MIT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2016. All Rights Reserved.



HEIGHT OVERLAY STUDY



Overview and Recommended Changes

5/25/2017

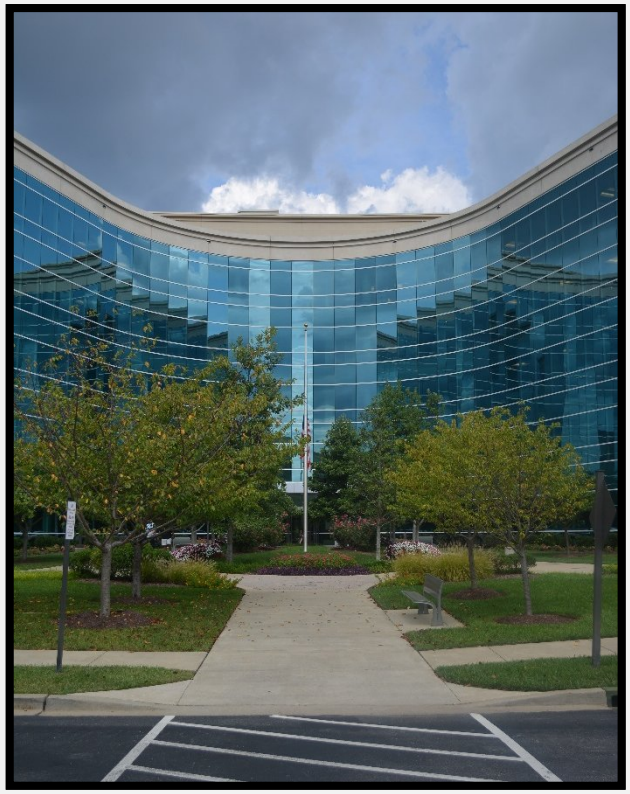
HEIGHT OVERLAY DISTRICT (HTO)

- Requested by the property owner via a rezoning
  - Zoning Overlay that allows up to 12 stories;
  - Without HTO, building maximum is 6 stories
    - All zoning requirements must be met
      - Envision Franklin provides guidance



PURPOSE OF HTO STUDY

- Pro-active planning
- Preempt fragmented HTO requests
- Economic Development
- Simplify the review process



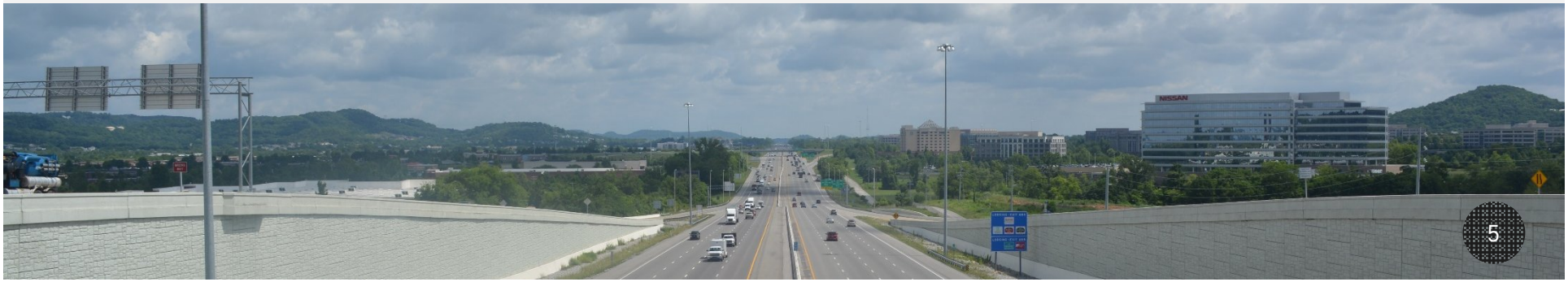
PUBLIC OUTREACH

- June 25, 2015 FMPC Meeting
- January 13, 2016 Special Worksession with FMPC/BOMA
- April 29, 2016 Mobile Workshop
- June 27, 2016 Public Meeting
- July-January Envision Franklin Outreach
- January 26, 2017 Adoption of Envision Franklin
- March 23, 2017 Joint Conceptual Workshop

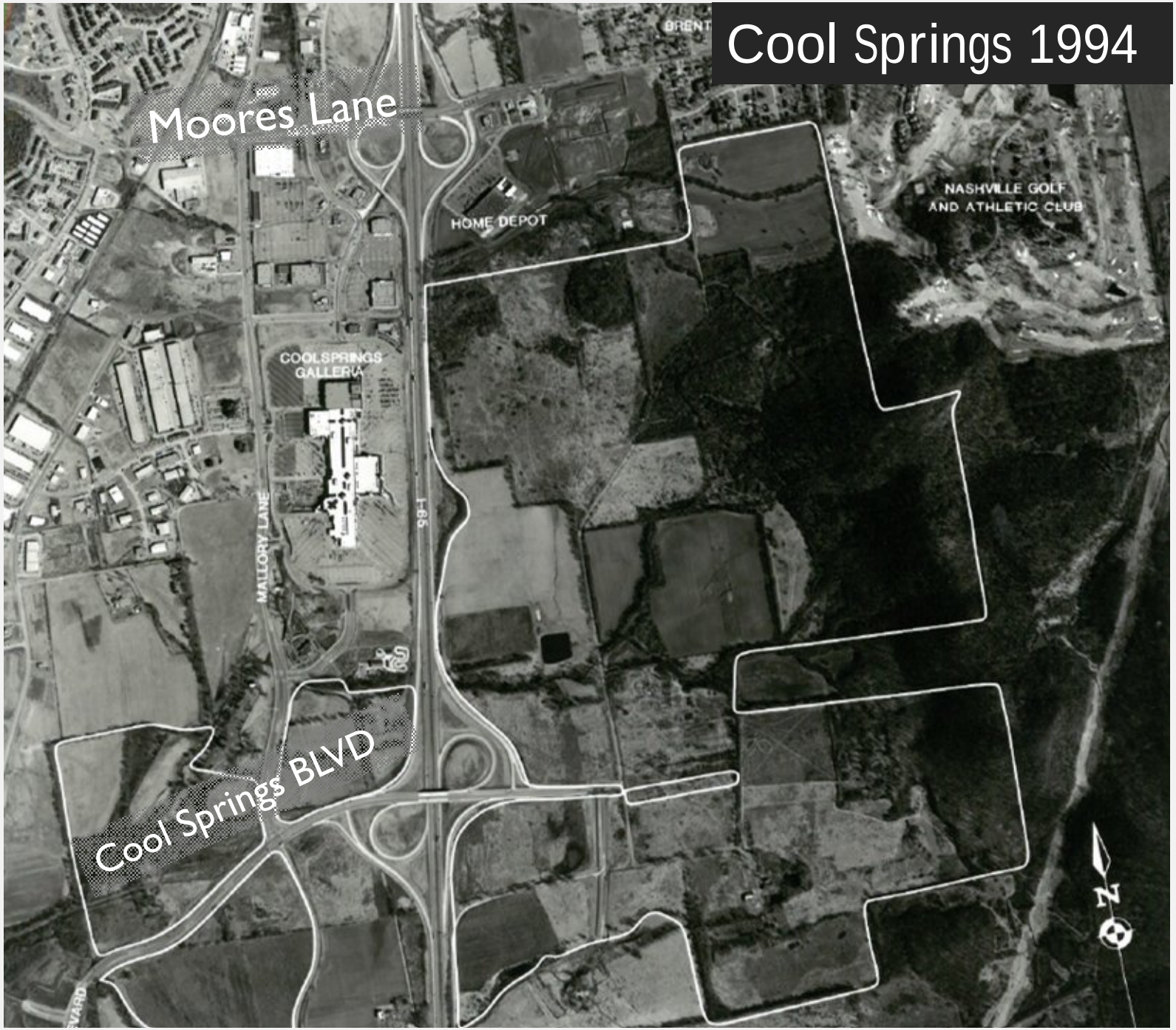


URBAN PLANNING PRINCIPLES

- Encourage tallest buildings closest to I-65
- Transition down in height away from I-65
- Preserve scenic beauty of hilltops/hillcrests
- Take advantage of I-65 corridor



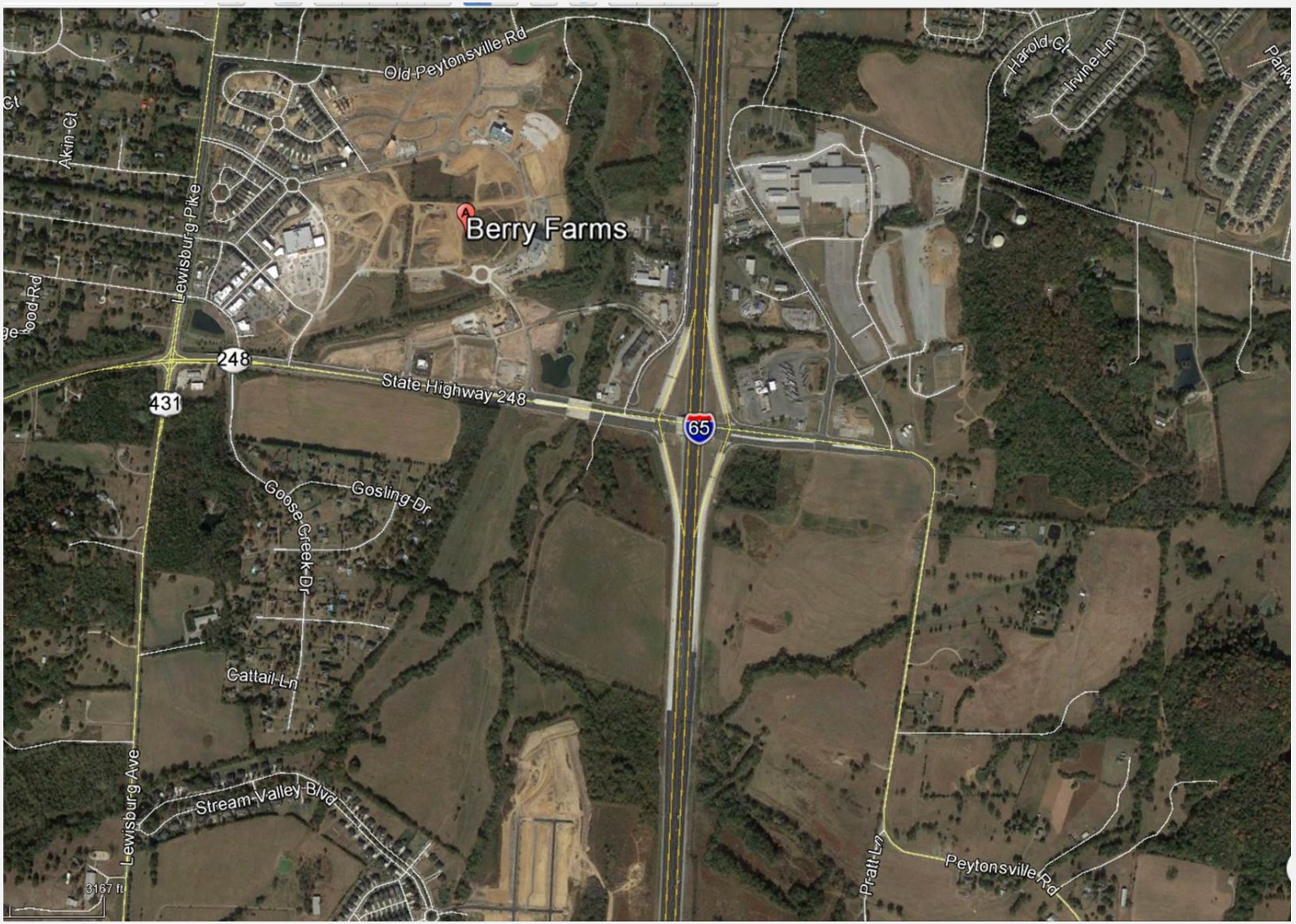
Cool Springs 1994



MARRIOTT HOTEL & CONFERENCE CENTER



GOOSE CREEK


Old Peytonsville Rd
Akin Ct
Lewisburg Pike
Berry Farms
Harold Ct
Irvine Ln
248
State Highway 248
431
65
Goose Creek Dr
Gosling Dr
Cattail Ln
Lewisburg Ave
Stream Valley Blvd
Pratt Ln
Peytonsville Rd
3167 ft

WHY CHANGE HTO STANDARDS?

- Efficient use of valuable land
- Promote Economic Development
- High demand for office space
- Consistent urban form
- Support redevelopment/infill efforts
- Saves time for staff and applicant
- Proactive Planning





RECOMMENDATIONS:

Extend the HTO along I-65 to create better uniformity, predictability, and efficiency.

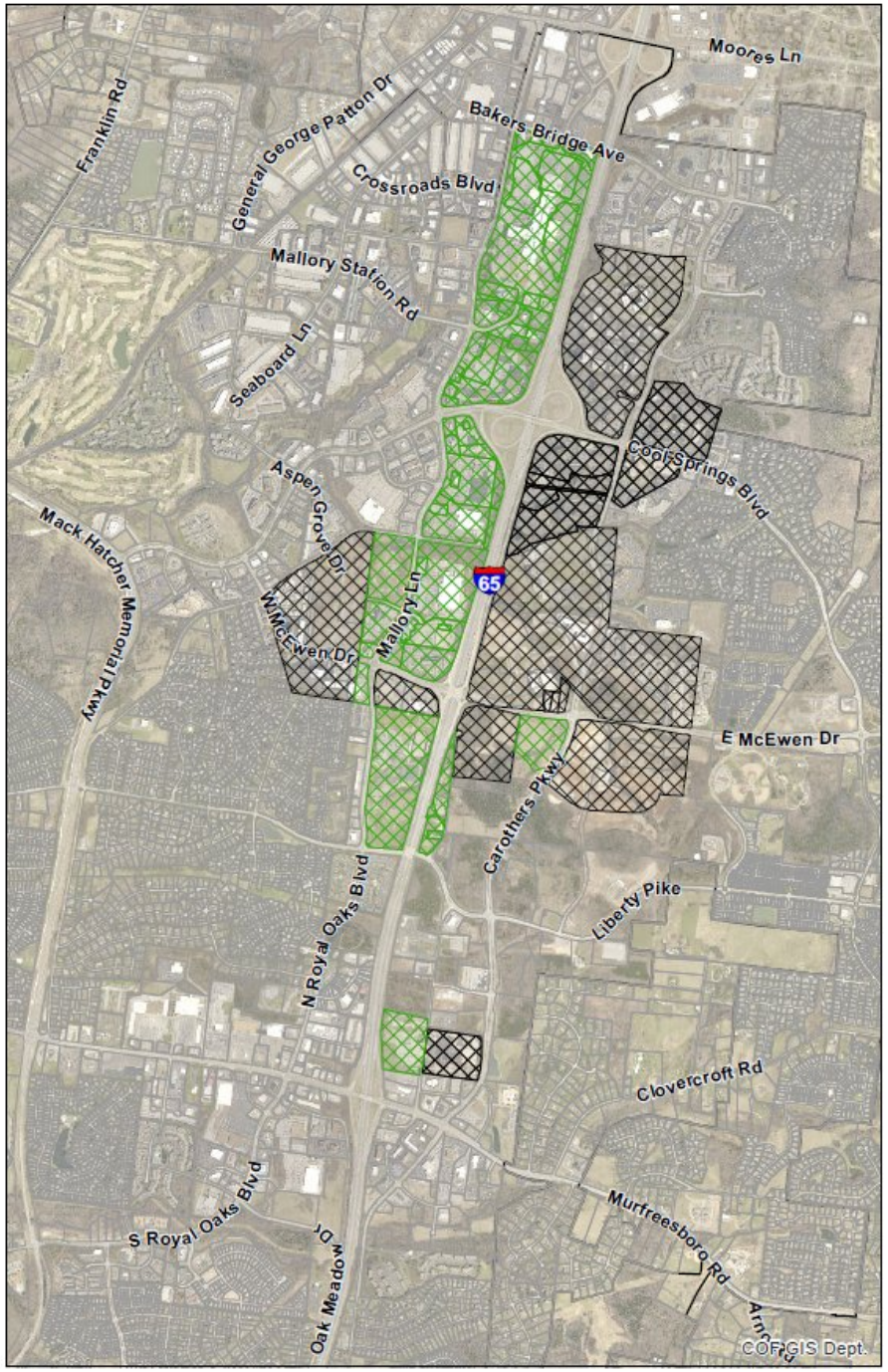




Proposed Height Overlay

Date: 3/1/2017

HISTORIC FRANKLIN TENNESSEE



Proposed Height Overlay District

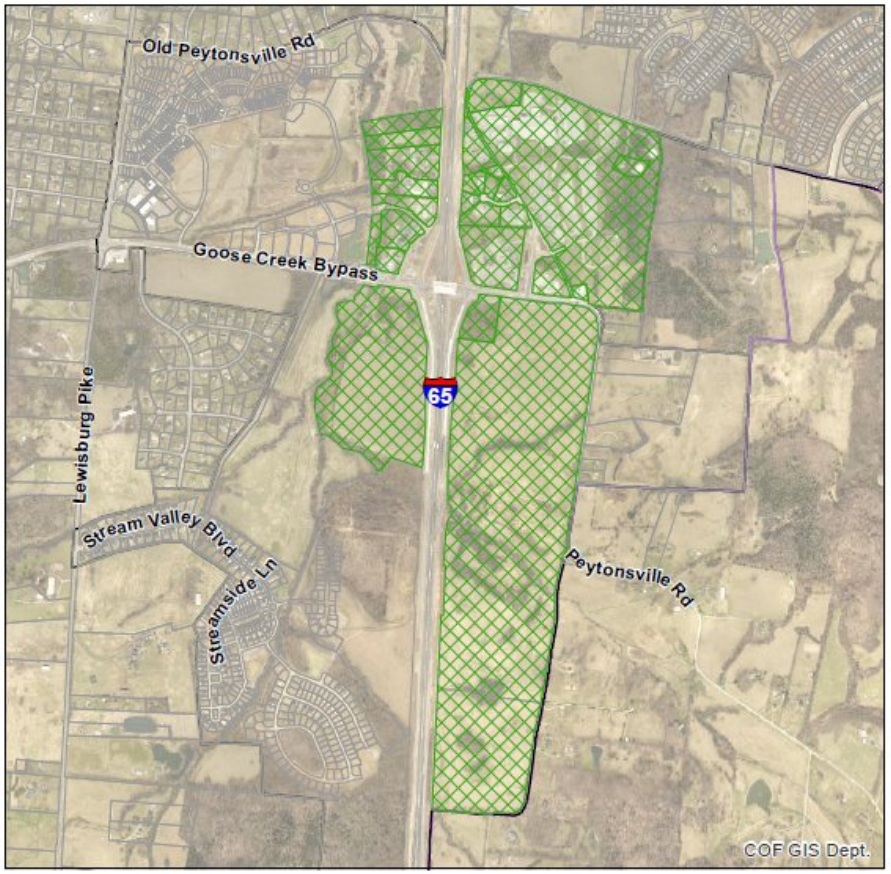
Existing Height Overlay District

Parcels

City Limits

N

This map was created by the City of Franklin's MIT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2016. All Rights Reserved.



RECOMMENDATIONS:

Require new buildings exceeding six stories to undergo FMPC Review.





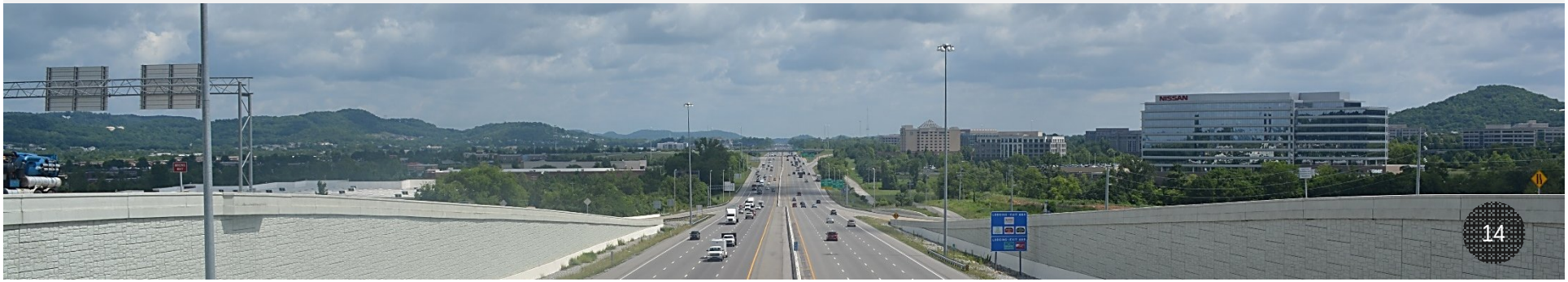
RECOMMENDATIONS:

Require new buildings exceeding six stories to submit a viewshed analysis as part of the submittal with three-dimensional (3-D) imagery of the project.



Conclusion

- Long-term vision and buildout of I-65
- Foster a variety of building types and heights
- Submittal includes a Viewshed Analysis & 3-D
- Ensure FMPC Review



85-132/5742

RAGAN SMITH

May 19, 2017

VIA ELECTRONIC MAIL: emily.hunter@franklintn.gov; andrew.orr@franklintn.gov

Ms. Emily Hunter & Mr. Andrew Orr
Franklin Planning Department
109 3rd Ave S #120
Franklin, Tennessee 37064

RE: ORDINANCE #2017-12
REQUEST FOR INCORPORATION
PARCELS LYING BETWEEN FRAZIER DRIVE AND MALLORY LANE
COOL SPRINGS, FRANKLIN, TENNESSEE

Dear Emily & Andrew:

Ragan-Smith, on behalf of our client David Crabtree of Brookside Properties, would like to formally request incorporation of the subject parcels into Ordinance 2017-12. These parcels lie between Frazier Drive and Mallory Lane, totaling approximately 52 acres. (See attached exhibit.)

As we have assessed Envision Franklin and its encouragement to promote mixed-use developments along the I-65 corridor, we feel our properties, as reflected in the attached exhibit, should be made part of the area that allows a height of 12-stories for future buildings. This 52 acre area is bisected by a major arterial (Cool Springs Boulevard) and lies approximately ½ mile west of the I-65 interchange. Additionally, the Spencer Creek Greenway connects immediately west of this property with its future extension along our northern border. We feel the logistical location of this site makes it a perfect candidate for future regional commercial / mixed-use developments. The ability to go to a 12-story height provides design flexibility to maximize its potential to develop a successful and sustainable community.

We applaud Envision Franklin's effort and foresight on this matter, and would greatly appreciate the opportunity to be included in this 12-story height area in order to assist with its success.

We would like to be heard at the May 25, 2017 Franklin Municipal Planning Commission, as part of Ordinance 2017-12.

Thank you for your consideration. Should you have any questions or require any additional information, please call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Alan Thompson, RLA, APA, LEED AP
Vice President

JAT:cmm

Attachment

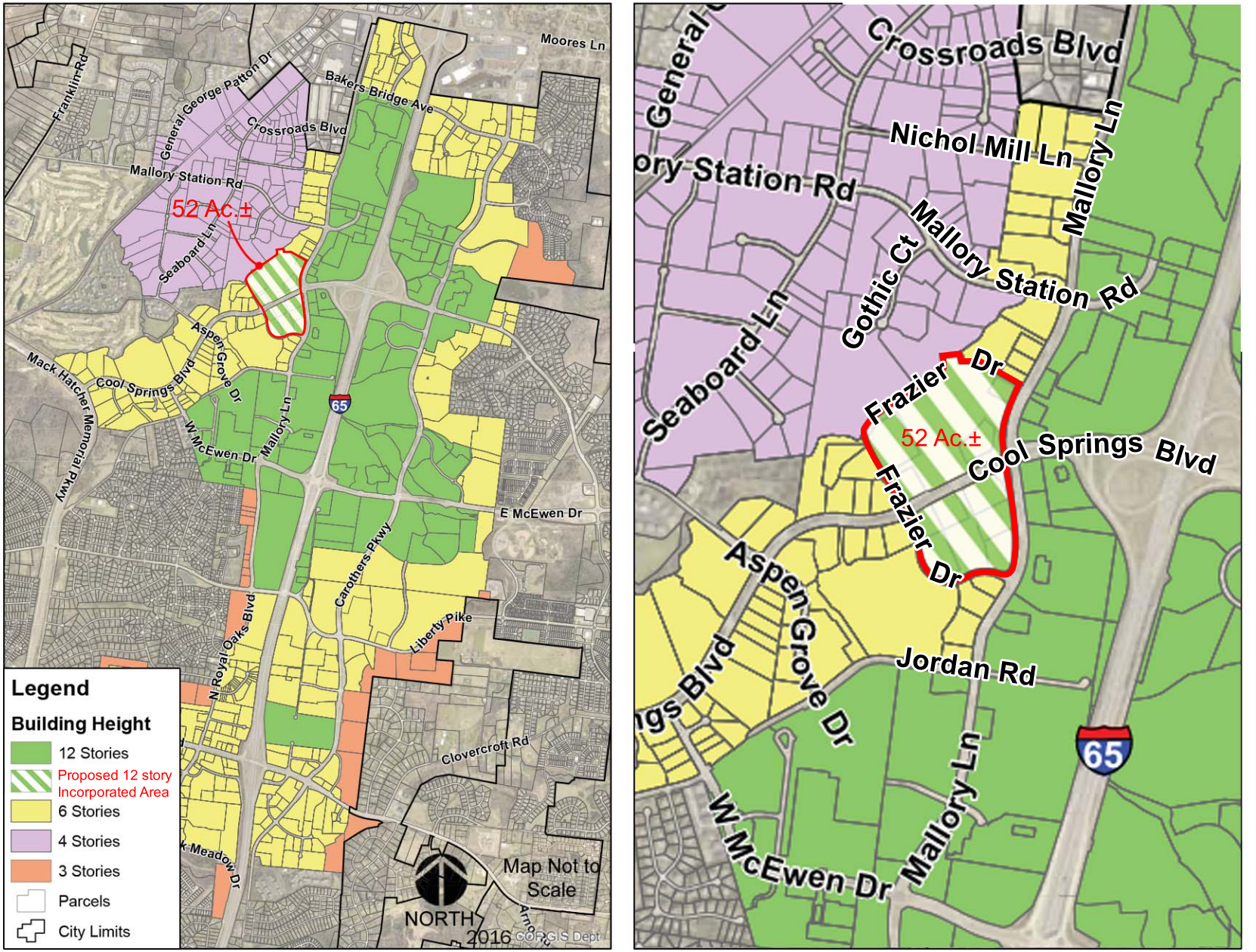
c: David Crabtree

APPENDIX G

INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE G.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP

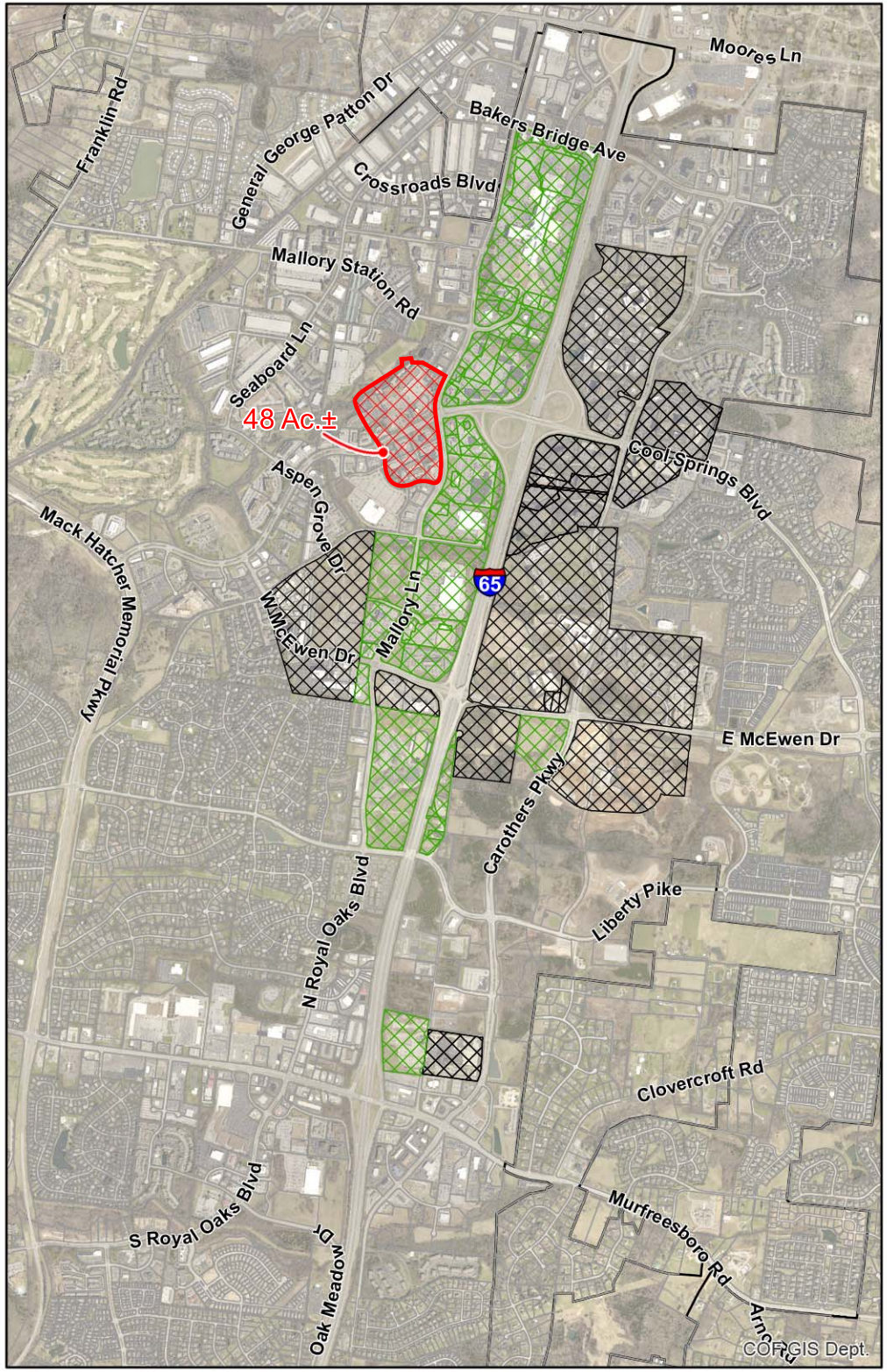
PROPOSED 12 STORY INCORPORATED AREA



Proposed Height Overlay

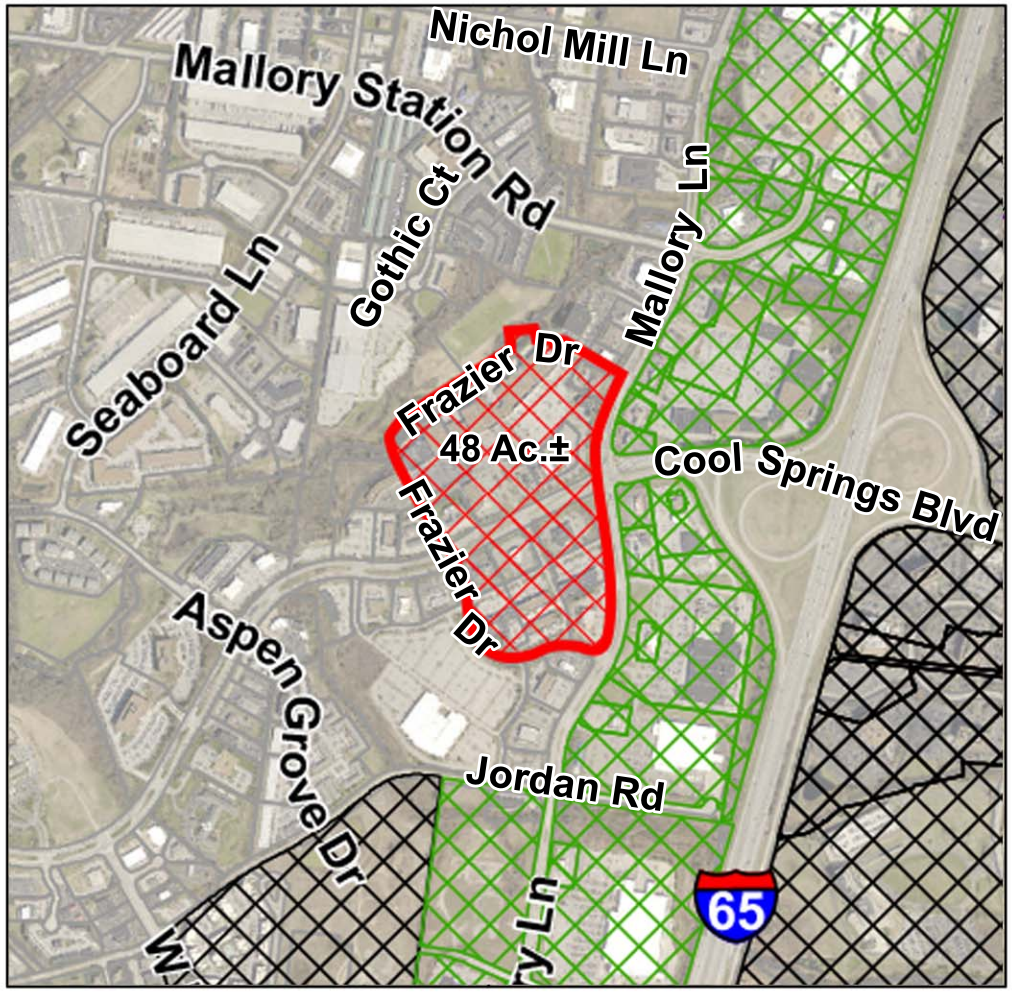
Date: 4/17/2017

PROPOSED 12 STORY INCORPORATED AREA

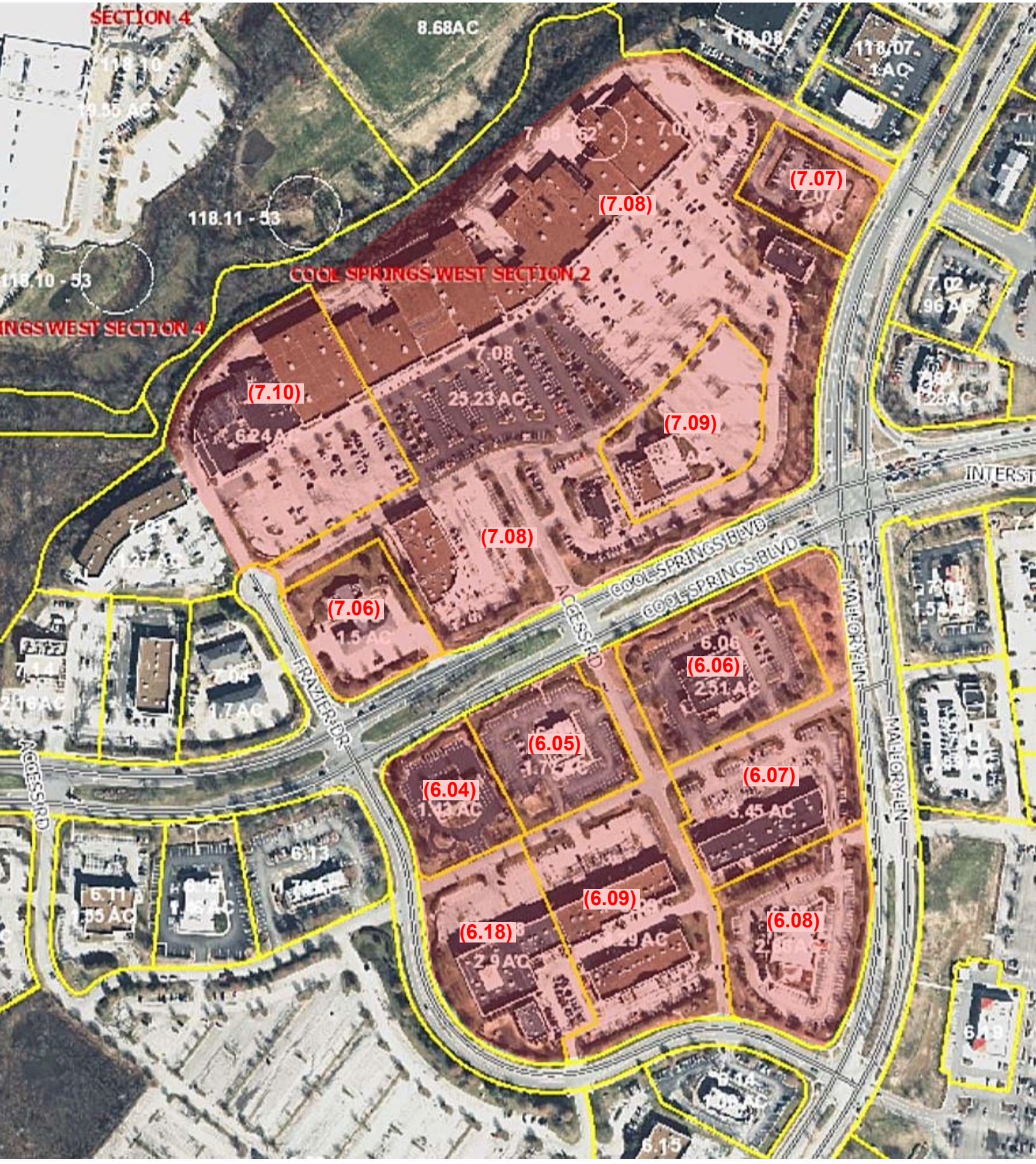


- Proposed 12 story Incorporated Area
- Proposed Height Overlay District
- Existing Height Overlay District
- Parcels
- City Limits

N



Williamson County Property Map 62



Premises requested to be added to HTO

Map-Parcel	Acreage
062---00604	1.43
062---00605	1.77
062---00606	2.51
062---00607	3.45
062---00608	2.66
062---00609	4.29
062---00618	2.90
062---00706	1.50
062---00707	1.00
062---00708	*20.00
062---00709	2.00
062---00710	*4.45
* denotes portion of parcel	
Approximate total acreage = 47.96 ac.	