



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 24, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 24, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [18-0517](#) Approval of the April 26, 2018 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 4-26-18](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [18-0522](#) Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [18-0523](#) 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)
4. [18-0527](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
5. [18-0528](#) Silver Grace PUD Subdivision, site plan, section 1; accept the landscaping Phase B improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase C improvements. (CONSENT AGENDA)
6. [18-0529](#) Village of Eddy Lane Subdivision, site plan; accept the landscaping tree replacement improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

7. [18-0530](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
8. [18-0531](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

9. [18-0500](#) PUBLIC HEARING: Consideration Of Resolution 2018-40, 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." (05/24/18 FMPC 9-0, 6/12/18 WS)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [RES 2018-40 RiverBluff PUD Subdivision Development Plan Revision 3_with m](#)
[MAP 6686 RiverBluff PUD Subdivision, Development Plan, Rev 3](#)
[Riverbluff Dev Plan Rev Conditions of Approval_01](#)
[12012_RiverBluff_PUD Dev Plan REVISION 3_05_03_18_City of Franklin No 6](#)
[12012_RiverBluff_PUD Dev Plan REVISION 3_05_03_18_City of Franklin No 6](#)

10. [18-0534](#) Lockwood Glen PUD Subdivision, Development Plan, Revision 2, Reorganizing Of Section Lines And Relocating Of 10 Single Family Residential Units On 218.58 Acres, Located North Of The Intersection Of Carothers Parkway And Longpoint Way And South Of The Intersection Of South Carothers Road And Carothers Parkway.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_LockwoodDevPlanRev2](#)
[LockwoodGlenConditions of Approval_01.pdf](#)
[LotReOrg_LockwoodGlen.pdf](#)
[LAYOUT Lockwood Glen Development Plan Revision 2-2.pdf](#)
[ARCH_LockwoodGlenRev2.pdf](#)
[Lockwood Glen Development Plan Revision 2.pdf](#)

11. [18-0532](#) McEwen Place Town Center PUD Subdivision, Development Plan, Revision 4, Section 3, (Block A), Constructing A 150 Room Hotel And 96,900 Square Feet Of Commercial Space On 4.88 Acres, Located At The Intersection Of Rush Street And W. McEwen Drive.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_McEwen Town Center.pdf](#)
[McEwenTownCenter_BlockA_Conditions of Approval_01.pdf](#)
[20170022_2018-05-03_McEwen Town Center - Block A Dev. Plan Resubmittal.](#)
[Layout_McEwen.pdf](#)
[Massing_McEwenBlockA.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. [18-0524](#) 101 East Main Street Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 2), Consolidating Two Commercial Lots, On 2.2 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

Attachments: [MAP 6681 101 East Main Sub, FP, Rev 1](#)
[Conditions of Approval_02](#)
[6681 Final Plat](#)

13. [18-0533](#) City Of Franklin Water Reclamation Facility, Site Plan, Constructing A Water Reclamation Facility On 110 Acres, Located At 135 Claude Yates Drive. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [WRFMAP](#)
[WRF_Conditions of Approval_01.pdf](#)
[LAYOUTFranklin Water Reclamation Facility Expansion.pdf](#)
[Franklin Water Reclamation Facility Expansion COF 2015-0163 - Full Plan Set.r](#)

14. [18-0525](#) Clouston Park Addition Subdivision, Final Plat, Revision 4, Consolidating Land Into An Existing Lot, On 0.21 Acres, Located At 809 Evans Street. (CONSENT AGENDA)

Attachments: [MAP 6684 Clouston Park FP Rev 4](#)
[6684 Conditions of Approval_01](#)
[6684 54316 rev Plat](#)

15. [18-0501](#) Riverbluff PUD Subdivision, Final Plat, Section 1, Revision 2, Creating 12 Single-Family Lots And Two Open Space Lots On 6.11 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)
- Attachments:** [MAP 6687 RiverBluff PUD Subdivision, Final Plat, Section 1, Revision 2](#)
[Riverbluff FP sec 1 Conditions of Approval_01](#)
[Riverbluff Sec 1 Rev 2 - Final plat - 6687](#)
16. [18-0502](#) Riverbluff PUD Subdivision, Final Plat, Section 2, Revision 1, Creating 26 Single-Family Lots And Three Open Space Lots On 9.45 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)
- Attachments:** [MAP 6688 RiverBluff PUD Subdivision, Final Plat, Section 2, Revision 1](#)
[Riverbluff FP Sec 2 Conditions of Approval_01](#)
[Riverbluff Sec 2 Rev 1 - Final Plat - 6688](#)
17. [18-0526](#) Rucker Park PUD Subdivision, Final Plat, Revision 2, Creating 6 Attached Residential Lots On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)
- Attachments:** [MAP 6660 Rucker Park FP Rev 2](#)
[6660 Conditions of Approval_01](#)
[6660 Revision to Rucker Park 18.05.01 final plat](#)
18. [18-0503](#) The Standard At Cool Springs Subdivision, Preliminary Plat, (Lots 2-32), Creating 28 Attached Townhouse Lots And Two Open Space Lots On 22.54 Acres, Located At 1222 Liberty Pike.
- Attachments:** [MAP 6689 Standard at Cool Springs Lots 2-32, Preliminary Plat](#)
[Standard Cool Springs Prelim Plat Conditions of Approval_01](#)
[2018-05-02 Standard at Cool Springs Lots 2-32 - Preliminary Plat Resubmittal -](#)
19. [18-0504](#) Water's Edge PUD Subdivision, Final Plat, Section 4, Creating 56 Single Family Lots And Two Open Space Lots On 20.97 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)
- Attachments:** [MAP 6691 Waters Edge PUD Subdivision, Final Plat, Section 4](#)
[Waters Edge Sec 4 Conditions of Approval_01](#)
[Waters Edge PUD Subdivision, Final Plat, Section 4 - submittal 002 - 6691](#)

20. [18-0505](#) Water's Edge PUD Subdivision, Final Plat, Section 5, Creating 57 Single Family Lots And Four Open Space Lots On 41.82 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

Attachments: [MAP 6692 Waters Edge PUD Subdivision, Final Plat, Section 5](#)
 [Waters Edge Sec 5 Conditions of Approval 01](#)
 [Water's Edge Sec 5 Rev Sub 5.3.18 - 6692](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, April 26, 2018

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the March 22, 2018 FMPC Minutes.

Attachments: [DRAFT March 2018 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Allen, to approve the minutes from March 22, 2018, as presented. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Board of Mayor and Alderman would have a special meeting on May 1, 2018, to discuss annexation and growth policy. There will be a lot of discussion and a presentation. She invited the Planning Commission to attend.

Ms. Hunter introduced Christopher Andrews as the new Principal Planner in Current Planning. Christopher will primarily be reviewing residential projects.

Mr. Vernon Gerth, Assistant City Administrator for Development Services, stated there is a new initiative the City is starting. Over the last two years, there has been \$1.6 billion of private investment in the Franklin community. He stated that the goal is to make Franklin's Development Services Department competitive with some of the larger cities. He stated that they had studied the way these cities conduct their development services process. They found that many of the cities had a Development Services Advisory Commission. This commission would be made up of eleven development professional volunteers from the community such as realtors, developers, and citizens. The commission would meet every other month. This commission would help advise the Planning Commission and Board of Mayor and Aldermen on what types of services will meet the needs of the community.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

SITE PLAN SURETIES

Approval of the Consent Agenda

Alderman Petersen requested that Item 24 be pulled from the Consent Agenda.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve Items 2,3, 5-23,25,27,29,30 and 31, as presented on the Initial Consent Agenda. The motion carried by the following vote:

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

Approval of the Consent Agenda

Commissioner Gregory recused herself from Item 4.

A motion was made by Commissioner Lindsey, seconded by Commissioner Orr, to approve Item 4 on the Secondary Consent Agenda, as presented. The motion carried by the following vote:

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

Recused: 1 - Commissioner Gregory

2. 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Amelia Park PUD Subdivision, site plan, sections 2-6; release the maintenance agreement for landscaping section 2 improvements; extend the performance agreement for landscaping section 3, landscaping section 4, landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A, landscaping Phase 2B, landscaping Phase 2C and landscaping Phase 2D improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Commissioner Gregory recused herself from Item 4.

This Planning Item was approved.

5. Blossom Park PUD Subdivision, site plan; extend the performance agreement for landscaping street trees and landscaping west buffer improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for drainage, streets and landscaping buffer improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

8. Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
9. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
10. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
11. Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
12. Highlands at Ladd Park PUD Subdivision, site plan, section 22; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 5 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

15. 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.
16. Rizer Point PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
17. Rizer Point PUD Subdivision, site plan, section 3; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
18. Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
This Planning Item was approved.
19. Through the Green PUD Subdivision, site plan, lot 5; accept the drainage and sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
20. 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.
21. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
22. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

23. Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. 1st And Main, Site Plan, A Commercial Structure Consisting of 37,955 Square Feet On 2.23 Acres, Located At 95 & 99 East Main Street.
(CONSENT AGENDA)

Attachments: [MAP 6626 1st and Main SP](#)
[Conditions of Approval 01 1st and Main](#)
[1st and Main, site plan \(Mixed Use\) - submittal 004](#)
[PDF to FMPC Mixed Use project 1st and Main](#)
[COA 99 E Main St demolition + conceptual new construction 2.12.18](#)
[February 2018 HZC Meeting Minutes](#)
[HZC Staff report 99 E Main St demolition new construction 2.12.18](#)
[HZC Staff report 99 E Main St new construction \(architectural features materials\) 3.12.18](#)
[March 2018 HZC Meeting Minutes](#)

Alderman Petersen requested that Item 24 be pulled from the Consent Agenda.

Mr. Joseph Bryan, Planner, stated that 1st and Main is a commercial development featuring retail, office, and restaurant space. The two-story building will be 37,955 square feet on 2.23 acres located at 95 and 99 East Main Street. The property is zoned Central Commercial (CC) and is located in the Central Franklin Character Area Overlay District, Special Area 1 (CFCO-1). Staff reviewed and accepted the submitted parking study for shared parking between the uses on this site, and also with the adjacent bank. A final plat consolidating the two lots will need to be approved prior to issuance of a building permit.

Staff recommended approval of Item 24, with conditions.

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

The Applicant was represented by Mr. Jeff Heinze, Catalyst Design Group. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Item 24 be approved, with conditions.

Alderman Petersen stated that this was a special lot and development. Specifically, she wanted to discuss the cut and fill since this lot is in the floodplain.

Mr. Heinze referred to a cut-fill color coded exhibit. He stated that most of the cut was in the parking lot area, which was permeable pavers in the back part of the site. The building area was closer to Main Street.

Alderman Petersen asked how deep was the area going to be, below the current surface.

Mr. Heinze stated that the deepest cut is near the stormwater basin. The deepest point in the parking lot was approximately 1.5 ft.

Alderman Petersen asked if they were using 2/3 of the area to off-set the other area.

Mr. Heinze stated that they may not use the same material. The material would balance what was cut versus what was filled.

Alderman Petersen stated that was a very good point. She also stated she noticed there was a comment in the conditions about putting vents in the foundation underneath where the fill is.

Mr. Heinze stated a portion of the building toward the river is crawl space. There will be vents in the foundation in this area. The portion toward the corner is slab.

Alderman Petersen stated she did not see the vents in the plan for the elevations, but confirmed this would be what was wanted.

Mr. Heinze stated that it was sitting with a knee wall above Main Street, similar to an arcade along the front, that allows accessible entry into each of the shops because the commercial use must sit at least one foot above the floodplain.

Alderman Petersen stated FFE is above the elevation.

Mr. Heinze confirmed that the FFE is forty and the corner of the intersection is 39 ft. The FFE drops as you go toward the bridge.

Alderman Petersen said she liked the facade and the whole setup.

Commissioner Lindsey asked if the cut from the parking lot area would be a compensating amount under the pad of the main structure.

Mr. Heinze stated that if it had to be taken off site, it would be taken off site as an organic. Mr. Heinze referred to the color coded reference page.

Commissioner Orr asked how far above the hundred year flood elevation would they be going.

Mr. Heinze confirmed that it would be one foot as required for commercial, office uses would be on second floor.

Commissioner Orr and Mr. Heinze discussed that the one hundred year flood elevation had increased two feet after the 2010 flood. Mr. Heinze stated some studies show that the floodplain elevation would lower with the storm drainage improvements planned to the bridge.

Alderman Petersen asked if anyone wanted to discuss the work being done to the bridge which includes two large culverts being added.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that if the culvert is part of the project, the floodplain elevation would be reduced by approximately one foot.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Franks, that Item 24

be approved, with conditions. The motion carried by the following vote:

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

- 25.** 11 South Subdivision, Final Plat, Creating 4 Single-Family Lots and 2
Open Space Lots on 1.52 Acres, Located At 155 11th Avenue South.
(CONSENT AGENDA)

Attachments: [MAP 6656 11 South FP](#)
[Conditions of Approval 01](#)
[11 South Final Plat 4-05-18](#)

This Planning Item was approved.

26. Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), 330,575 Square Foot Office with 7-Level Attached Parking Garage on 4.99 Acres, Located near the Intersection of East McEwen Drive, I-65, and Tower Circle (Private Road), with One Design Modification Request (Façade Variation).

Attachments: [MAP_3FranklinPark.pdf](#)
[3FranklinPark_SP_Conditions of Approval_02.pdf](#)
[GarageElevations_3Franklin-2.pdf](#)
[Layout_FranklinPark3.pdf](#)
[ARCH_Elevations_3Franklin.pdf](#)
[FULLPLAN_3Franklin Park.pdf](#)
[LandscapingPlan_FP3.pdf](#)
[CharacterImagery_FP3.pdf](#)

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the applicant is proposing an 11-story commercial office building with a 7-level attached parking garage located near the intersection of McEwen Drive, I-65, and Tower Circle (a private road). The applicant is proposing the third building of a multi-phase plan. The proposed office building meets the requirements of the Zoning Ordinance. The parking structure, as proposed, requires one design modification.

The City of Franklin Zoning Ordinances classifies parking structures as buildings and regulates them under the same standards as other nonresidential building types. The applicant is requesting a design modification from Chapter 5, Section 3, Subsection 6, (4) and (6) of the Franklin Zoning Ordinance.

There are a couple of sections regarding the building facades, specific to facade variation, that this proposed parking structure does not comply with.

These are a few of the high points:

5.3.6(4) Building Facades- (a) Rear and side façades, if visible from public streets, shall have a similar architectural treatment as used on the primary or front façade; (b) Blank building walls are prohibited; ... (e) Windows and Doors shall have a vertical orientation and be vertically aligned between floors; (f) Buildings shall be constructed (Through the use of materials, design elements, or architectural details) to emphasize the proportion of height to width so that building facades are vertically oriented.

5.3.6(6)- Façade Variation Requirement Standards- Buildings shall use wall offsets or other variations, such as material changes, to break up the mass of a building, maintain building rhythm along a street, and to establish a human scale in accordance with the standards: ... (b) Building façades containing the primary building entrance, visible from a street, or visible from land used by or intended for residential development shall incorporate façade variations a minimum of every 35 feet; buildings over 20,000 square feet may increase the minimum requirement for façade variations to every 50 feet.

The two visible facades of the proposed garage are the North elevation and West elevation of the proposed parking garage. These are the only two facades visible from the public right of way and therefore the only two facades subject to these façade

requirements. Staff is considering both facades as one deviation of standards from the Zoning Ordinance.

It is staff's understanding that the applicant would desire that the proposed parking structure for Building 3 match the adjacent parking structure for Building 2, which is already constructed. Buildings 1 and 2 were some of the first approved parking structures under the current Zoning Ordinance, and it was a staff oversight, primarily due to complexity of the Zoning Ordinance, that the façade variation standards were not originally applied. Since that time, several other parking structures have been approved in the city, and they were consistently required to meet basic façade variation standards to help soften the appearance of these large garages. While staff understands the reasoning behind the applicant's request, staff must consistently enforce the Zoning standards, and only the Planning Commission can hear and decide on modifications to design features. For this reason, staff recommends disapproval of this design modification request.

Ms. Hunter stated that, to add a note, Staff will be looking to have specific parking structure design standards that are clearer with the new Zoning Ordinance.

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

The Applicant was represented by Brad Slayden, Ragan Smith and Associates. He stated that Pat Emery, with Hall-Emery, and the design team were available, also. They were available to answer questions. He stated that the parking garage was three parking structures that were connected. It would be a seamless design. He stated they were asking for the approval of the Modification of Standards.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 26 be approved. Commissioner Franks originally wanted to include the approval of the Modification of Standards with the main motion. Chair Hathaway stated that there needed to be a separate motion for the Modification of Standards.

A discussion ensued between Commissioner Allen, Commissioner Franks, Chair Hathaway, Alderman Petersen, and Ms. Shauna Billingsley (City Attorney) concerning how to phrase a motion to amend the main motion to approve the Modification of Standards.

Commissioner Franks moved, seconded by Commissioner Gregory, that the main motion be amended to approve the Modification of Standards.

Commissioner Allen stated that she understood that the Applicant was originally able to build the first two parking structures without a facade because Staff mistakenly did not enforce the regulations. However, this puts Staff in a precarious position for future parking structures, because this regulation has now been enforced for other parking structures. She stated because of this, she would vote to disapprove the Modification of Standards.

Commissioner Orr stated the issue is that, if enforced, they would have two parking structures, located next to each other, that would not look alike. He asked if there was a way to add facade to the other parking structures with money from the proposed building fund.

Mr. Pat Emery stated that they had been working on Franklin Park for five years. He stated Franklin Park looks very attractive and has attracted many businesses. He stated the structures are close to each other and need to be consistent.

Commissioner Allen asked if this would be a hardship for the Applicant. Mr. Emery stated that it would be a large cost. Commissioner Allen stated that, for that reason, she would change her vote to approve the Modification of Standards.

Commissioner Lindsey asked to confirm that after this structure, there would be two more buildings and parking structures built. Mr. Emery confirmed this, but stated these structures would be separate and could be transitioned to meet the Zoning Ordinance requirements.

Commissioner Franks stated this plan was developed years ago. This master plan was well received by the Planning Commission and the Board of Mayor and Alderman. He stated that the current facade for the parking structures was very expensive and high standard. Mr. Emery confirmed this.

Commissioner Allen stated that Staff had done the right thing by recommending disapproval of the Modification of Standards.

Chair Hathaway asked for a vote on the motion to amend the main motion to approve of the Modification of Standards.

The motion carried unanimously by the following vote (9-0).

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

The motion, as amended, carried unanimously by the following vote (9-0).

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 26 be approved. Commissioner Franks moved, seconded by Commissioner Gregory, that the main motion be amended to approve the Modification of Standards. The main motion, as amended, carried by the following vote:

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

- 27.** Gateway Village PUD Subdivision, Final Plat, Section 3, Revision 7, Lot 135, Dedicating Easements For Lot 135 And A Portion of Right-Of-Way, On 1.34 Acres, Located At 1350 Perrone Way. (CONSENT AGENDA)

Attachments: [MAP 6655 Gateway Village PUD Subdivision, final plat, section 3, revision 7, lot 135](#)

[6655 - Conditions of Approval 01 \(1\)](#)

[Final Plat - 6655 Gateway Village PUD Subdivision, final plat, section 3, revision 7, lot 135](#)

This Planning Item was approved.

28. Lockwood Commercial Subdivision, Preliminary Plat, Creation of 2 Commercial Lots and 1 Open Space Lot on 7.97 Acres, Located at the North Quadrant of the Intersection of Longpoint Way, Carothers Parkway, and South Carothers Way.

Attachments: [MAP LockwoodCommercialPP.pdf](#)
[Lockwood Commercial Conditions of Approval_01.pdf](#)
[COF 6650 Lockwood Commercial Preliminary Plat.pdf](#)

Mr. Josh King, Principal Planner, stated that the applicant is seeking to create a total of 2 commercial lots and one open space lot on 7.97 acres.

Envision Franklin recommends a Neighborhood Commercial design concept for this parcel.

The existing zoning on this site is Neighborhood Commercial (NC). The preliminary plat is consistent with Envision Franklin.

Staff recommended approval, with conditions, of Item 28.

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

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 28 be approved, with conditions.

Alderman Petersen asked how this would work since alot of the area is in a floodplain.

Mr. King stated that this site was part of the Lockwood Glen commercial subdivision and was part of the land swap with the City for the land across the street. There is some cut-fill balance that must occur between the City and the developer of this lot. The fill on this lot will be done under a separate process to take it out of the floodplain.

Alderman Petersen asked how many commercial nodes are successful? She stated this should be looked at in the bigger picture.

Ms. Hunter stated that Envision Franklin has provisions concerning the commercial nodes including not being spaced too close together. She stated there were several factors involved. She stated the this was complicated issue and could be discussed at a later time.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 28 be approved. The motion carried by the following vote:

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

- 29.** Longview Subdivision, Final Plat, Section 1, Revision 1, Lots 14 And 23, (Resubdivision Of Lot 14 And 23), Recording Of Easements, On 2.27 Acres, Located At Southwest Corner Of Columbia Avenue And Werthan Circle, 1710 Columbia Ave. (CONSENT AGENDA)

Attachments: [MAP LongviewTacoBell .pdf](#)
[TacoBell_Conditions of Approval_01.pdf](#)
[2015212.52 COF # 6652 Resub Lots 14 & 23.pdf](#)

This Planning Item was approved.

- 30.** Synergy Bank Annex Building At Ninth Avenue Subdivision, Final Plat, Creating One Commercial Lot, On 0.58 Acres, Located At 204 9th Avenue South. (CONSENT AGENDA)

Attachments: [MAP 6662 Synergy Bank Annex Building FP](#)
[Conditions of Approval_01](#)
[204 9th Ave Final Plat Rev COF 4-4](#)

This Planning Item was approved.

- 31.** Westhaven PUD Subdivision, Final Plat, Section 50, Creation of 8 Attached Residential Lots, 42 Detached Residential Lots, and 3 Open Space Lots on 11.96 Acres, Located Near the Intersection of Championship Blvd and Jewell Ave Within the Westhaven Development. (CONSENT AGENDA)

Attachments: [Westhaven FP Sec 50 Map](#)
[Westhaven_Sec50_Conditions of Approval_01.pdf](#)
[Westhaven50 COF 6665 Final Plat.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

32. *Consideration of Ordinance 2018-06, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Various Sections Of The Sign Regulations Pertaining To Temporary Signs, And Adding A New Temporary Sign Type For Temporary Multi-Story Building Development-In-Progress Signs." Establishing a Public Hearing for June 12, 2018. (04/26/18 FMPC 9-0)

Attachments: [Ordinance 2018-06 Temporary Multi-Story Building Development In Progress Signs.Law Approved](#)

Mr. James Svoboda, Assistant Director of Planning, stated that this is a Text Amendment to the Sign Regulations in Chapter 5 of the Zoning Ordinance. The Building and Neighborhood Services Department (BNS) has received requests for "topping off" banners to be placed at the top of multi-story buildings under construction.

The existing sign ordinance currently only permits freestanding temporary development-in-progress signs but does not permit temporary signs that can be attached to the building (maximum of 6-feet tall and maximum sign area of 32 sq.ft)

The proposed text amendment was discussed at a BOMA worksession in January and at the March Joint Conceptual Workshop.

The purpose of the proposed Ordinance is to add a new temporary sign type for Multi-Story Building Development-in-progress signs.

These sign types would be permitted in any base district and limited to buildings of 3 stories or more in height.

One temporary sign would be permitted per building and the temporary sign would not be permitted to be illuminated or installed to exceed the height of the roofline.

The temporary sign would be required to be removed when the final Certificate of Occupancy is issued for the building.

The proposed Ordinance also makes several minor revisions to Section 5.12 that are described in the staff report.

Staff recommended approval to the Board of Mayor and Aldermen.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-06 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-06 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, the meeting adjourned at 7:37 p.m.

Chair, Mike Hathaway

RESOLUTION 2018-40

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."

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).

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
89-19.05	
089I D 001 – 089I D 029	
089P D 001 – 089I D 014	
p/o 89 19.06	
Total	41.51

BEGINNING AT AN IRON ROD FOUND IN THE EASTERLY MARGIN OF LEWISBURG PIKE AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ATMOS ENERGY GROUP AS OF RECORD IN BOOK 753, PAGE 194, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE,

WITH THE EASTERLY MARGIN OF SAID LEWISBURG PIKE, NORTH 02 DEGREES 58 MINUTES 52 SECONDS WEST, 350.38 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JERRY BOZMAN AS OF RECORD IN BOOK 1859, PAGE 8, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE, LEAVING THE EASTERLY MARGIN OF SAID LEWISBURG PIKE, AND WITH THE SOUTHERLY PROPERTY LINE OF SAID BOZMAN, NORTH 87 DEGREES 03 MINUTES 19 SECONDS EAST, 454.02 FEET TO AN IRON ROD; THENCE,

NORTH 37 DEGREES 16 MINUTES 14 SECONDS EAST, 242.17 FEET TO AN IRON ROD; THENCE, NORTH 46 DEGREES 14 MINUTES 25 SECONDS EAST, 562.67 FEET TO AN IRON ROD; THENCE, NORTH 89 DEGREES 02 MINUTES 04 SECONDS WEST, 213.14 FEET TO AN IRON ROD; THENCE, NORTH 46 DEGREES 14 MINUTES 11 SECONDS EAST, 181.12 FEET TO AN IRON ROD; THENCE NORTH 43 DEGREES 45 MINUTES 35 SECONDS WEST, 6.79 FEET TO AN IRON ROD; THENCE, NORTH 01 DEGREES 14 MINUTES 18 SECONDS EAST, 191.23 FEET TO AN IRON ROD; THENCE, SOUTH 88 DEGREES 45 MINUTES 42 SECONDS EAST, 792.21 FEET TO THE CENTERLINE OF THE HARPETH RIVER; THENCE, WITH THE CENTERLINE OF THE HARPETH RIVER, SOUTH 05 DEGREES 17 MINUTES 10 SECONDS EAST, 203.28 FEET TO A POINT; THENCE, SOUTH 11 DEGREES 42 MINUTES 09 SECONDS EAST, 112.80 FEET TO A POINT; THENCE, SOUTH 34 DEGREES 45 MINUTES 23 SECONDS EAST, 85.96 FEET TO A POINT; THENCE, LEAVING THE CENTERLINE OF THE HARPETH RIVER AND WITH THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JAMES G.D. FRANKS ETUX AS OF RECORD IN BOOK 1029, PAGE 538, REGISTER 'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 10 DEGREES 13 MINUTES 58 SECONDS WEST 280.89 FEET TO AN IRON ROD; THENCE, SOUTH 01 DEGREES 51 MINUTES 54 SECONDS WEST, 345.62 FEET TO AN IRON ROD; THENCE, SOUTH 03 DEGREES 50 MINUTES 03 SECONDS EAST, 359.68 FEET TO AN IRON ROD; THENCE, SOUTH 86 DEGREES 07 MINUTES 13 SECONDS WEST, 997.95 FEET TO AN IRON ROD; THENCE, NORTH 03 DEGREES 15 MINUTES 22 SECONDS WEST, 83.44 FEET TO AN IRON ROD; THENCE, SOUTH 87 DEGREES 09 MINUTES 20 SECONDS WEST, 671.71 FEET TO AN IRON ROD; THENCE, NORTH 02 DEGREES 22 MINUTES 17 SECONDS WEST, 164.17 FEET TO AN IRON ROD; THENCE, SOUTH 76 DEGREES 57 MINUTES 37 SECONDS WEST, 200.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,807,964 SQUARE FEET OR 41.505 ACRES MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

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

SECTION III: That the overall entitlements, as amended, for the RiverBluff PUD Subdivision are as follows:

Entitlements	RiverBluff PUD Subdivision
Base Zone District	R-2
Character Area Overlay	CNCO-2
Other Zoning Overlays	FFO / FWO (Small Portion)
Development Standard	Conventional
Number of Dwelling Units	79
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	1.8
Open Space Requirements	271,195 SF
Number of Phases in Development	4
Original Development Plan Approval	Resolution No. 2012-69 Date of approval: 2/12/2013
Revision Number	3

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

3/29/2018

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

N/A

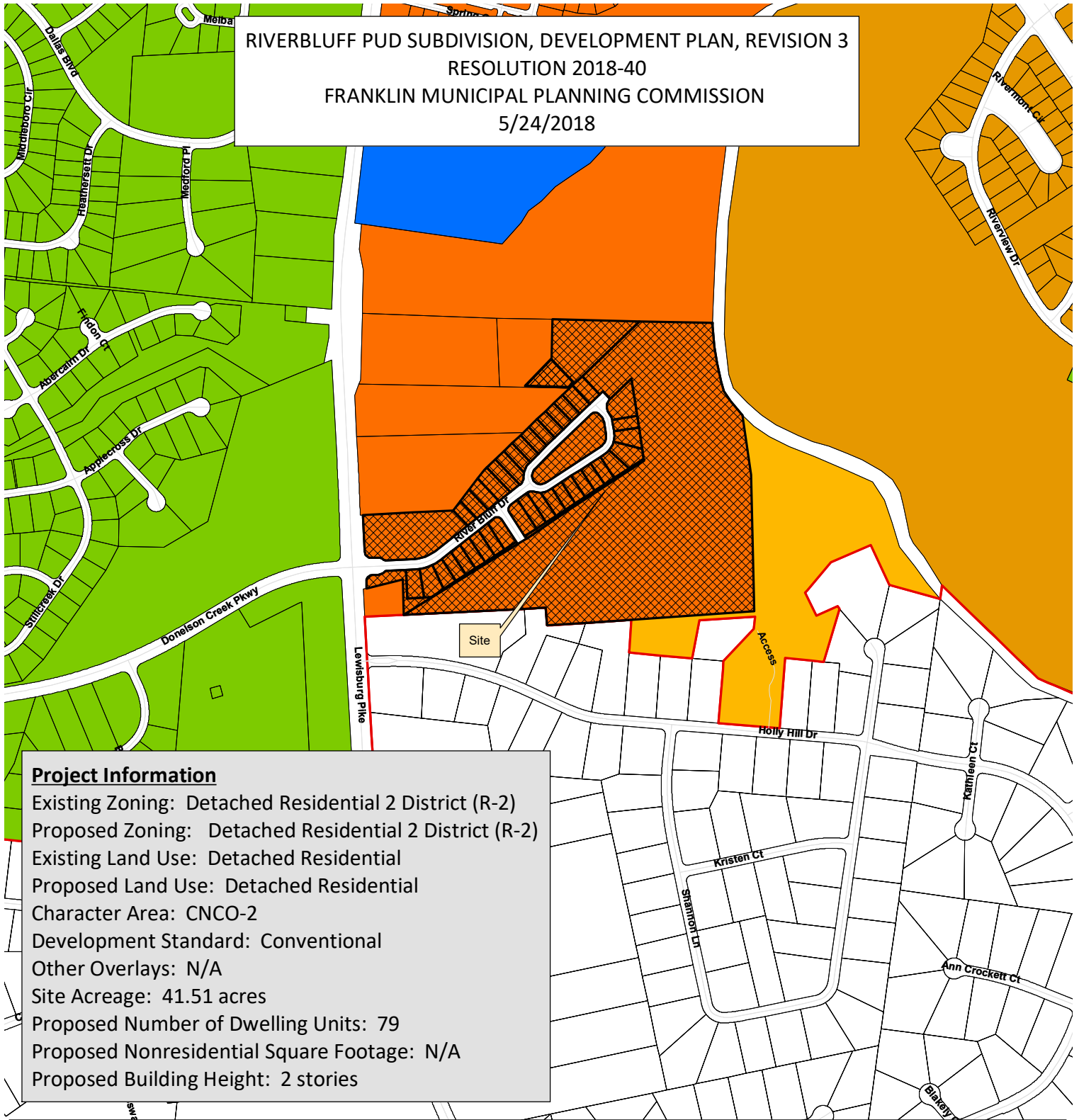
NEIGHBORHOOD MEETING:

N/A

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
 RESOLUTION 2018-40
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/24/2018



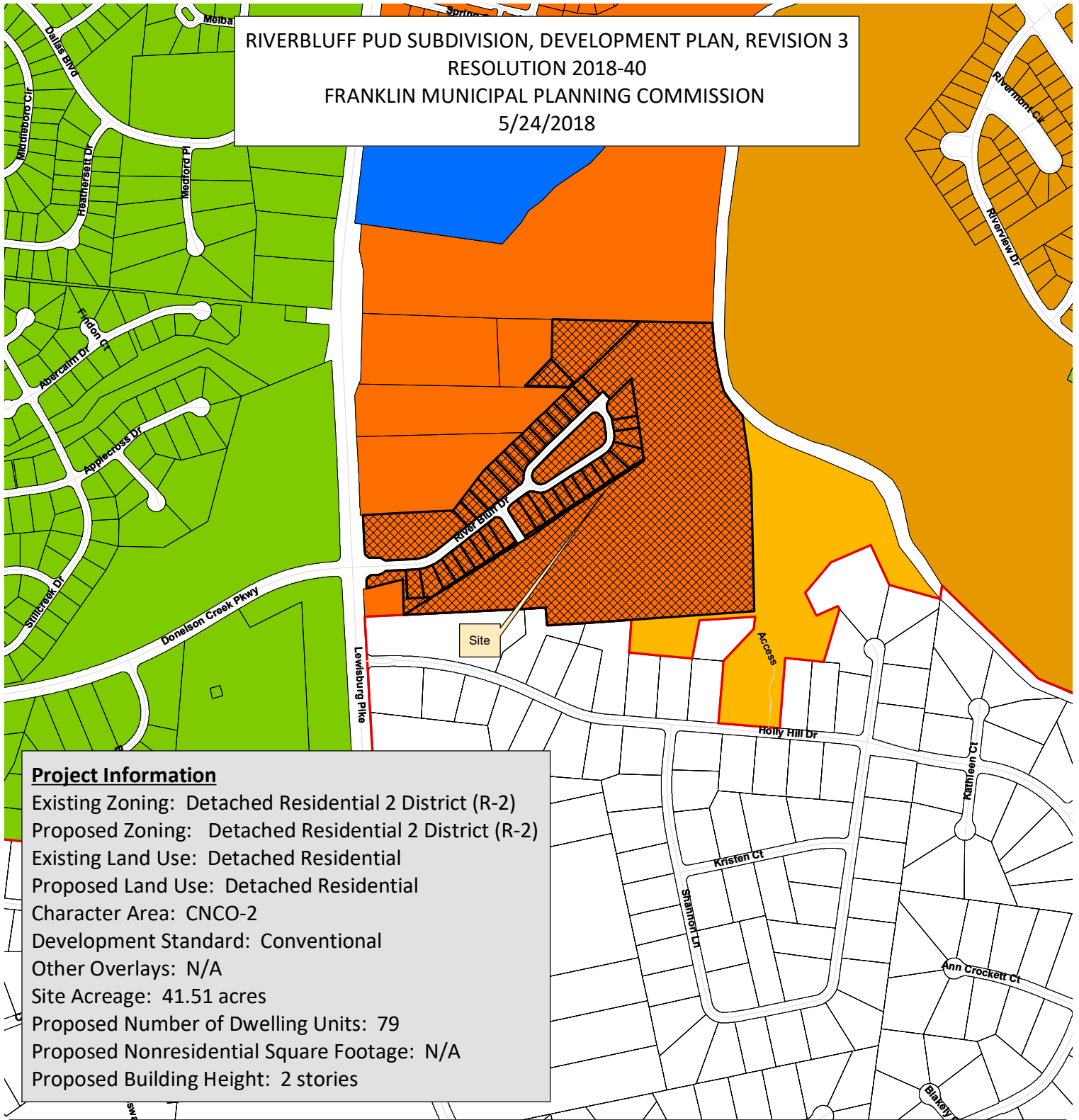
- | | |
|--|---------------------------------------|
| RiverBluff PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District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



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
 RESOLUTION 2018-40
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/24/2018



- | | |
|--|---------------------------------------|
| RiverBluff PUD Subdivision | SD-R Specific Development-Residential |
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

11. B. General Information

lance.fittro@franklin.tn.gov As discussed in previous meetings, the off-site drainage easement through the land that was previously Open Space but which has been removed from the PUD now requires a drainage easement for the swale (20' width, centered on the swale centerline). This shall either be recorded by separate instrument with standard COF drainage easement language, or alternately, a separate agreement between the COF and the Riverbluff HOA may be recorded which meets the following conditions:

1. That the Riverbluff HOA cannot neither eliminate or otherwise change the existing easement without first obtaining permission from the City of Franklin BOMA. You should have and reference the two existing agreements and Exhibits.
2. That the City of Franklin can compel the Riverbluff HOA to repair, modify, improve, or maintain the easement in accordance with City approved plans if needed.
3. That the City of Franklin has full, unimpeded access to the easement and in the event the City determines it needs to repair, modify, improve, or maintain the easement in accordance with City approved plans the Riverbluff HOA shall be responsible for reimbursing the City or its contractors for associated costs.

Either the easement or the agreement shall be recorded, and the book and page number of the recording referenced on the revised Development Plan, prior to final One Stop approval of the revised Development Plan.

Parks

General Issues

14. Parkland information

kevinl@franklin.tn.gov Parks- Fees in lieu or trail construction easement shall be due at the final plat.

A meeting is planned for Developer and Engineering to discuss options. If a trail cannot be located then fees shall be due.

[Edited By Kevin Lindsey]

RiverBluff PUD Subdivision

Development Plan - Revision 3

OWNER/
DEVELOPER

Riverbulff Investments,
LLC
103 Forest Crossing Blvd.
Suite 204
Franklin, TN 37064
Jim Cross
615.377.6111
jimc@centuryconst.com

PLANNER/
LANDSCAPE
ARCHITECT

DesignStudio
919 High Point Ridge Road
Franklin, TN 37069
Jason Goddard
615.218.8118
jgoddard@designstudioplan.com

ENGINEER

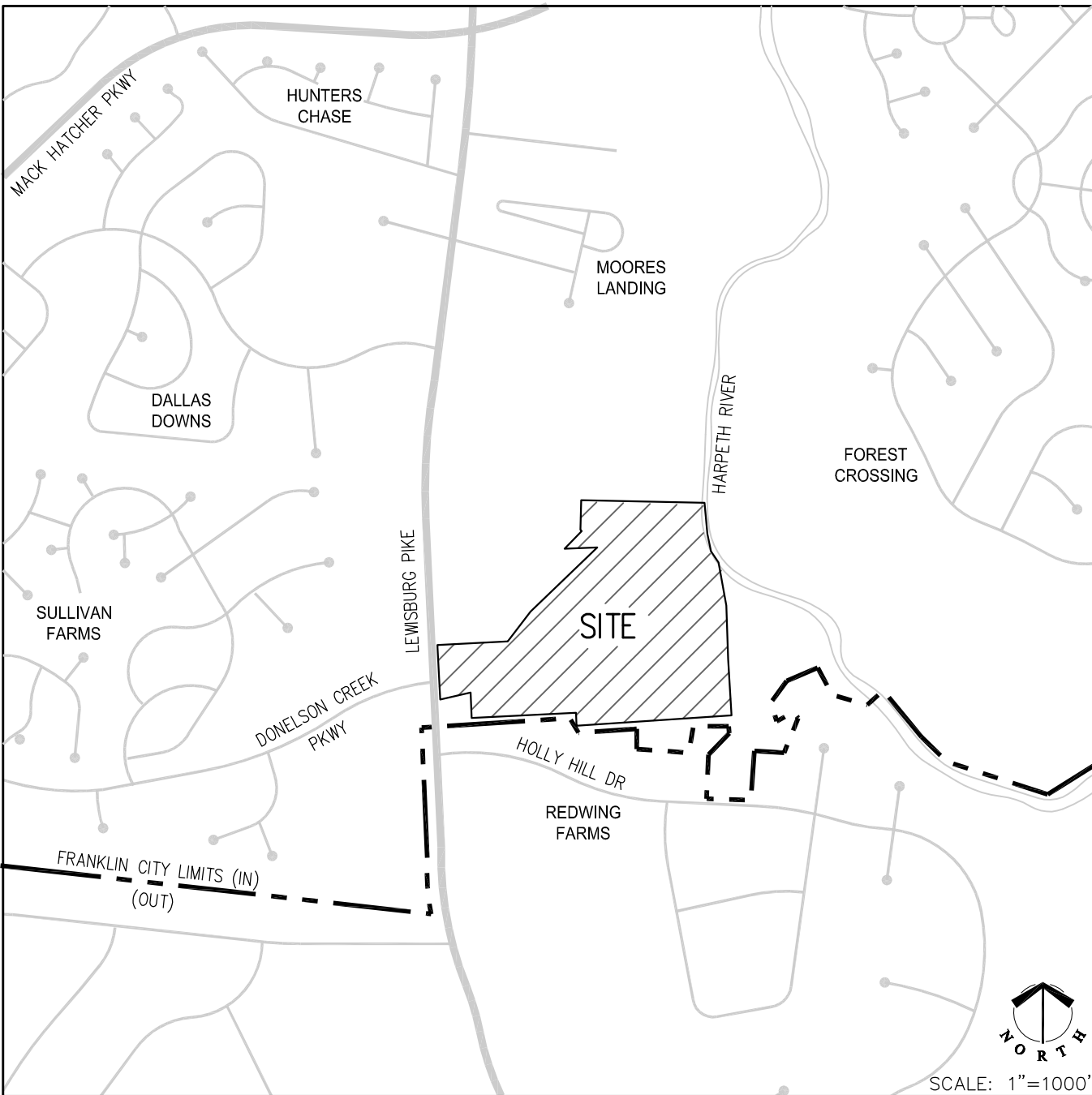
Batson & Associates
Engineering, Inc.
5150 Remington Dr.
Brentwood, TN 37027
Garry Batson
615.376.9444
batsonengineering@comcast.net

SURVEYOR

James Terry & Associates
Land Surveyors
2601 Elm Hill Pike,
Suite R
Nashville, TN 37214
Greg Terry, RLS
615.490.6920
gregt.jta@comcast.net

SHEET INDEX:

	Date	Revision 2	Revision 3
CVR Cover Sheet	6/9/14	4/4/17	4/9/18
L-1.0 Existing Conditions and Surrounding Uses Plan	03/01/13	4/4/17	4/9/18
L-2.0 PUD Development Plan	6/9/14	4/4/17	4/9/18
C-1.0 Conceptual Stormwater Management Grading, and Utility Plan	6/9/14		4/9/18



Purpose of this revision:
To remove +/- 2.76 acres of land under the TVA easement from the limits of the RiverBluff PUD.

Summary of Revision:	Approved Plan	Proposed Revision
Site Acreage:	44.27 ac	41.51 ac
Total units:	79	79
Density:	1.78 du/a	1.90 du/a
Open Space %:	49.7%	42.3%

Tennessee State Plane Coordinate System:
Zone 5301, Fipzone 4100; NAD 83 Datum

LEGAL DESCRIPTION - PREPARED BY JAMES TERRY & ASSOCIATES

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

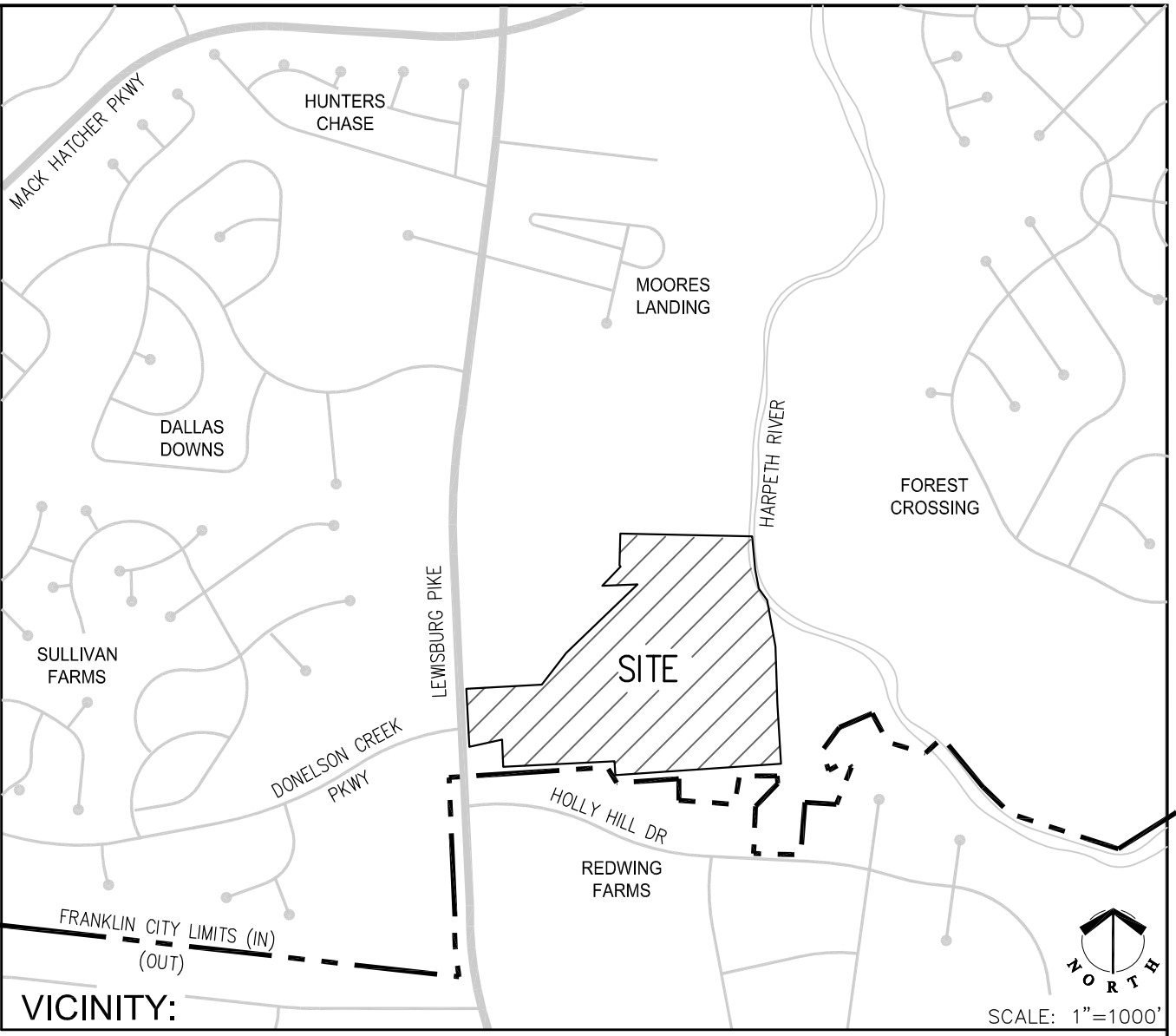
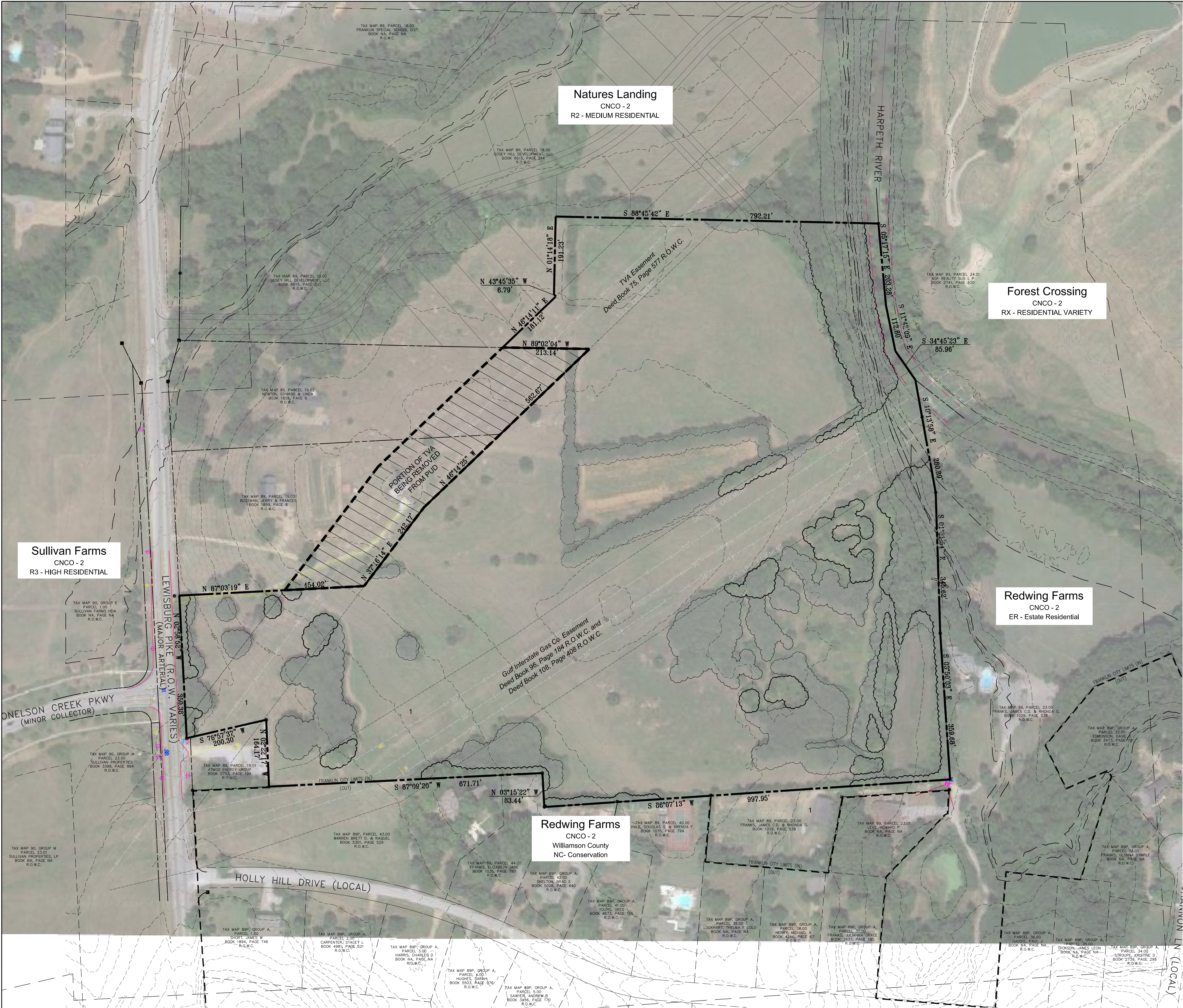
BEGINNING AT AN IRON ROD FOUND IN THE EASTERLY MARGIN OF LEWISBURG PIKE AT THE NORTJWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ATMOS ENERGY GROUP AS OF RECORD IN BOOK 753, PAGE 194, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE,

1. WITH THE EASTERLY MARGIN OF SAID LEWISBURG PIKE, NORTH 02 DEGREES 58 MINUTES 52 SECONDS WEST, 350.38 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JERRY BOZMAN AS OF RECORD IN BOOK 1859, PAGE 8, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; THENCE,
2. LEAVING THE EASTERLY MARGIN OF SAID LEWISBURG PIKE, AND WITH THE SOUTHERLY PROPERTY LINE OF SAID BOZMAN, NORTH 87 DEGREES 03 MINUTES 19 SECONDS EAST, 454.02 FEET TO AN IRON ROD; THENCE,
3. NORTH 37 DEGREES 16 MINUTES 14 SECONDS EAST, 242.17 FEET TO AN IRON ROD; THENCE,
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5. NORTH 89 DEGREES 02 MINUTES 04 SECONDS WEST, 213.14 FEET TO AN IRON ROD; THENCE,
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8. NORTH 01 DEGREES 14 MINUTES 18 SECONDS EAST, 191.23 FEET TO AN IRON ROD; THENCE,
9. SOUTH 88 DEGREES 45 MINUTES 42 SECONDS EAST, 792.21 FEET TO THE CENTERLINE OF THE HARPETH RIVER; THENCE,
10. WITH THE CENTERLINE OF THE HARPETH RIVER, SOUTH 05 DEGREES 17 MINUTES 10 SECONDS EAST, 203.28 FEET TO A POINT; THENCE,
11. SOUTH 11 DEGREES 42 MINUTES 09 SECONDS EAST, 112.80 FEET TO A POINT; THENCE,
12. SOUTH 34 DEGREES 45 MINUTES 23 SECONDS EAST, 85.96 FEET TO A POINT; THENCE,
13. LEAVING THE CENTERLINE OF THE HARPETH RIVER AND WITH THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JAMES C.D. FRANKS ETUX AS OF RECORD IN BOOK 1029, PAGE 538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 10 DEGREES 13 MINUTES 58 SECONDS WEST, 280.89 FEET TO AN IRON ROD; THENCE,
14. SOUTH 01 DEGREES 51 MINUTES 54 SECONDS WEST, 345.62 FEET TO AN IRON ROD; THENCE,
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19. NORTH 02 DEGREES 22 MINUTES 17 SECONDS WEST, 164.17 FEET TO AN IRON ROD; THENCE,
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THE LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED FROM RECORDED DEEDS AND SUBDIVISION PLATS OF RECORD IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

City of Franklin # 6686
Job No. 12012

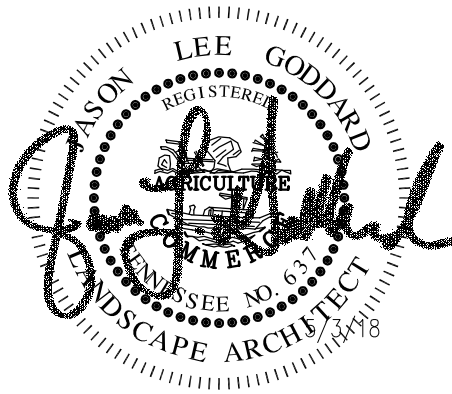
Sheet No.
CVR
Date: 06/09/14
Revised: 5/3/18



SITE DATA:	
PROJECT NAME:	RIVERBLUFF
PROJECT#:	6382
ADDRESS:	RIVERBLUFF DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
LEGAL DESCRIPTION:	Refer to Cover Page
ACREAGE OF SITE:	41.51 ACRES
SQUARE FOOTAGE OF SITE:	1,807,964 SF
TREE CANOPY COVERAGE:	478,508 SF (26.7% OF SITE)
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
PROPOSED ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO - 2
DEVELOPMENT STANDARD:	CONVENTIONAL
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ ROW:	NONE
MINERAL RIGHTS:	PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.
GAS EASEMENT:	PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.
TVA EASEMENT:	PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.
EXISTING STRUCTURES:	NONE

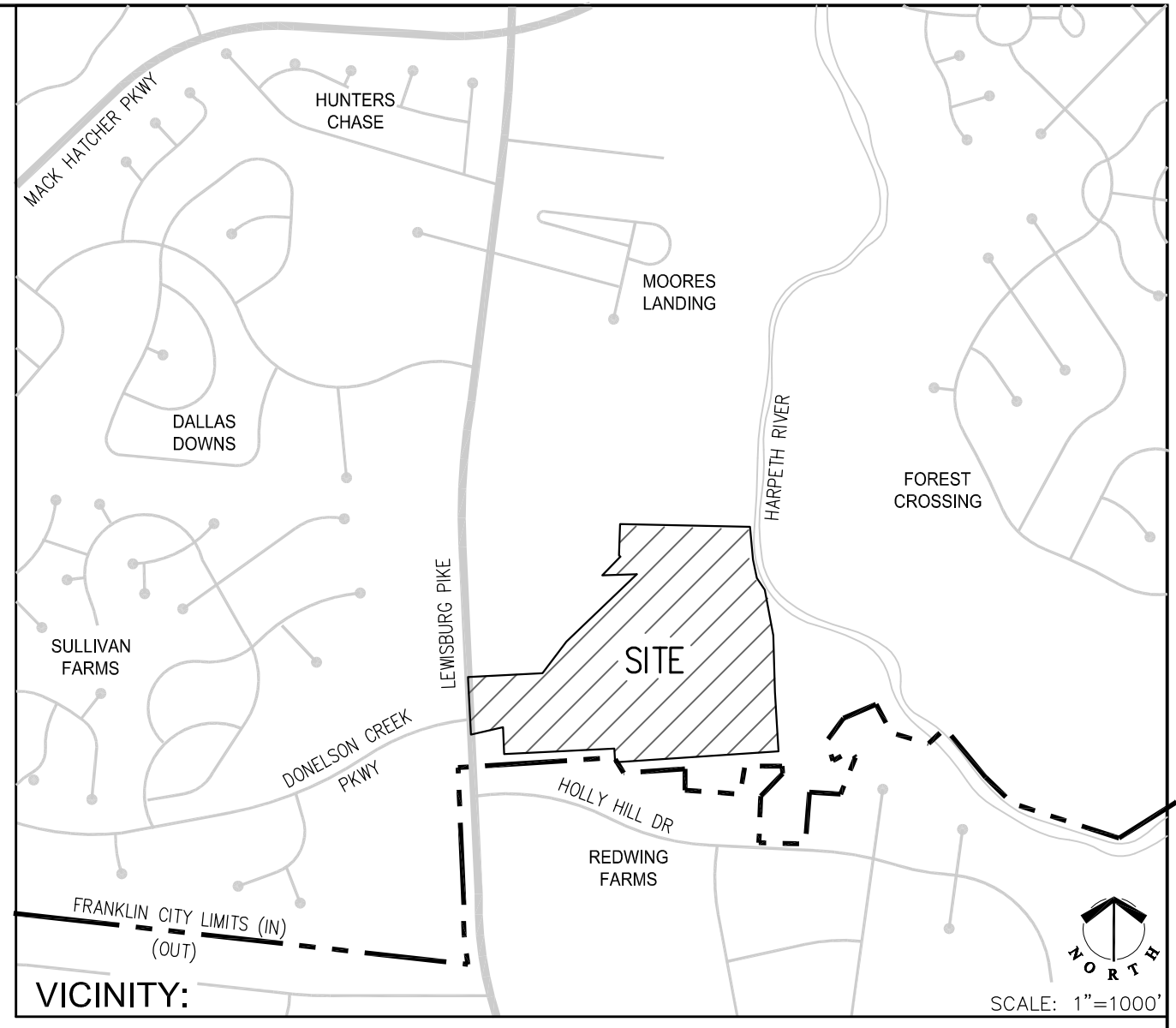
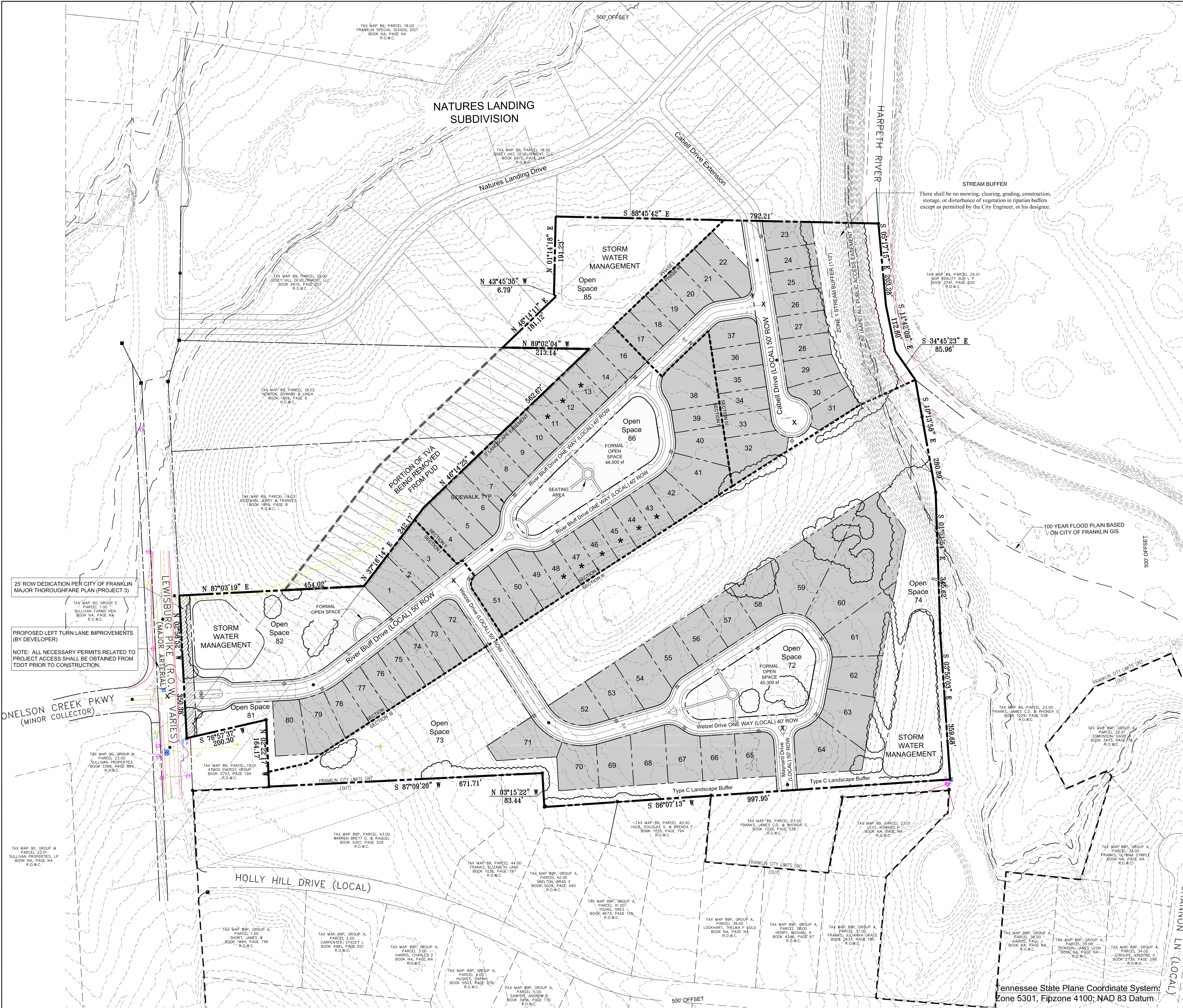
LEGEND:	
	APPROXIMATE AREA OF TREE CANOPY TO BE PRESERVED
	APPROXIMATE AREA OF TREE CANOPY TO BE REMOVED
TREE CANOPY/ PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.8% (.267 [EXISTING COVER] X .48 [REQ. RETENTION COVER])
MINIMUM TREE PROTECTION ZONE:	229,395.7 SF
TREE PROTECTION PROVIDED:	238,740 SF

Tennessee State Plane Coordinate System:
Zone 5301, Fipzone 4100; NAD 83 Datum



date: April 9, 2018
revisions: May 3, 2018

COF no. 6686
project no. 12012
scale. 1"=100'



SITE DATA:	
PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
PROJECT:	xxxx
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	RIVERBLUFF DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO - 2
OTHER APPLICABLE OVERLAYS:	FFO/FWO (SMALL PORTION)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	41.51 ACRES
SQUARE FOOTAGE OF SITE:	1,807,964 SF
MINIMUM REQUIRED SETBACK LINES:	REFER TO TYPICAL LOT CHART ON THIS SHEET
OWNER:	RiverBluff Investments, LLC - Jim Cross
ADDRESS:	103 Forest Crossing Blvd., Suite 204, Franklin, TN 37064
PHONE NO:	615.377.6111
EMAIL ADDRESS:	jimc@centuryconst.com
APPLICANT:	DESIGNSTUDIO, LLC
PHONE NO:	615.218.8118
EMAIL ADDRESS:	jgoddard@designstudioplan.com
CONTACT NAME:	JASON GODDARD
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE SURFACE RATIO:	.40
MINIMUM PARKING REQUIREMENT:	2 SPACES PER DETACHED SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN
PARKING PROVIDED:	1.90 DU/A
RESIDENTIAL DENSITY:	REFER TO TREE CANOPY NOTES
TREE CANOPY:	FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.
PARKLAND DEDICATION:	
OPEN SPACE SET-ASIDE:	
REQUIRED:	271,195 SF (15%) FORMAL: 89,494 SF (33%) INFORMAL: 178,989 SF (66%)
PROVIDED:	764,985 SF (42.3%) FORMAL: 109,375 SF (40.3%) INFORMAL: 671,420 SF (248%)
SITE AMENITIES - FORMAL OPENSACE AMENITIES SHALL INCLUDE:	WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ ROW:	NONE
MINERAL RIGHTS:	PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.
GAS EASEMENT:	PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.
TVA EASEMENT:	PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.
LEGAL DESCRIPTION:	Refer to Cover Page

TREE CANOPY/ PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE:	26.7% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.8% (.267 [EXISTING COVER]) X .48 [REQ. RETENTION COVER])
MINIMUM TREE PROTECTION ZONE:	229,395.7 SF
TREE PROTECTION PROVIDED:	238,740 SF

CRITICAL TREE LOTS
★ LOTS 11-13 AND 43-48 SHALL BE DESIGNATED "CRITICAL TREE LOTS"

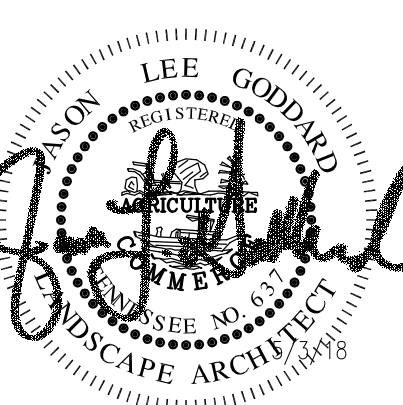
PLANNING NARRATIVE:
RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CARNTON CHARACTER AREA. THE 43.95 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARMS SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDWING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.

COMMUNITY INFRASTRUCTURE IMPACTS:	
1. WATER	WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.
AVERAGE WATER USE FOR FINAL DEVELOPMENT IS ESTIMATED AT:	(79 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/ CAPITA) = 27,650 GPD
MAXIMUM WATER USE AT PEAK HOUR FACTOR OF 4:	27,650 GPD X 4 = 110,600/24 = 4,608 GAL/HOUR = 76.8 GPM
2. SEWER	SEWER SERVICE TO BE PROVIDED BY THE CITY OF FRANKLIN. SEWER IS LOCATED ON THE NORTH SIDE OF DONELSON CREEK AT LEWISBURG PIKE AND WILL BE EXTENDED TO THE SITE ALONG THE EAST SIDE OF LEWISBURG PIKE.
3. RECLAIMED WATER FACILITIES	RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.
4. STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.	THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.
5. DRAINAGE FACILITIES	STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.
6. DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.	POLICE DEPARTMENT: 2.98 MILES FIRE STATION: 2.37 MILES PINKERTON PARK: 3.05 MILES
7. PROJECTED STUDENT POPULATION.	THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF UP TO 79 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF .64 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN 4-51 STUDENTS WITHIN THE FOLLOWING SCHOOLS:
OAK VIEW ELEMENTARY	(1.91 MILES)
PAGE MIDDLE SCHOOL	(3.42 MILES)
CENTENNIAL HIGH SCHOOL	(9.17 MILES)
8. REFUSE STORAGE AND SANITATION COLLECTION	REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.
9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES	RIVERBLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.
LIGHTING:	APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.



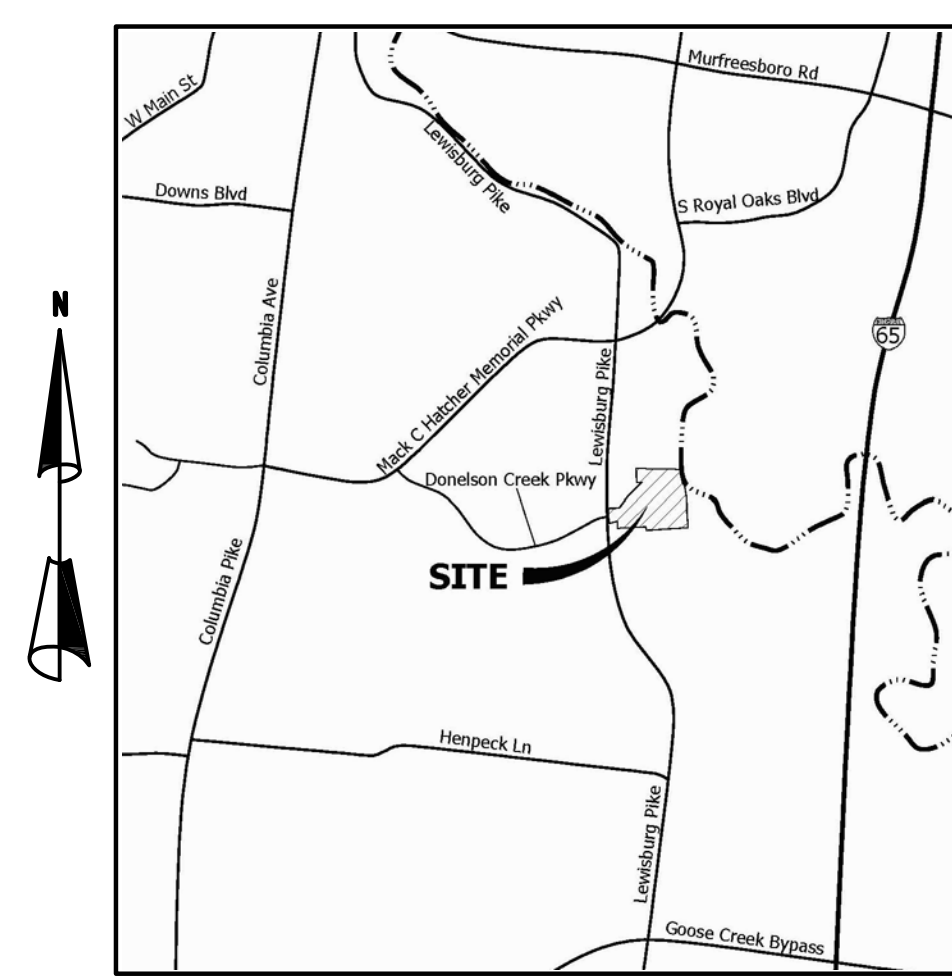
STATEMENT OF ARCHITECTURAL INTENT:
A VARIETY OF FRONT ELEVATIONS INCLUDING BRICK, SIMULATED STONE, AND CEMENTATIIOUS SIDING. SIDE AND REAR ELEVATIONS TO BE MASONRY MATERIAL OF EITHER BRICK OR CEMENTATIIOUS SIDING.

BUILDING HEIGHT: 3 STORY MAXIMUM
SQUARE FOOTAGE RANGE: 1,700 SF - 4,200 SF



date: April 9, 2018
revisions: May 3, 2018

COF no. 6686
project no. 12012
scale: 1"=100'



VICINITY MAP
SCALE: N.T.S.

STORM WATER NOTES

1. IN THE EXISTING CONDITIONS THE PROJECT SITE IS COMPRISED OF 4 DRAINAGE BASINS, ALL OF WHICH ARE ULTIMATELY TRIBUTARY TO THE HARPETH RIVER. THE TWO WESTERN BASINS ARE TRIBUTARY TO COTTON GIN BRANCH WHICH FLOWS IN TO THE HARPETH RIVER. THE NORTHWEST BASIN SHEET FLOWS TO COTTON GIN BRANCH WHILE THE SOUTHWEST BASIN SHEET FLOWS TO A ROAD SIDE DITCH ALONG LEWISBURG PIKE WHICH IS TRIBUTARY TO COTTON GIN BRANCH. THE PROPOSED STORM WATER FOR THE PROJECT WILL BE COLLECTED BY A SERIES OF INLETS AND ROUTED VIA PIPES AND SWALES TO WATER QUALITY FEATURES AND/OR ONE OF THE THREE DRY WATER QUALITY/DETENTION PONDS PROPOSED FOR THE PROJECT. THE STORM WATER QUALITY FEATURES WILL BE DESIGNED BASED ON THE CITY OF FRANKLIN'S STORM WATER MANAGEMENT MANUAL.
2. DURING CONSTRUCTION, EROSION CONTROL MEASURES WILL BE IN PLACE TO PROTECT THE ADJACENT PROPERTIES FROM CONTAMINATION FROM CONSTRUCTION RELATED SILT AND SEDIMENT. THESE MEASURES ARE EXPECTED TO INCLUDE SILT FENCE, STONE BASED CONSTRUCTION EXIT, ROCK CHECK DAMS, AND INLET PROTECTION. A STORM WATER POLLUTION PREVENTION PLAN WILL BE PREPARED IN ACCORDANCE WITH THE TDEC AND CITY OF FRANKLIN REQUIREMENTS.
3. OTHER THAN THE PREVIOUSLY MENTIONED HARPETH RIVER AND COTTON GIN BRANCH, THERE ARE NO KNOWN STREAMS, WETLANDS, SPRINGS, OR OTHER WATERS OF THE STATE ON THIS PROPERTY OR WITHIN 200 FEET OF THE SITE. THE HARPETH RIVER IS ON THE TDEC 3030 LIST OF IMPAIRED STREAMS, BUT DUE TO THE PROPOSED EFFORTS TO ADDRESS THE STORM WATER QUALITY FOR THIS PROJECT, THE RUNOFF FROM THIS SITE IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE ADJACENT DITCHES OR ON THE HARPETH RIVER AND ITS TRIBUTARIES.

TAX MAP 89, PARCEL 19.02
NEWTON, EDWARD & LINDA
BOOK 1859, PAGE 6
R.O.W.C.

TAX MAP 89, PARCEL 19.03
BOZEMAN, JERRY & FRANCES
BOOK 1859, PAGE 8
R.O.W.C.

TAX MAP 89, PARCEL 19.04
JETER, MAMIE & KURT
BOOK 1778, PAGE 615
R.O.W.C.

TAX MAP 89, PARCEL 18.00
MOORE, ROBERT N. & CATHERINE
BOOK 155, PAGE 52
R.O.W.C.

TAX MAP 89, PARCEL 44.00
FRANKS, ELIZABETH JANE
BOOK 1035, PAGE 797
R.O.W.C.

TAX MAP 89, PARCEL 40.00
HALE, DOUGLAS S. & BRENDA F.
BOOK 1035, PAGE 794
R.O.W.C.

TAX MAP 89, PARCEL 23.00
FRANKS, JAMES C.D. & RHONDA G.
BOOK 1029, PAGE 538
R.O.W.C.

TAX MAP 89, PARCEL 23.00
FRANKS, JAMES C.D. & RHONDA G.
BOOK 1029, PAGE 538
R.O.W.C.

RIVERBLUFF PUD SUBDIVISION REVISION 3

RIVER BLUFF DR
FRANKLIN, TN

MAP: 89 , PARCEL: 19.05

DESCRIPTION	DATE
PROJECT NO.	-
DATE	9 APR 2018
DRAWN BY	NN
CHECKED BY	GMB

CONCEPT
STORMWATER,
GRADING,
UTILITIES

C-1

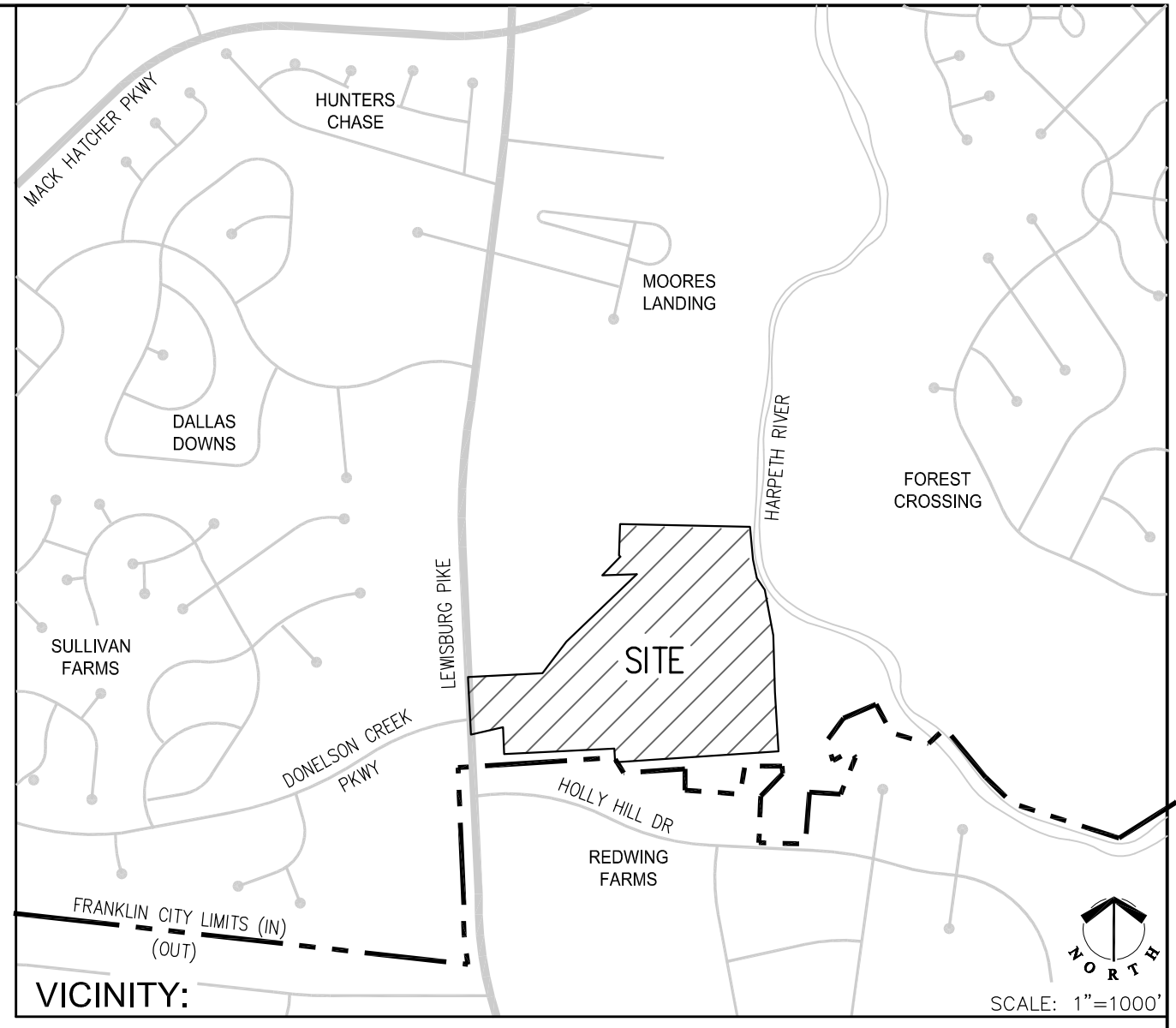
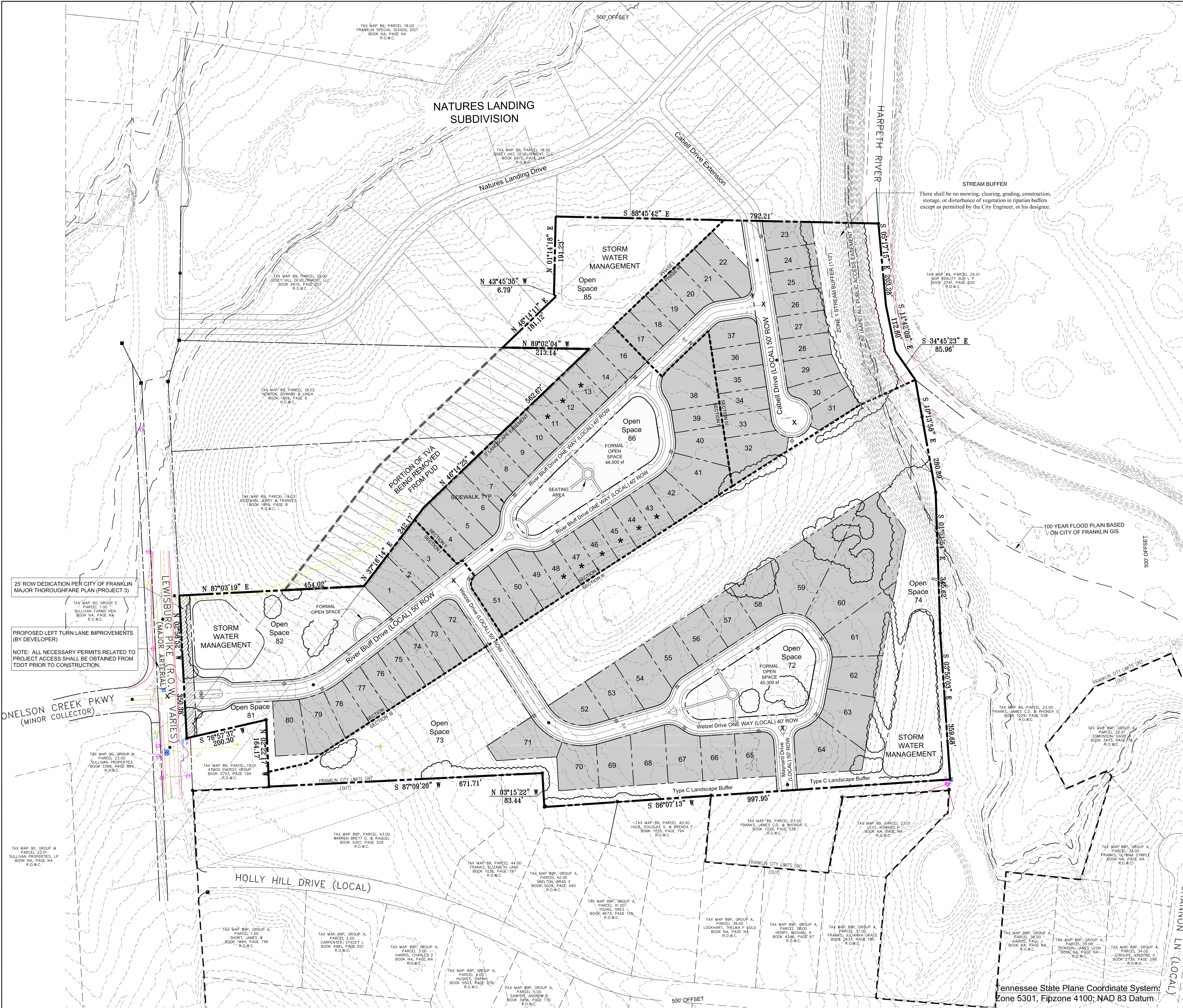
SHEET 1 OF 1

BA

BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363





SITE DATA:	
PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
PROJECT#:	xxxx
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	RIVERBLUFF DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO - 2
OTHER APPLICABLE OVERLAYS:	FFO/ FWO (SMALL PORTION)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	41.51 ACRES
SQUARE FOOTAGE OF SITE:	1,807,984 SF
MINIMUM REQUIRED SETBACK LINES:	REFER TO TYPICAL LOT CHART ON THIS SHEET
OWNER:	RiverBluff Investments, LLC - Jim Cross
ADDRESS:	103 Forest Crossing Blvd., Suite 204, Franklin, TN 37064
PHONE NO:	615.377.6111
EMAIL ADDRESS:	jimc@centuryconst.com
APPLICANT:	DESIGNSTUDIO, LLC
PHONE NO:	615.218.8118
EMAIL ADDRESS:	jgoddard@designstudioplan.com
CONTACT NAME:	JASON GODDARD
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE SURFACE RATIO:	.40
MINIMUM PARKING REQUIREMENT:	2 SPACES PER DETACHED SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN
PARKING PROVIDED:	1.90 DU/A
RESIDENTIAL DENSITY:	REFER TO TREE CANOPY NOTES
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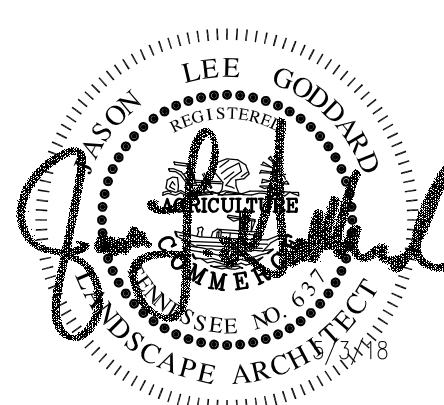
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PAGE MIDDLE SCHOOL (3.42 MILES)
CENTENNIAL HIGH SCHOOL (9.17 MILES)
 - REFUSE STORAGE AND SANITATION COLLECTION**
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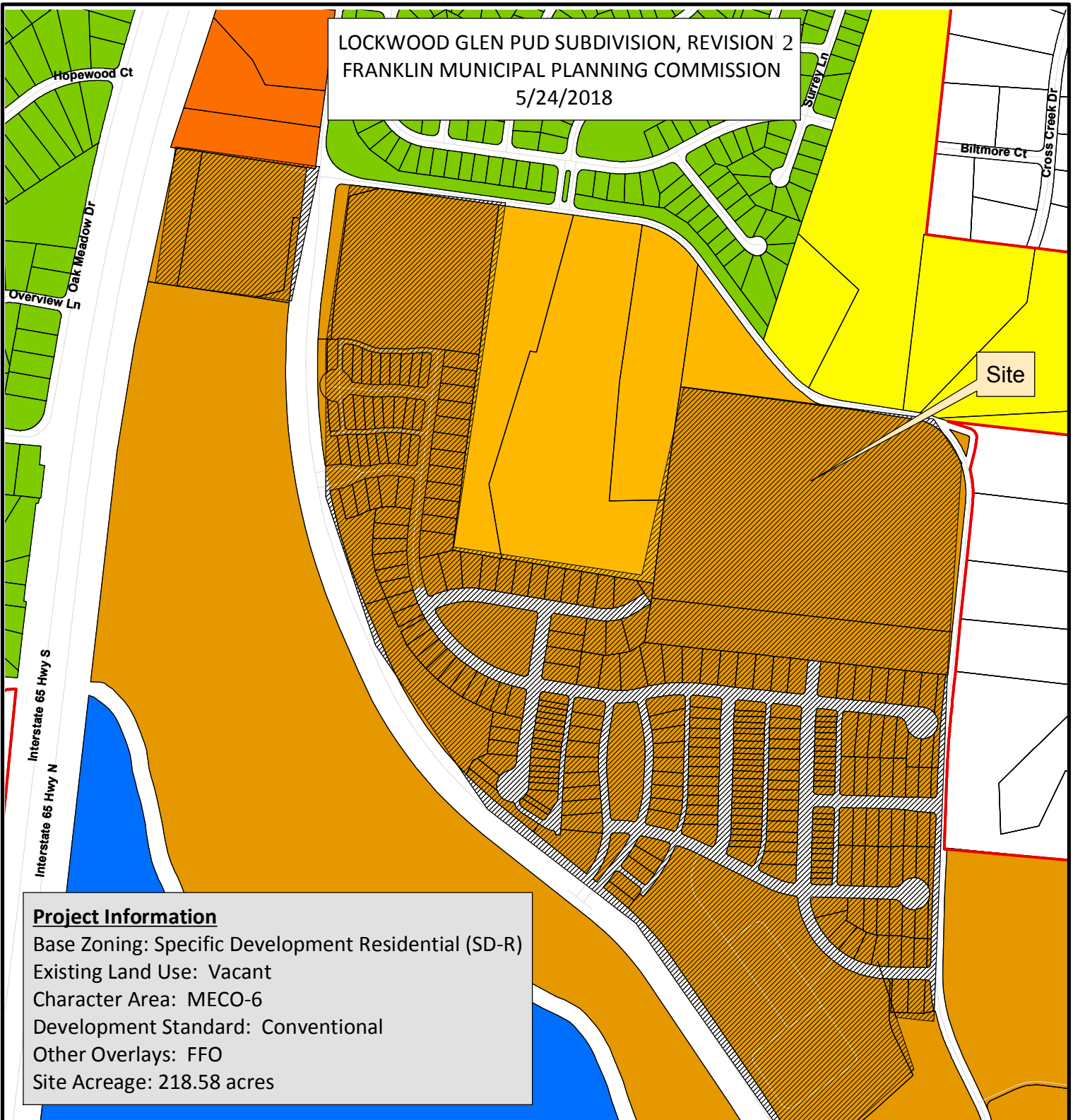
BUILDING HEIGHT: 3 STORY MAXIMUM
SQUARE FOOTAGE RANGE: 1,700 SF - 4,200 SF



date: April 9, 2018
revisions: May 3, 2018

COF no. 6686
project no. 12012
scale: 1"=100'

LOCKWOOD GLEN PUD SUBDIVISION, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018



Project Information

Base Zoning: Specific Development Residential (SD-R)
Existing Land Use: Vacant
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 218.58 acres

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



0 315 630 1,260 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.

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

22. F. Development Plan

lance.fittro@franklinton.gov The previous comment, "Provide an updated "Working Concept Plan" which includes the changes being sought with this revision." has not been addressed.

Applicant shall provide an updated "Working Concept Plan" which visually shows the revised layout that is verbally described by the red text on sheet C0.1.

25. H. Stormwater Management Plan

lance.fittro@franklinton.gov The previous comment, "Applicant to verify that the proposed grading for the stormwater ponds adjacent to South Carothers can be accomplished without hindering the proposed roadway improvements to South Carothers Road, including necessary ROW widths and slope easements." has been partially-addressed.

Show the full ROW construction, including both roadway and adjacent sidewalk, on the site and grading plans to verify that it can be constructed.

27. B. General Information

lance.fittro@franklinton.gov Show the proposed development of the single lot within Section 14, including the proposed bridge and driveway connection to the south. Add a note to the plan that no direct access to either South Carothers Road or Carothers Parkway shall be permitted for the remaining single lot that is now Section 14.
[Edited By Joe Marlo]

36. ROW Dedication

joe.marlo@franklinton.gov ROW dedication line shown (thank you).

Applicant to remove "Future" from ROW text, and label the lines on C2.0, C3.0, C4.0, and C5.0 as "ROW Dedication".

**37. Sidewalk**

joe.marlo@franklinton.gov As the intent is to build the sidewalk adjacent to South Carothers Parkway, the 6-foot sidewalk is to be shown on the development plan and civil drawings. Grading and drainage on C3.0 to be revised to accommodate sidewalk.

38. G. Grading Plan

joe.marlo@franklinton.gov The following is a newcomment that was overlooked during the previous review.

Applicant shall show the beginning and ending location of retaining walls on the drawings, and label maximum height of proposed walls. Be aware that for residential developments, the maximum wall height is 6'-0".

39. Labels

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

Applicant to clarify the 4 lines highlighted below with labels. Currently, only the LOD line appears to be labeled.



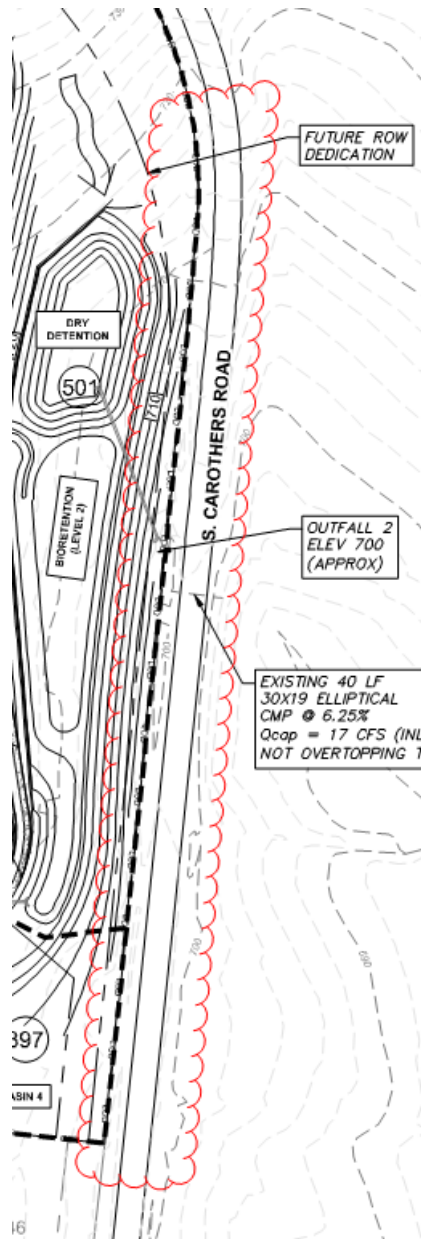
42. Meeting Required

joe.marlo@franklintn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

44. D. Statement of Impacts

jimmy.wiseman@franklintn.gov Applicant to show the ultimate widening of South Carothers Road. An impact fee offset agreement for collector roadways may be applied for but must be approved by the Board of Mayor and Alderman prior to Site Plan Approval.

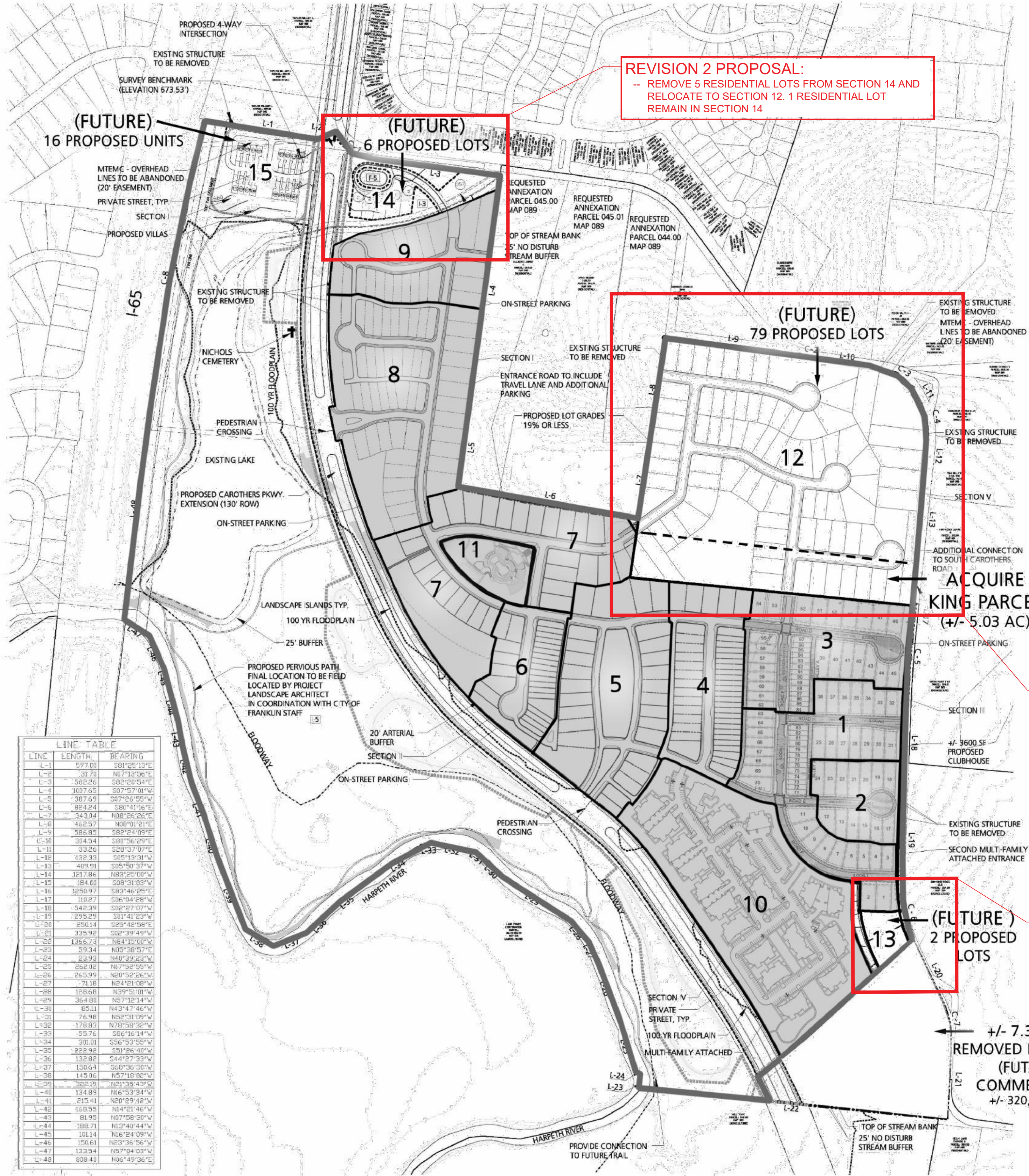


Water/Sewer

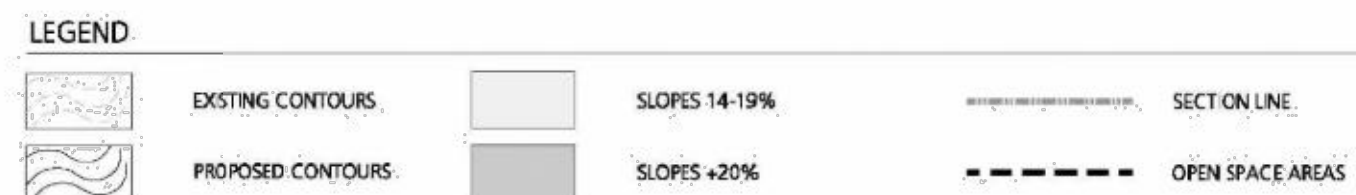
General Issues

40. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant is currently showing an additional lot in section 14, if the lot cannot be served by extending minimal infrastructure, the lot shall be removed from the development plan. Extending added main line to serve one lot is not acceptable.
[Edited By Ben Mcneil]



LINE	LENGTH	BEARING
L-1	597.00	S81°25'13"E
L-2	31.70	N67°12'56"E
L-3	502.26	S82°33'44"E
L-4	302.65	S97°57'01"W
L-5	387.69	S07°26'05"W
L-6	824.24	S80°41'16"E
L-7	243.04	N08°26'26"E
L-8	452.97	N06°01'21"E
L-9	586.85	S82°24'09"E
L-10	304.24	S80°56'29"E
L-11	332.25	S28°37'07"E
L-12	132.93	S05°13'31"W
L-13	409.61	S05°50'37"W
L-14	321.86	N02°20'00"W
L-15	24.60	S08°31'53"E
L-16	1250.97	S83°46'25"E
L-17	110.27	S06°14'28"W
L-18	542.39	S02°27'07"W
L-19	295.29	S01°41'23"E
L-20	296.14	S25°42'08"E
L-21	335.92	S02°39'45"W
L-22	1065.72	N04°19'00"E
L-23	93.34	N05°38'57"E
L-24	23.92	N40°35'23"E
L-25	262.82	N07°52'55"E
L-26	265.99	N01°02'26"E
L-27	71.10	N04°21'08"W
L-28	128.68	N39°51'01"W
L-29	364.80	N07°32'44"E
L-30	62.11	N02°17'46"E
L-31	76.98	N52°31'09"W
L-32	178.81	N78°58'32"E
L-33	35.76	S06°16'44"W
L-34	301.01	S56°53'55"W
L-35	222.92	S01°26'40"W
L-36	132.82	S44°27'23"W
L-37	120.64	S48°36'30"W
L-38	145.86	N57°18'02"W
L-39	322.19	N21°35'43"E
L-40	134.89	N45°53'34"E
L-41	215.41	N08°29'48"E
L-42	168.55	N14°21'46"E
L-43	81.95	N07°58'30"E
L-44	388.71	N12°40'44"E
L-45	101.14	N06°24'09"E
L-46	156.61	N23°36'56"E
L-47	133.94	N57°04'03"E
L-48	838.40	N05°49'36"E



SITE DATA (PER APPROVED CONCEPT PLAN)	
THIS SITE IS FOUND IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
MAP 89, PARCELS 43.01, 46, 47 & 48.	
GROSS SITE AREA	±220.90 AC.
DISTING ZONING	LR-LOW RESIDENTIAL
EXISTING LAND USE	AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL (PUD)
PROPOSED ZONING	PR - PLANNED RESIDENTIAL (PR 2.82)
TOTAL PROPOSED DWELLING UNITS	240 MULTI-FAMILY ATTACHED 384 SINGLE-FAMILY LOT (STREET ACCESS: 147) (ALLEY ACCESS: 221) (PRIVATE ACCESS: 16)
NET DENSITY	± 220.90 AC.
GROSS ACREAGE	(1) ± 73.61 AC
FLOODPLAIN	(1) ± 5.17 AC
TVA EASIMENT	(1) ± 14.76 AC SOUTH CAROTHERS PKWY. EXTENSION
PROPOSED R.O.W. DEDICATION	(1) ± 20.53 AC
OPEN SPACE	± 106.83 AC
PROPOSED NET DENSITY	5.84 NET DU/AC
PROPOSED GROSS DENSITY	2.82 DU/AC

REVISED SITE DATA	
CURRENT LOCKWOOD GLEN SITE AREA	220.90 AC
PROPOSED COMMERCIAL AREA	- 7.35 AC
LOCKWOOD GLEN RESIDENTIAL AREA	213.55 AC
KING PARCEL ADDITION	+ 5.03 AC
TOTAL LOCKWOOD GLEN RESIDENTIAL AREA	218.58 AC
PROPOSED SITE DENSITY	2.92
TOTAL UNITS PROPOSED	638 UNITS
TOTAL UNITS UNDER REVIEW OR APPROVED THROUGH SITE PLAN	533
TOTAL REMAINING UNITS	105

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	±220.90	±218.58	624	638 (+14)	±220.90	±218.58	624	638 (+14)
SECTION 1	X	MAY 2013	±19.80	±19.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	FEB 2016	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	JULY 2016	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	JUNE 2016	1.88	1.88	0	0	±133.56	±131.24	92	106
SECTION 12	XXXX		27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	XXXX		8.36	±10.01	10	2	97.30	97.30	31	25
SECTION 14	XXXX		3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	XXXX		4.41	4.41	16	16	89.08	89.08	9	3

* TOTAL SITE AREA FROM SURVEY = 220.90 AC.
** INCLUDES 0.78 ACRES CAROTHERS ROAD R.O.W. DEDICATION.
*** SECTION 11 IS THE SITE PLAN SUBMITTAL OF THE AMENITY CENTER - THIS ACREAGE IS INCLUDED IN SECTION 7
**** REVISED ACREAGE PER ACQUISITION OF +/- 5.35 ACRES AND THE REMOVAL OF +/- 7.35 ACRES TO MC ZONING
***** SECTION 13 - +/- 7.35 ACRES REZONED TO NEIGHBORHOOD COMMERCIAL (NC)

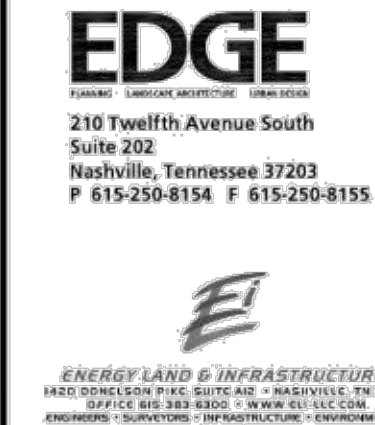
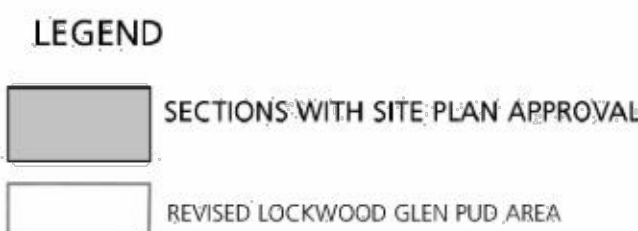
SEE SHEET C-0.4 "REVISED PUD BOUNDARY" FOR REVISED DEVELOPMENT PROPERTY, BOUNDARY CALLS, AND LEGAL DESCRIPTION

REVISION 2 PROPOSAL:
- CAPTURE (1) LOTS FROM PREVIOUSLY APPROVED SECTION 13
- CAPTURE (6) LOTS FROM PREVIOUSLY APPROVED SECTION 14
- CAPTURE (3) PREVIOUSLY APPROVED LOTS

89 TOTAL PROPOSED UNITS
-11 IN SECTION 12 (PREVIOUSLY 79)
-50 IN SECTION 16 (NEW PHASE)
-28 IN SECTION 17 (NEW PHASE)

REVISION 2 PROPOSAL:
REMOVE (2) LOTS FROM SECTION 13 AND RELOCATE TO SECTION 12; NO RESIDENTIAL LOTS TO REMAIN. AREA TO REMAIN AS NON-BUILDABLE OPEN SPACE

+/- 7.35 AC
REMOVED FROM PUD
(FUTURE COMMERCIAL)
+/- 320,166 SF



CONSULTANTS

SEAL

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1
C.O.F. #6120
FRANKLIN, TN

CLIENT
CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

PROJECT NO.	6120
Date	04/11/16
Revisions	
05/05/16	COF COMMENTS
04/20/17	COF RESUBMITTAL
Sheet Title	WORKING CONCEPT PLAN
Sheet Number	C 0.2



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
FRANKLIN, Williamson County, Tennessee

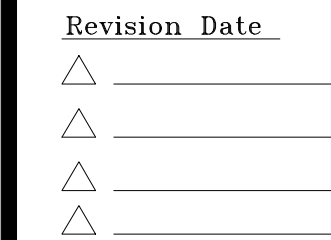
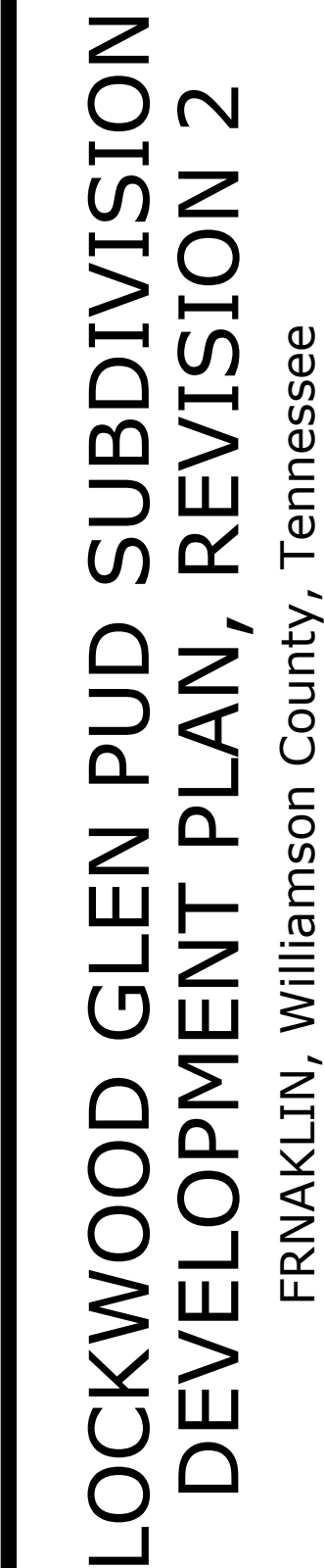


Revision Date	
△	
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APPROVED
DEVELOPMENT
PLAN

C0.1
COF #6676

CURRENT APPROVED DEVELOPMENT PLAN REVISION 1 - NTS
FOR REFERENCE ONLY



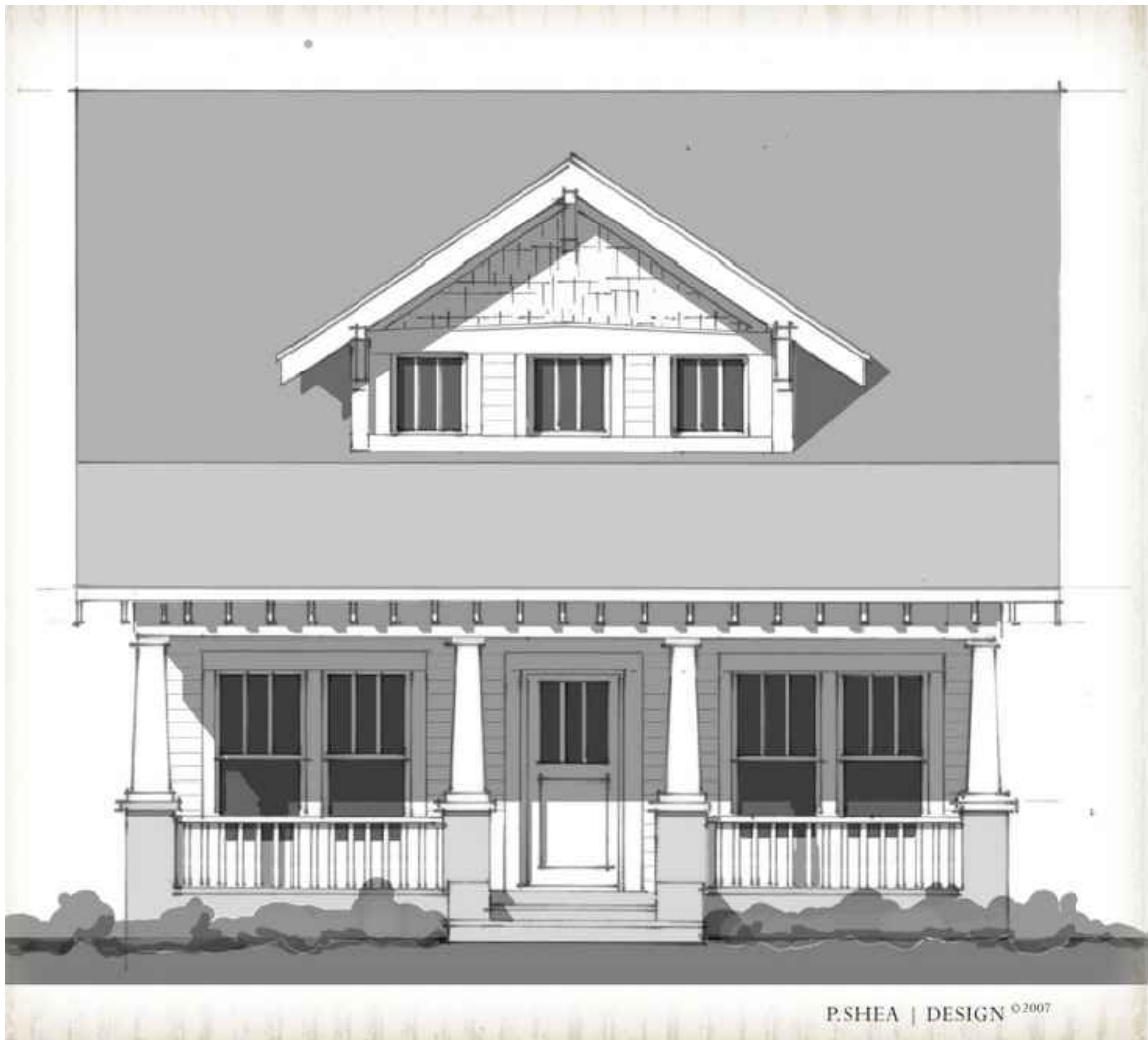
C2.0



CLASSICAL:
Colonial homes are predominantly very symmetrical in appearance and have simple exterior details. They possess broad gables or hipped roofs with one or two large front dormers. Generally this style has prevalent chimneys, ornate railings, and large open porches with heavy columns. These homes are constructed of siding with elements of brick, stucco, or stone and tend to be one and one half stories in height.



FEDERAL:
Similar to Classical architecture the Federal style is recognized by its simplicity and symmetry. They are most commonly found in two-story box form that features six stone lintels or sills and regular openings. Federal homes are sometimes characterized by a double chimney. Window heads are constructed of stone or soldier course and the main facade of the home is generally brick.



CRAFTSMAN:
The craftsman home is distinguished by comfortable and simple exterior details. They possess broad gables or hipped roofs with one or two large front dormers. Generally this style has prevalent chimneys, ornate railings, and large open porches with heavy columns. These homes are constructed of siding with elements of brick, stucco, or stone and tend to be one and one half stories in height.



FRENCH:
French homes are characterized by several elements. Roofs are steeply pitched with tall arched windows. Dormers or half dormers are a common feature with a roof line that extends approximately half way up the dormer. The facades of these homes are generally light colored stone or stucco but may also consist of white washed brick.



ENGLISH TUDOR:
These homes are differentiated by various features. Often the facade is characterized by one or more cross gables and steeply pitched. Large windows are frequently crowned by chimney pots. Tall narrow windows are commonly found in multiple windows. The facades of these homes are constructed of brick, stone, or siding.



VICTORIAN:
This style home features facades with utilitarian detailing such as structural brackets and pronounced structural framework which resembles the Tudor half-timbering. The building itself is typically asymmetrical and it is common for the siding patterns to vary. Roofs tend to have a steep pitch and are often irregular in shape. Victorian homes may include single story porches that wrap around the home and the structure is generally constructed of wood.

ARCHITECTURAL CHARACTER*:
The homes in Nichols Bend will be of an early 20th Century southern vernacular. Specifically, the styles that will influence the community are as follows:
*Architectural Character Images and Descriptions as depicted herein are per Approved Pattern Book.

Revision	Date
△	_____
△	_____
△	_____
△	_____

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVSION 2
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

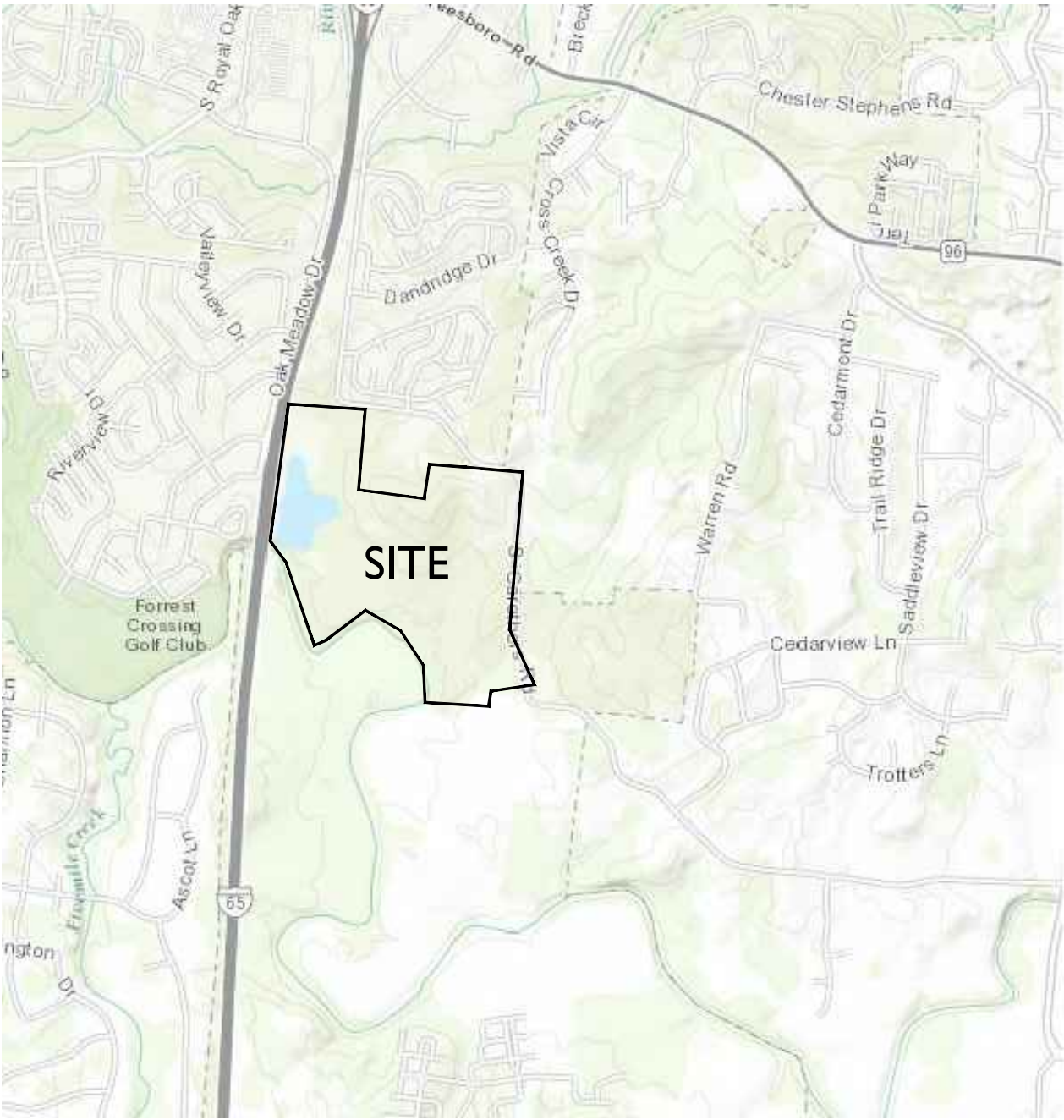
SITE DATA

SUBDVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER:	6676
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING ZONING - CHARACTER OVERLAY	SD-R - McEWEN CHARACTER AREA 6
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

DEVELOPER:
HDP LOCKWOOD GLEN, LLC
572 SAVANNAH HIGHWAY
CHARLESTON, SC 29407
843-573-9635
ted.terry@crescenthomes.net

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	ENLARGED DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURAL CHARACTER

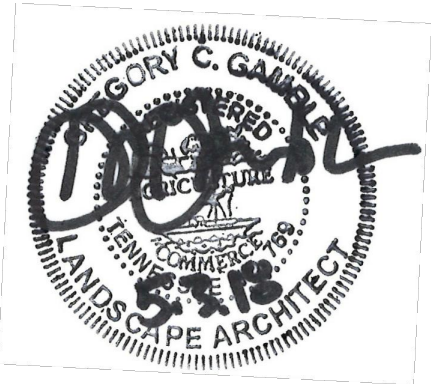
DEVELOPMENT SUMMARY

ORIGINAL PUD COF#1619
APPROVED 9/10/2008 AS NICHOLS BEND

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 1 COF#6120
APPROVED APRIL 2017
- ADDED KING PARCEL TO SECTION 12
- REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL

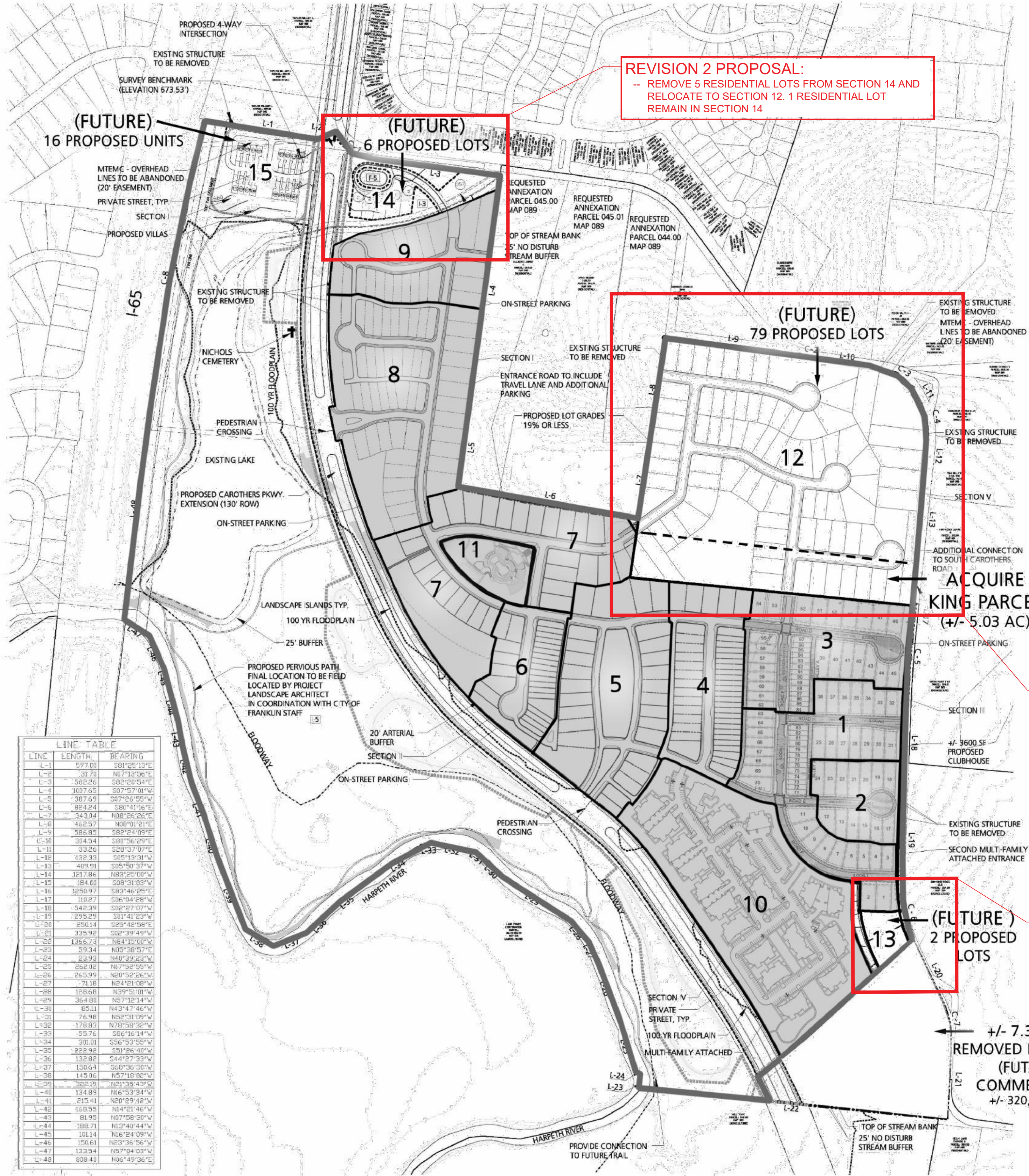
LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 COF#XXXX
PROPOSED CHANGES:
SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS)
SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS)
SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS)
SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION)
SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION)
SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION)

TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)

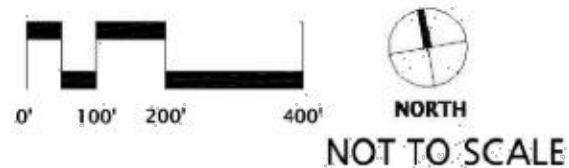
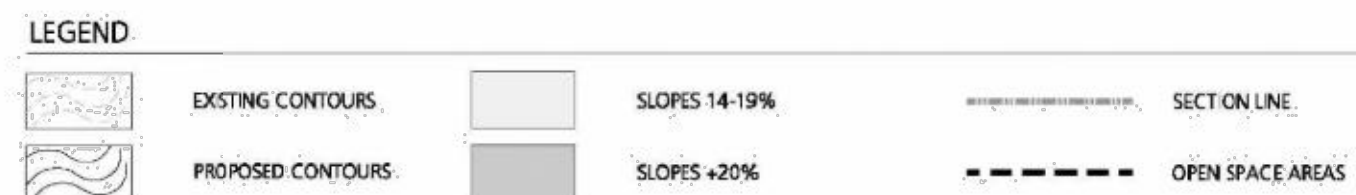


PRE-APPLICATION SUBMITTAL: JANUARY 22, 2018
INITIAL SUBMITTAL: APRIL 9, 2018
RESUBMITTAL: MAY 3, 2018
COF# 6676

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



LINE	LENGTH	BEARING
L-1	597.00	S81°25'13"E
L-2	31.70	N67°12'56"E
L-3	502.26	S82°33'44"E
L-4	302.65	S97°57'01"W
L-5	387.69	S07°26'05"W
L-6	824.24	S80°41'16"E
L-7	243.04	N08°26'26"E
L-8	452.97	N06°01'21"E
L-9	586.85	S82°24'09"E
L-10	304.24	S80°56'29"E
L-11	332.25	S28°37'07"E
L-12	132.93	S05°13'31"W
L-13	409.61	S05°50'37"W
L-14	321.86	N02°20'00"W
L-15	24.60	S08°31'53"E
L-16	1250.97	S83°46'25"E
L-17	110.27	S06°14'28"W
L-18	542.39	S02°27'07"W
L-19	295.29	S01°41'23"E
L-20	296.14	S25°42'08"E
L-21	335.92	S02°39'45"W
L-22	1065.72	N04°19'00"E
L-23	93.34	N03°38'57"E
L-24	23.92	N40°35'23"E
L-25	262.82	N07°52'55"E
L-26	265.99	N01°22'26"E
L-27	71.10	N04°21'08"W
L-28	128.68	N39°51'01"W
L-29	364.80	N07°32'44"E
L-30	62.11	N02°17'46"E
L-31	76.98	N52°31'09"W
L-32	178.81	N78°58'32"E
L-33	35.76	S06°16'44"W
L-34	301.01	S56°53'55"W
L-35	222.92	S01°26'40"W
L-36	132.82	S44°27'23"W
L-37	120.64	S48°36'30"W
L-38	145.06	N57°18'02"W
L-39	322.19	N21°35'43"E
L-40	134.89	N45°53'34"E
L-41	215.41	N08°29'48"E
L-42	168.55	N14°21'46"E
L-43	81.95	N07°58'30"E
L-44	388.71	N12°40'44"E
L-45	101.14	N06°24'09"E
L-46	156.61	N23°36'56"E
L-47	133.94	N57°04'03"E
L-48	838.40	N05°49'36"E



SURVEY PROVIDED BY:
WILLIAM K. KILL
FISHER & ARNOLD, INC.
1420 DONALDSON PKWY, SUITE A12
NASHVILLE, TN 37217
mkkill@fisherandarnold.com
(615) 383-6300

APPLICANT:
JOHN HARRIS
EDGE PLANNING, LANDSCAPE
ARCHITECTURE & GRAPHIC DESIGN
210 TWELFTH AVENUE SOUTH, SUITE 202
NASHVILLE, TN 37203
jharris@edgea.com
(615) 250-8154

DEVELOPER:
BORG PASCARELLA
SOUTH CAROLINA PARTNERS, LLC
205 POWELL PLACE
BIRMINGHAM, TN 37027
lpascarella@spartners.com
(615) 312-8242

SITE DATA (PER APPROVED CONCEPT PLAN)	
THIS SITE IS FOUND IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE MAP 89, PARCELS 43.01, 46, 47 & 48.	
GROSS SITE AREA:	±220.90 AC.
EXISTING ZONING:	LR-LOW RESIDENTIAL
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	RESIDENTIAL (PUD)
PROPOSED ZONING:	PR - PLANNED RESIDENTIAL (PR 2.82)
TOTAL PROPOSED DWELLING UNITS:	240 MULTI-FAMILY ATTACHED 384 SINGLE-FAMILY LOT (STREET ACCESS: 147) (ALLEY ACCESS: 221) (PRIVATE ACCESS: 16)
NET DENSITY:	624 TOTAL UNITS
GROSS ACREAGE:	±220.90 AC.
FLOODPLAIN:	(1) ± 73.61 AC.
TVA EASIMENT:	(1) ± 5.17 AC.
PROPOSED R.O.W. DEDICATION:	(1) ± 14.76 AC SOUTH CAROLINA PKWY. EXTENSION
OPEN SPACE:	(1) ± 20.53 AC.
PROPOSED NET DENSITY:	5.84 NET DU/AC
PROPOSED GROSS DENSITY:	2.82 DU/AC

REVISED SITE DATA	
CURRENT LOCKWOOD GLEN SITE AREA	220.90 AC
PROPOSED COMMERCIAL AREA	- 7.35 AC
LOCKWOOD GLEN RESIDENTIAL AREA	213.55 AC
KING PARCEL ADDITION	+ 5.03 AC
TOTAL LOCKWOOD GLEN RESIDENTIAL AREA	218.58 AC
PROPOSED SITE DENSITY	2.92
TOTAL UNITS PROPOSED	638 UNITS
TOTAL UNITS UNDER REVIEW OR APPROVED THROUGH SITE PLAN:	533
TOTAL REMAINING UNITS	105

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS SD-R ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	±220.90	±218.58	624	638 (+14)	±220.90	±218.58	624	638 (+14)
SECTION 1	X	MAY 2013	±19.80	±19.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
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SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
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SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
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SECTION 12	*****		27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	*****		8.36	±10.1	10	2	97.30	97.30	31	25
SECTION 14	*****		3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	*****		4.41	4.41	16	16	89.08	89.08	9	3

* TOTAL SITE AREA FROM SURVEY = 220.90 AC.
** INCLUDES 0.78 ACRES CAROTHERS ROAD R.O.W. DEDICATION.

*** SECTION 11 IS THE SITE PLAN SUBMITTAL OF THE AMENITY CENTER - THIS ACREAGE IS INCLUDED IN SECTION 7
**** REVISED ACREAGE PER ACQUISITION OF +/- 5.35 ACRES AND THE REMOVAL OF +/- 7.35 ACRES TO MC ZONING
***** SECTION 13 - +/- 7.35 ACRES REZONED TO NEIGHBORHOOD COMMERCIAL (NC)

SEE SHEET C-0.4 "REVISED PUD BOUNDARY" FOR REVISED DEVELOPMENT PROPERTY, BOUNDARY CALLS, AND LEGAL DESCRIPTION

REVISION 2 PROPOSAL:
- CAPTURE (1) LOTS FROM PREVIOUSLY APPROVED SECTION 13
- CAPTURE (6) LOTS FROM PREVIOUSLY APPROVED SECTION 14
- CAPTURE (3) PREVIOUSLY APPROVED LOTS

89 TOTAL PROPOSED UNITS
-11 IN SECTION 12 (PREVIOUSLY 79)
-50 IN SECTION 16 (NEW PHASE)
-28 IN SECTION 17 (NEW PHASE)

REVISION 2 PROPOSAL:
REMOVE (2) LOTS FROM SECTION 13 AND RELOCATE TO SECTION 12; NO RESIDENTIAL LOTS TO REMAIN. AREA TO REMAIN AS NON-BUILDABLE OPEN SPACE

+/- 7.35 AC
REMOVED FROM PUD
(FUTURE COMMERCIAL)
+/- 320,166 SF



EDGE
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

EDGE
LAND & INFRASTRUCTURE
HARD CONSTRUCTION & SOFT CONSTRUCTION
ENGINEERS • PLANNERS • ARCHITECTS • DESIGNERS

CONSULTANTS

SEAL

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1
C.O.F. #6120
FRANKLIN, TN

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

PROJECT NO. 6120
Date 04/11/16
Revisions
05/05/16 C.O.F. COMMENTS
C.O.F. RESUBMITTAL 04/20/17

Sheet Title

WORKING CONCEPT
PLAN

Sheet Number

C 0.2

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
FRANKLIN, Williamson County, Tennessee



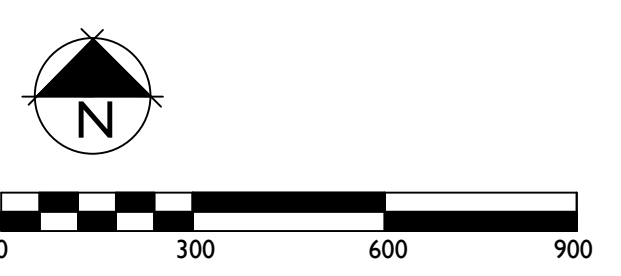
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APPROVED
DEVELOPMENT
PLAN

C0.1

COF#6676

CURRENT APPROVED DEVELOPMENT PLAN REVISION 1 - NTS
FOR REFERENCE ONLY



LINE TABLE		
LINE	LENGTH	BEARING
L-1	577.00	S86°53'21"E
L-2	21.70	N07°12'56"E
L-3	582.26	S82°20'50"E
L-4	1007.65	S07°57'01"E
L-5	387.69	S07°26'53"E
L-6	824.24	S30°00'00"E
L-7	344.30	N08°26'26"E
L-8	462.57	N08°01'21"E
L-9	556.85	S82°24'22"E
L-10	304.24	S88°30'00"E
L-11	332.6	S89°37'07"E
L-12	132.33	S05°13'31"E
L-13	409.91	S05°50'39"E
L-14	1217.86	S02°00'00"E
L-15	184.00	S08°31'03"E
L-16	1250.97	S83°46'28"E
L-17	1162.7	S86°04'28"E
L-18	542.39	S02°27'07"E
L-19	295.29	S01°47'00"E
L-20	250.14	S82°45'58"E
L-21	333.92	S02°39'49"E
L-22	1366.73	N81°45'00"E
L-23	93.34	N03°07'47"E
L-24	23.93	N40°39'23"E
L-25	266.02	N17°52'55"E
L-26	265.99	N20°55'26"E
L-27	71.18	N07°00'00"E
L-28	128.68	N39°51'51"E
L-29	364.80	N57°12'14"E
L-30	85.11	N43°74'46"E
L-31	76.98	N43°00'00"E
L-32	178.83	N75°58'32"E
L-33	55.76	S86°16'14"E
L-34	30.01	S56°53'55"E
L-35	222.92	S31°26'40"E
L-36	32.58	S44°42'00"E
L-37	150.64	S61°36'30"E
L-38	145.06	S51°18'02"E
L-39	282.19	N61°35'43"E
L-40	134.89	N61°00'00"E
L-41	215.41	N20°29'42"E
L-42	168.55	N14°21'45"E
L-43	81.95	N07°58'30"E
L-44	88.71	N23°44'51"E
L-45	101.61	N16°24'06"E
L-46	150.14	N23°36'56"E
L-47	133.54	N57°04'33"E
L-48	808.40	N06°49'36"E

[illegible]

500' ADJACENT PROPERTY OWNERS:



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY	SD-R - McEWEN AREA 6
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
AGREAGE OF SITE (PER THIS SECTION ONLY)	+/- 32.93 ACRES
EXISTING TREE CANOPY (SECTIONS 12, 16, 17 ONLY)	+/- 8.92 ACRES (29% OF SECTION 12)

PRE-DEVELOPMENT STORMWATER NARRATIVE
SECTION 12 OF THE LOCKWOOD GLEN PUD SUBDIVISION IS APPROXIMATELY 28 ACRES. THE SITE IS IN THE NORTHEAST CORNER OF THE SUBDIVISION AND IS BOUNDED BY CAROTHERS ROAD TO THE NORTH AND EAST. THE PROPERTY IS MOSTLY GRASSED WITH SOME CLUSTERED TREES. THERE ARE SEVERAL EXISTING STRUCTURES WITH DRIVEWAY ON DIFFERENT PORTIONS OF THE SITE THAT WILL BE REMOVED DURING DEVELOPMENT. THE PREDOMINANT SOILS IN THE AREA ACCORDING TO THE AVAILABLE NRSC SOIL RESOURCE REPORT FOR WILLIAMSON COUNTY, TENNESSEE ARE ROCKLAND (RC); STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED (STC2); TALBOTT VERY ROCKY SOILS, 2 TO 15 PERCENT SLOPES (TVD); INMAN SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED (IND3) AND STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED (SRD3). THE SITE HAS BEEN DIVIDED INTO THREE (3) DRAINAGE BASINS. BASIN 1 DRAINS SOUTHWARDLY TO AN EXISTING 24" PIPE CONSTRUCTED AS PART OF SECTION 3 OF LOCKWOOD GLEN. BASIN 2 DRAINS TOWARD THE EAST TO AN EXISTING ELIPTICAL CMP UNDER CAROTHERS ROAD. BASIN 3 DRAINS TO THE ROADSIDE DITCH ALONG THE SOUTH SIDE OF CAROTHERS ROAD. RUNOFF FROM EACH OF THESE BASINS IS CONVEYED PRIMARILY VIA SHEET FLOW AND SHALLOW CONCENTRATED FLOW. THERE IS AN EXISTING FARM IN BASIN 1 THAT WILL BE MODIFIED AND CONVERTED INTO A DETENTION POND DURING CONSTRUCTION. THERE ARE NO EXISTING WATER QUALITY BMPs TO TREAT RUNOFF FROM THE EXISTING SITE. GRADING & DRAINAGE DATA CHARTS HAVE BEEN PREPARED AND ARE SHOWN FOR EACH BASIN.

SOILS LEGEND	
ArB2	Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
AtC2	Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
AtC3	Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
CaA	Caplina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
CaB2	Caplina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
HeB2	Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2	Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
HeD2	Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
HnC3	Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
HoC3	Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
Hu	Huntington Silt Loam, Phosphatic
InD3	Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
Lp	Lindside Silt Loam, Phosphatic
Rc	Rockland
Se	Sequatchie Loam, Phosphatic
StB2	Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
StC2	Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
StD2	Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
StD3	Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
TvD	Talbott Very Rocky Soils, 2 to 15 Percent Slopes

- NOTES:
- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 - STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 - THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SPECIMEN TREES

NO.	Size	Species
1	26"	OAK
2	24"	SYCAMORE
3	24"	ELM
4	30"	ELM
5	24"	ELM
6	24"	HACKBERRY
7	27"	ELM
8	24"	ELM
9	18"	CEDAR
10	36"	OAK
11	24"	ELM
12	26"	CEDAR
13	28"	HACKBERRY
14	36"	HACKBERRY
15	54"	OSAGE
16	30"	HACKBERRY
17	30"	HACKBERRY
18	24"	CEDAR
19	48"	OAK
20	24"	HACKBERRY
21	30"	ELM
22	42"	MAPLE
23	48"	HACKBERRY
24	58"	OAK
25	39"	OSAGE
26	30"	HACKBERRY
27	36"	SYCAMORE
28	36"	HACKBERRY
29	30"	HACKBERRY
30	24"	WALNUT
31	24"	ELM
32	24"	HACKBERRY
33	42"	HACKBERRY
34	29"	HACKBERRY
35	28"	HACKBERRY
36	24"	HACKBERRY
37	28"	HACKBERRY
38	24"	CEDAR
39	42"	MAPLE
40	26"	HACKBERRY
41	24"	HACKBERRY
42	24"	HACKBERRY
43	39"	HACKBERRY
44	27"	HACKBERRY
45	36"	HACKBERRY
46	36"	HACKBERRY
47	24"	HACKBERRY
48	36"	HACKBERRY
49	30"	HACKBERRY
50	36"	HACKBERRY
51	30"	HACKBERRY
52	30"	HACKBERRY
53	24"	ELM
54	40"	CEDAR
55	24"	WALNUT
56	24"	OAK
57	30"	OAK

LEGEND

- EXISTING TREE CANOPY
- PRE-DEVELOPMENT BASINS

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER

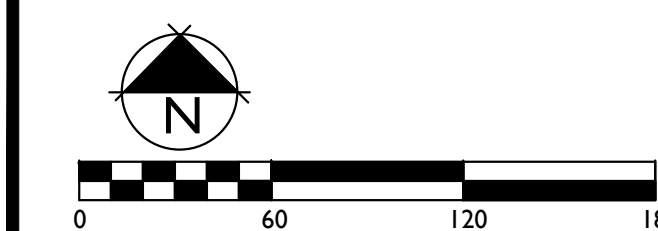
TREE CANOPY DATA

EXISTING TREE CANOPY: 388,947 SF (31.7% OF SECTION 12)
REQUIRED CANOPY PRESERVATION = 48%
REQUIRED PRESERVATION = 186,695 SF (4.29 AC)

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE.



NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPURIFIED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:
58 (90 HOMES x 0.64 STUDENTS PER HOME)

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

SITE DATA

SITE DATA:
SUBDIVISION / DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY: SD-R / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO), FLOODWAY OVERLAY DISTRICT (FWD), CONVENTIONAL
DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE (THIS SITE ONLY): +/- 39.23 AC
EXISTING TREE CANOPY* (THIS SECTION ONLY): +/- 9.48 AC (29% OF SITE)

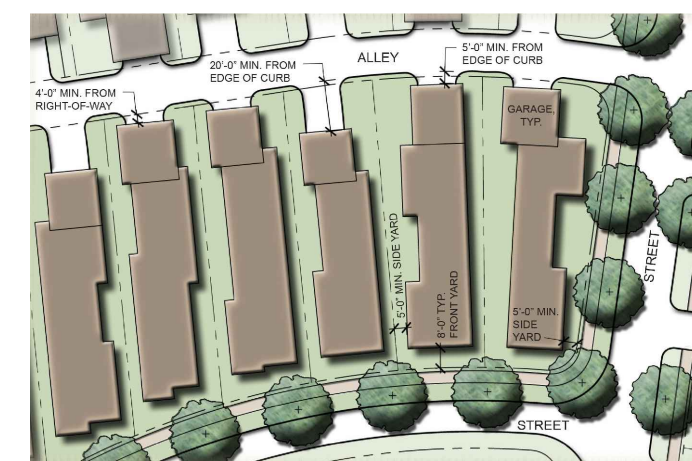
REVISED SITE DATA:
LOCKWOOD GLEN RESIDENTIAL AREA (DOES NOT CHANGE): 218.58 AC
TOTAL PERMITTED UNITS (NO CHANGE): 638 UNITS
PROPOSED SITE DENSITY (NO CHANGE): 2.92 DUA
TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE): 532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE): 106 UNITS

PROPOSED UNITS:
PHASE 12 PREVIOUSLY APPROVED UNITS: 79 UNITS
+ SECTION 12 PROPOSED UNITS: 11 UNITS
SECTION 13: PREVIOUSLY APPROVED UNITS: 2 UNITS
+ SECTION 13 PROPOSED UNITS: 0 UNITS
SECTION 14: PREVIOUSLY APPROVED UNITS: 6 UNITS
+ PHASE 14 PROPOSED UNITS: 1 UNITS
+ PHASE 15 (NO CHANGE): 16 UNITS
+ SECTION 16 (NEW SECTION): 50 UNITS
+ SECTION 17 (NEW SECTION): 23 UNITS
+ TOTAL PROPOSED UNITS: 106 UNITS
PROPOSED REMAINING PERMITTED UNITS: 0 UNITS

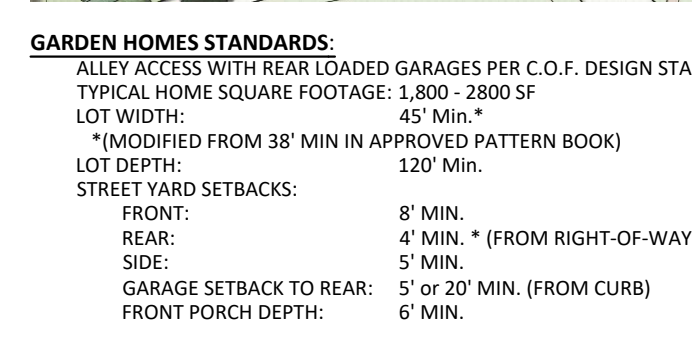
GENERAL LIGHTING STANDARDS:
SECTION 12 WILL IMPLEMENT APPROVED LIGHTING FIXTURES CURRENTLY FOUND THROUGHOUT DEVELOPMENT.

SPECIMEN TREES:
SEE EXISTING CONDITIONS SHEET C1.1 FOR SPECIMEN TREE CHART

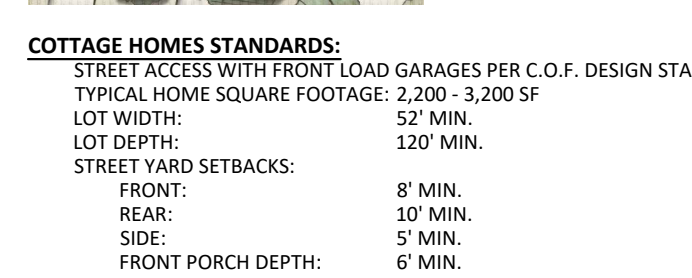
LOT STANDARDS:
LOT STANDARDS (INCLUDING LOT DIAGRAMS AND SETBACK STANDARDS LISTED BELOW) PER APPROVED PATTERN BOOK.



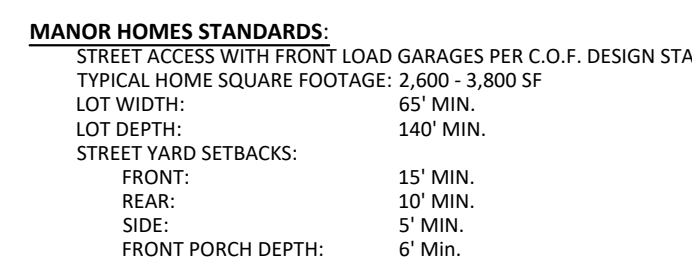
GARDEN HOMES LOTS (32 TOTAL):
GARDEN HOMES ARE LOCATED ON LOTS: 330-361



COTTAGE HOME LOTS (28 TOTAL):
COTTAGE HOMES ARE LOCATED ON LOTS: 365, 366, 370, 372-377, 379, 383-389, 393-395, 398, 399, 400, 403



GARDEN HOMES LOTS (29 TOTAL):
MANOR HOMES LOCATED ON LOTS: 316-329, 362, 364, 367, 369, 371, 378, 380-382, 390, 396, 397, 401, 402, 404

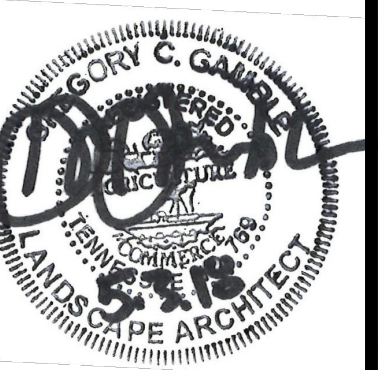


MANOR HOMES STANDARDS:
STREET ACCESS WITH FRONT LOAD GARAGES PER C.O.F. DESIGN STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 2,200 - 3,200 SF
LOT WIDTH: 52' MIN.
LOT DEPTH: 120' MIN.
STREET YARD SETBACKS: FRONT: 8' MIN., REAR: 10' MIN., SIDE: 5' MIN., FRONT PORCH DEPTH: 6' MIN.

* CRITICAL LOTS

CONNECTIVITY INDEX

○ LINKS	11
* NODES	6
11 / 6 = 1.83 INDEX	



Revision Date

△	
△	
△	
△	

Filename: W:\17-11-1104 Lockwood Glen Section 12\3_CAD\Production\Development Plan\Resubmittal_9 April 2018\LockwoodGlen_Sect12_DevPlan.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
By: 569w
Date: Thursday, May 03, 2018 1:43 pm

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.

POST-DEV STORMWATER NARRATIVE

Section 12 of the Lockwood Glen PUD Subdivision is approximately 28 acres. The site has been divided into four (4) distinct drainage basins (Basin 1 has been subdivided). Basin 1 drains southwardly to an existing 24" pipe constructed as part of Section 3 of Lockwood Glen. Runoff from this basin will be conveyed to a level 2 bio-retention basin and then a level 1 bio-retention basin. The hydrographs using the adjusted CN for this basin reflects a decrease in the runoff from the pre-development conditions. Basin 2 drains toward the north. Runoff from this basin will be conveyed to a level 2 bioretention basin. The hydrographs using the adjusted CN for this basin reflects a decrease in the runoff from the pre-development conditions. Basin 3 drains toward the east to an existing elliptical CMP under Carothers Road. Runoff from this basin will be conveyed to a level 2 bioretention basin and then to a dry detention basin to reduce the post-development runoff to below pre-development conditions. Basin 4 will bypass treatment. Grading & Drainage Data Charts have been prepared and are shown for each basin.

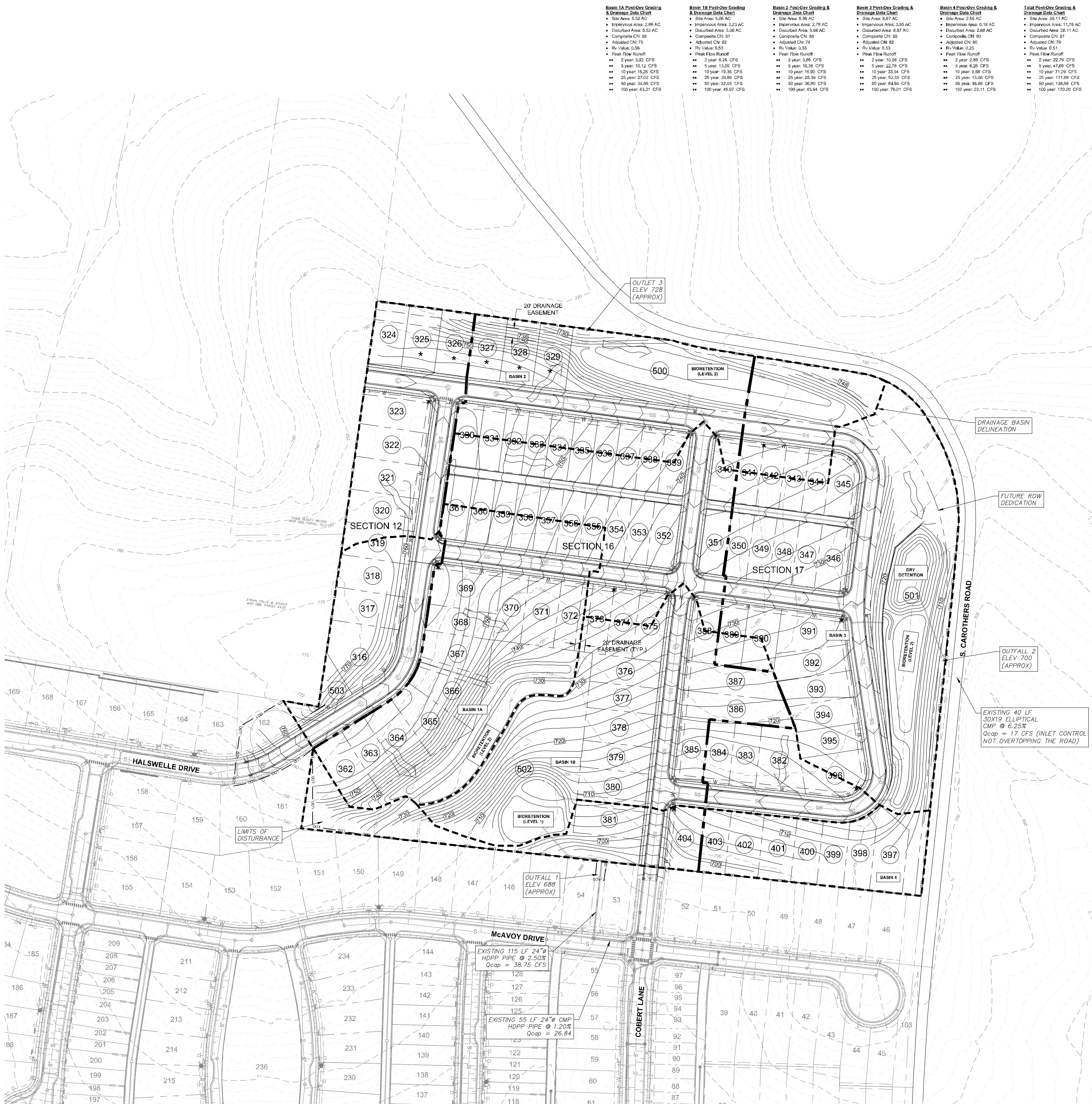
POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site meets the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development runoff rate are less than the pre-development conditions.

SENSITIVE AREAS / STORMWATER BUFFERS

The existing ponds previously identified on the site have been reviewed and were determined to be manmade ponds and not to be Waters of the State. These findings were submitted to TDEC, and their concurrence was received and forwarded to the city during the Section 12 Site Plan resubmittal.

★ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/3/18		



Issue Date: April 9, 2018
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:
**OVERALL
GRADING
&
DRAINAGE
PLAN**

Sheet No.
C 3.0

Filename: W:\17-11-1104 Lockwood Glen Section 12\3_CAD\Production\Development Plan\Resubmittal_9 April 2018 LockwoodGlen_Sect12_Development Plan.dwg
Layout Name: C 4.0 Overall ROW & Access Plan
By: BOW
Date: Thursday, May 03, 2018 1:43 pm

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.

Lockwood Glen Section 12 R.O.W. & Access Data Chart

Daily Trip Generation: N/A
Peak Hour Trip Generation: N/A
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: Passenger Cars, Single-Unit Trucks (SU-30) and Conventional School Buses using one lane ;
Combination trucks (WB-50) using full with
Design Speed / Posted Speed: 20 mph
Stopping Sight Distance: 115 ft
Intersection/Driveway Sight Distance: 125

Horizontal Alignment

Min. Centerline Radius: 70 ft
Min. Tangent Between Curves/Intersections: 0
Min. Centerline Arc Length:

Vertical Alignment

Min. / Max. Centerline Grade: 1% Min. / 10% Max.
Max. Approach Centerline Grade: 5% Max.
Crest / Sag Curve K-Value: 7 / 17

Access Management

Min. Distance Between Intersection: 200'
Min. Distance Between high volume/alleys & Intersections: 150 ft
Min. Distance Between driveway & Intersections: 50 ft
Driveway Width (two-way): 10-20
Driveway Approach Street Configuration: Radius Return

Roadway Network Narrative

Residents will enter and leave the site via the existing road network in Lockwood Glen to on of the two connections to Carothers Road or one of the two connections to Carothers Parkway.

Roadway Impact Statement

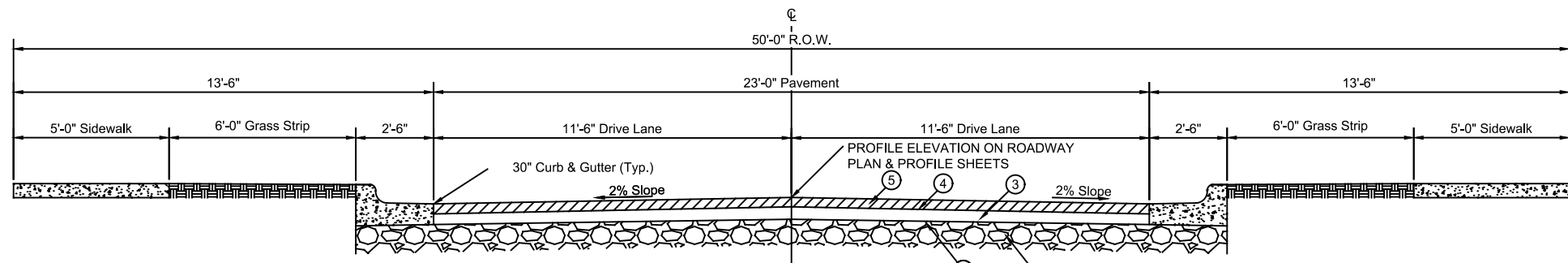
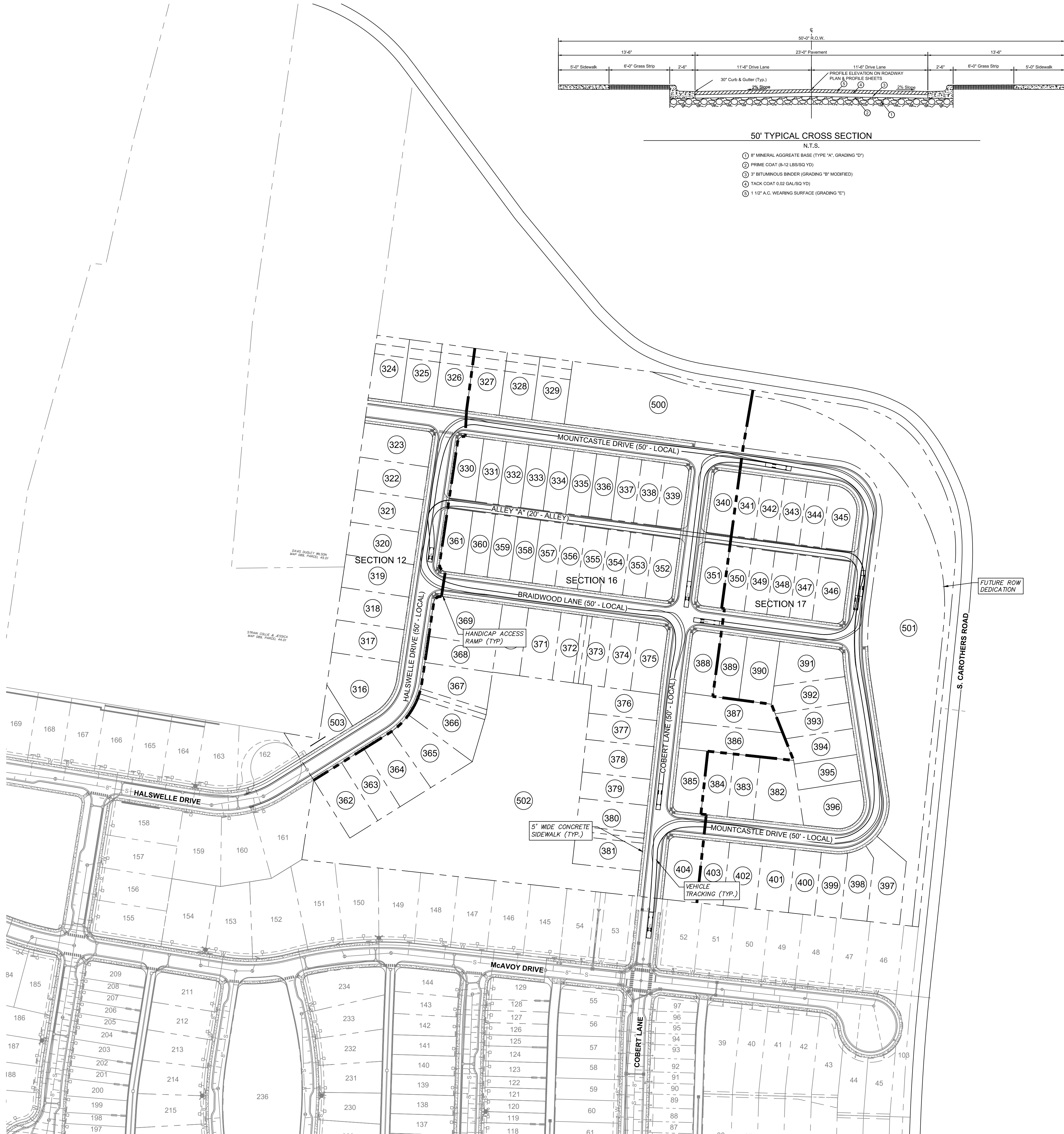
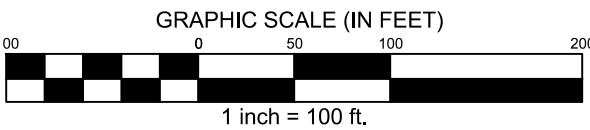
The traffic generated by this section would be consistent with the typical traffic generated by 79* single family detached residential homes.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection



TN STATE PLANE CORD., ZONE301, FIPZONE 4100;
NAD83 DATUM



50' TYPICAL CROSS SECTION

N.T.S.

- ① 8" MINERAL AGGREGATE BASE (TYPE "A", GRADING "D")
- ② PRIME COAT (8-12 LBS/SQ YD)
- ③ 3" BITUMINOUS BINDER (GRADING "B" MODIFIED)
- ④ TACK COAT 0.02 GAL/SQ YD
- ⑤ 1 1/2" A.C. WEARING SURFACE (GRADING "E")

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/3/18		



Issue Date: April 9, 2018
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:

**OVERALL
ROW &
ACCESS
PLAN**

Sheet No.

C 4.0

Filename: W:\17-11-1104 Lockwood Glen Section 12\3_CAD\Production\Development Plan\Resubmittal_9 April 2018 LockwoodGlen Sect12 DevPlan.dwg
Layout Name: C 5.0 Overall Utility Plan
By: C. J. Wallace, May 03, 2018 - 1:43 pm
By: gbow

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Development Type: Single Family Residential
Unit Flow in GPD: 350 GPD
Number of Units: 89 (Single Family Residences)
Flow in GPD: 31,150 GPD

Utility Network Narrative

Existing utilities in the previous sections of Lockwood Glen will be extended to serve Section 12.

Utility Impact Statement

The anticipated demand for water and sewer is 31,150 GPD based on a 350 GPD unit flow and 89 single family homes. There are no reclaimed water lines in the vicinity.

Note

Where sanitary sewer lines cross proposed lot lines, no structures, patios, a/c equipment, utilities or drive lanes shall be constructed in COF sewer easement. All sewer easements are exclusive sewer easements and shall remain open for maintenance.

Utility Providers

Electric

MTEMC
Gary Osburn
(615) 595-4677

Natural Gas

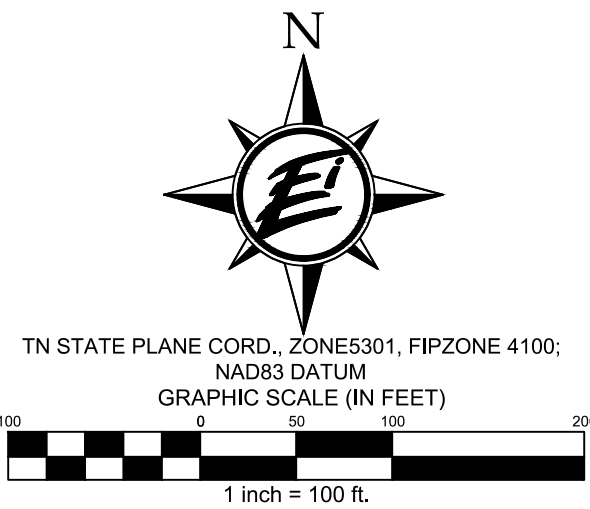
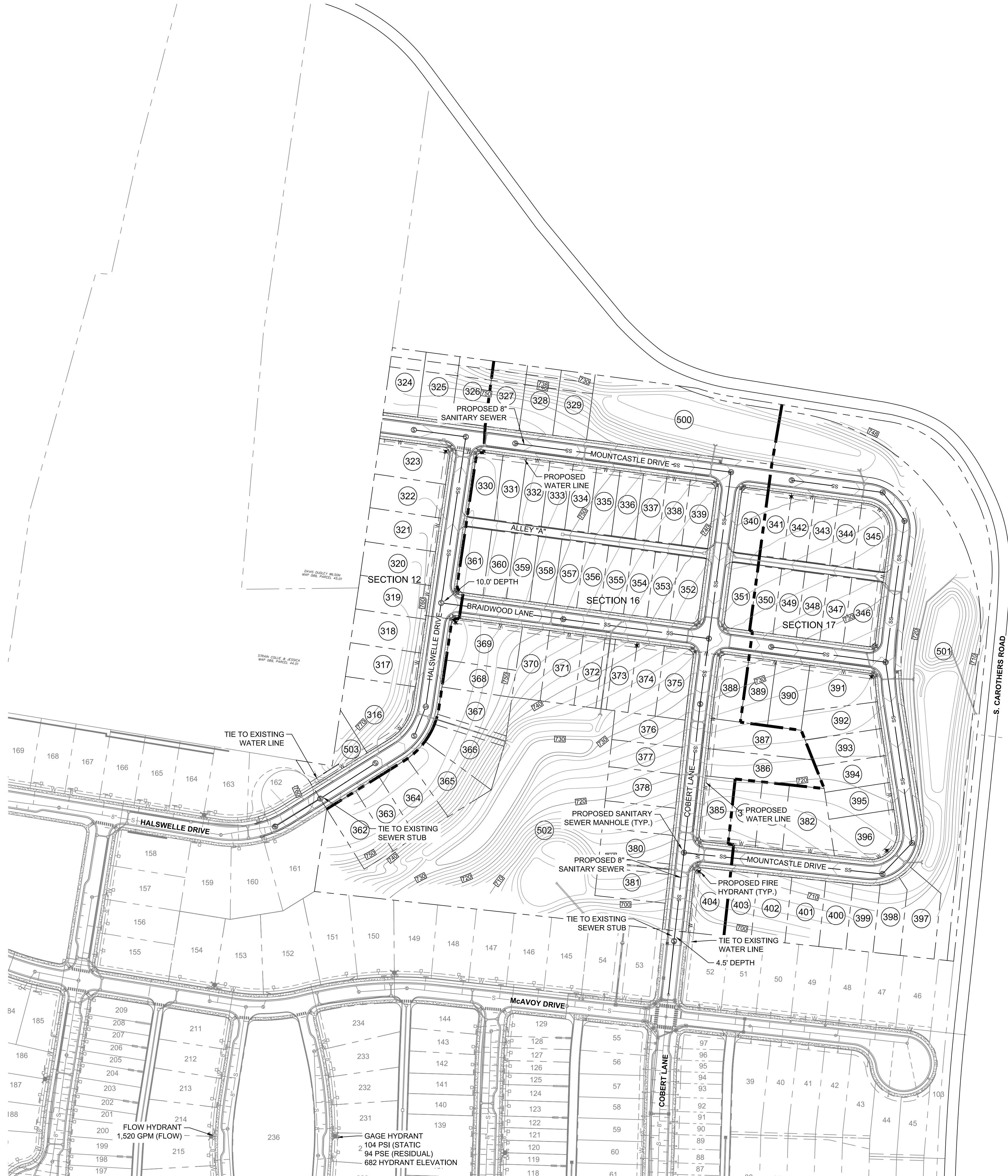
Atmos
(615) 771-8300

Sewer

Ben McNeil
City of Franklin Water & Sewer
124 Lumber Drive
Franklin, TN 37064
(615) 794-4554

Water

Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



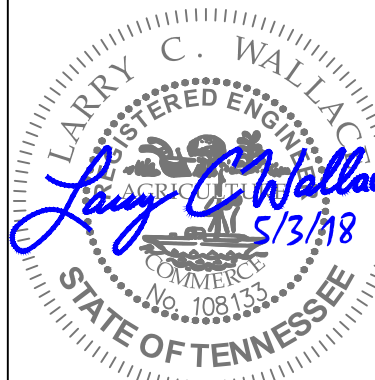
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 2
MAP 89, PARCELS 43.01 & 43.06
CITY OF FRANKLIN PROJECT NO. XXXX
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/3/18		



Issue Date: April 9, 2018
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:

OVERALL
UTILITY
PLAN

Sheet No.

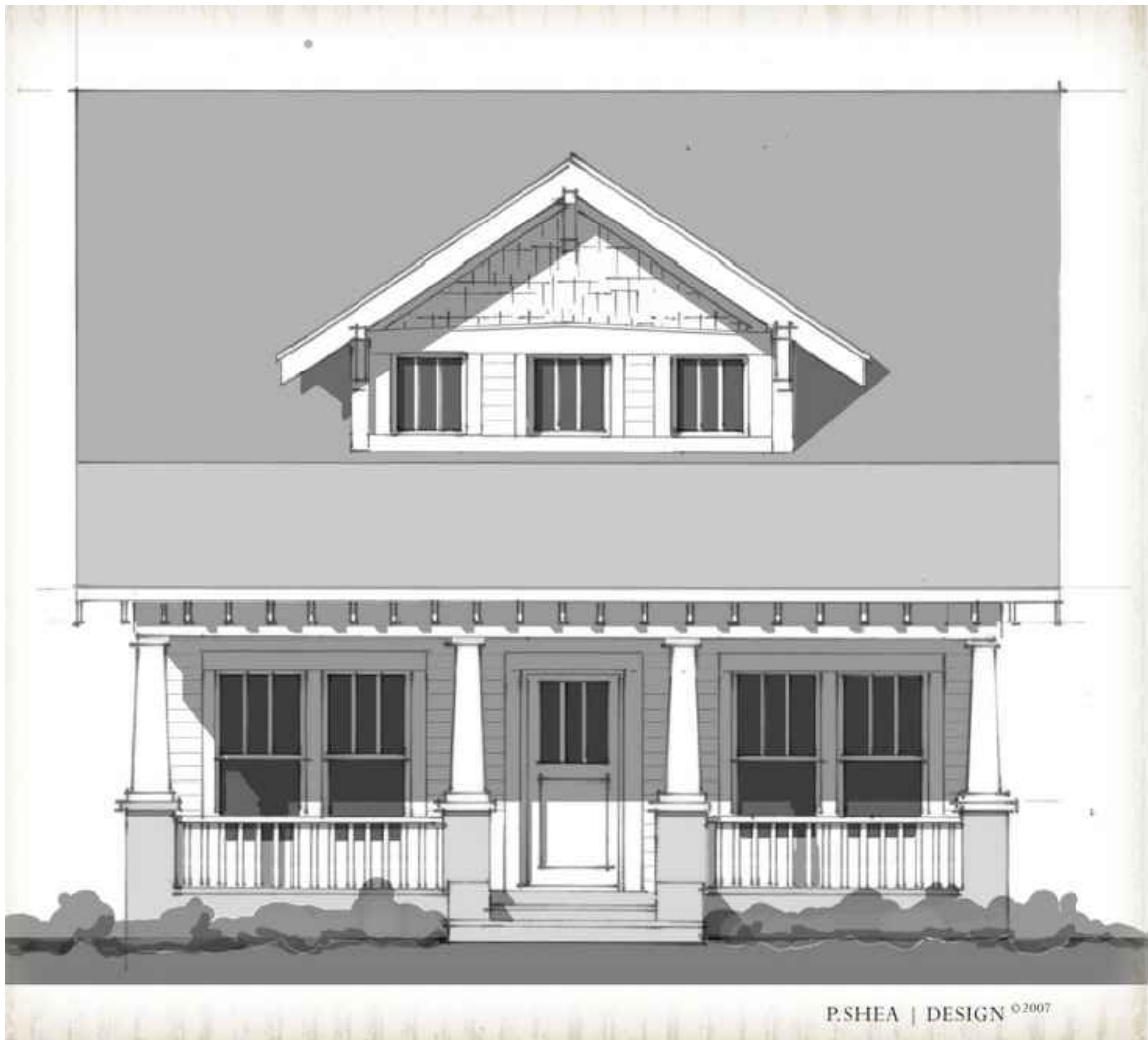
C 5.0



CLASSICAL:
Colonial homes are predominantly very symmetrical in appearance and simple in detail. They are most commonly found in two-story box form that features six windows on the second floor and six on the first. Dominant gables are steeply pitched and the roof is detailed to look like a classical pediment. They are often distinguished from other architectural styles by their porches and columns or pilasters. Typically the facades of these homes are constructed of brick, siding, or stone.



FEDERAL:
Similar to Classical architecture, the Federal style is recognized by its simplicity and symmetry. They are most commonly found in two-story box form that features six windows on the second floor and six on the first. Dominant gables are steeply pitched and the roof is detailed to look like a classical pediment. They are often distinguished from other architectural styles by their porches and columns or pilasters. Typically the facades of these homes are constructed of brick, siding, or stone.



CRAFTSMAN:
The craftsman home is distinguished by its comfortable and simple exterior details. They possess broad gables or hipped roofs with wide eaves. One or two large front dormers are a common feature with a roof line that extends approximately half way up the gable. The facades of these homes are generally light colored stone or stucco but may also consist of white washed brick.



FRENCH:
French homes are characterized by several elements. Roofs are steeply pitched with tall chimneys. Dormers or half dormers are a common feature with a roof line that extends approximately half way up the gable. The facades of these homes are generally light colored stone or stucco but may also consist of white washed brick.



ENGLISH TUDOR:
These homes are differentiated by various features. Often the facade is characterized by one or more cross gables and steeply pitched. Large windows are frequently crowned by chimney pots. Tall narrow windows are commonly found in multiple stories. The facades of these homes are constructed of brick, stone, or siding.

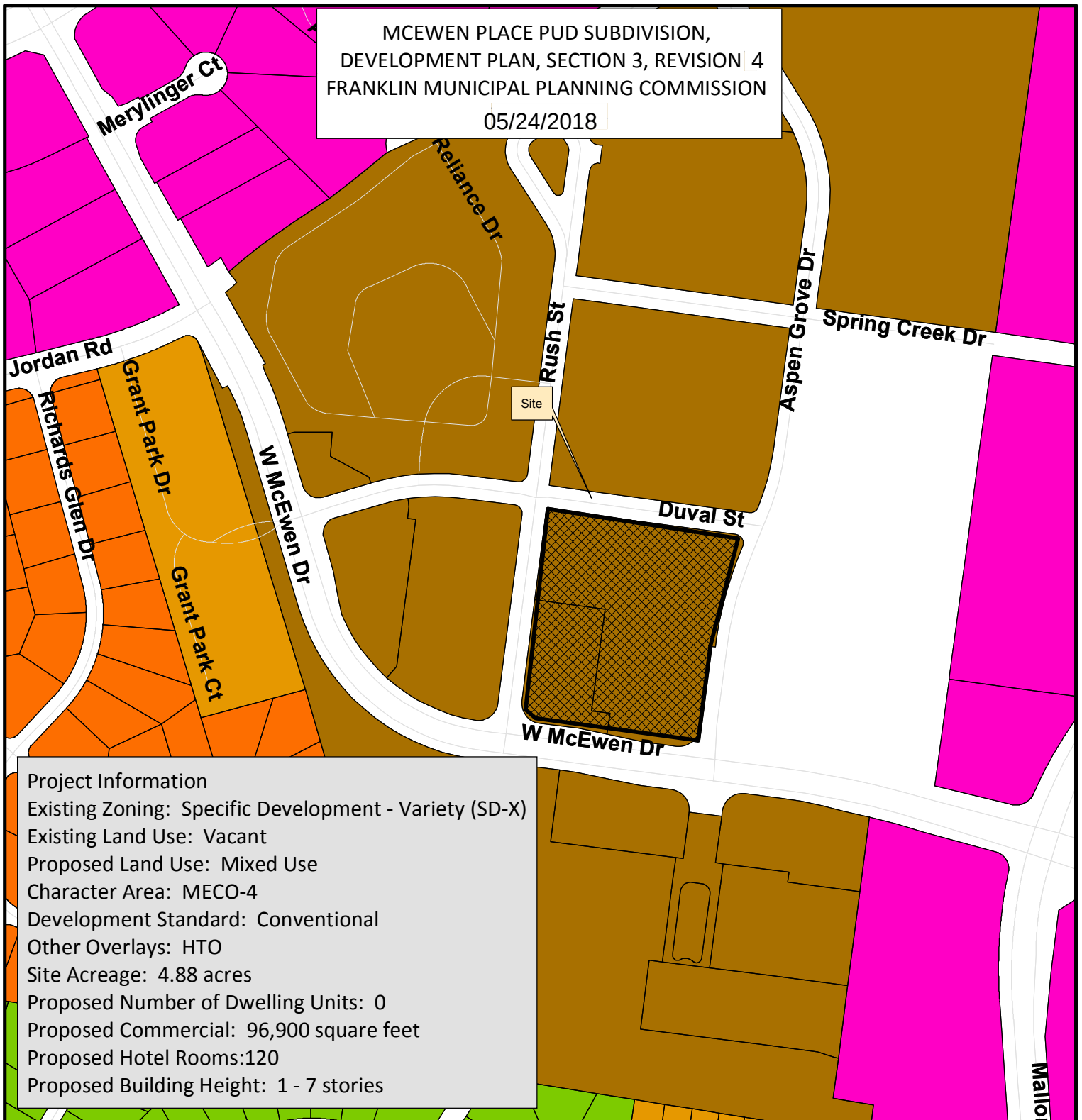


VICTORIAN:
This style home features facades with utilitarian detailing such as structural brackets and pronounced structural framework which resembles the Tudor half-timbering. The building itself is typically asymmetrical and it is common for the siding patterns to vary. Roofs tend to have a steep pitch and are often irregular in shape. Victorian homes may include single story porches that wrap around the home and the structure is generally constructed of wood.

ARCHITECTURAL CHARACTER*:
The homes in Nichols Bend will be of an early 20th Century southern vernacular. Specifically, the styles that will influence the community are as follows:
*Architectural Character Images and Descriptions as depicted herein are per Approved Pattern Book.

Revision	Date
△	_____
△	_____
△	_____
△	_____

MCEWEN PLACE PUD SUBDIVISION,
DEVELOPMENT PLAN, SECTION 3, REVISION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/24/2018



Project Information

Existing 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: 4.88 acres
Proposed Number of Dwelling Units: 0
Proposed Commercial: 96,900 square feet
Proposed Hotel Rooms: 120
Proposed Building Height: 1 - 7 stories

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



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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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered**Engineering - PUD Plan Checklist**General Issues**21. B. General Information**

lance.fittro@franklintn.gov The provided parking study applies ULI reduction factors to base parking rates established per the McEwen Town Center Pattern Book. As discussed in the meeting on 2/26/28, in order to use ULI methodology for shared parking going forward in the development, the ULI reduction factors shall be applied to ULI base rates in order to arrive at the total parking to be provided for each block.

While it is understood that specific parking counts needed will be evaluated with each Site Plan, the methodology used to arrive at those counts shall be established with the Development Plan, and shall be either all ULI methodology or all per the Pattern Book.
[Edited By Lance Fittro]

22. F. Development Plan

lance.fittro@franklintn.gov The previous comment, "In order to evaluate the proposed mid-block access into Block A from Aspen Grove Dr., applicant shall provide projected traffic information for the full build-out of the block including projected stacking in the eastbound through lane of Aspen Grove Dr due to vehicles making a left turn through the median cut at this location." has not been addressed.

As indicated on the previous approved Development Plan, the internal access points to the development are subject to change, and are to be evaluated with each successive block submittal. This was been indicated by the note below for those "future development" blocks whose internal layout has yet to be determined, making the appropriate access locations uncertain.



Applicant shall provide the requested evaluation in order for staff to evaluate the proposed internal access location.

23. B. General Information

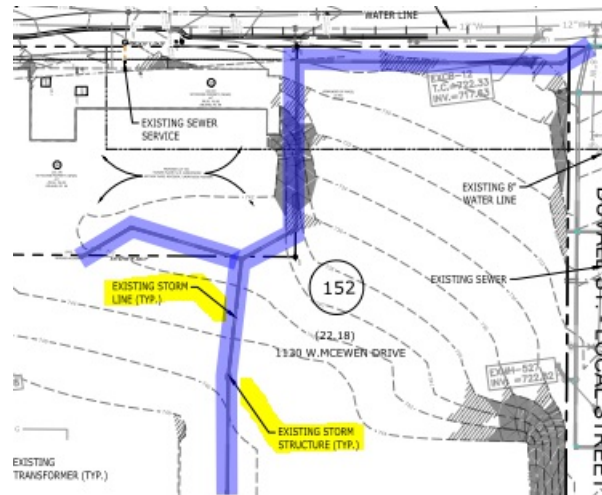
lance.fittro@franklintrn.gov The previous comment, "Applicant shall include Phasing schedule, including expected commencement date by phase, anticipated rate of development, and estimated date of completion by phase. Development milestones such as dwelling units, nonresidential building square footage, or significant off-site improvements are appropriate substitutions for dates. Clarify on the Development Plan the previously discussed phasing of the parking for Block A." has not been appropriately addressed.

Applicant shall identify the development milestones which will dictate the phasing of the parking for Block A and the construction of the proposed parking garage. "As dictated by market conditions" is not an acceptable development milestone for this purpose.

27. E. Existing Conditions Plan

joe.marlo@franklintrn.gov The following is a newcomment based on newinformation.

The storm information highlighted below has been determined by the Applicant to not exist. Applicant to revise all affected sheets accordingly.



28. Sidewalk

joe.marlo@franklintrn.gov The following is a newcomment that was overlooked in the initial review.

Applicant to show a sidewalk around the entire block.



Planning

20170022 2018-03-26 Dev Plan Pre App Dwgs.pdf

7. Parking

josh.king@franklinton.gov The provided parking study applies ULI reduction factors to base parking rates established per the McEwen Town Center Pattern Book. As discussed in the meeting on 2/26/28, in order to use ULI methodology for shared parking going forward in the development, the ULI reduction factors shall be applied to ULI base rates in order to arrive at the total parking to be provided for each block.

While it is understood that specific parking counts needed will be evaluated with each Site Plan, the methodology used to arrive at those counts shall be established with the Development Plan, and shall be either all ULI methodology or all per the Pattern Book.

Applicant shall at individual site plan build out submit updated shared parking analysis(s) showing the updated parking counts and sharing. This shall not hinder approval of the Development Plan revision.

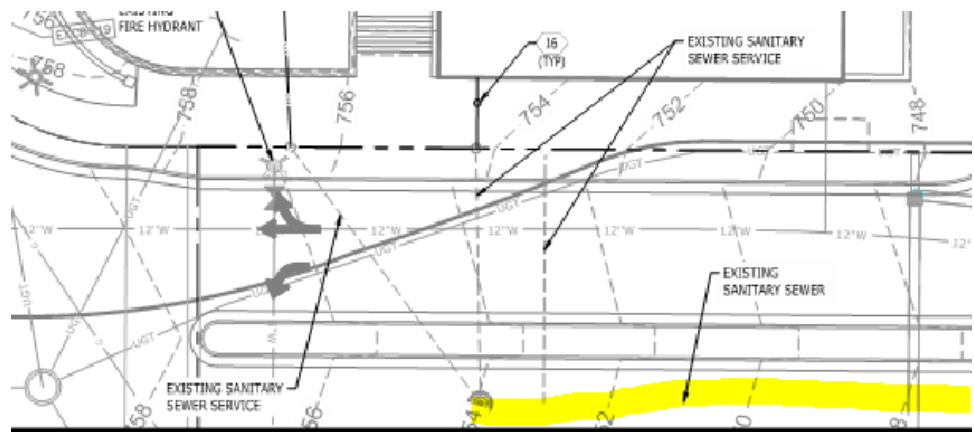
[Edited By Joshua King]

Water/Sewer

General Issues

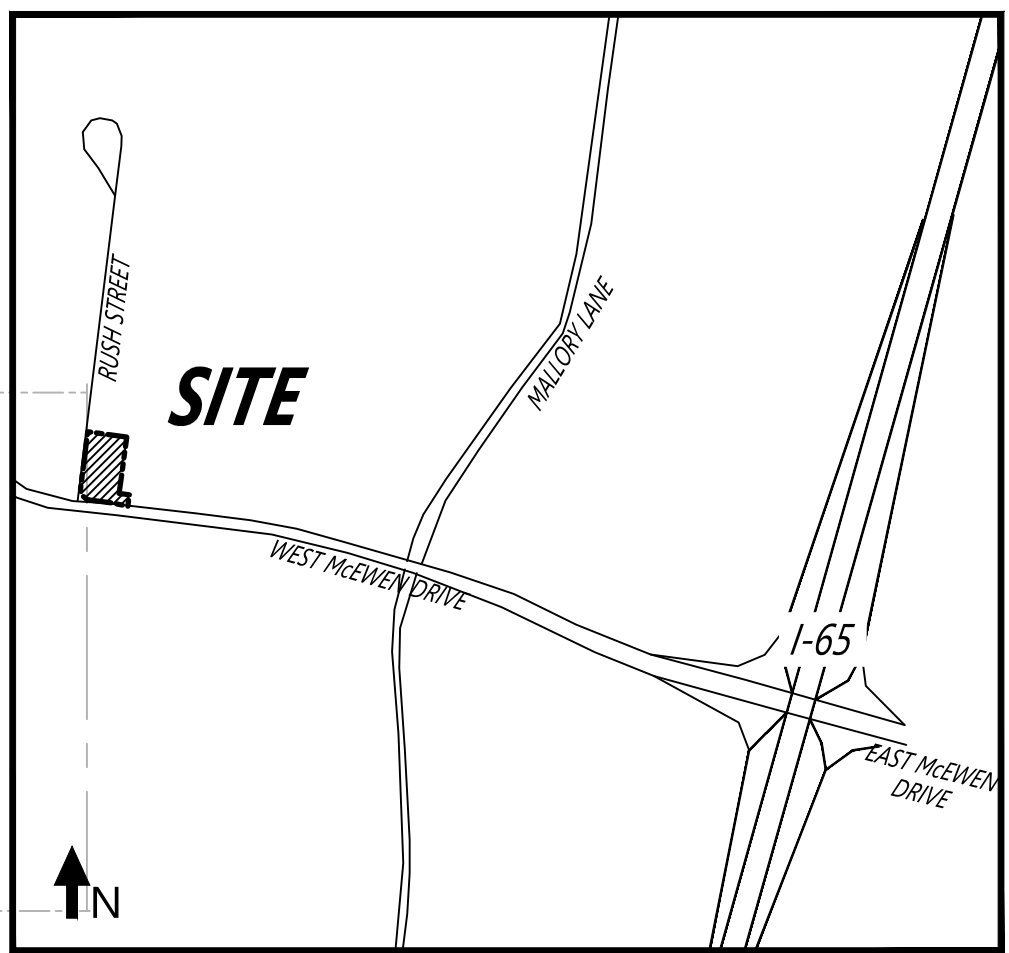
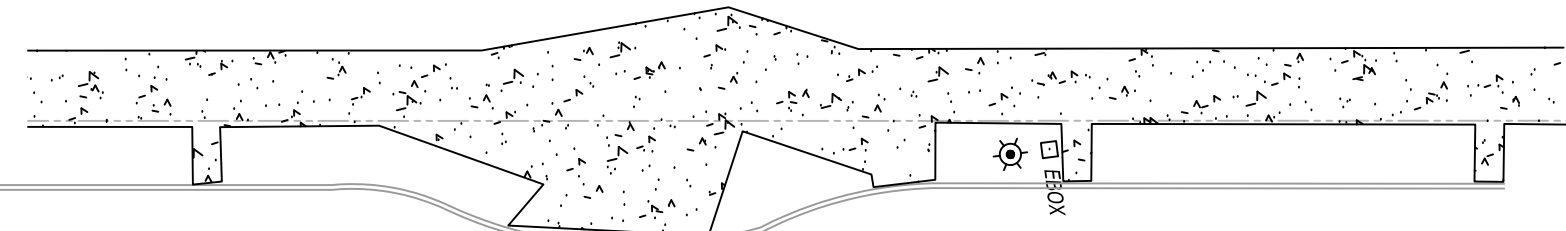
20. Sanitary sewer

ben.mcneil@franklinton.gov Applicant failed to address the issue, applicant shall add the existing utility lines that are shown in Aspen Grove to the Development plan.



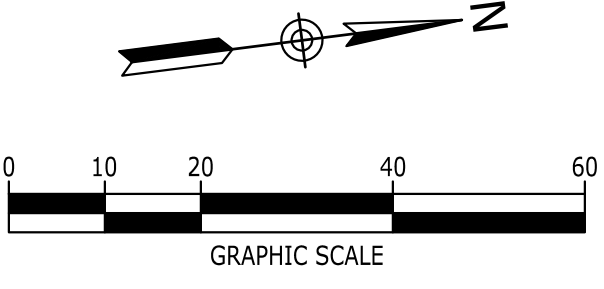
P:\2017\20170022.dwg Development Plan 20170022.dwg Development Plan May 03, 2018 pwilliams

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL S.F.	REMAINING NON RESIDENTIAL S.F.	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3.10.2009	-	580 DU	-	867,282 S.F.	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 S.F.	659,682 S.F.	-	150 KEYS
BLOCK C	-	262 DU	242 DU	-	659,682 S.F.	-	150 KEYS
BLOCK A	-	-	242 DU	96,900 S.F.	562,782 S.F.	150 KEYS	0 KEYS



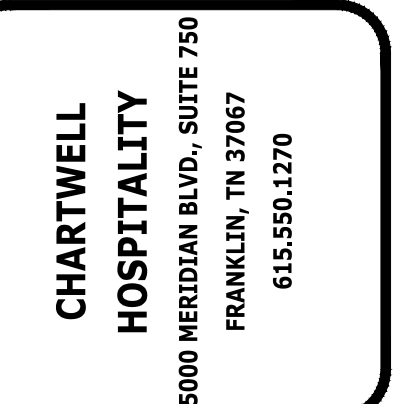
SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
1A	ASPHALT PAVEMENT - LIGHT DUTY	
1B	ASPHALT PAVEMENT - HEAVY DUTY	
1C	ASPHALT PAVEMENT - OVERLAY	
2	CONCRETE PAVEMENT	
3A	CONCRETE POST CURB	
3B	CONCRETE EXTRUDED CURB	
3C	CONCRETE CURB & GUTTER	
4A	CONCRETE SIDEWALK	
4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
4C	CONCRETE SIDEWALK AT CURB & GUTTER	
5	SIDEWALK JOINTS	
6A	CONCRETE STAIRS WITH HANDRAIL	
6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
7	ELEVATED WALK	
8	ACCESSIBLE SYMBOL	
9	ACCESSIBLE PARKING SPACE	
10A	ACCESSIBLE RAMP	
10B	ACCESSIBLE WINGED RAMP	
11	TACTILE WARNING SURFACE	
12	CONCRETE WHEELSTOP	
13A	RAMP WITH HANDRAIL	
13B	RAMP WITH HANDRAIL/GUARDRAIL	
14	BOLLARD	
15	UTILITY PAD	
16	CONCRETE DUMPSTER PAD	
17	DRIVEWAY RAMP	
18	DIRECTIONAL ARROWS	
19	PEDESTRIAN CROSSWALK	
20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
21A	GUARDRAIL	
21B	GUARDRAIL WITH HANDRAIL	
22A	CONCRETE RETAINING WALL	
22B	SEGMENTAL RETAINING WALL	
23	PAINTED STOP BAR (SPECIFY WIDTH)	

SITE DATA	
PROJECT NAME:	PUD SUBDIVISION, DEVELOPMENT PLAN McEWEN PLACE TOWN CENTER SECTION 3, BLOCK A 6677 McEWEN PLACE PUD SUBDIVISION SECTION 3 LOT 310
C.O.F. PROJECT NUMBER:	8TH CIVIL DISTRICT MAP 62; PARCELS 22.25 & 22.19 5011 ASPEN GROVE DRIVE FRANKLIN, TN 4.88 AC (212,573 FT ²)
CIVIL DISTRICT:	SDX (SPECIFIC DEVELOPMENT-VARIETY) SDX (SPECIFIC DEVELOPMENT-VARIETY) MECO-4 (McEWEN)
PROPOSED ZONING:	HTO (HEIGHT OVERLAY DISTRICT) CONVENTIONAL FRONT SOUTH AND WEST = 40' SIDE = 8' REAR = 25'
CHARACTER AREA OVERLAY:	
ADDITIONAL OVERLAYS:	
APPLICABLE DEVELOPMENT STDS.:	
BUILDING SETBACKS:	
PARKING SPACES PROVIDED:	SURFACE: 68 SPACES GARAGE: 448 TOTAL: 516
FEMA PANEL:	
THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47187C0176B. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST McEWEN DRIVE AND RUSH STREET.	
ELEV:	733.69
PROJECT BM:	NAVD 88 (GPS DERIVED)
PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM	

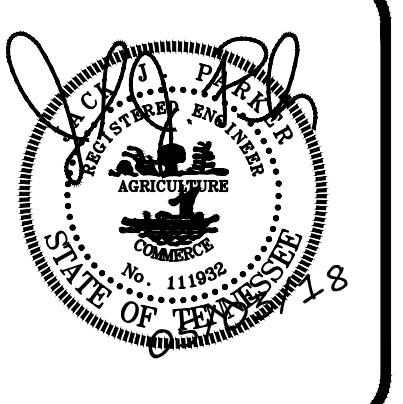




Catalyst
DESIGN GROUP
9016 CENTENNIAL BLVD., SUITE 200
NASHVILLE, TN 37208
(615) 866-0410



CHARTWELL
HOSPITALITY
5000 MERIDIAN BLVD., SUITE 750
FRANKLIN, TN 37067
615.550.1270

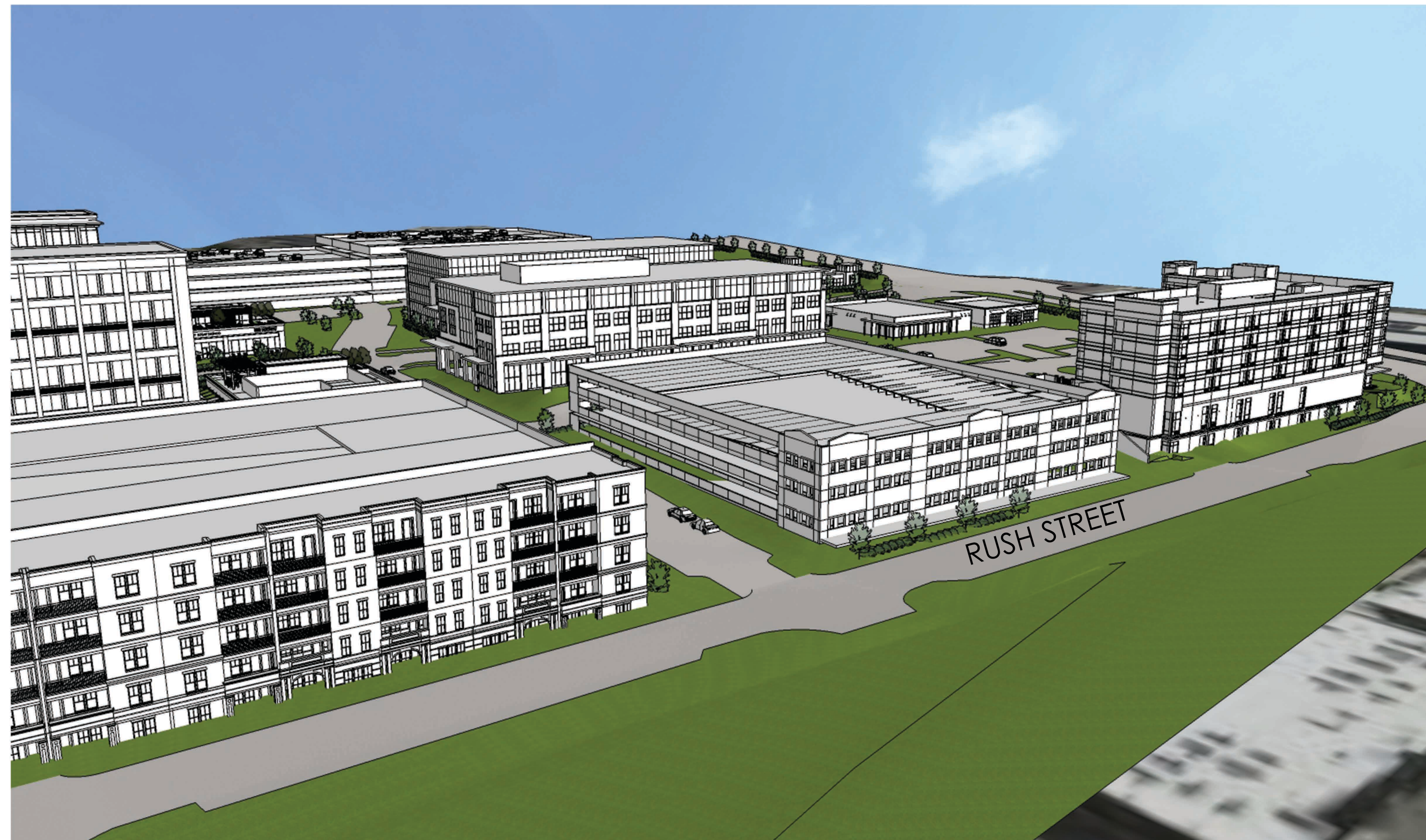


COF PROJ. No. 6677
PUD SUBDIVISION, DEVELOPMENT PLAN
McEWEN PLACE TOWN CENTER
SECTION 3, BLOCK A
5011 ASPEN GROVE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

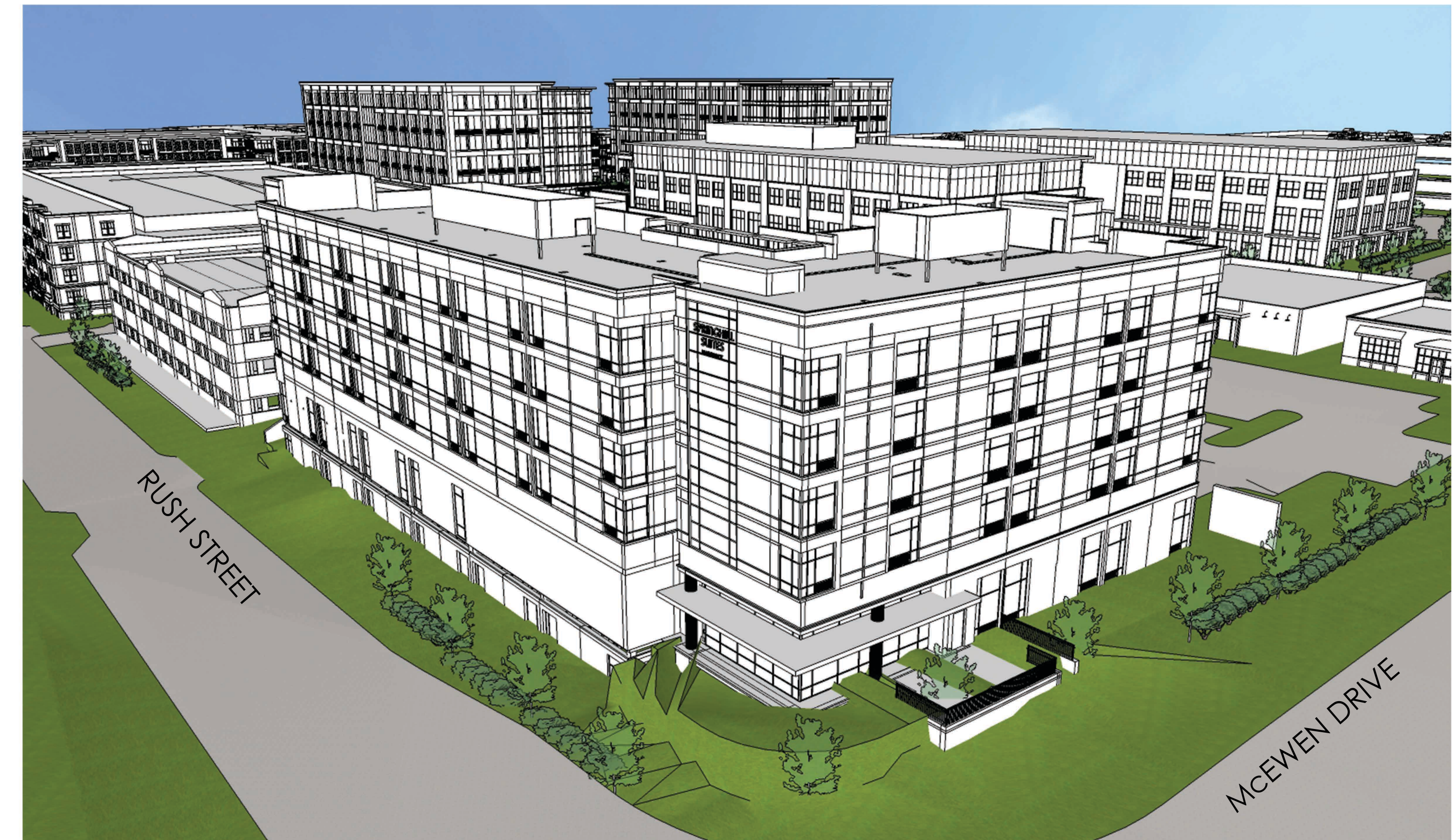
NO.	DATE	DESCRIPTION
05.03.2018		PUD Development Plan Re-Submittal
04.09.2018		PUD Development Plan Submittal

DRAWING TITLE
DEVELOPMENT PLAN

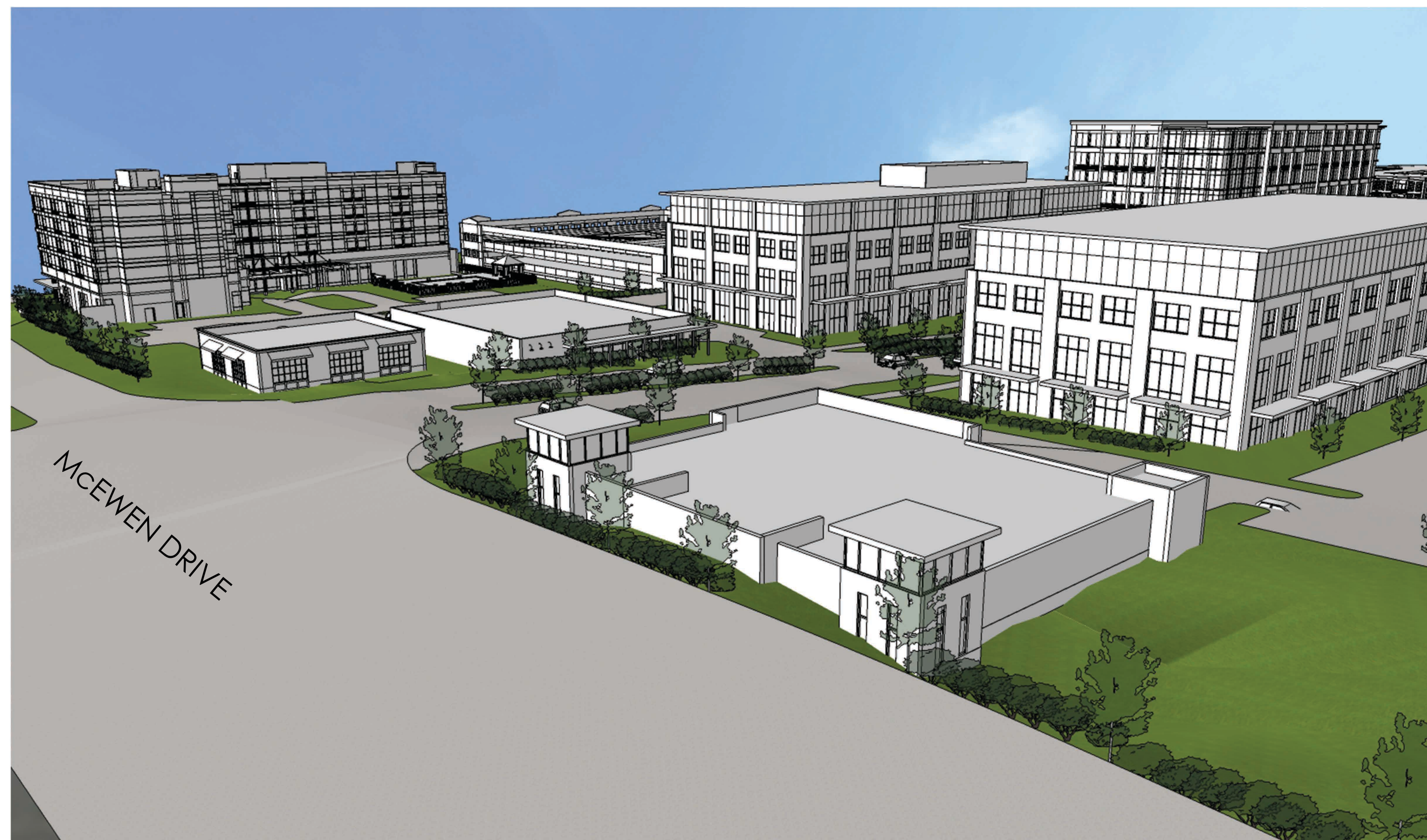
PROJECT NUMBER
20170022
DRAWING NUMBER
C2.3



NORTHSIDE FROM RUSH ST.



HOTEL FROM MCEWEN INTERSECTION

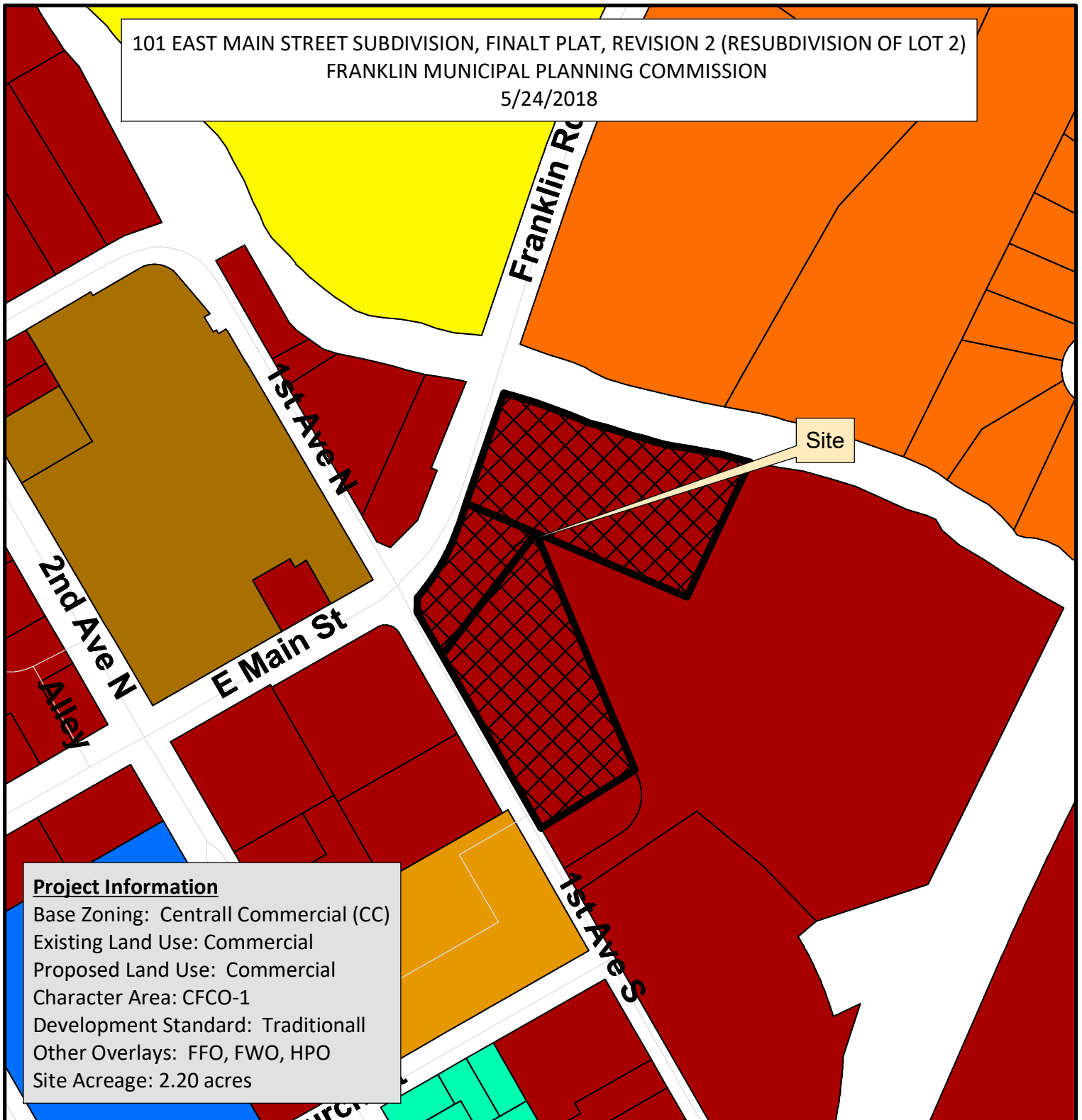


NORTHSIDE ENTRY FROM MCEWEN



BLOCK A FROM ASPEN GROVE DRIVE

101 EAST MAIN STREET SUBDIVISION, FINAL PLAT, REVISION 2 (RESUBDIVISION OF LOT 2)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018



Project Information

Base Zoning: Centrall Commercial (CC)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: CFCO-1
Development Standard: Traditionall
Other Overlays: FFO, FWO, HPO
Site Acreage: 2.20 acres

- | | |
|--|---------------------------------------|
| 101_E_Main | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 125 250 500
Feet

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Engineering - Final Plat Checklist

General Issues

6. 0. General Information

joe.marlo@franklin.tn.gov Comment to remain open until Site Plan is approved.

Applicant shall ensure that any modifications to the site plan (COF 6626), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

7. Access to Lot

joe.marlo@franklin.tn.gov Comment to remain open until complete.

Applicant to execute and record a Cross Parking and Access Agreement and show the associated plat book / page number on the Final Plat, demonstrating that Lot 1 has legal access to First Avenue South.

9. Shared Parking

joe.marlo@franklin.tn.gov Comment to remain open until complete.

Applicant to execute and record a Shared Parking agreement meeting the parking requirements shown on the associated Site Plan, and show the associated plat book / page number on the Final Plat.

11. C. Final Plat

joe.marlo@franklin.tn.gov Comment not adequately addressed, as grayscale is still shown. One example of multiple is shown below.

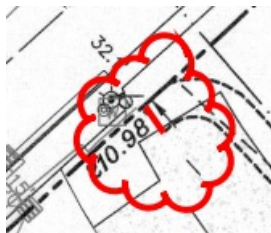


Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar.

14. Easements

joe.marlo@franklin.tn.gov Comment not fully addressed.

Applicant to dimension the reduced width of the access easement near E. Main Street. Close off the easement (i.e. provide a closed shape) at the west end, as clouded below.



34. C. Final Plat

lance.fittro@franklin.tn.gov Due to the bank lot now being included in this plat revision, the following issue must be addressed:
The note below (general note 12 on the previous plat for the bank lot) regarding shared access must be carried over to the revised plat for the bank lot.

12. THE TRANSFER OF LOTS SHALL BE SUBJECT TO THE PROVISION OF THE SHARED-ACCESS EASEMENTS, WHICH SHALL PROVIDE FOR A GUARANTEED, UNRESTRICTED, RIGHT OF ACCESS TO ALL OWNERS PROVIDING EASEMENTS AND THAT THE OWNERS OF LOTS SUBJECT TO SHARED ACCESS EASEMENTS SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE EASEMENTS IN ACCORDANCE WITH THE APPROVED ACCESS PLAN.

The note refers to shared access for Lots 1, 2 and 3 of the First Citizens Bank of Williamson County Subdivision, and cannot be removed for the bank lot (Lot 1 on Plat Book 27 Page 145) without the agreement of the owner(s) of Lots 2 and 3. Applicant shall add the note to the General Notes with specific reference to Lot 1 on the current plat.

36. C. Final Plat

jimmy.wiseman@franklin.tn.gov Prior to Building Permit, the applicant shall coordinate with TDOT and follow the standard right-of-way permitting procedure.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

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

Any unposted sureties associated with this development from site plan [COF# 6626 \[1st and Main Subdivision, site plan \(Mixed Use\)\]](#) shall be transferred to this final plat as a condition of approval.

Planning

20120328_2018-04-09_Final Plat.pdf

26. Project name

amy.diaz-barriga@franklin.tn.gov Now that lot 1 from the First Bank of Williamson County Subdivision is being added into the 101 East Main Street Subdivision, applicant shall revise the name to "101 East Main Street Subdivision, Final Plat, Revision 1, Resubdivision of Lot 2 and Inclusion of Lot 1 of the First Citizens Bank of Williamson County Subdivision".

20120328_2018-05-03_Final Plat.pdf

31. Signature Blocks

joseph.bryan@franklin.tn.gov Applicant shall include signature lines for both property owners.

Signature blocks shall be signed by any entities outside the City before mylar is submitted to City for final sign-off.

32. Shared Access Easements Note

joseph.bryan@franklin.tn.gov Applicant shall carry over the following note regarding shared access easements from the previous plat for the bank property recorded in PB 27 Page 145.

12. THE TRANSFER OF LOTS SHALL BE SUBJECT TO THE PROVISION OF THE SHARED- ACCESS EASEMENTS, WHICH SHALL PROVIDE FOR A GUARANTEED, UNRESTRICTED, RIGHT OF ACCESS TO ALL OWNERS PROVIDING EASEMENTS AND THAT THE OWNERS OF LOTS SUBJECT TO SHARED ACCESS EASEMENTS SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE EASEMENTS IN ACCORDANCE WITH THE APPROVED ACCESS PLAN.

Stormwater

General Issues

19. Plats

jeff.willoughby@franklin.tn.gov Note 9 has not been revised to reflect this

21. Stream Buffer

jeff.willoughby@franklin.tn.gov The riparian buffer line shall be reflected to match what was approved in the most recent variance approval.

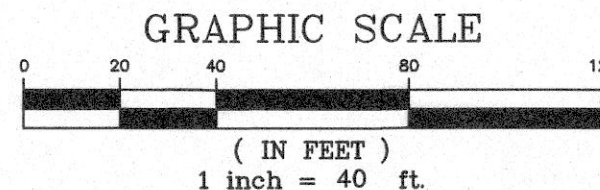
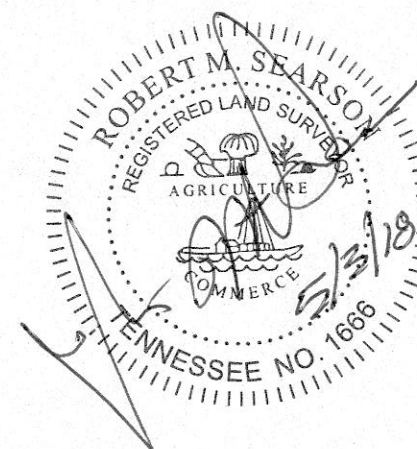
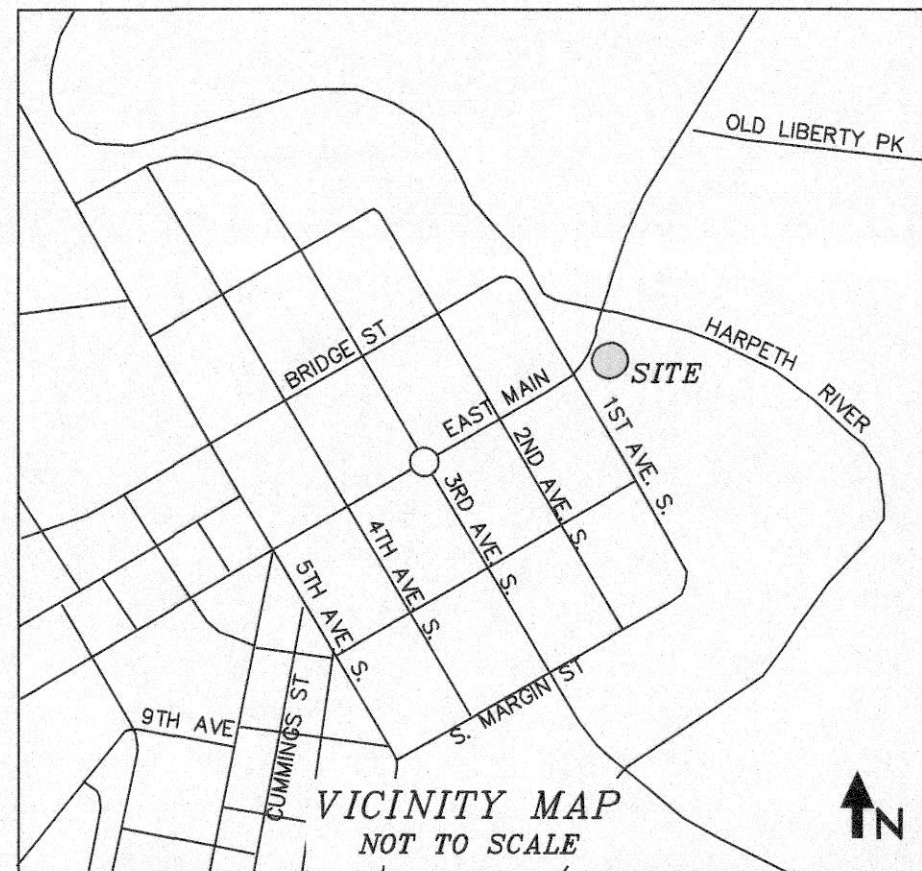
NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND RIGHT OF WAY AND CONSOLIDATE TWO PARCELS.
2. EXISTING BASE ZONING: CC (CENTRAL COMMERCIAL)
CHARACTER AREA OVERLAY: CFCO-1
OVERLAY DISTRICT: FFO & HPO
DEVELOPMENT AREA STANDARD: TRADITIONAL
3. A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0211G, DATED DECEMBER 22, 2016.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 78C GROUP E AND IS KNOWN AS PARCELS 4 AND 4.01.
5. DEVELOPER: CHARTWELL HOSPITALITY
ADDRESS: 5000 MERIDIAN BLVD, SUITE 750
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-1270
P.O.C.: WILL SCHAEDEL (wschaedle@chartwellhospitality.com)
6. SURVEYOR: S&ME
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE: 615-385-4144 FAX: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
10. THE OWNER/SUBDIVIDER, CROSSFIRE DEVELOPMENT, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
11. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88.
12. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 0' FROM BACK OF SIDEWALK OR PROPERTY LINE
SIDE YARD: 0'
REAR YARD: 20'
13. SURVEY FIELD DATA COLLECTED ON 04-19-2018.

14. 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.
15. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES SURVEY FOR CHNCERY COURT AS RECORDED IN PLAT BOOK P44, PAGE 89 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC) AND LOT 1 OF REVISION ON OF FIRST CITIZENS BANK OF WILLIAMSON COUNTY SUBDIVISION, RESUBDIVISION OF LOT 1 AS RECORDED IN PLAT BOOK P27, PAGE 145 ROWC.
16. LOT 1 SHALL NOT HAVE DIRECT ACCESS TO EAST MAIN STREET.
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. 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. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
20. MINERAL RIGHTS ARE HELD BY THE CURRENT PROPERTY OWNER.

LEGEND

PARCEL NO.	()
LOT NUMBER	00
STREET ADDRESS	000
IRON ROD (SET)	●
IRON ROD (OLD)	● IR(O)
CONC MON (NEW)	☐ MON(N)
PROPERTY LINE	----
FLOODWAY FRINGE	----
FLOODWAY	----
PROPOSED STORM STRUCTURE	■
PROPOSED MANHOLE	●
FENCE	-x-x-x-x-
PROPOSED SANITARY SEWER LINE	— SA —
PROPOSED STORM SEWER LINE	— ST —
PROPOSED WATER LINE	— 4"W —
PROPOSED FIRE WATER LINE	— 6"F —
PROPOSED UNDERGROUND ELECTRIC LINE	— UGE —



CERTIFICATE OF APPROVAL OF WATER SYSTEMS
The water system designated in "1st and Main Mixed Use" have been installed in accordance with City specifications or a Performance agreement and Bond in the amount of \$_____ for the water system have been posted with City of Franklin (Water) to assure completion of such system.

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that: (1) the sewer systems designated in "1st and Main Mixed Use" 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.

City of Franklin _____ Date _____

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

Middle Tennessee Electric Membership Corporation _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that: (1) the streets, drainage, and sidewalks designated in "1st and Main Mixed Use" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 22nd day of March, 2018.

Robert M. Searson, Tenn. License No. 1666 _____ Date 5/3/18

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 5149, Page 613, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Crossfire Development _____ Date _____
Owner

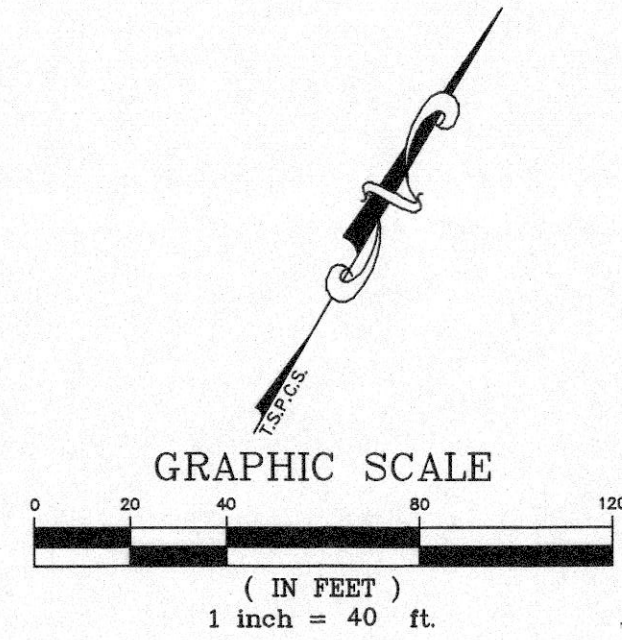
S&ME
1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144
ENGINEERING FIRM
LICENSE NUMBER: F-0176

101 EAST MAIN STREET SUBDIVISION
FINAL PLAT
REVISION 1, RESUBDIVISION OF LOT 2
C.O.F. NO. 6681

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 3.84 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 04-09-18
REV: 05-03-18



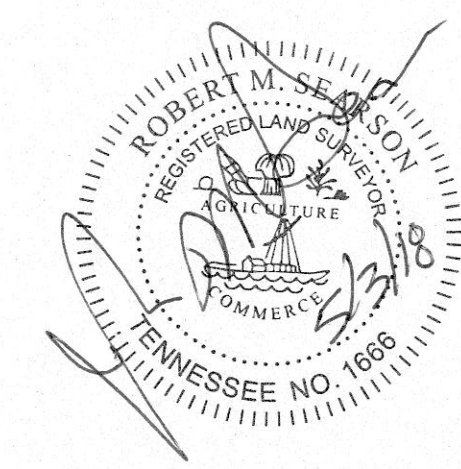
MAP 63N GROUP C
(1.01)
BATTLE GROUND ACADEMY
BK. 4050 PG. 452

MAP 78C GROUP E
(5)
MATTHEW C LIGON
BK. 1965 PG. 747
LOT 2
FIRST CITIZENS BANK
PBK. 11 PG. 124

MAP 78C GROUP E
(5)
MATTHEW C LIGON
BK. 5149 PG. 613
LOT 2
FIRST CITIZENS BANK
PBK. 11 PG. 124

MAP 78C GROUP E
(3.01)
LINKFOUR ENTERPRISES INC
BK. 1873 PG. 703

LOT 3
REVISION 1
FIRST CITIZENS BANK
PBK. 27 PG. 145



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°23'11"E	54.14'
L2	N30°55'29"W	7.86'

AREA TABLE		
LOT	SQ. FT.	ACRES
1	95925	2.20
2	71163	1.63
TOTAL	167088	3.84

LEGEND

- | | |
|------------------------------------|-----|
| PARCEL NO. | () |
| LOT NUMBER | 00 |
| STREET ADDRESS | 000 |
| IRON ROD (SET) | ● |
| IRON ROD (OLD) | ○ |
| CONC MON (NEW) | ⊗ |
| PROPERTY LINE | --- |
| FLOODWAY | --- |
| OVERHEAD LINE | --- |
| PROPOSED STORM STRUCTURE | ■ |
| PROPOSED MANHOLE | ● |
| FENCE | --- |
| PROPOSED SANITARY SEWER LINE | SA |
| PROPOSED STORM SEWER LINE | ST |
| PROPOSED WATER LINE | 4"W |
| PROPOSED FIRE WATER LINE | 6"F |
| PROPOSED UNDERGROUND ELECTRIC LINE | UGE |

1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

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DATE: 04-09-18
REV: 05-03-18

L:\Projects\2012\20120328\2018-04-04_Final Plat.dwg-Sheet 2 May 03, 2018 - 12:30pm zdavis

FRANKLIN WATER RECLIMATION FACILITY, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018

Site

Project Information

Base Zoning: Civic Institutional (CI)

Existing Land Use: Institutional

Proposed Land Use: Institutional

Character Area: CFCO-5

Development Standard: Conventional

Other Overlays: FFO, FWO

Site Acreage: 110 acres

Base Zoning: Civic Institutional (CI)
Existing Land Use: Institutional
Proposed Land Use: Institutional
Character Area: CFCO-5
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 110 acres

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



A horizontal number line with tick marks at 0, 500, 1,000, and 2,000. The word "Feet" is written below the line. A thick black bar is drawn from 0 to 1,000.

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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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

22. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Applicant shall indicate the proposed location of the Sheet Flow Conservation Area, Water Quality Swales, and Dry Detention Pond indicated in the water quality tool results for the site.

Preservation/HZC

General Issues

4. Adjacency to National Register-Listed Property

amanda.rose@franklintn.gov Thank you. It is required that the screening be provided in order to mitigate any potential adverse impacts to Harlinsdale, per Section 5.7 of the Franklin Zoning Ordinance. Please add this note to the plan set as a condition of approval.

If Federal funds are proposed to be used in any capacity, a Section 106 Review will be required to be undertaken by the Tennessee Historical Commission to ensure that Harlinsdale is not adversely impacted.
[Edited By Amanda Rose]

Stormwater

General Issues

24. Long Term Maintenance Plan

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

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

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

<http://www.franklintn.gov/government/engineering/stormwater/construction-development/post-construction-maintenance>

29. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov While the City is operating as a Qualified Local Program, it cannot issue itself coverage. A notice of intent shall be submitted to TDEC to obtain coverage under the CGP.

30. Stormwater Management Plan

ellen.moore@franklinn.gov Applicant shall include details for all stormwater features proposed. Water quality swales and a dry pond have been proposed, but these areas are not called out on the plans. Additional information, such as water quality and quantity calculations, a drainage map, and grading sheets are needed to further review the stormwater management onsite.

This detailed site plan illustrates the layout of the Harpeth River Wastewater Treatment Plant, highlighting both existing facilities and proposed modifications. The plan is divided into several panels (PANEL 1 through PANEL 9) for organizational purposes.

Proposed and Modified Infrastructure:

- Water Intake & Treatment:** Includes the INFLUENT PUMP STATION, UV DISINFECTION SYSTEM (TO BE MODIFIED), and a PROPOSED UV DISINFECTION SYSTEM. A PROPOSED TEMPORARY CONSTRUCTION ACCESS is shown near the Harpeth River.
- Flow & Storage:** Features a PROPOSED FLOW EQUALIZATION BASIN, PROPOSED HEADWORKS, and a PROPOSED ELECTRICAL BUILDING.
- Biological & Chemical Processes:** Includes DENITRIFICATION FILTERS, a MODIFIED AUTOMATIC BACKWASH (ABW) FILTER, a PROPOSED ALUM FEED AND STORAGE, and a PROPOSED BNR DISTRIBUTION BOX. The plan also shows BNR BASINS (TO BE MODIFIED) and a RETURN SLUDGE PUMP STATION (TO BE MODIFIED).
- Sludge Handling & Processing:** Features a CURRENT BIOSOLIDS PROCESSING BUILDING, a PROPOSED THERMAL HYDROLYSIS SYSTEM, a FUTURE PHOSPHORUS REMOVAL AREA, a PROPOSED WASTE GAS FLARE, and a PROPOSED COMBINED HEAT & POWER SYSTEM.
- Clarification & Filtration:** Shows ten clarifiers (CLAR. 5 through CLAR. 10) and a CLARIFIER DISTRIBUTION BOX MODIFICATIONS.
- Energy & Future Development:** Includes a PROPOSED SOLAR DRYING SYSTEM (PILOT INSTALLATION), a PROPOSED SOLAR DRYING SYSTEM (PILOT INSTALLATION), and FUTURE SOLAR DRYING CHAMBERS.
- Other Facilities:** Includes a CURRENT OFFICE & LABORATORY, a PROPOSED RAS/WAS PUMP STATION (TO BE MODIFIED), PROPOSED SCUM HOLDING TANKS, a PROPOSED WAS STORAGE TANK, an EXISTING SOLAR ARRAY, a PROPOSED SOLIDS PROCESSING BUILDING, a PROPOSED ODOR CONTROL, and a PROPOSED DIGESTER BUILDING.
- Future & Other Infrastructure:** Shows PROPOSED ANAEROBIC DIGESTERS (2, 1 FUTURE), a PROPOSED F.O.G. RECEIVING STATION, and a PROPOSED WASTE GAS FLARE.

Geographic Context: The plant is situated along the Harpeth River, with Mack Hatcher Memorial Pkwy. to the north and Claude Yates Drive to the south. A north arrow and a scale bar (0 to 300 feet) are provided for orientation and measurement.

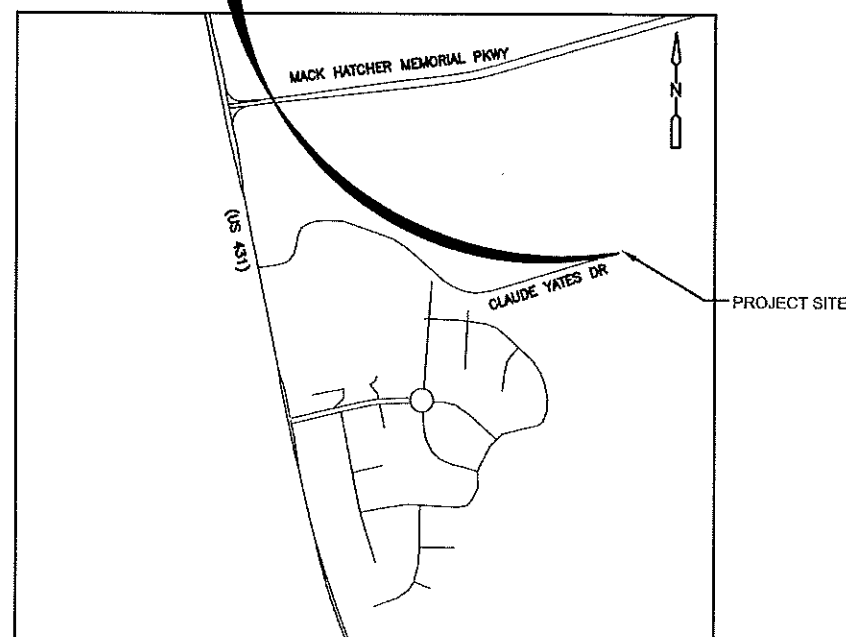
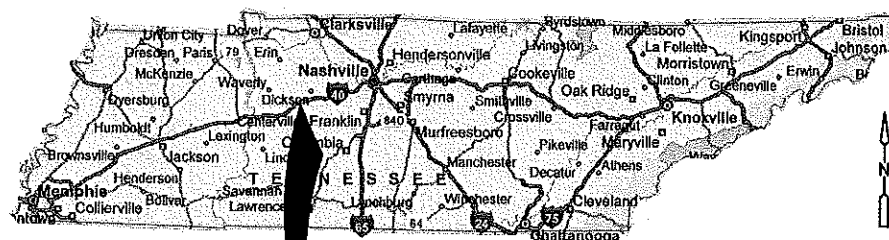
CITY OF FRANKLIN, TENNESSEE



HISTORIC
FRANKLIN
TENNESSEE

WATER RECLAMATION FACILITY MODIFICATIONS AND EXPANSION PROJECT COF CONTRACT NO. 2015-0163 VOLUME 1: GENERAL AND CIVIL

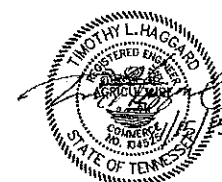
THIS MAP WAS OBTAINED BY MAPPOINT 2006 LICENSE TO CDM
STATE OF TENNESSEE



VICINITY MAP
NTS



GENERAL



CIVIL

OCTOBER 2015

**CDM
Smith**

Parkview Towers
210 25th Avenue North, Suite 1102
Nashville, TN 37203
Tel: (615) 320-3161

CDM SMITH PROJECT NUMBER: 14915-96594

OWNER'S REPRESENTATIVE:

MARK HILTY

DATE

PHONE: (615) 794-4554

ISSUED FOR PERMITTING

Xref's: [CDM_2436, Images: []]
Last saved by: BANDAM Time: 10/02/2015 1:35:40 PM
PLEASE UPDATE THE PROJECTWISE PATH (SELECT ATTRIBUTES IN PROJECTWISE AND CLICK CHECK BOX)
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E-22	LOW VOLTAGE SWITCHGEAR (LV-SWGR-2) ONE LINE POWER DIAGRAM
E-23	MCC-1 ONE LINE POWER DIAGRAM
E-24	MCC-2 ONE LINE POWER DIAGRAM
E-25	MCC-3 ONE LINE POWER DIAGRAM
E-26	MCC-4 ONE LINE POWER DIAGRAM
E-27	MCC-5 ONE LINE POWER DIAGRAM
E-28	MCC-5 ONE LINE POWER DIAGRAM (CONTINUED)
E-29	MCC-5 ONE LINE POWER DIAGRAM (CONTINUED)
E-30	MCC-6 ONE LINE POWER DIAGRAM
E-31	MCC-6 ONE LINE POWER DIAGRAM (CONTINUED)
E-32	MCC-6 ONE LINE POWER DIAGRAM (CONTINUED)
E-33	MCC-7 ONE LINE POWER DIAGRAM
E-34	MCC-7 ONE LINE POWER DIAGRAM (CONTINUED)
E-35	MCC-8 ONE LINE POWER DIAGRAM
E-36	MCC-8 ONE LINE POWER DIAGRAM (CONTINUED)
E-37	SOLAR SLUDGE DRYING SYSTEM ONE LINE POWER DIAGRAM
E-38	PP-FB-1 ONE LINE POWER DIAGRAM
E-39	PP-FB-2 AND PP-AL ONE LINE POWER DIAGRAM
E-40	EXISTING 480V SERVICES ONE LINE POWER DIAGRAMS DEMOLITION
E-41	EXISTING 480V SERVICES ONE LINE POWER DIAGRAMS MODIFICATIONS
E-42	EXISTING RETURN SLUDGE PUMP STATION (MSB-RSB) ONE LINE POWER DIAGRAM DEMOLITION
E-43	EXISTING RETURN SLUDGE BUILDING (MSB-RSB) ONE LINE POWER DIAGRAM MODIFICATIONS
E-44	EXISTING MSB-EB ONE LINE POWER DIAGRAM DEMOLITION AND MODIFICATIONS
E-45	EXISTING MCC-FB PARTIAL ONE LINE POWER DIAGRAM DEMOLITION AND MODIFICATIONS
E-46	4160V MAIN SWITCHGEAR (MV-SWGR-1) FRONT ELEVATION
E-47	LV-SWGR-1 & LV-SWGR-2 FRONT ELEVATIONS
E-48	MCC FRONT ELEVATIONS I
E-49	MCC FRONT ELEVATIONS II
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E-51	ELEMENTARY CONTROL DIAGRAMS I
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E-56	INSTRUMENTATION AND CONTROL RISER DIAGRAM
E-57	ELECTRICAL BUILDING POWER PLAN
E-58	ELECTRICAL BUILDING LIGHTING PLAN
E-59	EQUALIZATION TANK ELECTRICAL PLAN
E-60	HEADWORKS LOWER LEVEL POWER PLAN
E-61	HEADWORKS UPPER LEVEL POWER PLAN
E-62	HEADWORKS LOWER LEVEL LIGHTING PLAN
E-63	HEADWORKS UPPER LEVEL LIGHTING PLAN
E-64	BNR BASINS INFLUENT DISTRIBUTION BOX ELECTRICAL PLAN
E-65	BNR BASIN NO. 1 AND NO. 2 MODIFICATIONS PLAN

DESIGNED BY: C. CARDEN		CITY OF FRANKLIN, TENNESSEE WATER RECLAMATION FACILITY MODIFICATIONS AND EXPANSION PROJECT COF CONTRACT NO. 2015-0163	INDEX OF SHEETS (2 OF 3)	PROJECT NO. 14915-96594
DRAWN BY: I. OLIVER				FILE NAME: G002INDX.DWG
SHEET CHK'D BY: B. LEE				SHEET NO.
CROSS CHK'D BY: R. HUGENARD				G-2
APPROVED BY: C. CARDEN				
DATE: OCTOBER 2015				ISSUED FOR PERMITTING
REV. NO.	DATE	DRWN	CHKD	REMARKS

[illegible]

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM 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. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND BUILDING PERMITS, UTILITY DISCONNECTION AND UTILITY RECONNECTION/NEW SERVICE APPLICATIONS AND FEES.
3. ALL ELEVATIONS ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND BEARINGS ARE REFERENCED TO THE TENNESSEE STATE COORDINATE SYSTEM (NAD83).
4. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. BEFORE STARTING ANY EXCAVATION, NOTIFY TENNESSEE 811 A MINIMUM OF 72 HOURS IN ADVANCE, EXCLUDING WEEKENDS AND HOLIDAYS, AT PHONE NUMBER 811 OR (800) 351-1111, SO THAT EXISTING UTILITIES CAN BE MARKED OR STAKED. THE CITY DOES NOT PARTICIPATE IN 811; THE CONTRACTOR SHALL CALL (615)794-4554 TO SET UP A TICKET FOR WATER AND SEWER UTILITIES ENTERING THE PLANT TO BE MARKED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES ON THE PLANT SITE.
5. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK AND SCHEDULE UTILITY SERVICE DISCONNECTIONS AND RECONNECTIONS. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
6. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS SEWERS, DRAINS WATER OR GAS PIPES, CONDUITS, CABLES, POLES, WALLS, POSTS, ETC. ARE TO BE CAREFULLY PROTECTED. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO REMOVING ANY OBSTRUCTIONS NOT SPECIFICALLY NOTED ON THE PLANS.
7. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, THORCHES, RED LANTERNS AND GUARDS DURING PROGRESS OF CONSTRUCTION WORK IN PUBLIC ROADWAYS, IN ACCORDANCE WITH APPLICABLE TDOT REGULATIONS.
8. ALL SITE CLEARING AND CONSTRUCTION DEBRIS AND EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL SITE SHALL BE APPROVED BY THE OWNER.
9. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF DEMOLITION, CLEARING & GRUBBING REQUIRED, PRIOR TO BID SUBMISSION.
10. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
11. CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE LAYOUT OF THE PIPING, SITE IMPROVEMENTS AND WORK INCIDENTAL TO THE PROJECT. ANY DEVIATION FROM THE PRESCRIBED ALIGNMENT NECESSARY TO AVOID CONFLICTS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OR OWNER.
12. CONTRACTOR TO COORDINATE WITH RESPONSIBLE UTILITY FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ANY TESTING REQUIRED BY THE LOCAL GOVERNING AGENCY IN ADDITION TO THE TESTING REQUIREMENTS OUTLINED IN THE SPECIFICATIONS.
14. TO MAINTAIN CONTRACT PLAN CLARITY ALL SYSTEM AND EQUIPMENT COMPONENTS MAY NOT BE SHOWN. CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ALL EQUIPMENT, FITTINGS, ADAPTERS, CONNECTORS, PIPING, VALVES AND OTHER COMPONENTS TO PROVIDE FULLY FUNCTIONAL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
15. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTROL OF ALL EROSION AND SEDIMENTATION.
16. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
17. CONTRACTOR SHALL PROTECT ALL PERMANENT CONCRETE SURVEY MONUMENTS.
18. ALL AREAS NOT PAVED, DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SODDING OR SEEDING AND MULCHING UNLESS OTHERWISE INDICATED. SOD, SEED AND MULCH SHALL BE PLACED, WATERED AND FERTILIZED IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS.
19. SEE SPECIFICATION SECTIONS 01445 & 01480 FOR FLUSHING AND TEST REQUIREMENTS.

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PROJECT NO. 14915-96594
FILE NAME: G003INDX.DWG

SHEET NO.

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DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
 2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 3. ALL SALVAGED MATERIALS AND EQUIPMENT BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING UTILITY STRUCTURES, PIPING, VALVES, ETC., SHALL BE FIRST OFFERED TO THE OWNERS REPRESENTATIVE AND IF NOT ACCEPTED BY THEM SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFFSITE BY THE CONTRACTOR.
 4. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 5. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 6. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 7. ALL UTILITY SHUTOFFS AND THE REMOVAL OF EXISTING UTILITY LINES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND THE FRANKLIN WRF PLANT MANAGEMENT. PLANT OPERATION MUST BE MAINTAINED IN ACCORDANCE WITH THE CONSTRAINTS IDENTIFIED IN SPECIFICATION SECTION 01014, CONSTRUCTION SEQUENCE AND MAINTENANCE OF PLANT OPERATION REQUIREMENTS.
 8. ALL AREAS BEING STRIPPED OR CLEARED OF EXISTING PAVEMENT AND GRAVEL SHALL BE FILLED WITH A MINIMUM OF SIX INCHES OF TOPSOIL, GRADED SMOOTH TO MATCH PLAN OR ADJACENT ELEVATIONS, STRAW MULCHED AND SEEDED.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, DEWATERING, AND DISPOSAL OF ANY SLUDGES OR OTHER RESIDUALS THAT REMAIN IN STRUCTURES OR BASINS TO BE DEMOLISHED.
 10. ALL PIPING TO BE ABANDONED IN PLACE OR REMOVED SHALL BE DRAINED OR PUMPED DRY OF ALL LIQUIDS PRIOR TO REMOVAL OR ABANDONMENT OF THE PIPING. ALL LIQUIDS FROM THE PIPELINES SHALL BE STRICTLY CONTAINED. IF THE LIQUIDS ARE CHEMICALS OR ANY OTHER LIQUIDS THAT CANNOT BE DISPOSED OF INTO THE TREATMENT FACILITY, THE CONTRACTOR WILL BE RESPONSIBLE FOR APPROPRIATE OFFSITE DISPOSAL. OTHER LIQUIDS SHALL BE PUMPED INTO TANKER TRUCKS AND THEN METERED INTO THE INFLUENT PUMP STATION OVER SEVERAL DAYS AT A RATE THAT IS ACCEPTABLE TO THE PLANT MANAGEMENT.
 11. PIPING AND UTILITIES NO LONGER IN USE SHALL BE COMPLETELY REMOVED IF LOCATED IN AN AREA OF PROPOSED EXCAVATION, WHETHER FOR NEW CONSTRUCTION OR EXISTING STRUCTURE DEMOLITION. IF EXCAVATION IS NOT OTHERWISE REQUIRED AS PART OF THIS PROJECT, THE UNUSED PIPING AND UTILITIES SHALL BE ABANDONED IN PLACE AS FOLLOWS:
 - A. PIPES 8" DIAMETER AND SMALLER SHALL BE FILLED WITH NON-SHRINK GROUT OR FLOWABLE FILL.
 - B. PLUGS OR CAPS SHALL BE INSTALLED ON THE ENDS OF PIPES GREATER THAN 8" DIAMETER.
 12. PIPING AND UTILITIES THAT ARE IN THE WAY OF NEW PIPING, DUCT BANKS, AND UTILITIES SHOULD BE REMOVED TO THE EXTENTS NECESSARY AND THE REMAINING PIPE SHALL BE ABANDONED IN PLACE AS INDICATED ABOVE.
- SITE PLAN NOTES:**
1. ALL SITE CONSTRUCTION MATERIALS AND WORKMANSHIP, INCLUDING BUT NOT LIMITED TO PAVING, STRIPING, AND CONCRETE SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS, DETAILS AND REQUIREMENTS OF THE CITY OF FRANKLIN AS WELL AS OTHER STANDARDS ESTABLISHED IN THE DRAWINGS AND SPECIFICATIONS (IF THE REQUIREMENTS CONFLICT THE MOST STRINGENT PORTIONS OF EACH REQUIREMENT SHALL APPLY).
 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND ON THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 3. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL NECESSARY PERMITS, AND PAY ALL APPLICABLE FEES.
 4. SHOULD ANY DAMAGES OCCUR DURING EITHER ON-SITE OR OFF-SITE CONSTRUCTION TO ANY IMPROVEMENTS TO REMAIN (SUCH AS UTILITIES, PAVEMENTS, FENCES, ETC.) OR TO ANY SURVEY POINTS TO REMAIN (SUCH AS REFERENCE POINTS, PROPERTY CORNERS, ETC.) AND IF SAID DAMAGES ARE CAUSED BY OR ARE THE RESULT OF ACTIVITIES OF THE CONTRACTOR, HIS SUBCONTRACTORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGED IMPROVEMENTS AND/OR POINTS.
 5. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILITY LINE LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY.
 6. DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED HEREON.
 7. REFER TO ARCHITECTURAL AND/OR MECHANICAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF PROPOSED UTILITY SERVICE ENTRY LOCATIONS, DOCKS, RAMPS, AND PRECISE BUILDING DIMENSIONS.
 8. ALL PAINTED PARKING LOT OR DRIVEWAY STRIPING SHALL BE TRAFFIC GRADE PAINT.
 9. ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY DISCONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
 10. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 11. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
 12. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT AS WELL AS OTHER STANDARDS ESTABLISHED IN THE DRAWINGS AND SPECIFICATIONS (IF THE REQUIREMENTS CONFLICT THE MOST STRINGENT PORTIONS OF EACH REQUIREMENT SHALL APPLY).
 13. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICES INSPECTION FEES.
 14. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SANITARY SEWERS AND WATER LINES WHERE POSSIBLE. IF CROSSINGS OR PARALLEL RUNS OF WATER AND WASTEWATER LINES OF ANY TYPE CANNOT MEET THESE REQUIREMENTS THE ENGINEER SHALL BE NOTIFIED AND SHALL APPROVE THE PROPOSED RESOLUTION. IF THE ISSUE CANNOT BE RESOLVED IN ANY OTHER WAY BUT TO PLACE THE UTILITIES CLOSER TOGETHER, THE CROSSINGS OR PARALLEL RUNS SHALL BE INSTALLED PER DETAILS "W" AND "X" ON PLAN SHEET CD-10 AND DETAIL "P" ON SHEET CD-7.
 15. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 16. ALL AND ANY FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
 17. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.

GRADING AND DRAINAGE NOTES:

1. ALL GRADING, DRAINAGE, EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE CITY OF FRANKLIN, TENNESSEE AND THE REQUIREMENTS ESTABLISHED IN THESE DRAWINGS AND SPECIFICATIONS (IF THE REQUIREMENTS CONFLICT THE MOST STRINGENT PORTIONS OF EACH REQUIREMENT SHALL APPLY).
2. THE PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT APPROVAL OF THE OWNER AND PROPER AGREEMENTS WITH THE AFFECTED ADJACENT PROPERTY OWNERS.
4. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
5. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.
7. TOPSOIL AND OTHER MATERIALS NOT SUITABLE FOR FILL OR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN AND AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AGO OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.
11. EXCAVATED SUBGRADES AND EACH LAYER OF FILL SHALL BE OF A QUALITY ACCEPTABLE TO THE OWNERS REPRESENTATIVE AND SHALL NOT INCLUDE ORGANIC MATERIAL, Boulders, DEBRIS, WET MATERIAL, ETC. CUT OR STRIPPED AREAS SHALL BE PROOF ROLLED PRIOR TO ANY FILLING. ALL GRADING ACTIVITY AND PLACEMENT OF MATERIAL SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER (OR THEIR REPRESENTATIVE), OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. MATERIAL SHALL MEET OR EXCEED COMPACTION REQUIREMENTS SPECIFIED IN THE SPECIFICATIONS PUBLISHED BY THE CITY OF FRANKLIN, OR AS RECOMMENDED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
12. BACKFILL IN AREAS OF STRUCTURE OR BASIN DEMOLITION SHALL BE STRUCTURAL FILL. IF NEW CONSTRUCTION IS PROPOSED. OTHERWISE, BACKFILL AREAS OF STRUCTURE OR BASIN DEMOLITION WITH COMMON FILL.

LANDSCAPING NOTES:

1. ALL AREAS SHOWN OR DESIGNATED FOR SEEDING OR PLANTING SHALL BE CLEARED OF EXISTING PAVEMENT AND GRAVEL, FILLED WITH A MINIMUM OF SIX INCHES OF TOPSOIL, AND GRADED SMOOTH TO WITHIN ONE INCH OF TOP OF CURB OR SIDEWALK ELEVATION.
2. REUSE EXISTING ON SITE TOPSOIL. IF QUANTITY IS INSUFFICIENT, IMPORT FRIABLE LOAM MATERIAL. FILL OF SUBSOIL, ROOTS, GRASS, WEEDS, STONE, INORGANIC COMPOSITIONS, CHEMICAL RESIDUE, OR OTHER FOREIGN MATTER, ACIDITY RANGE (pH) OF 5.5 TO 7.5 AND CONTAINING A MINIMUM OF 4% AND A MAXIMUM OF 25% ORGANIC MATTER.
3. SEED ALL DISTURBED AREAS NOT BEING OTHERWISE PLANTED. MULCH ALL SEEDED AREAS WITH A 3/4" LAYER OF WHEAT STRAW MULCH.
4. LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WITH WORK. ANY COSTS ASSOCIATED WITH REPAIR OF ANY DAMAGED UTILITIES WILL BE BORNE BY THE LANDSCAPE CONTRACTOR.

EROSION AND SEDIMENT CONTROL NOTES:
(FOR ADDITIONAL EPSC REQUIREMENTS, SEE CITY OF FRANKLIN NOTES HEREON. IN CASE OF DISCREPANCIES, MOST STRINGENT REQUIREMENT SHALL APPLY.)

1. TEMPORARY SEDIMENT BARRIERS SHALL BE PLACED PRIOR TO GRADING WORK IN ORDER TO PROTECT EXISTING INLETS AND ADJACENT PROPERTIES FROM EROSION SEDIMENT.
2. DUST CONTROL ON SITE SHALL BE KEPT WITHIN ACCEPTABLE LIMITS BY SPRINKLING WITH WATER OR OTHER ACCEPTABLE METHODS.
3. MAXIMUM SLOPE CUTS SHALL NOT EXCEED 3:1 UNLESS APPROVED BY THE OWNERS REPRESENTATIVE. CUT AND FILL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED BY EROSION CONTROL FABRIC, HYDROSEEDING, SOD, OR OTHER ACCEPTABLE METHODS.
4. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTORS 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.
5. THE LOCATIONS OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES TO MAINTAIN A FUNCTIONAL EROSION CONTROL SYSTEM.
6. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED PERIODS OF CONTINUOUS RAINFALL.
7. EROSION CONTROL DEVICES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A FUNCTIONAL EROSION CONTROL SYSTEM.
8. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED AND THEN REMOVED SO THAT DRAINAGE OF THE SITE IS NOT IMPEDED.
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
10. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
11. TOPSOIL SHALL BE RE-SPREAD A MINIMUM DEPTH OF 6" OVER ALL DISTURBED AREAS.
12. AREAS THAT HAVE BEEN STRIPPED, CUT SLOPES, FILL SLOPES OR AREAS OTHERWISE DISTURBED SHALL HAVE PERMANENT STABILIZATION APPLIED (GRASS, SOD, ETC.). PERMANENT STABILIZATION SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF FINAL GRADING.
13. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.

CITY OF FRANKLIN STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

- Erosion and sediment control measures shall be designed to control the rainfall and runoff from a 2 year, 24 hour storm, as a minimum.
- Erosion prevention and sediment controls must be inspected once a week and 24 hours before a rain event after a 25 inch rain event and documented on the inspection site checklist.
- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
- Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading. This is a cover crop with at least 75% coverage.
- During non-germinating periods, mulch must be applied at the specified rates.
- EP&SC and stormwater controls shall be installed and maintained according to Franklin's BMP Manual. An online copy may be found 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.

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.
- On-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 are 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. Restoration or overseeding will be required, if necessary.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator must 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, have been installed properly along topographical contours downslope of the area to be disturbed prior to any grading, clearing and/or any other construction activity.

- 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, 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.

Sediment Fence & Inlet Protection Maintenance:

- 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.

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 entrances is required. Stones should be 3 inch crushed, washed, and well graded rock to at least a 10 inches depth and shall be kept clean by adding stone as needed. It shall be a minimum of 20 feet wide. See detail TCP-03 for specific construction entrance details.
(<http://www.franklin-gov.com/engineering/STORMWATER/bmp/tcp/tcp-03.pdf>)

Qualified Inspection Personnel:
A qualified person who has taken an approved erosion and sedimentation course must inspect BMPs.

Additional Waste & Pollutants
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.

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 a pumped equivalent, located in an undisturbed buffer area.
- D. All pumping of sediment laden water shall be through a sediment control BMP, such as a approved water filter bag or equivalent sediment removal facility, over undisturbed vegetated areas.

- Permit Requirements / EPSC Plan Revisions:**
- Obtaining of any permits is the responsibility of the stormwater management permit holder or developer.
 - 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.
 - 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 must be cleaned regularly for clogging and shall be cleaned and repaired as necessary.
- Remove sediment when accumulation reaches 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 centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
- Some sediment collected may 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.

DRAWING LEGEND:

EXISTING FEATURES

- YARD HYDRANT
- WATER METER
- WATER VALVE
- RECLAIMED WATER VALVE
- FIRE HYDRANT
- SIGN
- COMMUNICATIONS / INSTRUMENTATION PANEL
- VERTICAL PIPE RISER
- LIGHT POLE
- MANHOLE (SURVEYED)
- MANHOLE (RECORD)
- SEWER VALVE
- ELECTRIC BOX
- SEWER CLEAN OUT
- DRAIN INLET
- UNDERGROUND ELECTRIC RISER OR MARK
- FIBER OPTIC BOX
- GUY WIRE ANCHOR
- TELEPHONE POLE
- ELECTRIC POWER POLE
- TELEPHONE BOX
- AREA DRAIN
- CURB INLET
- ENDWALL
- GAS METER
- STEEL PIPE BOLLARD
- BENCHMARK
- WOODEN HUB - S.U.E. MARK
- PK NAIL - S.U.E. MARK
- INDICATES INFORMATION FROM RECORD DATA
- POTABLE WATER
- PLANT WATER

PROPOSED FEATURES

- STEEL PIPE BOLLARD
- WATER METER
- NATURAL GAS METER
- TRAFFIC FLOW PATTERN INDICATOR
- PAINTED HANDICAP PARKING SYMBOL
- SIGNAGE
- CONCRETE MANHOLE
- DRAIN CLEANOUT
- YARD HYDRANT OR HOSE BIB
- PIPE PLUG OR CAP
- AIR RELEASE AND/OR VACUUM VALVE
- WATER VALVE
- CONCRETE HEADWALL/ENDWALL
- DRAIN
- EYEWASH STATION AND/OR SHOWER
- AREA DRAIN OR CATCH BASIN
- CURB (COMBINATION) INLET
- SOLID ALUMINUM COVER
- SITE CONCRETE (PADS, SLABS, S/W)
- WASHED STONE EQUIPMENT YARD
- GRAVEL ROADWAY / DRIVEWAY
- PROPOSED NEW ASPHALT PAVEMENT

- YARD PIPING BELOW GRADE
- SMALL DIA. YARD PIPING BELOW GRADE
- YARD PIPING ABOVE GRADE
- TRENCH DRAIN
- PROPOSED CHAIN LINK FENCE
- PROPOSED W-BEAM GUARDRAIL

SITE DATA FOR GRADING & EPSC:

TOTAL SITE AREA:	109.6 ACRES
DISTURBED AREA:	41.6 ACRES
IMPERVIOUS AREA:	
EXISTING:	5.49 ACRES (MINUS PROPOSED DEMOLITION)
PROPOSED:	6.20 ACRES
TOTAL:	11.69 ACRES (POST CONSTRUCTION)

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. (See web site <http://www.franklin-gov.com/pdf/asbuildrequirements.>)**

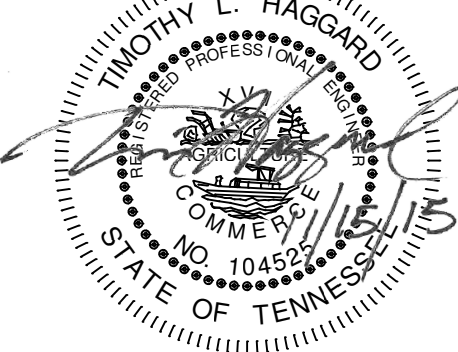
SUBSURFACE INVESTIGATION DATA:

SOIL AND SUBSURFACE INVESTIGATIONS WERE CONDUCTED ON SITE. A COPY OF THE REPORT IS AVAILABLE FROM THE ENGINEER FOR REVIEW.

REFERENCE DATUM:

HORIZONTAL DATUM AND COORDINATE VALUES ARE TENNESSEE STATE PLANE, NAD83, U.S. SURVEY FEET, AND ARE TIED TO THE TGRN.

VERTICAL DATUM IS NAVD 88. ELEVATIONS ARE SHOWN IN U.S. SURVEY FEET.



NOTE: THE CITY OF FRANKLIN DOES NOT PARTICIPATE IN 811. THE CONTRACTOR SHOULD CALL (615) 794-4554 TO SET UP A TICKET FOR WATER & SEWER UTILITIES ENTERING THE PLANT TO BE MARKED.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	OCT. 2015

CDM Smith
210 25th Avenue North, Suite 1102
Nashville, TN 37203
Tel: (615) 320-3161

CIVIL INFRASTRUCTURE ASSOCIATES
602 North Walnut Street
Murfreesboro, TN 37130
Tel: (615) 663-7676

CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

GENERAL CIVIL NOTES AND LEGEND

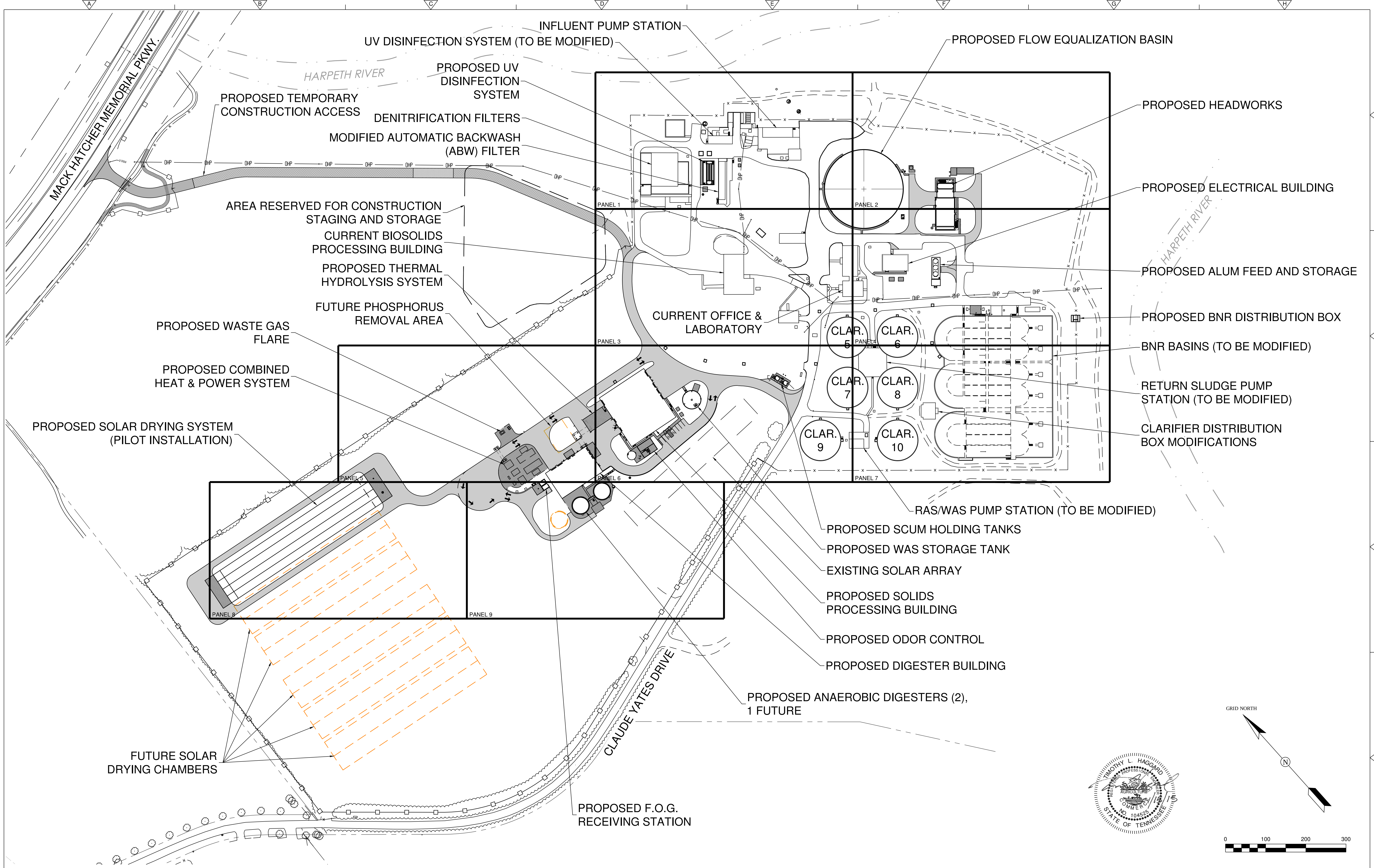
PROJECT NO.	14915-06594
FILE NAME:	CoF_WRF_Civil

SHEET NO.

C-1

ISSUED FOR PERMITTING

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: _____ T. HAGGARD
DATE: _____ OCT. 2015

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CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT PLAN AND KEY MAP
SHEET NO. C-2

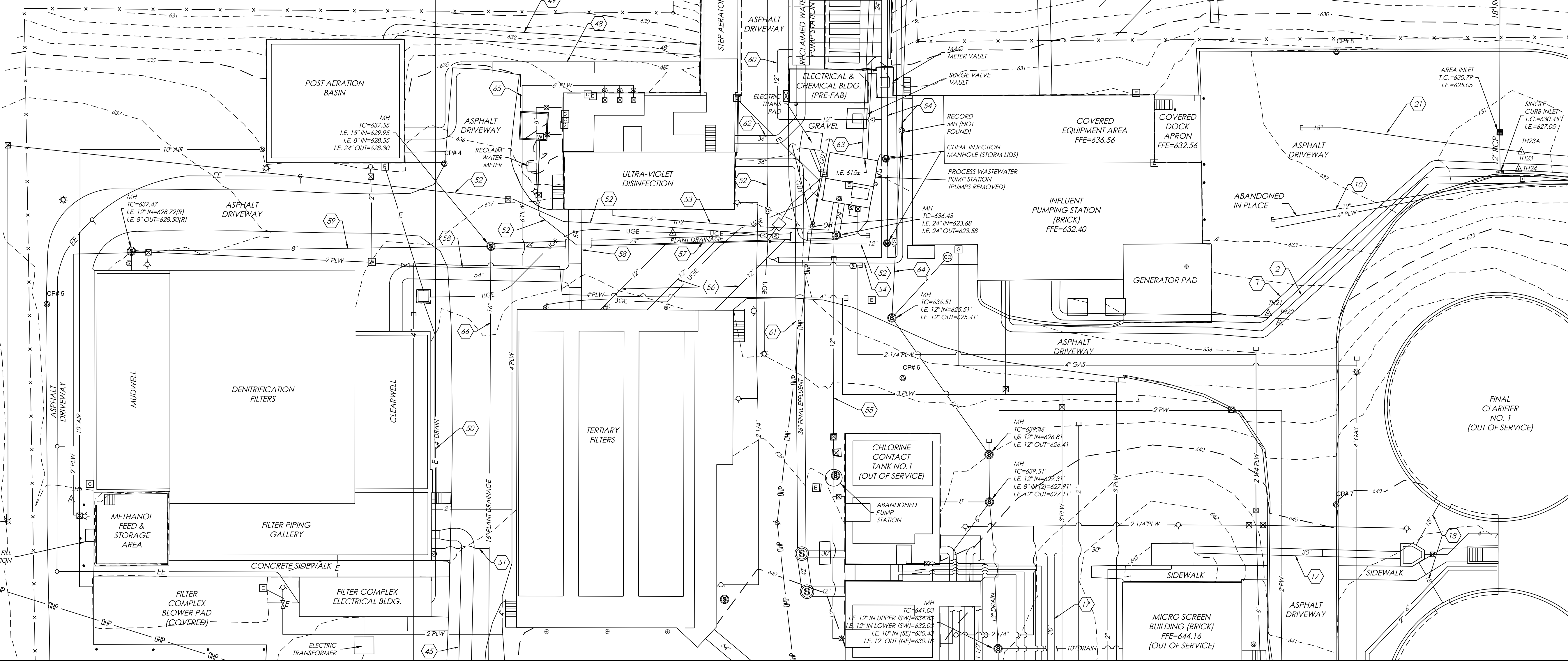
PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-2
ISSUED FOR PERMITTING

REFER TO PANEL 5, SHEET C-7 FOR:
- EXISTING PIPE SCHEDULE
REFER TO PANEL 2, SHEET C-4 FOR:
- S.U.E. TEST HOLE DATA



GRID NORTH

N



MATCHLINE - PANEL 3

MATCHLINE - PANEL 3

PANEL 4

SURVEY NOTES:

- This survey was done under the authority of TCA 62-18-126 and no boundary surveying was performed. This drawing does not represent a general property survey as defined by rule 0820-3-07.
- Location of underground utilities as shown hereon are based on field locations of above-ground structures, observed evidence, limited subsurface utility exploration, and record maps provided by the City of Franklin. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures likely exist.
- Topographic information was derived from a field run radial survey using a 3" Robotic Total Station for vertical and horizontal positioning.
- Coordinate values are Tennessee State Plane, NAD 83, US Survey Feet and are tied to the Tennessee Geodetic Reference Network.
- All subsurface improvements within the limits of the survey are not necessarily shown hereon. Improvements likely exist which are not visible for location.
- Elevations shown hereon are based on the record plant datum which according on GPS field observations is tied to the NAVD 88 vertical datum.

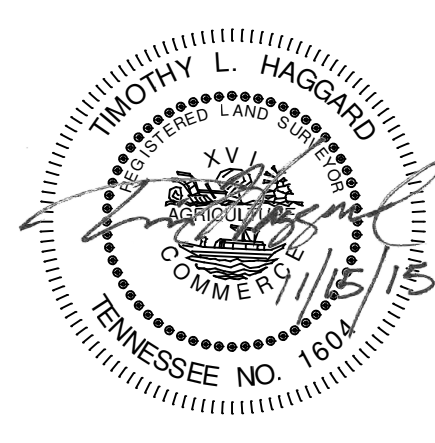
SURVEY CONTROL POINTS

Point	Northing	Easting	Elevation	Description
1	586291.87	1711334.99	645.05	IRON PIN WITH CAP 3' NW OF DRIVEWAY
2	586494.24	1711560.24	643.82	MAG NAIL & DISK IN EDGE OF PAVEMENT
3	586885.93	1711097.11	641.28	MAG NAIL & DISK IN EDGE OF PAVEMENT
4	587091.08	1711284.73	636.36	MAG NAIL & DISK IN E.P. @ SW COR. OF S/W

DRAWING LEGEND

- YARD HYDRANT
- WATER METER
- WATER VALVE
- RECLAIMED WATER VALVE
- FIRE HYDRANT
- SIGN
- COMMUNICATIONS / INSTRUMENTATION PANEL
- VERTICAL PIPE RISER
- LIGHT POLE
- MANHOLE (SURVEYED)
- MANHOLE (RECORD)
- SEWER VALVE
- ELECTRIC BOX
- SEWER CLEAN OUT
- DRAIN INLET
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- STEEL PIPE BOLLARD
- BENCHMARK
- WOODEN HUB - S.U.E. MARK
- PK NAIL - S.U.E. MARK

- PK NAIL - S.U.E. MARK
- (R) INDICATES INFORMATION FROM RECORD DATA
- PW POTABLE WATER
- PLW PLANT WATER



CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EXISTING SITE SURVEY
PANEL 1

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO.

C-3

ISSUED FOR PERMITTING

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	N/A
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	OCT. 2015

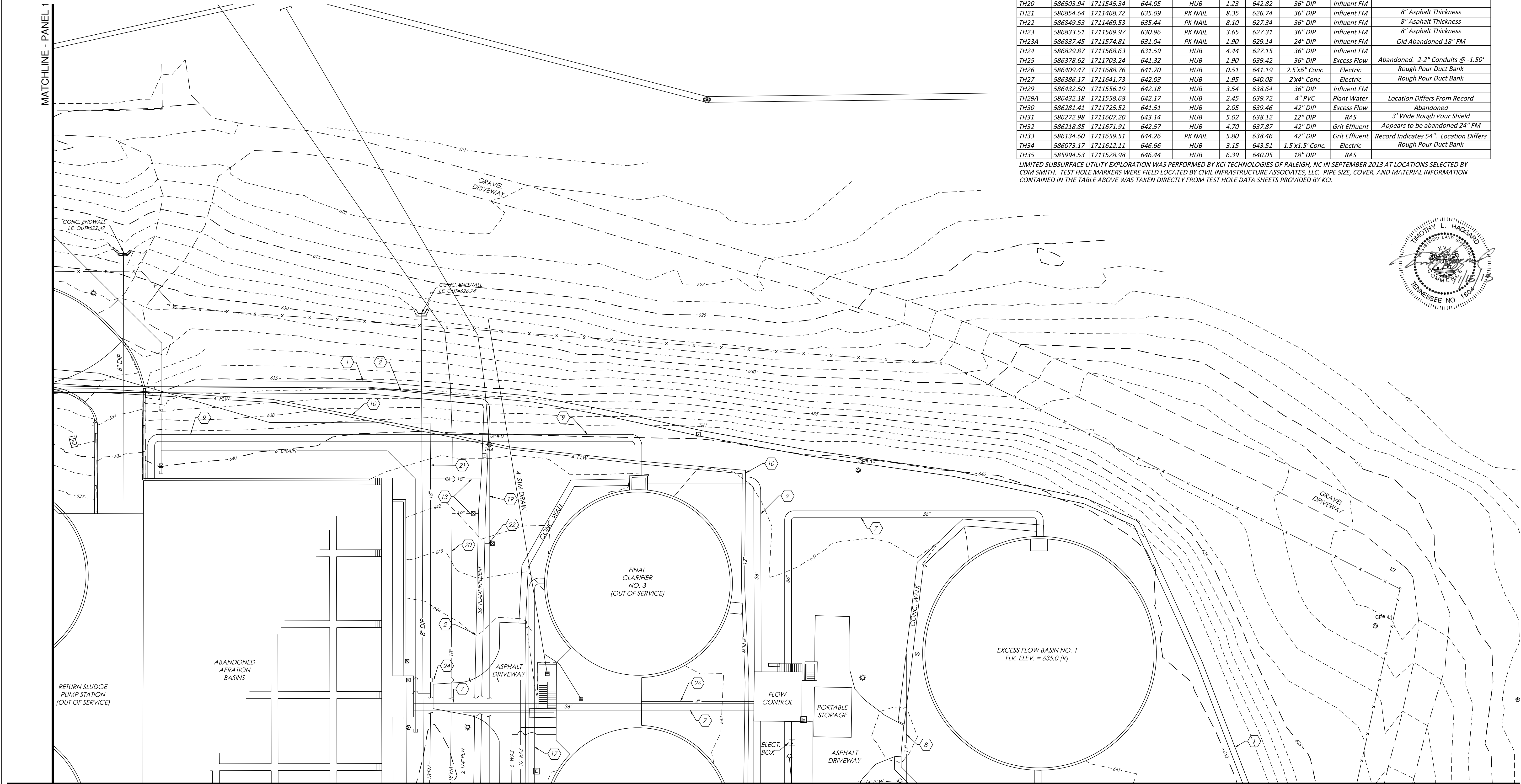
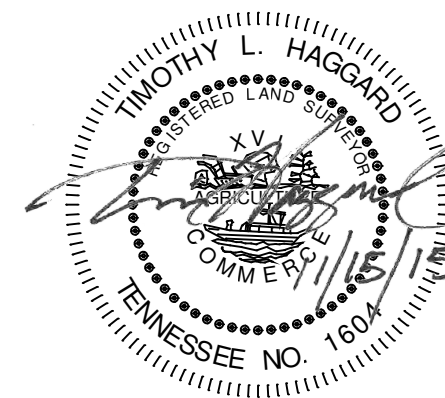
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CIVIL INFRASTRUCTURE ASSOCIATES
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Murfreesboro, TN 37130
Tel: (615) 663-7676

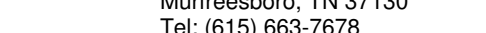


REFER TO PANEL 5, SHEET C-7 FOR:
- EXISTING PIPE SCHEDULE

LIMITED SUBSURFACE UTILITY EXPLORATION WAS PERFORMED BY KCI TECHNOLOGIES OF RALEIGH, NC IN SEPTEMBER 2013 AT LOCATIONS SELECTED BY CDM SMITH. TEST HOLE MARKERS WERE FIELD LOCATED BY CIVIL INFRASTRUCTURE ASSOCIATES, LLC. PIPE SIZE, COVER, AND MATERIAL INFORMATION CONTAINED IN THE TABLE ABOVE WAS TAKEN DIRECTLY FROM TEST HOLE DATA SHEETS PROVIDED BY KCI.

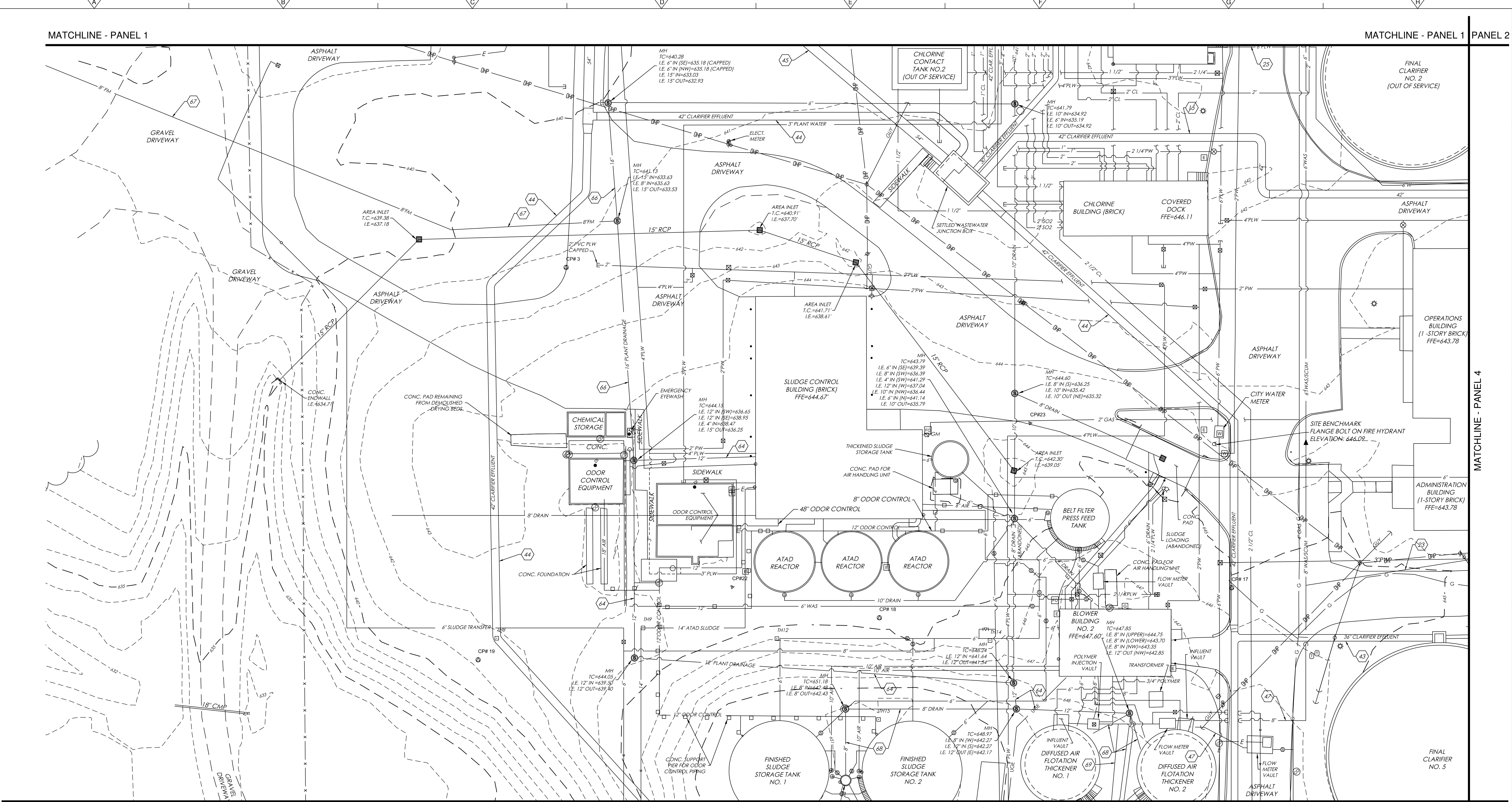


MATCHLINE - PANEL 4

						DESIGNED BY: _____ N/A	 CDM Smith 210 25th Avenue North, Suite 1102 Nashville, TN 37203 Tel: (615) 320-3161	 CIVIL INFRASTRUCTURE ASSOCIATES 602 North Walnut Street Murfreesboro, TN 37130 Tel: (615) 663-7678	CITY OF FRANKLIN, TENNESSEE WATER RECLAMATION FACILITY MODIFICATIONS AND EXPANSION PROJECT COF CONTRACT NO. 2015-0163	EXISTING SITE SURVEY PANEL 2	PROJECT NO.	14915-96594
					DRAWN BY: _____ TLH	FILE NAME:					CoF_WRF_Civil	
					SHEET CHK'D BY: _____	SHEET NO.						
					CROSS CHK'D BY: _____	C-4						
					APPROVED BY: _____ T. HAGGARD							
					DATE: _____ OCT. 2015							
REV. NO.	DATE	DRWN	CHKD	REMARKS								

ISSUED FOR PERMITTING

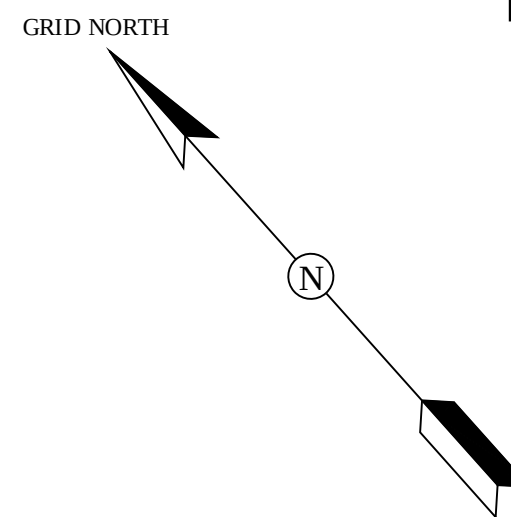
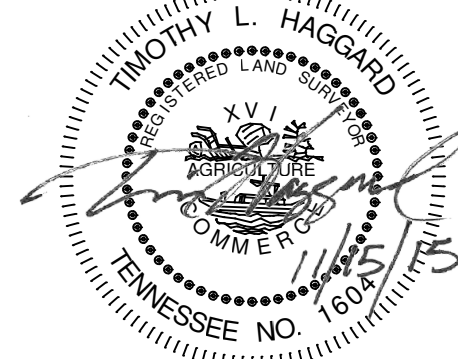
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PANEL 5 MATCHLINE - PANEL 6

PANEL 7

REFER TO PANEL 1, SHEET C-3 FOR:
- SURVEY NOTES
- SURVEY CONTROL POINT TABLE
- SURVEY LEGEND
REFER TO PANEL 2, SHEET C-4 FOR:
- S.U.E. TEST HOLE DATA
REFER TO PANEL 5, SHEET C-7 FOR:
- EXISTING PIPE SCHEDULE



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	N/A
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
APPROVED BY: _____	T. HAGGARD
DATE: _____	OCT. 2015

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Nashville, TN 37203
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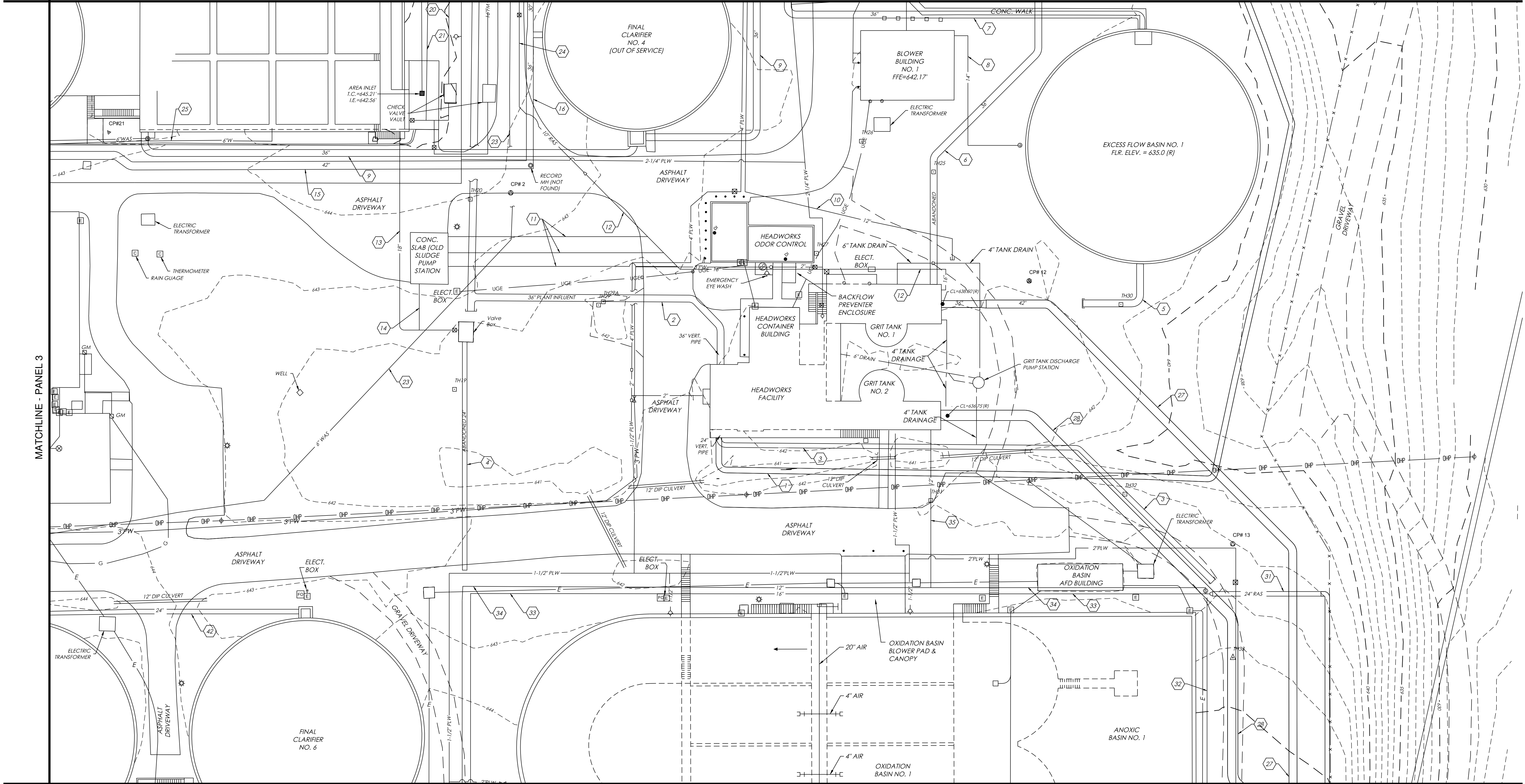
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CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

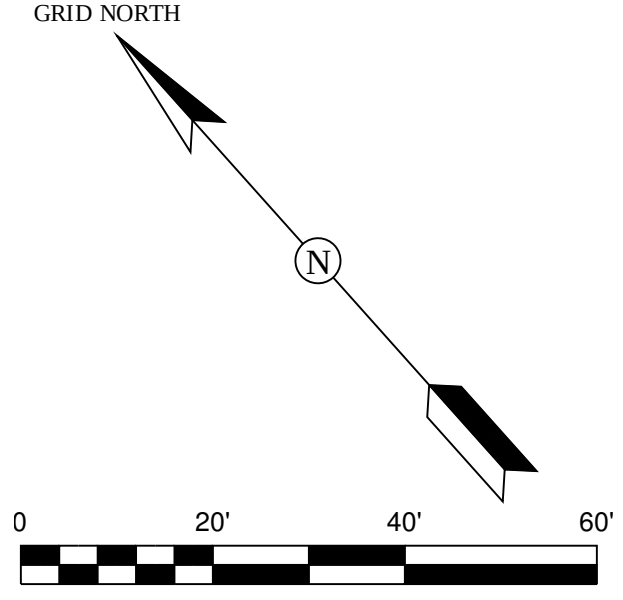
EXISTING SITE SURVEY
PANEL 3

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-5

ISSUED FOR PERMITTING



REFER TO PANEL 1, SHEET C-3 FOR:
- SURVEY NOTES
- SURVEY CONTROL POINT TABLE
- SURVEY LEGEND
REFER TO PANEL 2, SHEET C-4 FOR:
- S.U.E. TEST HOLE DATA
REFER TO PANEL 5, SHEET C-7 FOR:
- EXISTING PIPE SCHEDULE



					DESIGNED BY: N/A	CDM Smith 210 25th Avenue North, Suite 1102 Nashville, TN 37203 Tel: (615) 320-3161	CIVIL INFRASTRUCTURE ASSOCIATES 602 North Walnut Street Murfreesboro, TN 37130 Tel: (615) 663-7676	CITY OF FRANKLIN, TENNESSEE WATER RECLAMATION FACILITY MODIFICATIONS AND EXPANSION PROJECT COF CONTRACT NO. 2015-0163	EXISTING SITE SURVEY PANEL 4	PROJECT NO. 149 FILE NAME: CoF SHEET NO. C-6
					DRAWN BY: TLH					
					SHEET CHK'D BY:					
					CROSS CHK'D BY:					
					APPROVED BY: T. HAGGARD					
REV. NO.	DATE	DRWN	CHKD	REMARKS	DATE: OCT. 2015					

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X EXISTING PIPE SCHEDULE

No.	Size	Material	Service	Comments/Notes
1	36"	DIP	Influent FM	Partially located with S.U.E.
2	36"	DIP	Influent FM	Partially located with S.U.E.
3	24"	DIP	Influent FM	Abandoned Harpeth Meadows FM
4	24"	DIP	Influent FM	Abandoned Harpeth Meadows FM
5	36"	DIP	Wastewater	Abandoned to Excess Flow Basin 2
6	36"	DIP	Wastewater	Abandoned to Excess Flow Basin 1
7	36"	DIP	Wastewater	Out of Service
8	14"	DIP	Low Pressure Air	Out of Service
9	36"	DIP	Wastewater	Out of Service
10	12"	DIP	Plant Waste FM	Abandoned in Place
11	8"	DIP	Return Sludge	Abandoned in Place
12	16"	DIP	Return Sludge	Abandoned in Place
13	18"	DIP	Raw Wastewater	Abandoned in Place
14	18"	DIP	Return Sludge	Abandoned in Place
15	42"	DIP	Clarifier Effluent	Out of Service
16	36"	DIP	Clarifier Effluent	Out of Service
17	30"	DIP	Clarifier Effluent	Out of Service
18	18"	DIP	Clarifier Effluent	Out of Service
19	16"	DIP	Influent FM	Abandoned in Place - Fieldstone Farms
20	18"	DIP	Influent FM	Abandoned in Place - Spencer Creek
21	18"	DIP	Influent FM	Abandoned in Place - Plant Pump Sta.
22	16"	DIP	Raw Wastewater	Abandoned in Place
23	6"	DIP	Waste Sludge	Out of Service
24	10"	DIP	Return Sludge	Abandoned in Place
25	6"	CI	Spray Water	Out of Service
26	4"	DIP	Scum	Out of Service
27	42"	DIP	Grit Effluent	From Grit Tank No. 1
28	54"	DIP	Grit Effluent	From Grit Tank No. 2
29	36"	DIP	Oxidation Influent	
30	18"	DIP	Return Sludge (RAS)	
31	24"	DIP	Return Sludge (RAS)	
32	16"	DIP	Return Sludge (RAS)	Abandoned in Place?
33	16"	DIP	Return Sludge (RAS)	
34	12"	DIP	Return Sludge (RAS)	
35	12"	DIP	Return Sludge (RAS)	Abandoned in Place?
36	24"	DIP	BNR Basin Effluent	Basins No. 1 & 2
37	42"	DIP	BNR Basin Effluent	Basins No. 1 & 2
38	36"	DIP	BNR Basin Effluent	Basin No. 3
39	30"	DIP	Clarifier Influent	
40	24"	DIP	Clarifier Influent	#39 Influent Lines Reduced to 24"
41	6"	DIP	Scum	
42	24"	DIP	Clarifier Effluent	
43	36"	DIP	Clarifier Effluent	
44	42"	DIP	Clarifier Effluent	
45	54"	DIP	Clarifier Effluent	
46	14"	DIP	RAS/WAS	
47	8"	DIP	Waste Sludge (WAS)	
48	48"	DIP	Post Aeration Influent	
49	48"	DIP	Post Aeration Effluent	
50	4"	DIP?	Condensate Drain	From Filter Gallery
51	4"	DIP	Sump Drain	From Filter Gallery Sump Pump
52	12"	DIP	Reclaimed Water	
53	6"	DIP	UV Drain Line	
54	24"	DIP	Reclaimed Water	
55	12"	PVC	Reclaimed Water	Abandoned Portion Legends Ridge FM
56	12"	DIP	Backwash Waste	From Tertiary Filters
57	24"	DIP	Plant Waste	Gravity Waste Drain Line
58	54"	DIP	Filter Effluent	
59	8"	DIP	Mudwell Drain	Gravity Waste Drain Line
60	12"	DIP	Surge Valve Return	For Reclaimed Water Pump Station

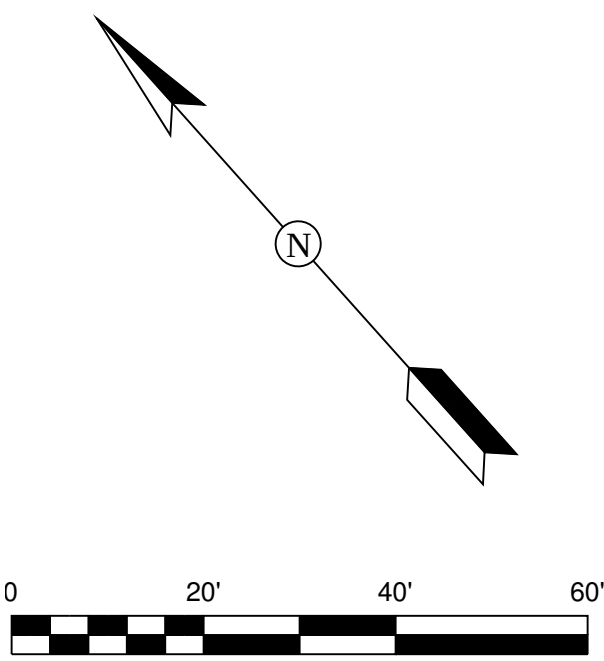
Note: All existing pipes may not be shown hereon and some pipes which are shown may not necessarily be included within this table.

X EXISTING PIPE SCHEDULE - Continued

No.	Size	Material	Service	Comments/Notes
61	36"	RCP	Final Effluent	Out of Service UV Influent
62	36"	DIP	Final Effluent	Reclaimed Water Pump Station Influent
63	24"	DIP	Plant Drainage	Gravity Waste Drain Line
64	12"	DIP	Plant Drainage	Gravity Waste Drain Line
65	6"	DIP	Plant Water	
66	16"	DIP	Plant Drainage	Gravity Waste Drain Line
67	8"	DIP	Influent FM	Force Main From Offsite
68	8"	DIP	Plant Drainage	
69	6"	DIP	DAF Bypass	

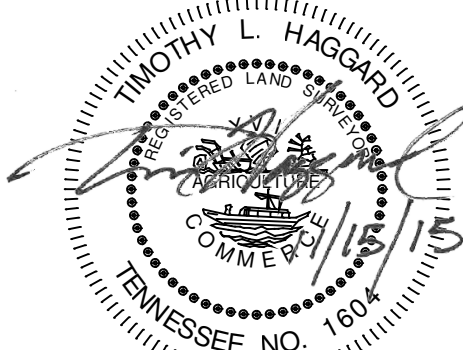
Note: All existing pipes may not be shown hereon and some pipes which are shown may not necessarily be included within this table.

GRID NORTH



REFER TO PANEL 1, SHEET C-3 FOR:

- SURVEY NOTES
- SURVEY CONTROL POINT TABLE
- SURVEY LEGEND



PANEL 3

MATCHLINE - PANEL 6

MATCHLINE - PANEL 8

MATCHLINE - PANEL 8 | MATCHLINE - PANEL 9

MATCHLINE - PANEL 9

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	N/A
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	OCT. 2015

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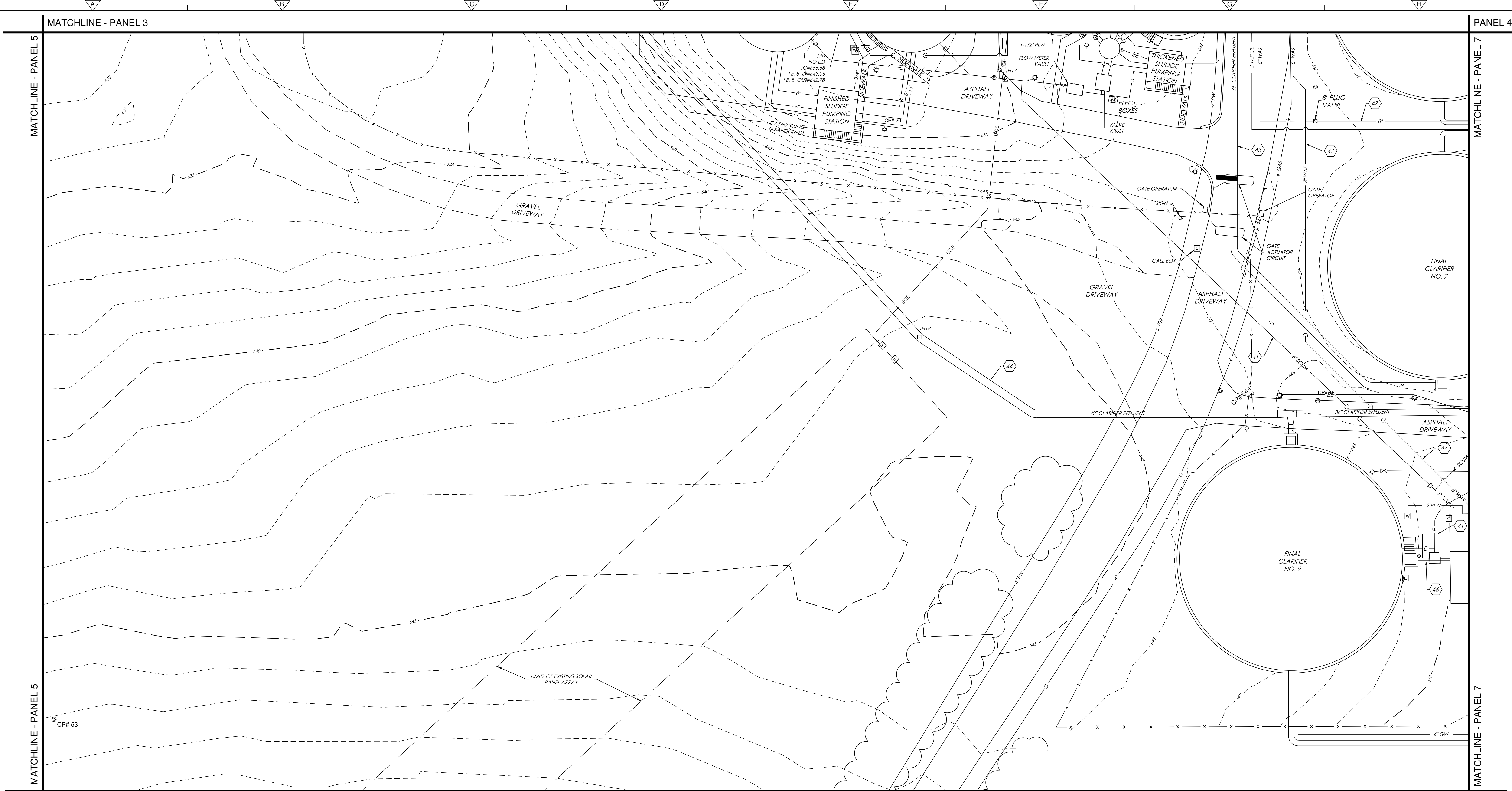
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EXISTING SITE SURVEY
PANEL 5

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-7

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GRID NORTH

REFER TO PANEL 1, SHEET C-3 FOR:

- SURVEY NOTES
- SURVEY CONTROL POINT TABLE
- SURVEY LEGEND

REFER TO PANEL 2, SHEET C-4 FOR:

- S.U.E. TEST HOLE DATA

REFER TO PANEL 5, SHEET C-7 FOR:

- EXISTING PIPE SCHEDULE

DESIGNED BY:	N/A
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SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
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EXISTING SITE SURVEY
PANEL 6

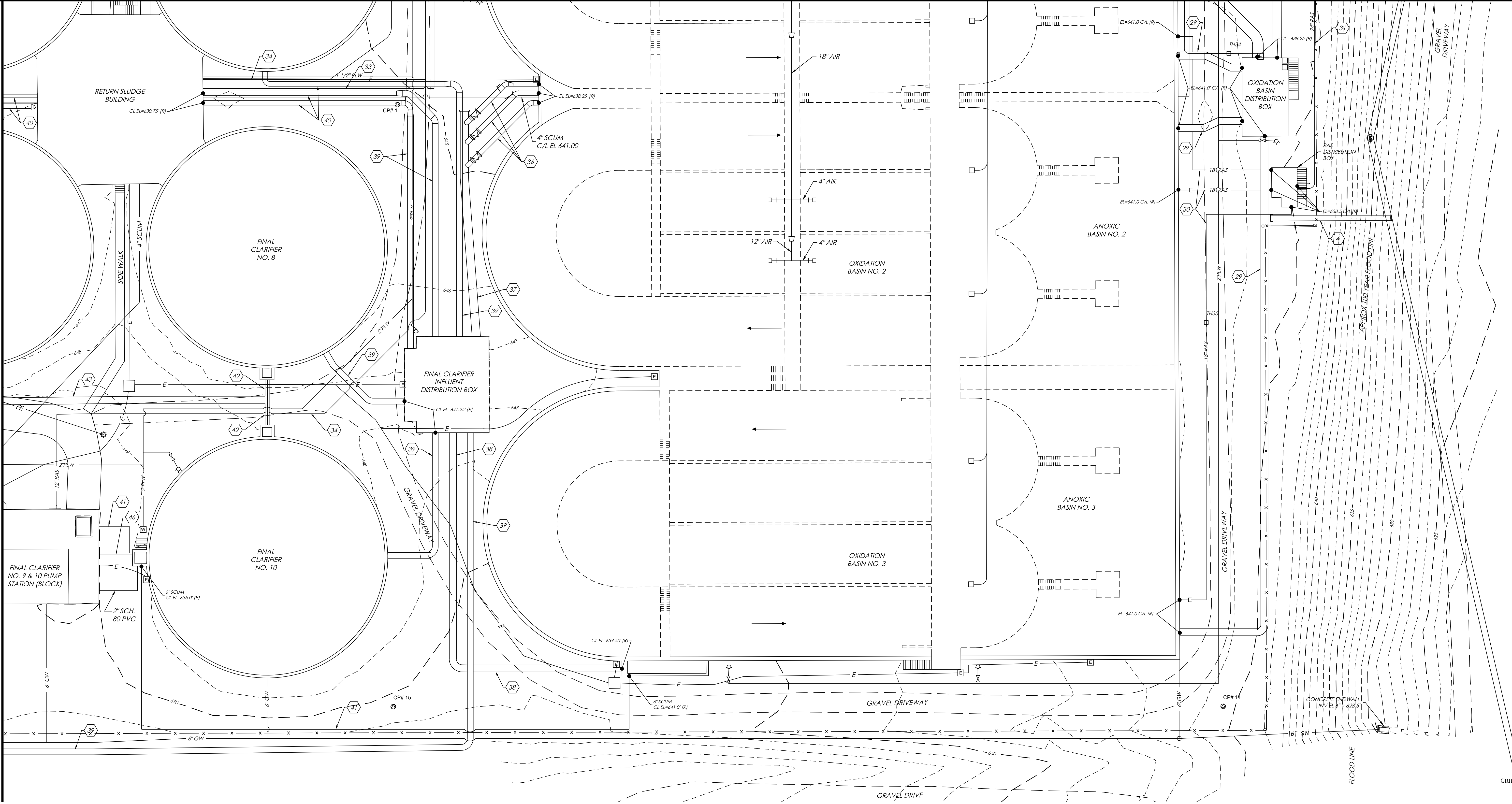
PROJECT NO.	14915-06594
FILE NAME:	CoF_WRF_Civil
SHEET NO.	C-8

PANEL 3 MATCHLINE - PANEL 4

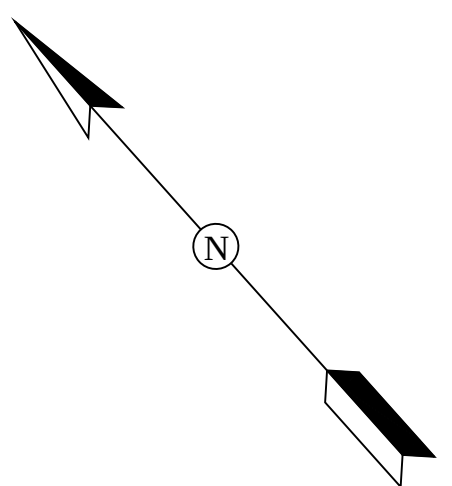
MATCHLINE - PANEL 4

MATCHLINE - PANEL 6

MATCHLINE - PANEL 6



REFER TO PANEL 1, SHEET C-3 FOR:
- SURVEY NOTES
- SURVEY CONTROL POINT TABLE
- SURVEY LEGEND
REFER TO PANEL 2, SHEET C-4 FOR:
- S.U.E. TEST HOLE DATA
REFER TO PANEL 5, SHEET C-7 FOR:
- EXISTING PIPE SCHEDULE



REV. NO.	DATE	DRWN	CHKD	REMARKS

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CROSS CHKD BY:	
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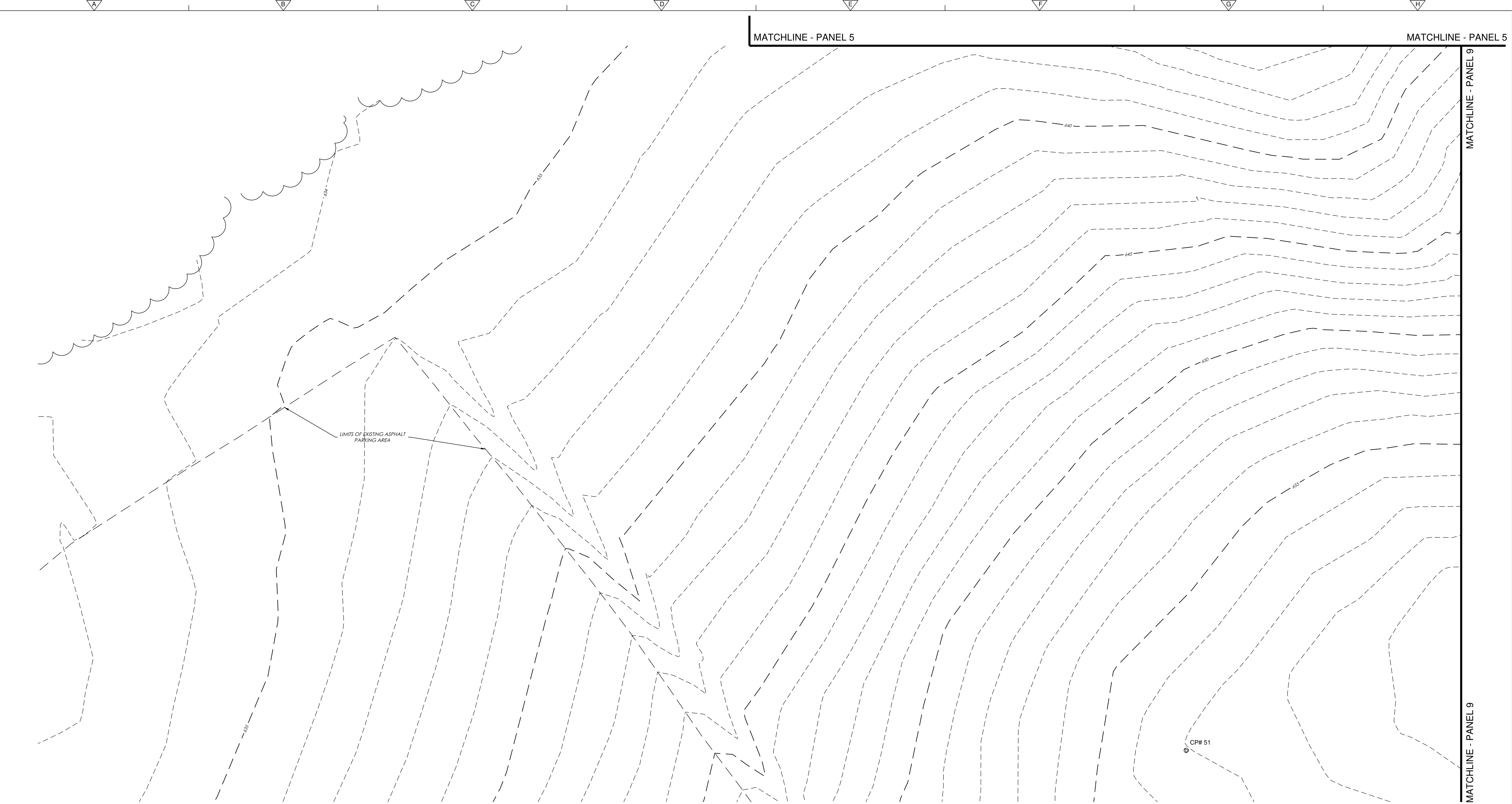
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COF CONTRACT NO. 2015-0163

EXISTING SITE SURVEY
PANEL 7

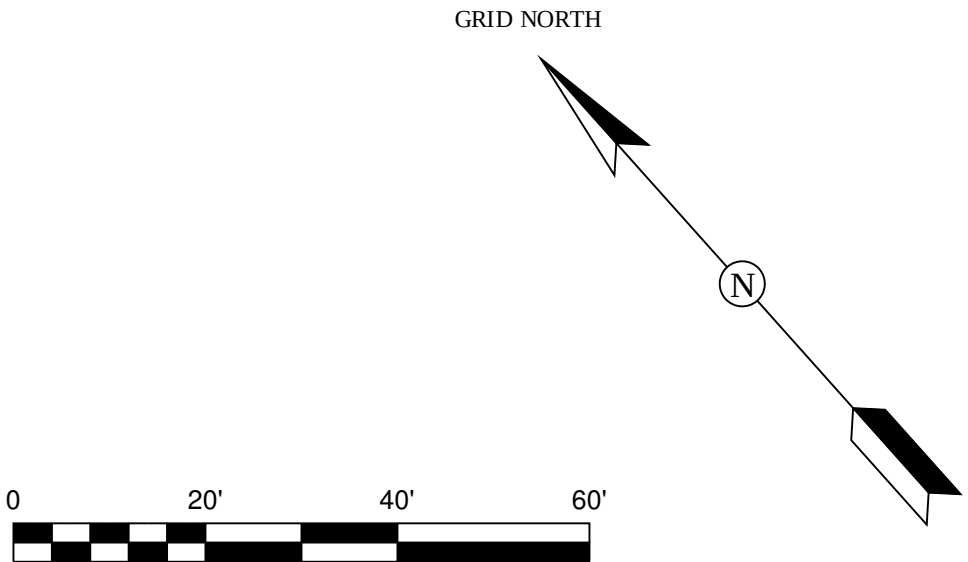
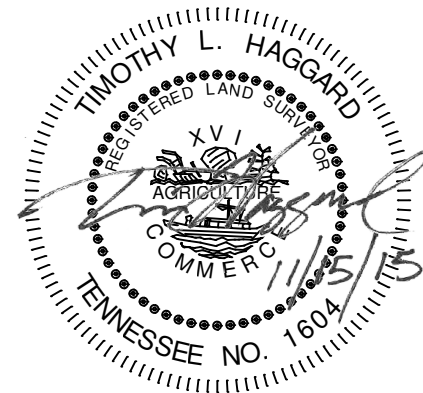
PROJECT NO.	14915-06594
FILE NAME:	CoF_WRF_Civil
SHEET NO.	C-9

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REFER TO PANEL 1, SHEET C-3 FOR:
- SURVEY NOTES
- SURVEY CONTROL POINT TABLE
- SURVEY LEGEND



REV.	DATE	DRWN	CHKD	REMARKS

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DRAWN BY: TLH
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CROSS CHKD BY:
APPROVED BY: T. HAGGARD
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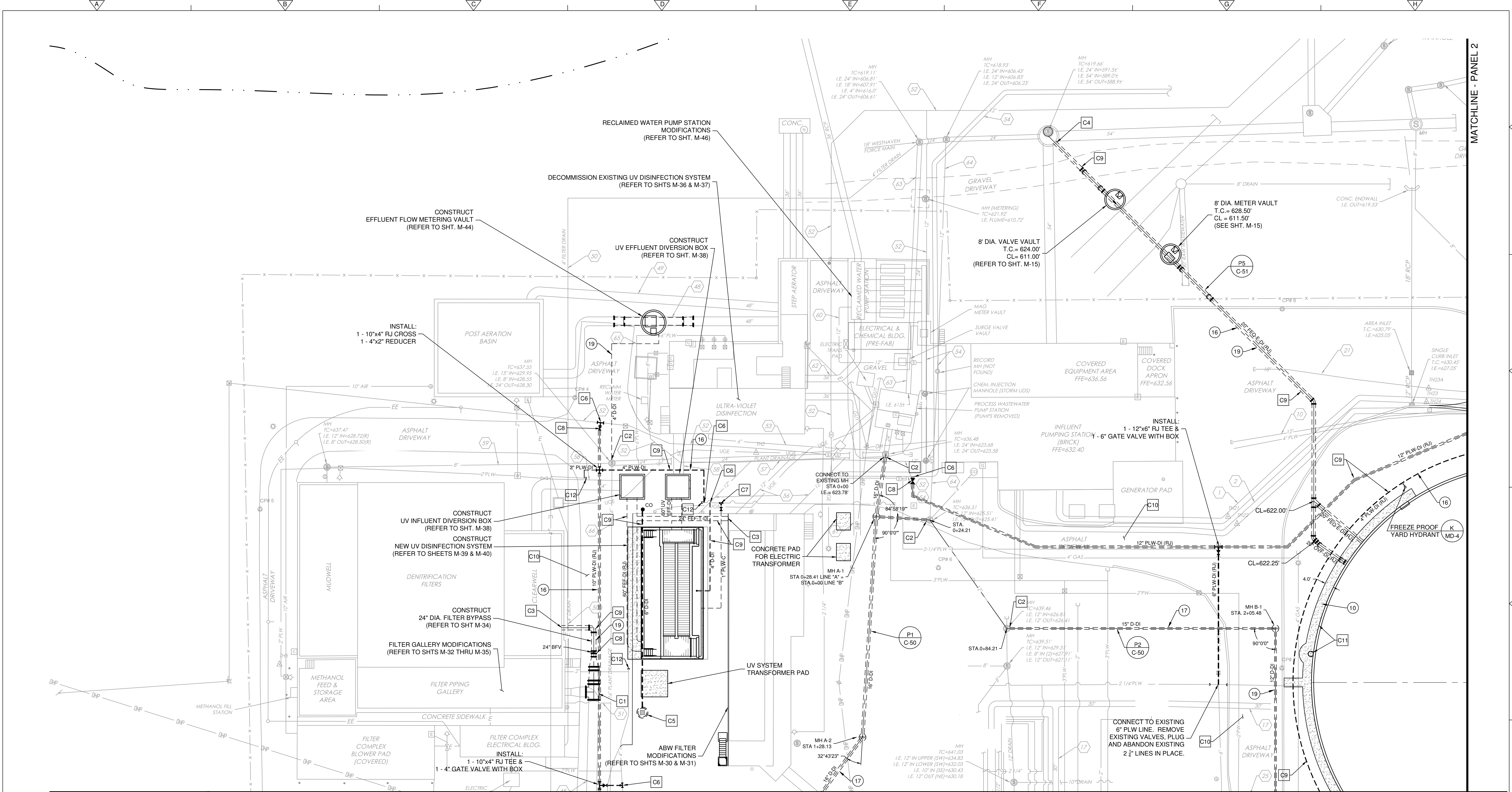
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COF CONTRACT NO. 2015-0163

EXISTING SITE SURVEY
PANEL 8

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-10

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MATCHLINE - PANEL 3

PANEL 4

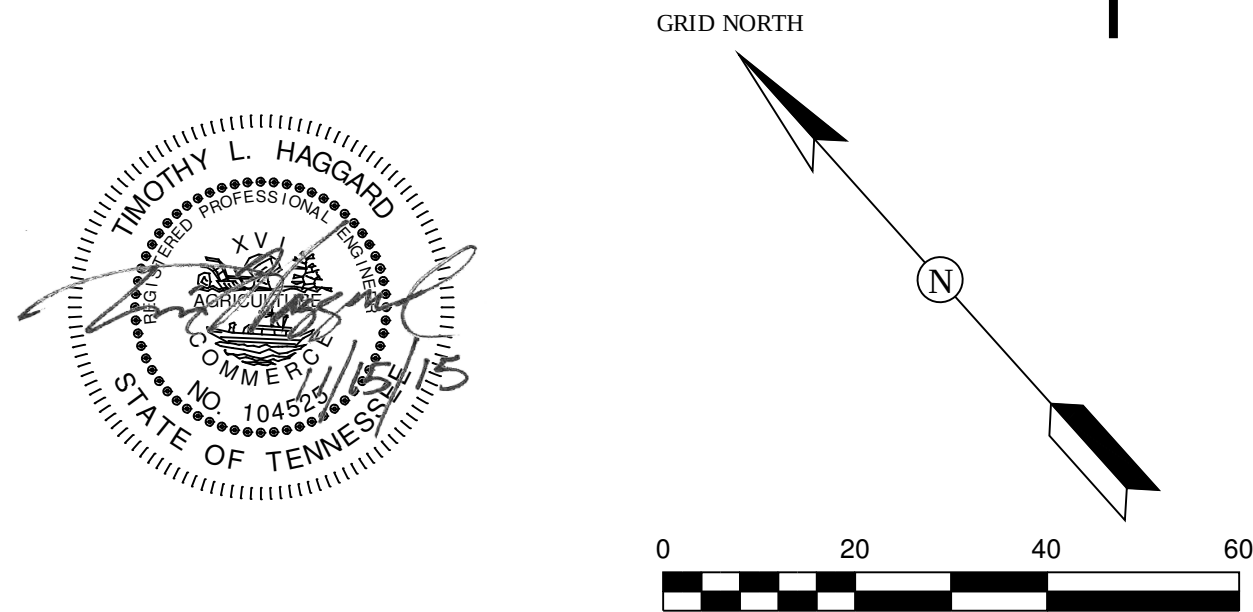
CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C1	CONNECT TO EXISTING PIPING. REMOVE EXISTING ELBOW AND INSTALL 1-54"x54" RJ TEE, 1-54"x48" RJ REDUCER, & 1-48"x24" RJ REDUCER. SEE SECTION 1 ON SHEET M-34
C2	CONNECT TO EXISTING MANHOLE BY CORE & RESILIENT SEAL METHOD
C3	CONNECT TO EXISTING STRUCTURE. REFER TO SHEETS M-31 AND S-28
C4	CONNECT TO EXISTING MANHOLE WITH OUTSIDE DROP CONNECTION. REFER TO DETAIL "L" ON SHEET CD-6.

C5	UV DRAIN LINE TO DRY SUMP. 4" Ø MANHOLE WITH 2'x2' ALUMINUM ACCESS HATCH. RIM = 639.8±; INV = 613.8±
C6	CONNECT TO EXISTING PIPE USING RESTRAINED JOINT D.I. FITTINGS AS REQUIRED.
C7	CONNECT TO EXISTING PIPING. INSTALL 4"x3" RJ TEE, 3" GATE VALVE WITH BOX, AND 3" RJ TAPPED PLUG.
C8	INSTALL BUTTERFLY VALVE (BFV) OF SIZE INDICATED, VALVE BOX, EXTENSION STEM KIT, AND GROUND LEVEL VALVE POSITION INDICATOR.
C9	INSTALL RESTRAINED JOINT D.I. FITTINGS AS REQUIRED FOR PIPE INSTALLATION. ALL REQUIRED BENDS & FITTINGS ARE NOT NECESSARILY SHOWN.

C10	EXISTING PAVEMENT TO BE RESURFACED. REFER TO PLAN SHEET C-49 FOR LIMITS OF MILLING AND OVERLAY.
C11	PROVIDE EXPANSION / ISOLATION JOINTS WHERE SIDEWALK MEETS BUILDINGS OR OTHER STRUCTURES. SEE DETAILS E & F ON SHEET CD-3
C12	CUT AND CAP OR PLUG EXISTING PIPING

REFER TO SHEET C-1 FOR GENERAL SITE PLAN NOTES

DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
10	NEW CONCRETE SIDEWALK	G / CD-3
16	BEDDING & BACKFILL: PRESSURE LINES	F / CD-5
17	BEDDING & BACKFILL: GRAVITY LINES	G / CD-5
19	ASPHALT PVMT. UTILITY TRENCH REPAIR	U / CD-7



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	OCT. 2015

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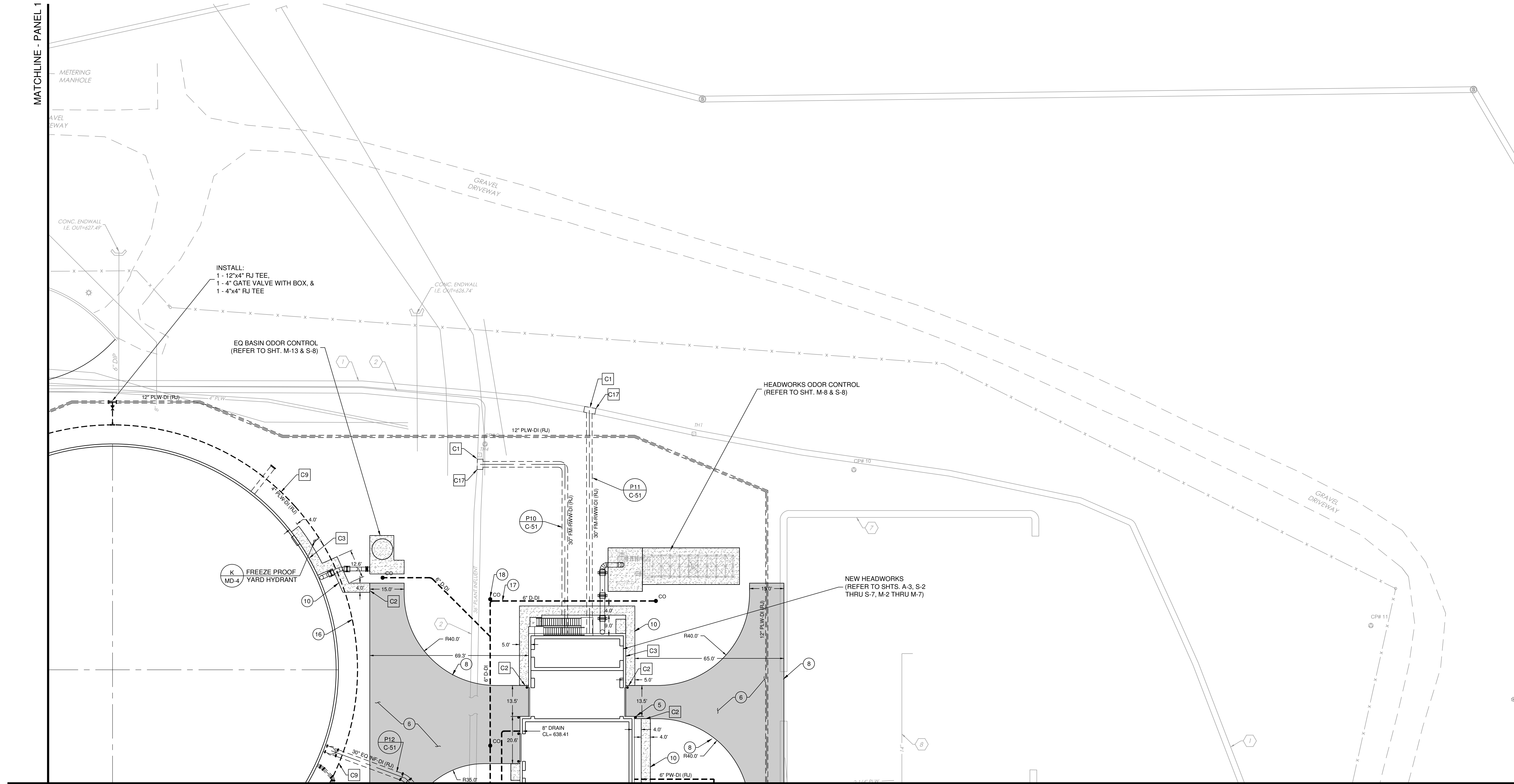
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 1

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-18

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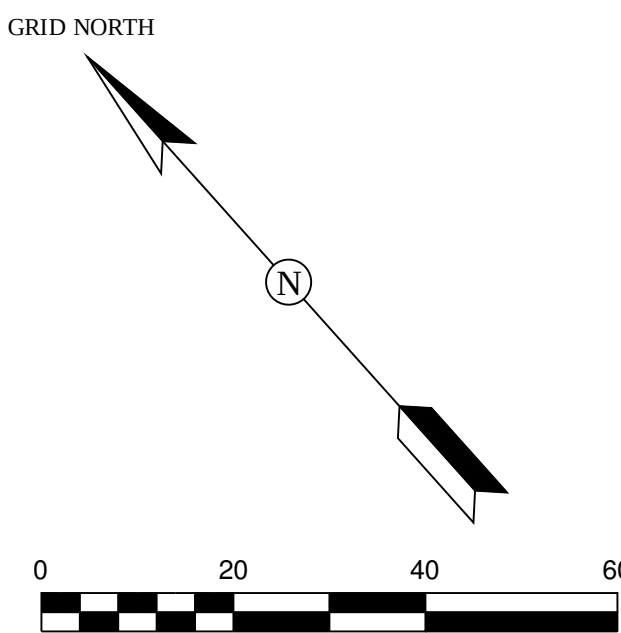
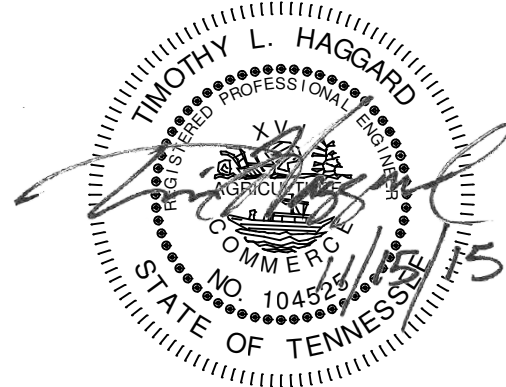


PANEL 3 MATCHLINE - PANEL 4

CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C1	CONNECT TO EXISTING PIPE USING RESTRAINED JOINT DUCTILE IRON FITTINGS
C2	SIDEWALK FLUSH WITH ASPHALT THIS LOCATION
C3	PROVIDE EXPANSION / ISOLATION JOINTS WHERE SIDEWALK MEETS BUILDINGS OR OTHER STRUCTURES. SEE DETAILS E & F ON SHEET CD-3
C9	INSTALL RESTRAINED JOINT D.I. FITTINGS AS REQUIRED FOR PIPE INSTALLATION. ALL REQUIRED BENDS & FITTINGS ARE NOT NECESSARILY SHOWN.
C17	INSTALL A RESTRAINED PLUG OR CAP THIS LOCATION WHEN PIPES PAST THE NEW TEE ARE ABANDONED.

DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
5	NEW STEEL PIPE BOLLARD (TYP. OF 6)	H / CD-3
6	NEW ASPHALT PAVEMENT SECTION	A / CD-3
8	UNCURBED ASPHALT PAVEMENT EDGE	C / CD-3
10	NEW CONCRETE SIDEWALK	G / CD-3
16	BEDDING & BACKFILL: PRESSURE LINES	F / CD-5
17	BEDDING & BACKFILL: GRAVITY LINES	G / CD-5
18	NEW DRAIN / SEWER CLEANOUT	B / CD-5

REFER TO SHEET C-1 FOR GENERAL
SITE PLAN NOTES



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: TLH
DRAWN BY: TLH
SHEET CHKD BY: T. HAGGARD
APPROVED BY: T. HAGGARD
DATE: OCT. 2015

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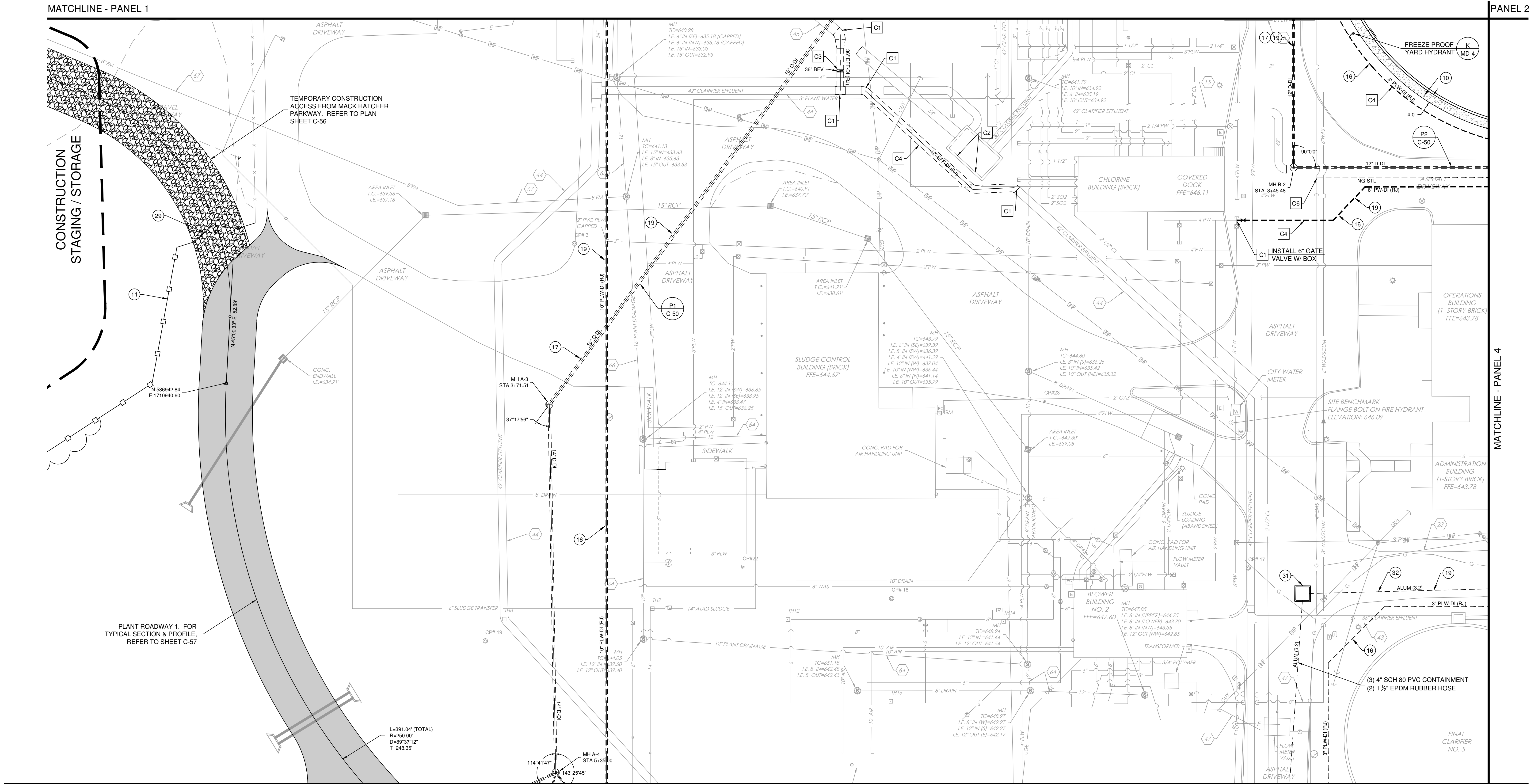
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 2

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-19

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PANEL 5 MATCHLINE - PANEL 6

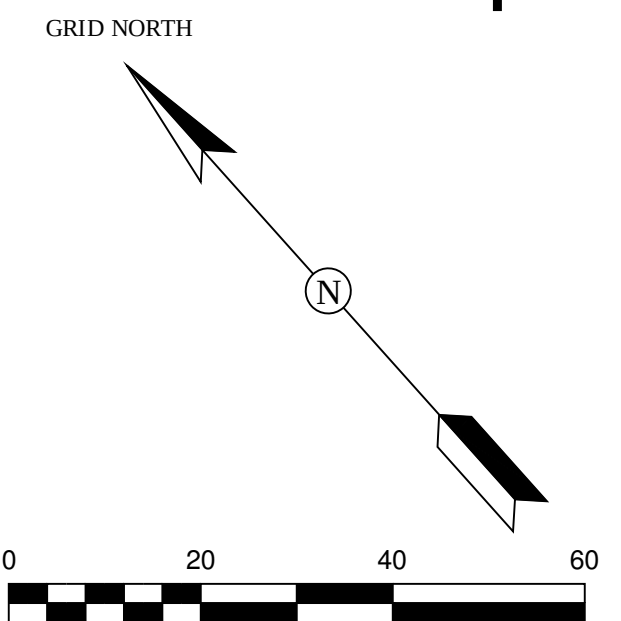
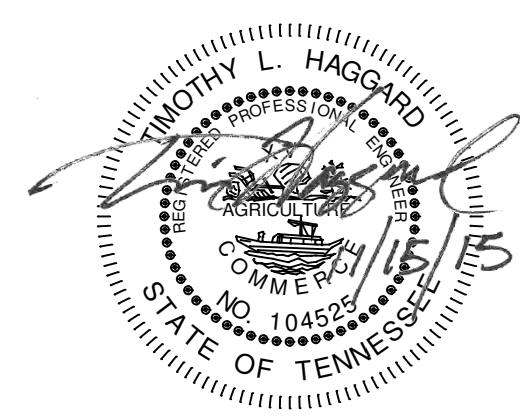
CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C1	CONNECT TO EXISTING PIPE USING RESTRAINED JOINT D.I. FITTINGS AS REQUIRED.
C2	CONTRACTOR TO SUBMIT DETAILED DESIGN FOR SHORING OF EXISTING WALL OF SETTLED WATER JUNCTION BOX.
C3	INSTALL BUTTERFLY VALVE (BFV) OF SIZE INDICATED, VALVE BOX, EXTENSION STEM KIT, AND GROUND LEVEL VALVE POSITION INDICATOR.
C4	INSTALL RESTRAINED JOINT D.I. FITTINGS AS REQUIRED FOR PIPE INSTALLATION. ALL REQUIRED BENDS & FITTINGS ARE NOT NECESSARILY SHOWN.
C5	CONNECT TO EXISTING MANHOLE BY CORE & RESILIENT SEAL METHOD

C6	NATURAL GAS LINE & METER SIZES TO BE DETERMINED BY UTILITY AND INSTALLATION TO BE PERFORMED BY UTILITY IN COOPERATION WITH THE CONTRACTOR. LOCATIONS SHOWN FOR COORDINATION ONLY.
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DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
10	NEW CONCRETE SIDEWALK	G / CD-3
11	NEW CHAIN LINK FENCE	L / CD-3
16	BEDDING & BACKFILL: PRESSURE LINES	F / CD-5
17	BEDDING & BACKFILL: GRAVITY LINES	G / CD-5
19	ASPHALT PVMT. UTILITY TRENCH REPAIR	U / CD-7
29	NEW 20" DOUBLE SWING GATE	E / CD-8

31	NEW CHEMICAL JUNCTION BOX	C / MD-8
32	TYPICAL ALUM TRENCH SECTION	T / CD-7

REFER TO SHEET C-1 FOR GENERAL SITE PLAN NOTES



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
APPROVED BY: _____	T. HAGGARD
DATE: _____	OCT. 2015

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COF CONTRACT NO. 2015-0163

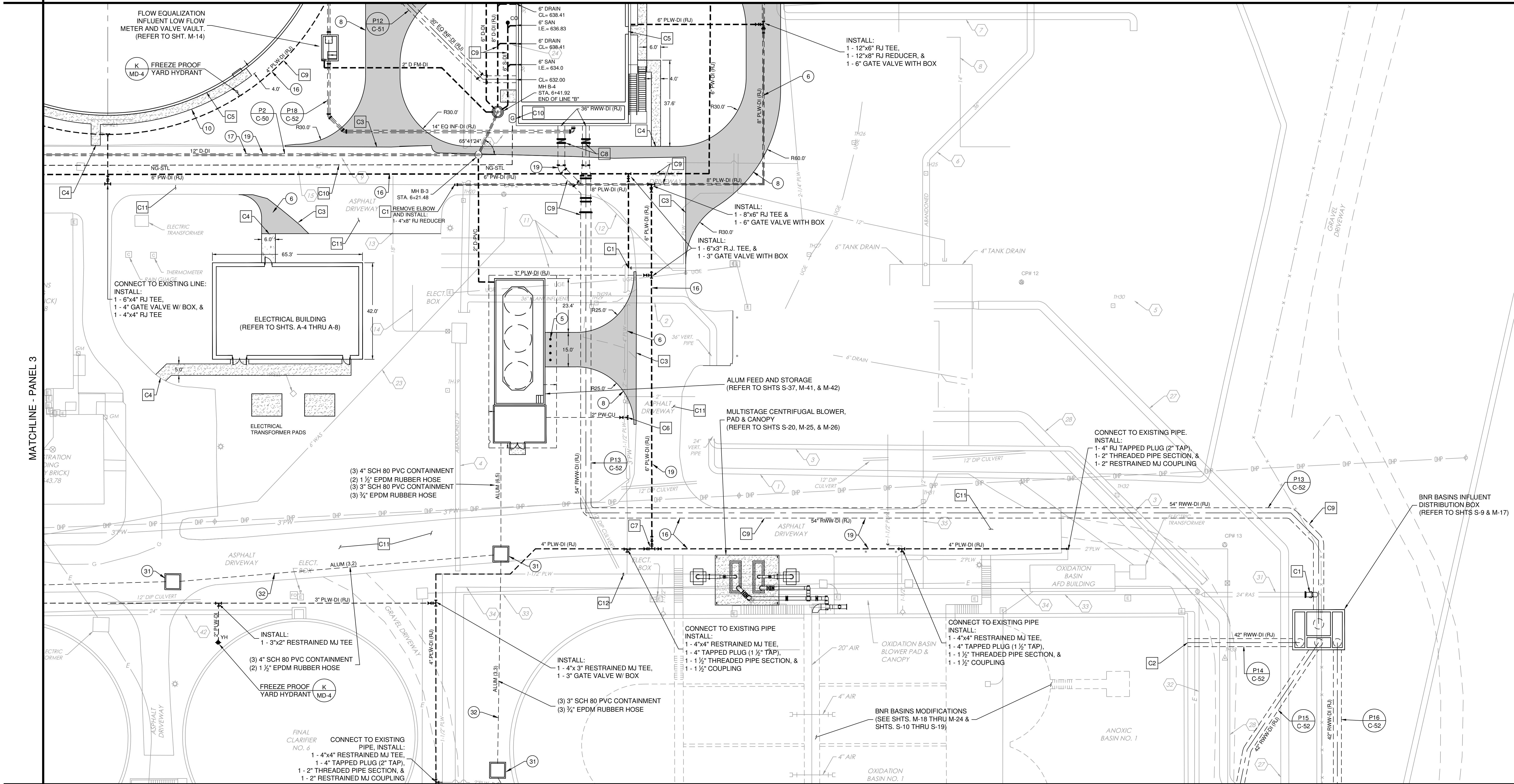
SITE LAYOUT AND YARD PIPING PLAN
PANEL 3

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-20

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PANEL 1

MATCHLINE - PANEL 2



PANEL 6

MATCHLINE - PANEL 7

CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C1	CONNECT TO EXISTING PIPE USING RESTRAINED JOINT D.I. FITTINGS AS REQUIRED.
C2	CONNECT TO EXISTING STRUCTURE. REFER TO PIPE PENETRATION DETAIL SECTION 1 ON SHEET S-14.
C3	SAW CUT EXISTING PAVEMENT EDGE & PROVIDE SMOOTH TRANSITION FROM EXISTING PAVEMENT TO NEW PAVEMENT
C4	SIDEWALK FLUSH WITH ASPHALT THIS LOCATION
C5	PROVIDE EXPANSION / ISOLATION JOINTS WHERE SIDEWALK MEETS BUILDINGS OR OTHER STRUCTURES. SEE DETAILS E & F ON SHEET CD-3
C6	CONNECT TO EXISTING PIPING. INSTALL 3"x3" TS&V AND 3" RJ TAPPED PLUG.

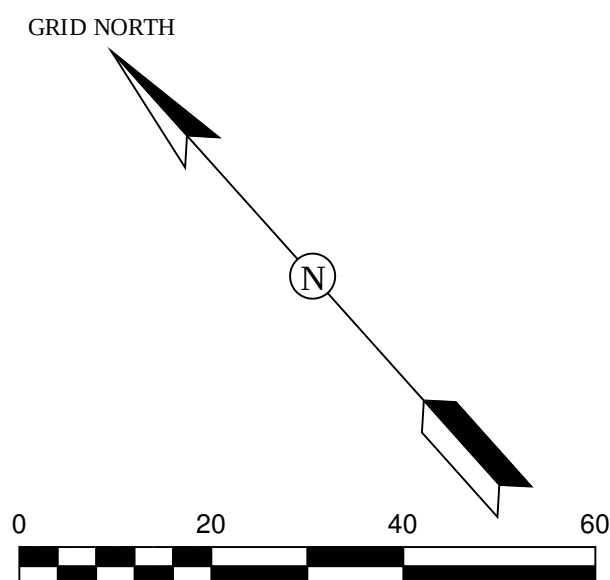
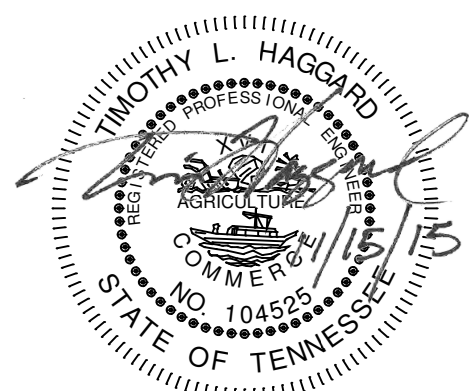
C7	INSTALL 1 - 4"x4" RJ TEE, 3 - 4" GATE VALVES WITH BOXES, AND 1 - 6"x4" RJ REDUCER
C8	INSTALL BUTTERFLY VALVE (BFV) OF SIZE INDICATED, VALVE BOX, EXTENSION STEM KIT, AND GROUND LEVEL VALVE POSITION INDICATOR.
C9	INSTALL RESTRAINED JOINT D.I. FITTINGS AS REQUIRED FOR PIPE INSTALLATION. ALL REQUIRED BENDS & FITTINGS ARE NOT NECESSARILY SHOWN.
C10	NATURAL GAS LINE & METER SIZES TO BE DETERMINED BY UTILITY AND INSTALLATION TO BE PERFORMED BY UTILITY IN COOPERATION WITH THE CONTRACTOR. LOCATIONS SHOWN FOR COORDINATION ONLY.
C11	EXISTING PAVEMENT TO BE RESURFACED. REFER TO PLAN SHEET C-49 FOR LIMITS OF MILLING AND OVERLAY.
C12	CUT AND CAP OR PLUG EXISTING PIPING

DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
5	NEW STEEL PIPE BOLLARD (TYP. OF 4)	H / CD-3
6	NEW ASPHALT PAVEMENT SECTION	A / CD-3
8	UNCURBED ASPHALT PAVEMENT EDGE	C / CD-3
10	NEW CONCRETE SIDEWALK	G / CD-3
16	BEDDING & BACKFILL: PRESSURE LINES	F / CD-5
17	BEDDING & BACKFILL: GRAVITY LINES	G / CD-5
19	ASPHALT PVT. UTILITY TRENCH REPAIR	U / CD-6

31	NEW CHEMICAL JUNCTION BOX	C / MD-8
32	TYPICAL ALUM TRENCH SECTION	T / CD-7

REFER TO SHEET C-1 FOR GENERAL SITE PLAN NOTES

SITE LAYOUT AND YARD PIPING PLAN PANEL 4



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
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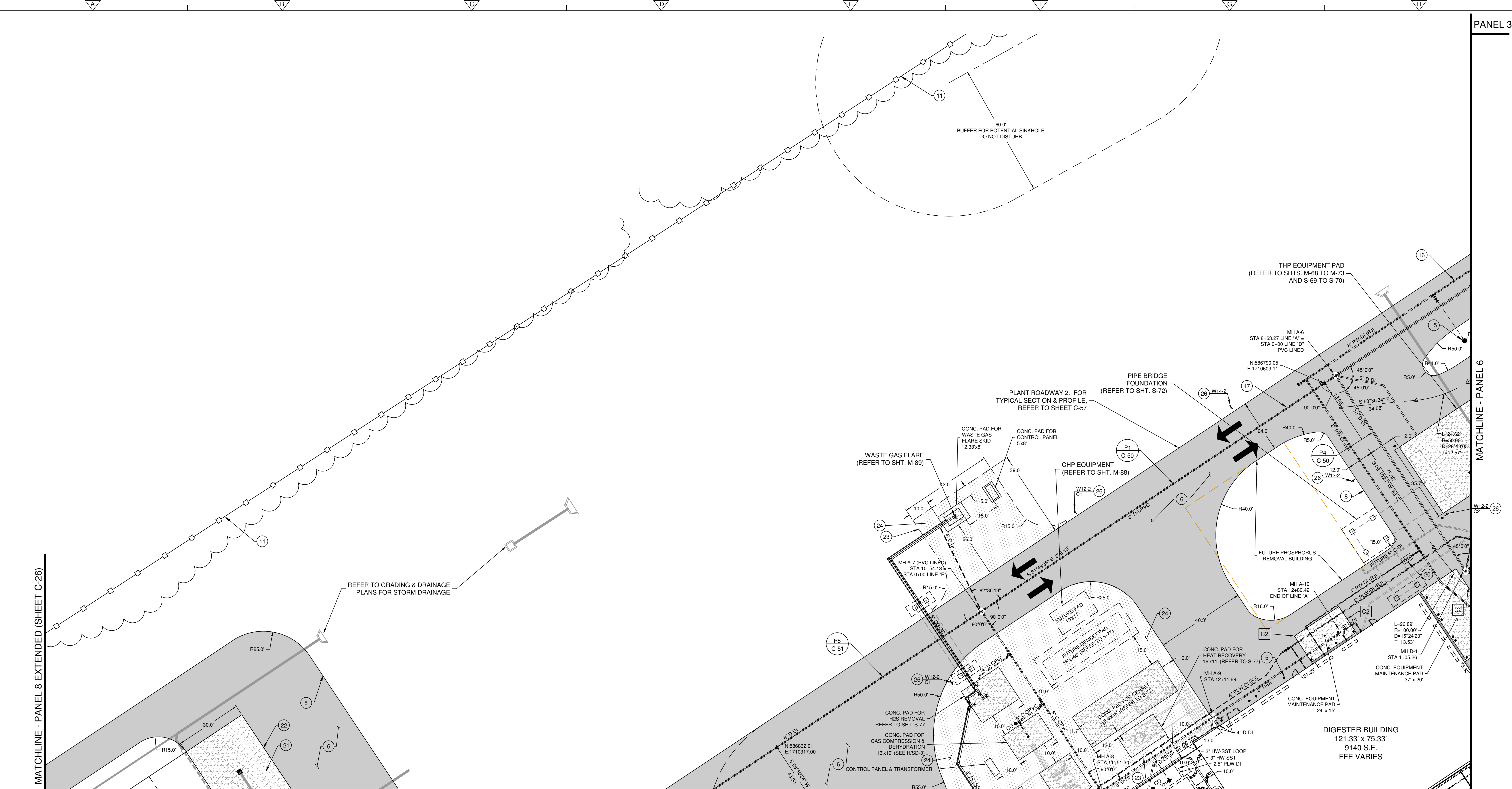
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WATER RECLAMATION FACILITY
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COF CONTRACT NO. 2015-0163

PROJECT NO. 14915-06594
FILE NAME: Cof_WRF_Civil
SHEET NO. C-21

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MATCHLINE - PANEL 8

MATCHLINE - PANEL 8

MATCHLINE - PANEL 9

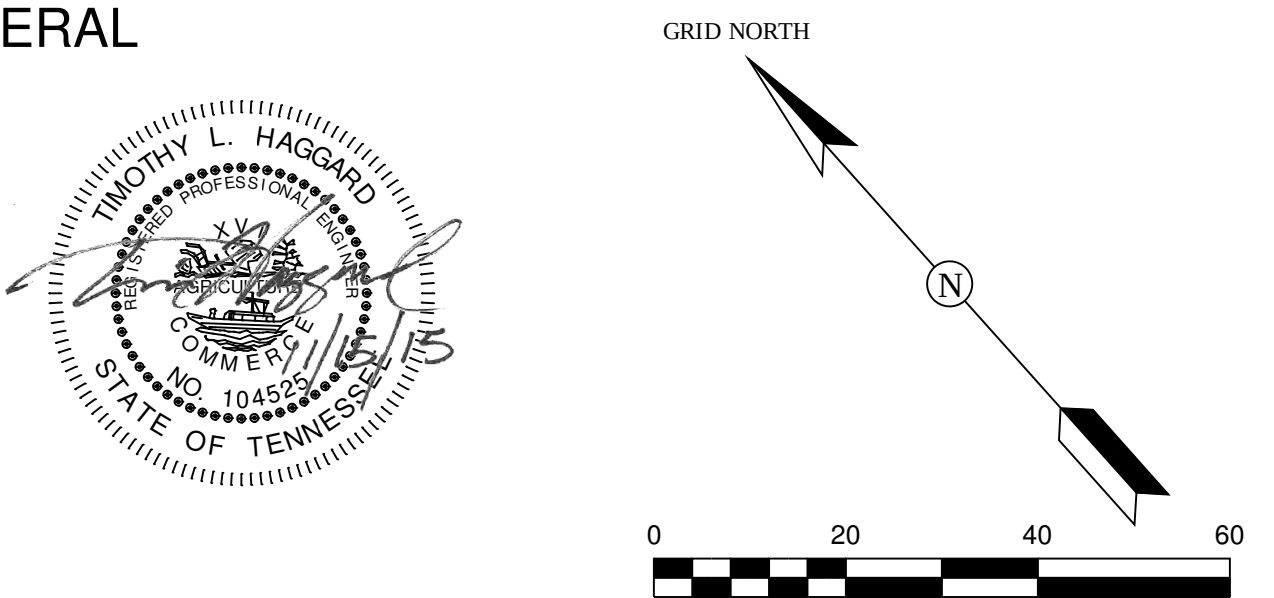
MATCHLINE - PANEL 9

CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C2	SIDEWALK/CONCRETE FLUSH WITH ASPHALT THIS LOCATION
C3	PROVIDE EXPANSION / ISOLATION JOINTS WHERE SIDEWALK MEETS BUILDINGS OR OTHER STRUCTURES. SEE DETAILS E & F ON SHEET CD-3

DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
5	NEW STEEL PIPE BOLLARD (TYP. OF 16)	H / CD-3
6	NEW ASPHALT PAVEMENT SECTION	A / CD-3
8	UNCURBED ASPHALT PAVEMENT EDGE	C / CD-3
11	NEW CHAIN LINK FENCE	L / CD-3
15	TYP. FIRE HYDRANT SETTING COMPLETE	K / CD-6
16	BEDDING & BACKFILL PRESSURE LINES	F / CD-5

16	BEDDING & BACKFILL GRAVITY LINES	G / CD-5
20	NEW 3" WATER METER ASSEMBLY	R / CD-7
21	NEW HEAVY DUTY CONCRETE PAVEMENT	J / CD-3
22	THICKENED CONC. PAVEMENT EDGE	K / CD-3
23	NEW STEEL LANDSCAPE/GRAVEL EDGING	T / CD-4
24	WASHED STONE EQUIPMENT YARD	X / CD-4
26	TYPICAL SIGNAGE DETAILS	C / CD-8

REFER TO SHEET C-1 FOR GENERAL
SITE PLAN NOTES



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
APPROVED BY: _____	T. HAGGARD
DATE: _____	OCT. 2015

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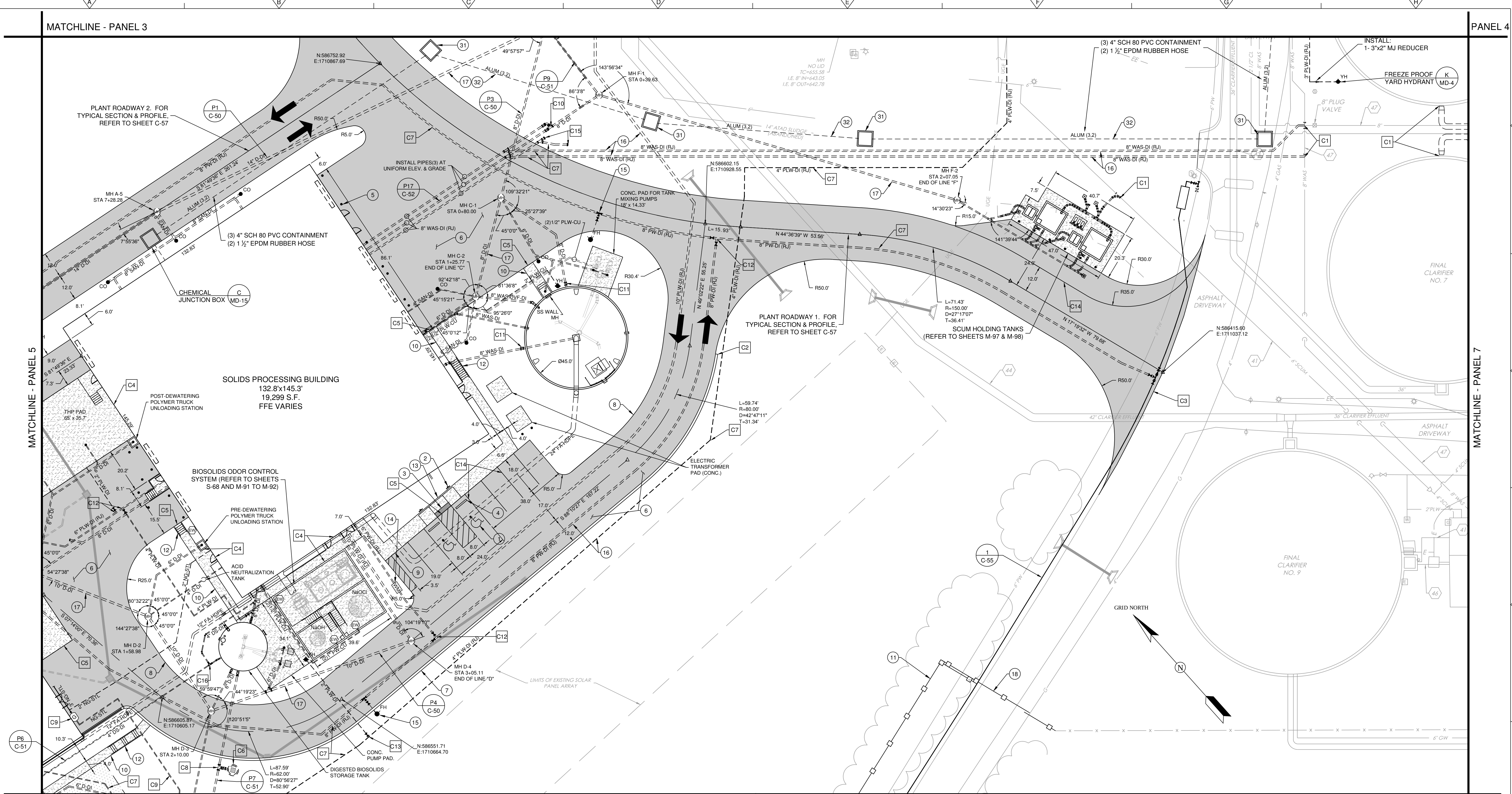
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 5

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-22

ISSUED FOR PERMITTING

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MATCHLINE - PANEL 9

CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C1	CONNECT TO EXISTING PIPE USING RESTRAINED JOINT D.I. FITTINGS AS REQUIRED.
C2	TAPER CURB HEIGHT FROM 6" TO 2" IN 2 FEET.
C3	SAW CUT EXISTING PAVEMENT EDGE & PROVIDE SMOOTH TRANSITION FROM EXISTING PAVEMENT TO NEW PAVEMENT
C4	PROVIDE EXPANSION / ISOLATION JOINTS WHERE SIDEWALK MEETS BUILDINGS OR OTHER STRUCTURES. SEE DETAILS E & F ON SHEET CD-3
C5	SIDEWALK/CONCRETE FLUSH WITH ASPHALT THIS LOCATION
C6	INSTALL 4" Ø MANHOLE WITH 2X2" ALUMINUM ACCESS HATCH AT LOW POINT IN DIGESTER TANK OVERFLOW PIPE
C7	INSTALL RESTRAINED JOINT D.I. FITTINGS AS REQUIRED FOR PIPE INSTALLATION. ALL REQUIRED BENDS & FITTINGS ARE NOT NECESSARILY SHOWN.

C8	INSTALL 8"x8" MJ TEE AND 8" ECCENTRIC PLUG VALVE, VALVE BOX, EXTENSION STEM KIT, AND GROUND LEVEL VALVE POSITION INDICATOR.
C9	NATURAL GAS LINE & METER SIZES TO BE DETERMINED BY UTILITY AND INSTALLATION TO BE PERFORMED BY UTILITY IN COOPERATION WITH THE CONTRACTOR. LOCATIONS SHOWN FOR COORDINATION ONLY.
C10	INSTALL 8"x8" RJ TEE, RJ 90° ELBOW, AND TWO 8" ECCENTRIC PLUG VALVES, VALVE BOXES, EXTENSION STEM KITS, AND GROUND LEVEL VALVE POSITION INDICATORS.
C11	INSTALL 8" ECCENTRIC PLUG VALVE, VALVE BOX, EXTENSION STEM KIT, AND GROUND LEVEL VALVE POSITION INDICATOR.
C12	INSTALL R.J. TEE, GATE VALVE(S), AND TRAFFIC GRADE VALVE BOX(S) AS SHOWN IN SIZE(S) INDICATED ON PIPE.
C13	INSTALL 4"x2" RESTRAINED MJ TEE AND A 2" GATE VALVE WITH BOX
C14	4" WIDE PAINTED WHITE STRIPE. USE TRAFFIC GRADE REFLECTIVE PAINT.
C15	FUTURE EXTENSIONS. CAP OR PLUG END OF PIPE

C16	INSTALL 4"x4" RJ TEE, (2) 4" ECCENTRIC PLUG VALVES, VALVE BOXES, EXTENSION STEM KITS, AND GROUND LEVEL VALVE POSITION INDICATORS.
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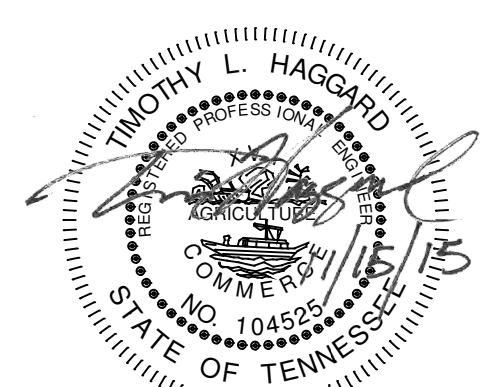
REFER TO SHEET C-1 FOR GENERAL SITE PLAN NOTES

MATCHLINE - PANEL 9

DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
1	NEW PAINTED HANDICAP SYMBOL	V / CD-4
2	NEW HANDICAP PARKING SIGNAGE	R / CD-4
3	NEW TRUNCATED DOME TACTILE WARNING	S / CD-4
4	NEW STANDARD CONCRETE WHEEL STOP	I / CD-3
5	NEW STEEL PIPE BOLLARD (TYP. OF 18)	H / CD-3
6	NEW ASPHALT PAVEMENT SECTION	A / CD-3
7	NEW EXTRUDED CONCRETE CURB	B / CD-3
8	UNCURBED ASPHALT PAVEMENT EDGE	C / CD-3

9	NEW MONOLITHIC (INTEGRAL) CURB/SIDEWALK	D / CD-3
10	NEW CONCRETE SIDEWALK	G / CD-3
11	NEW CHAIN LINK FENCE	L / CD-3
12	NEW CONCRETE STEPS AND RAILING	U / CD-4
13	NEW SIDEWALK HANDICAP RAMP	D / CD-8
14	NEW 6" COMPOUND WATER METER ASSEMBLY	S / CD-7
15	NEW FIRE HYDRANT ASSEMBLY	K / CD-6
16	BEDDING & BACKFILL: PRESSURE LINES	F / CD-5
17	BEDDING & BACKFILL: GRAVITY LINES	G / CD-5

18	CANTILEVER SLIDE GATE	A / CD-8
31	NEW CHEMICAL JUNCTION BOX	C / MD-8
32	TYPICAL ALUM TRENCH SECTION	T / CD-7



REV.	NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
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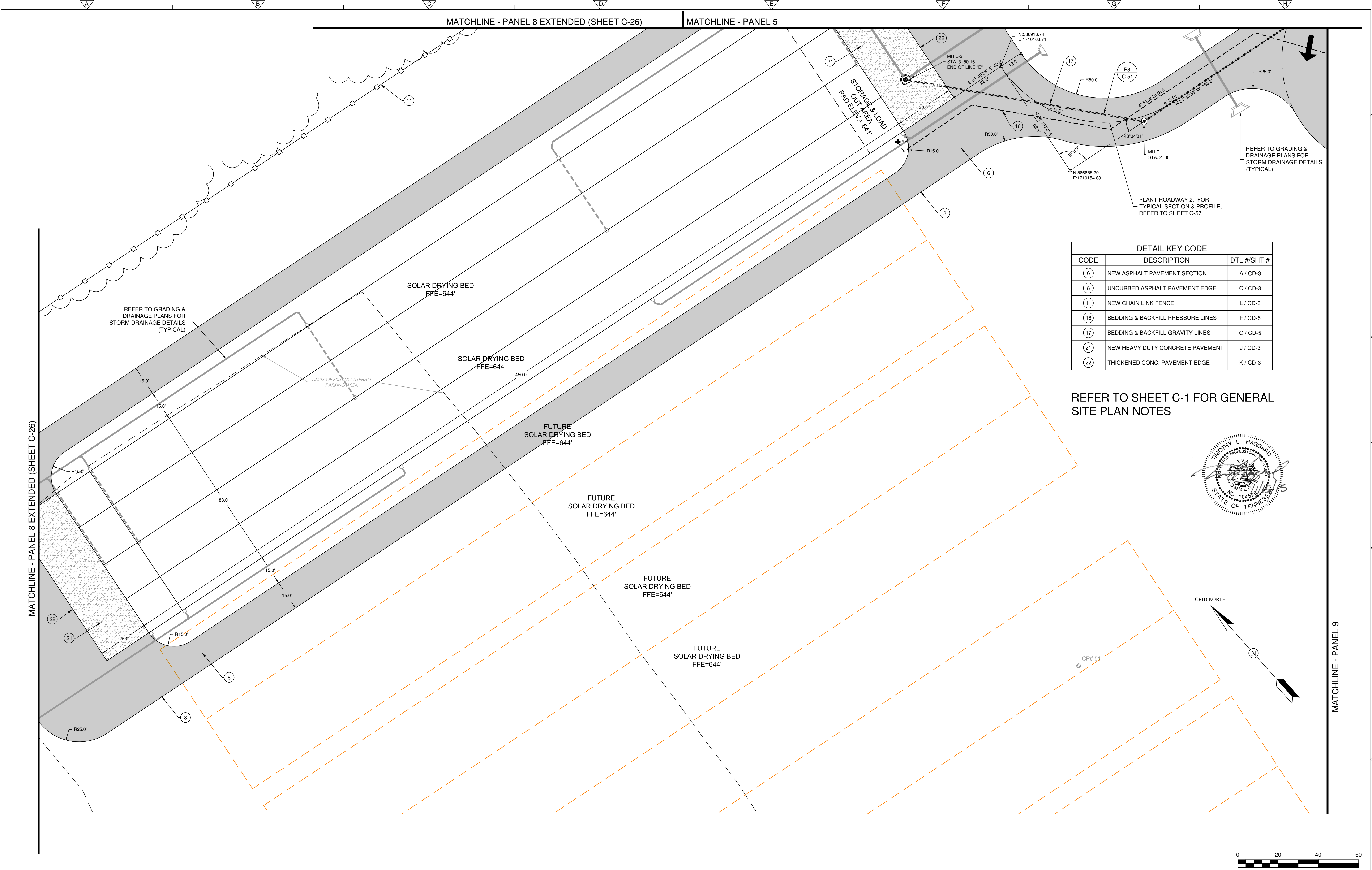
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 6

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-23

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REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: T. HAGGARD
DATE: OCT. 2015

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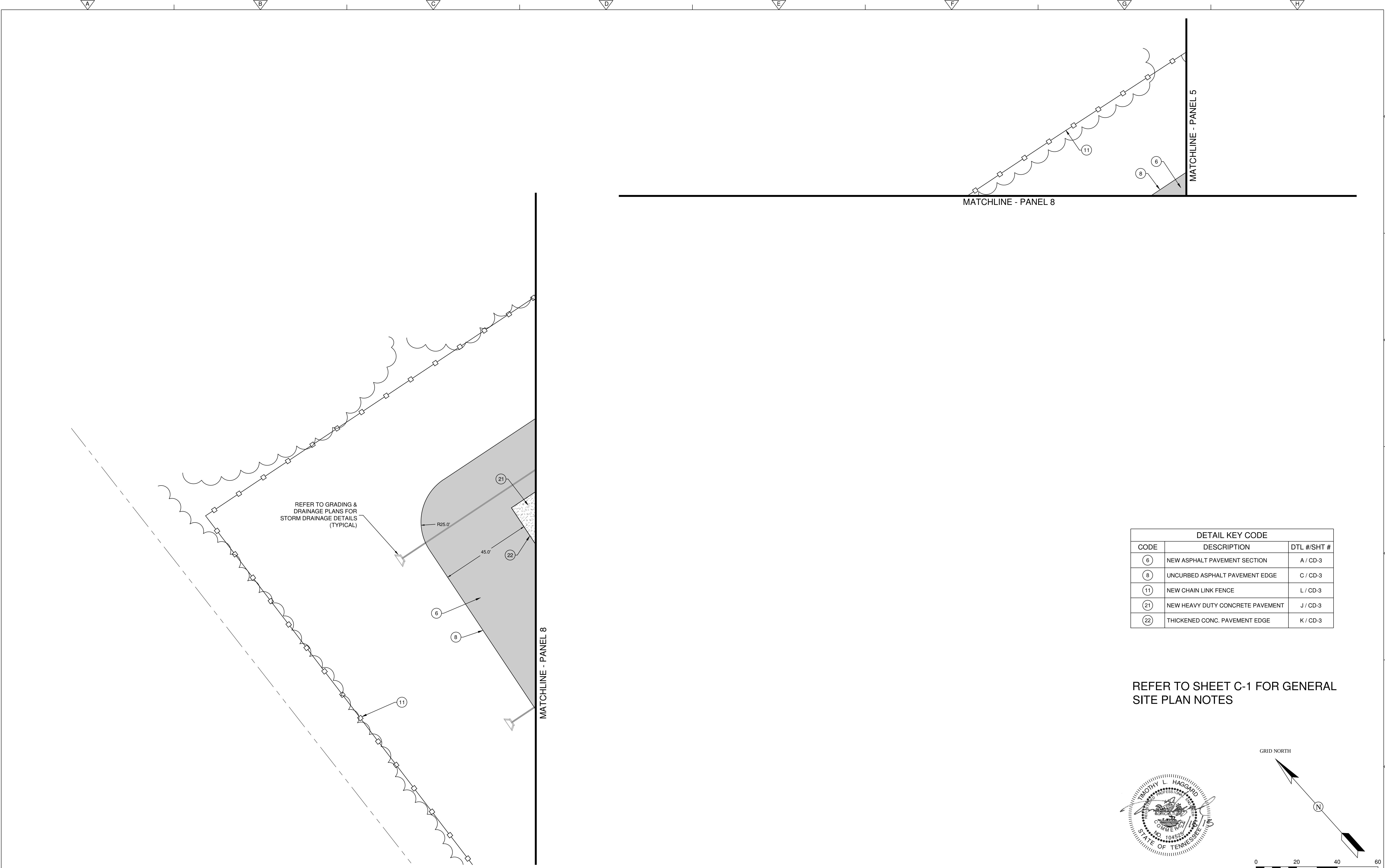
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MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 8

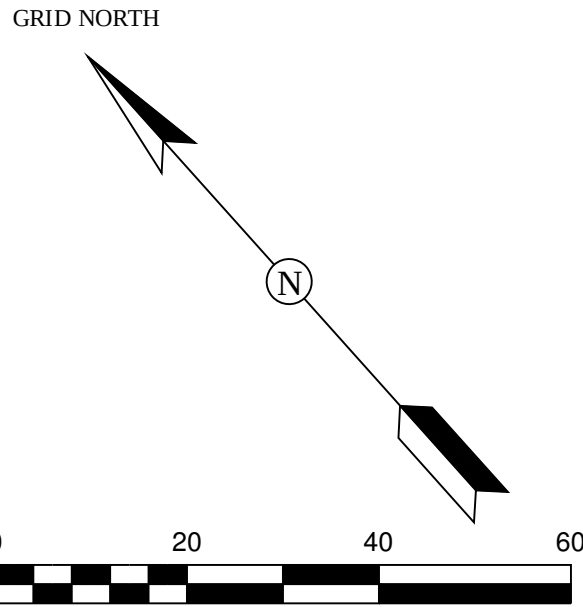
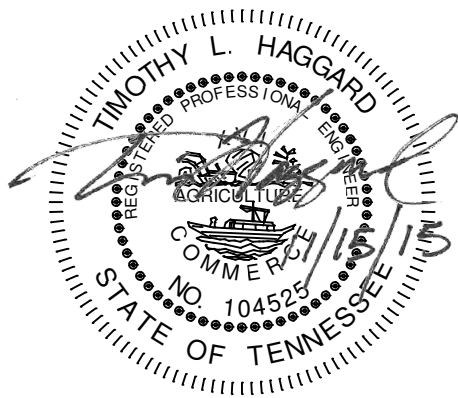
PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-25
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DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
(6)	NEW ASPHALT PAVEMENT SECTION	A / CD-3
(8)	UNCURBED ASPHALT PAVEMENT EDGE	C / CD-3
(11)	NEW CHAIN LINK FENCE	L / CD-3
(21)	NEW HEAVY DUTY CONCRETE PAVEMENT	J / CD-3
(22)	THICKENED CONC. PAVEMENT EDGE	K / CD-3

REFER TO SHEET C-1 FOR GENERAL
SITE PLAN NOTES



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
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DATE: _____	OCT. 2015

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COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 8 - EXTENDED

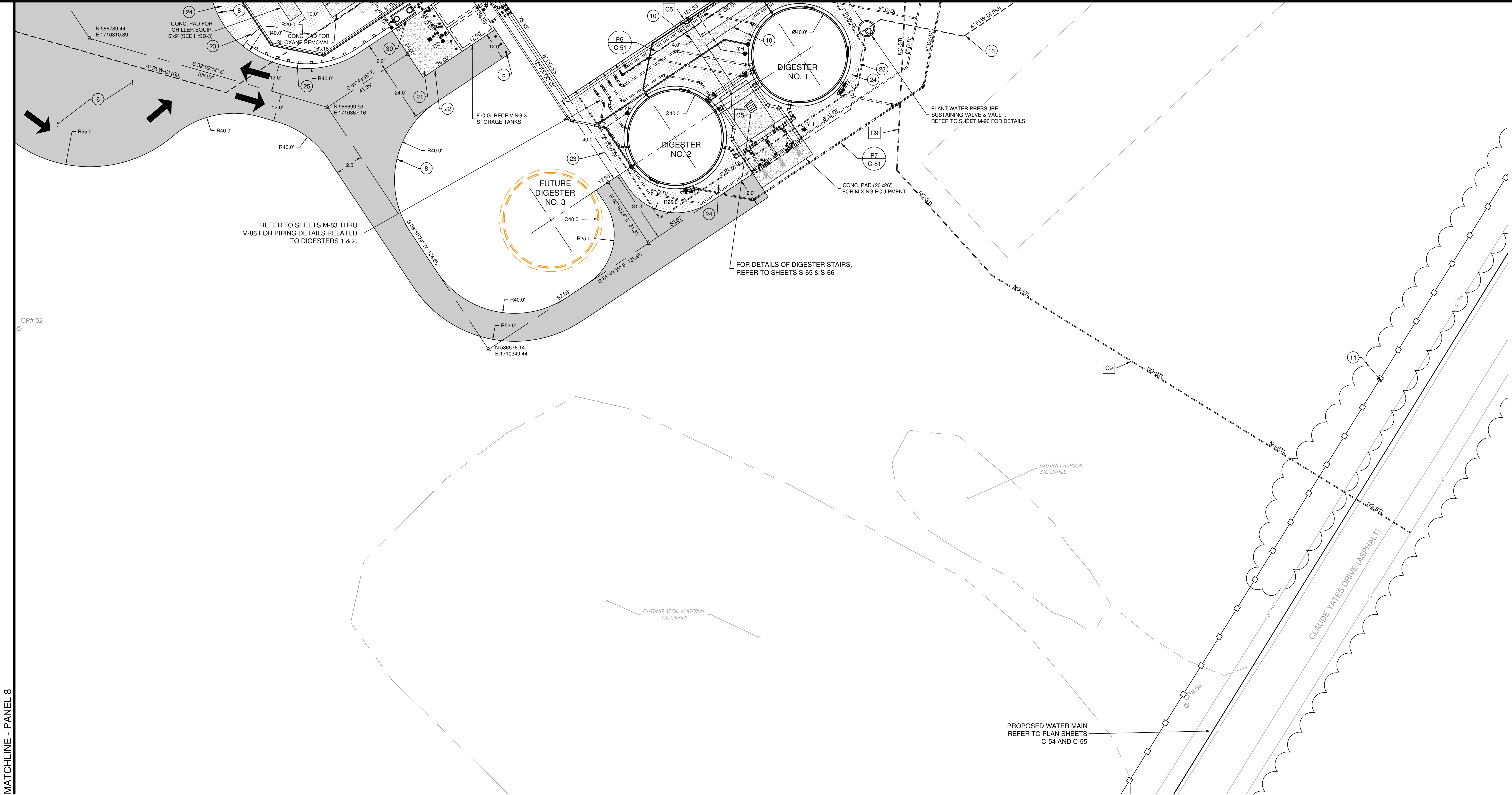
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FILE NAME: CoF_WRF_Civil
SHEET NO. C-26

ISSUED FOR PERMITTING

MATCHLINE - PANEL 5

MATCHLINE - PANEL 5 MATCHLINE - PANEL 6

MATCHLINE - PANEL 6



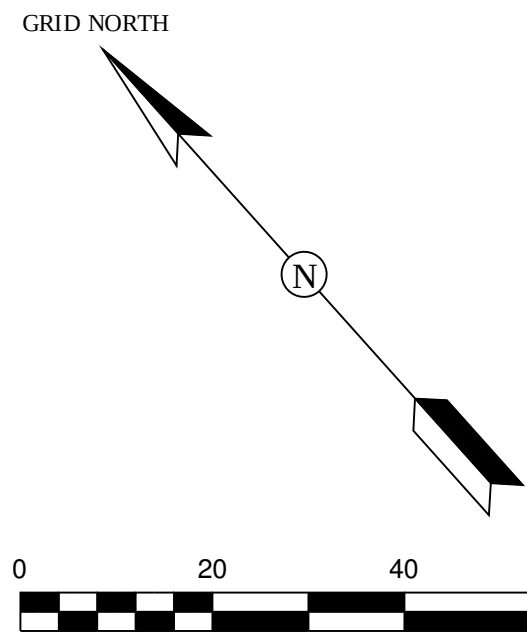
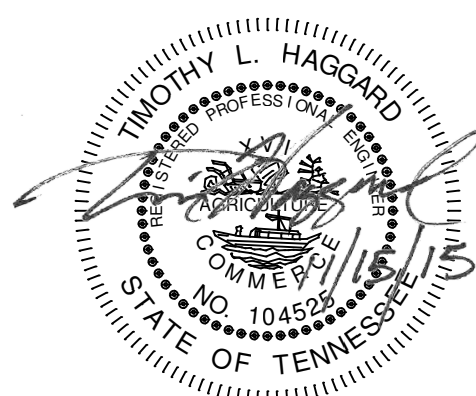
MATCHLINE - PANEL 8

CONSTRUCTION KEY CODE	
CODE	DESCRIPTION
C5	PROVIDE EXPANSION / ISOLATION JOINTS WHERE SIDEWALK MEETS BUILDINGS OR OTHER STRUCTURES. SEE DETAILS E & F ON SHEET CD-3
C7	INSTALL RESTRAINED JOINT D.I. FITTINGS AS REQUIRED FOR PIPE INSTALLATION. ALL REQUIRED BENDS & FITTINGS ARE NOT NECESSARILY SHOWN.
C9	NATURAL GAS LINE & METER SIZES TO BE DETERMINED BY UTILITY AND INSTALLATION TO BE PERFORMED BY UTILITY IN COOPERATION WITH THE CONTRACTOR. LOCATIONS SHOWN FOR COORDINATION ONLY.

DETAIL KEY CODE		
CODE	DESCRIPTION	DTL #/SHT #
5	NEW STEEL PIPE BOLLARD (TYP. OF 9)	H / CD-3
6	NEW ASPHALT PAVEMENT SECTION	A / CD-3
8	UNCURBED ASPHALT PAVEMENT EDGE	C / CD-3
10	NEW CONCRETE SIDEWALK	G / CD-3
11	NEW CHAIN LINK FENCE	L / CD-3
16	BEDDING & BACKFILL PRESSURE LINES	F / CD-5

21	HEAVY DUTY CONCRETE PAVEMENT	J / CD-3
22	THICKENED CONC. PAVEMENT EDGE	K / CD-3
23	STEEL LANDSCAPE / GRAVEL EDGING	T / CD-4
24	WASHED STONE EQUIPMENT YARD	X / CD-4
25	W-BEAM GUARDRAIL	Q / CD-7
30	PRECAST GREASE INTERCEPTOR	2 / M-66

REFER TO SHEET C-1 FOR GENERAL SITE PLAN NOTES



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: _____ T. HAGGARD
DATE: _____ OCT. 2015

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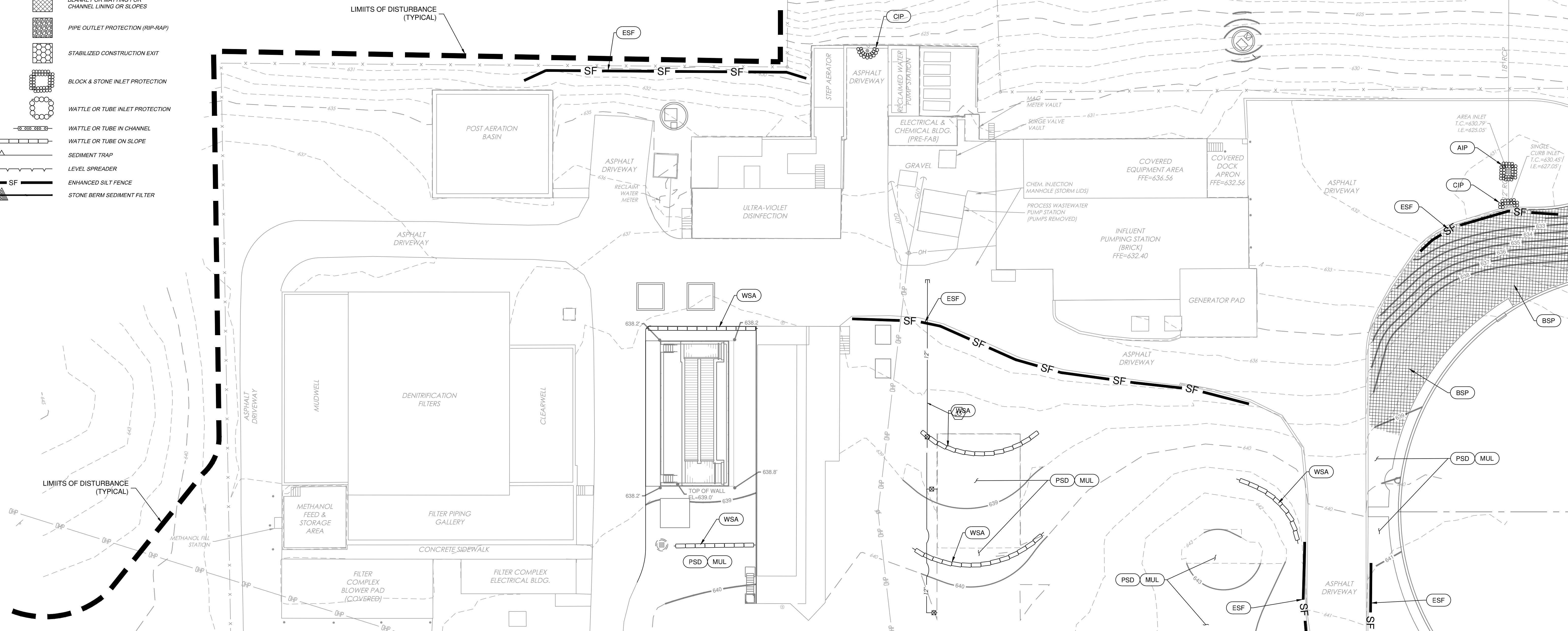
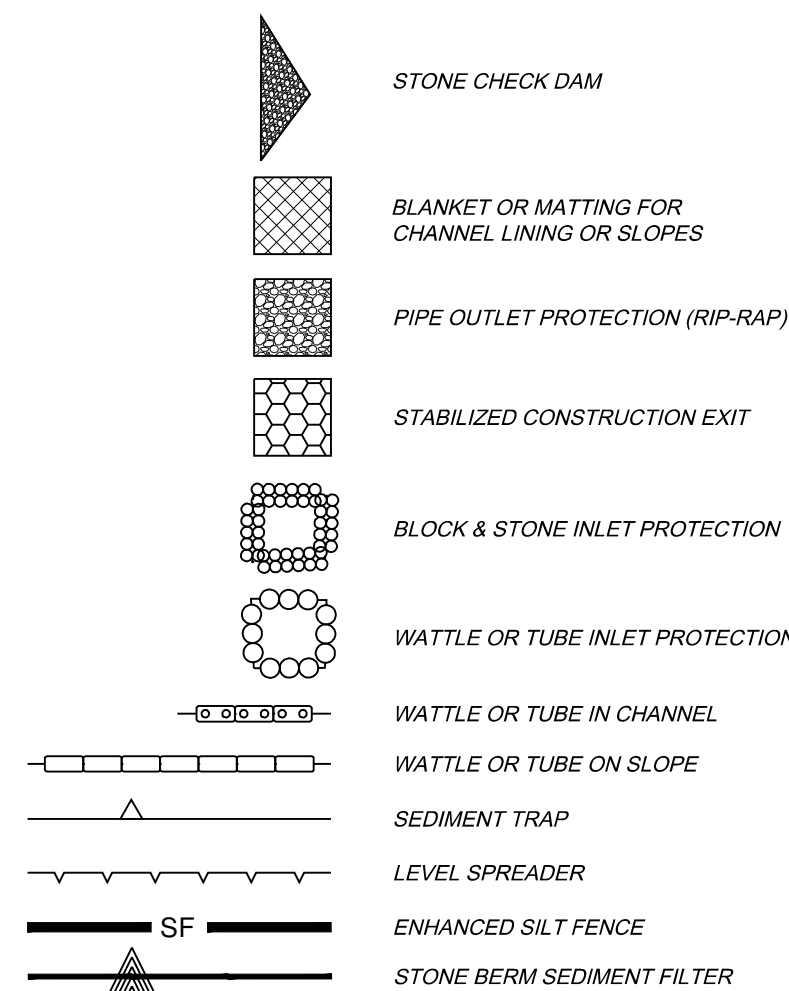
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WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SITE LAYOUT AND YARD PIPING PLAN
PANEL 9

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-27

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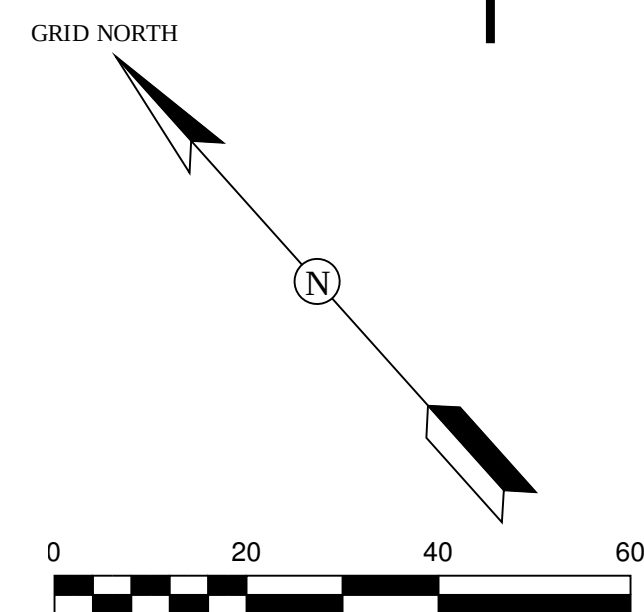
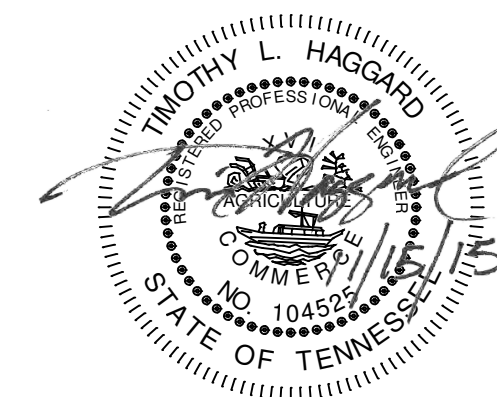
PANEL 4

EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

(POP)	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
(BSP)	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
(BCP)	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
(SCD)	STONE CHECK DAM	E / CD-1
(SFB)	STONE FILTER BERM	R / CD-9
(WCA)	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
(WSA)	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
(STP)	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



					DESIGNED BY: _____	TLH
					DRAWN BY: _____	TLH
					SHEET CHK'D BY: _____	
					CROSS CHK'D BY: _____	
					APPROVED BY: _____	T. HAGGARD
REV. NO.	DATE	DRWN	CHKD	REMARKS	DATE: _____	OCT. 2015

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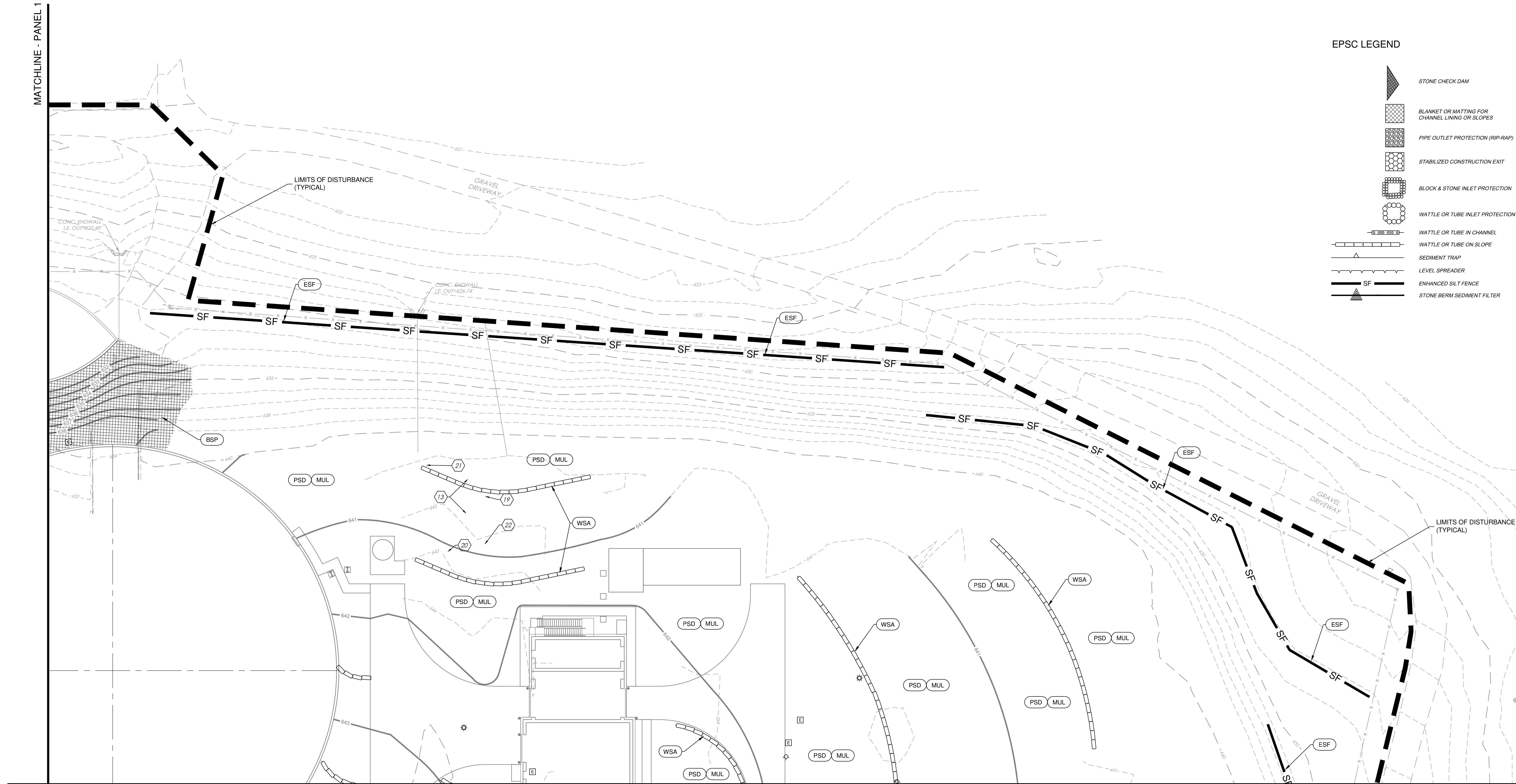
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WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 1

PROJECT NO.	14915-96594
FILE NAME:	CoF_WRF_Civil
SHEET NO.	
C-38	

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EPSC LEGEND

- STONE CHECK DAM
- BLANKET OR MATTING FOR CHANNEL LINING OR SLOPES
- PIPE OUTLET PROTECTION (RIP-RAP)
- STABILIZED CONSTRUCTION EXIT
- BLOCK & STONE INLET PROTECTION
- WATTLE OR TUBE INLET PROTECTION
- WATTLE OR TUBE IN CHANNEL
- WATTLE OR TUBE ON SLOPE
- SEDIMENT TRAP
- LEVEL SPREADER
- ENHANCED SILT FENCE
- STONE BERM SEDIMENT FILTER

PANEL 3

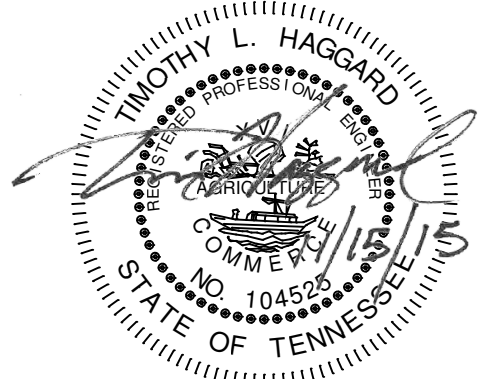
MATCHLINE - PANEL 4

EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
SCD	STONE CHECK DAM	E / CD-1
SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



GRID NORTH



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
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APPROVED BY: _____ T. HAGGARD
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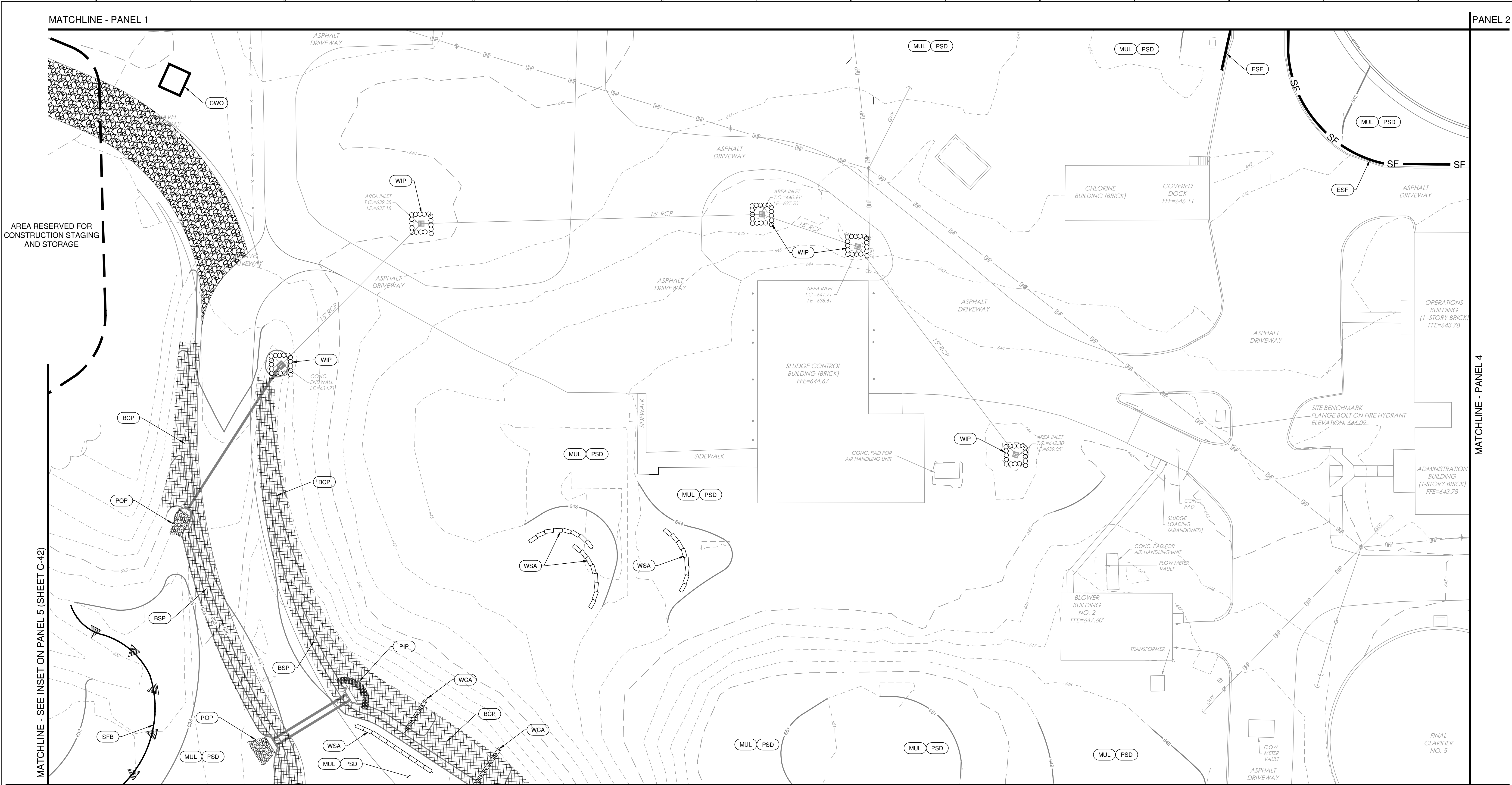
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WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 2

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-39

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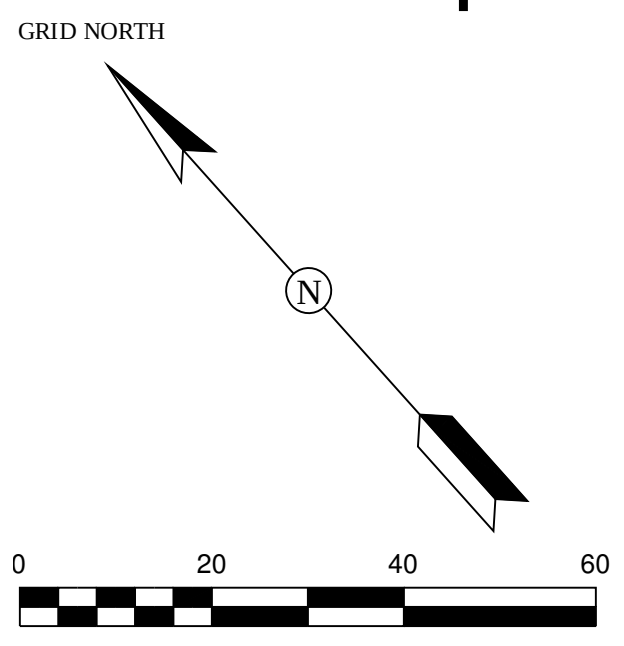
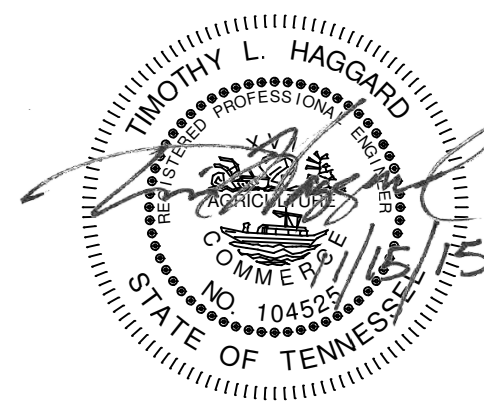
EROSION PREVENTION & SEDIMENT CONTROL MEASURES

CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
SCD	STONE CHECK DAM	E / CD-1
SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
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SHEET CHKD BY: _____	
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MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 3

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-40

ISSUED FOR PERMITTING

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MATCHLINE - PANEL 3

PANEL 1

MATCHLINE - PANEL 2

PANEL 6

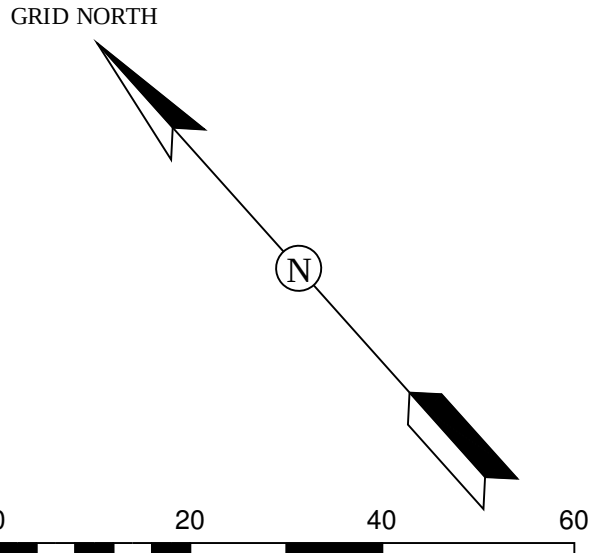
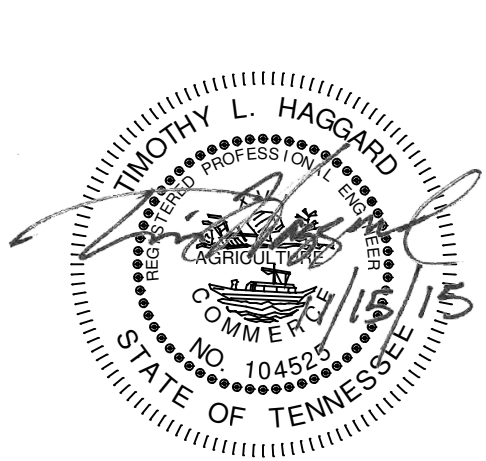
MATCHLINE - PANEL 7

EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
SCD	STONE CHECK DAM	E / CD-1
SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: T. HAGGARD
DATE: OCT. 2015

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210 25th Avenue North, Suite 1102
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Tel: (615) 320-3161

CIVIL INFRASTRUCTURE ASSOCIATES
602 North Walnut Street
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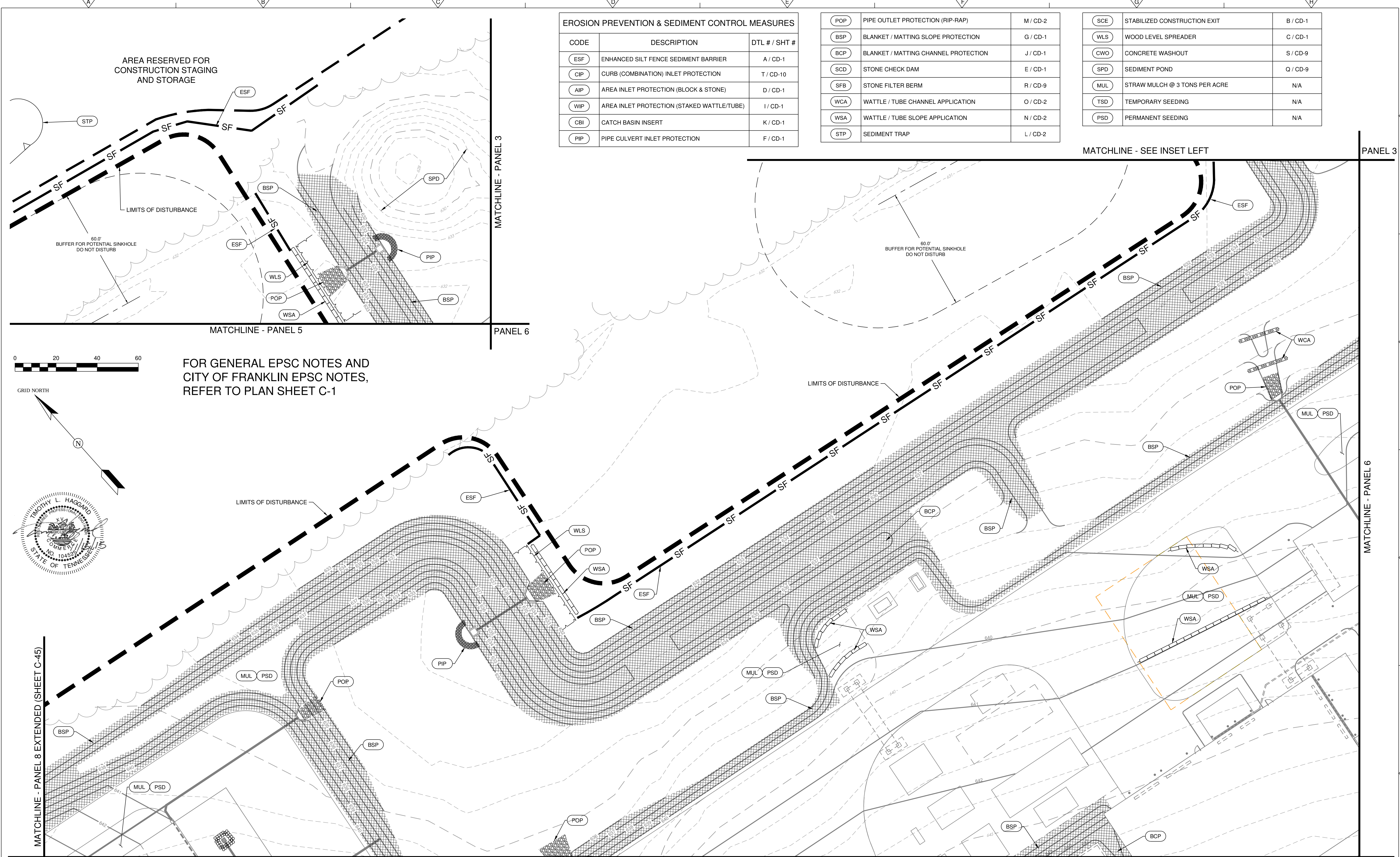
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 4

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-41

ISSUED FOR PERMITTING

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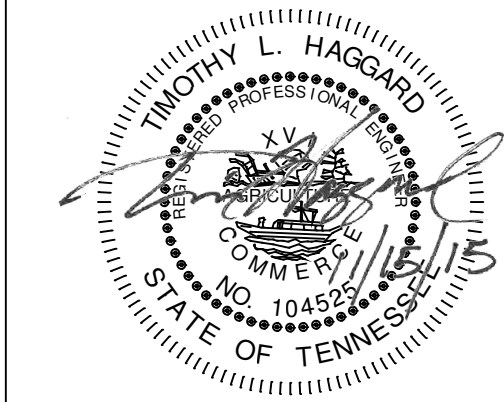


EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBi	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
SCD	STONE CHECK DAM	E / CD-1
SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
APPROVED BY: T. HAGGARD	
DATE: _____	OCT. 2015

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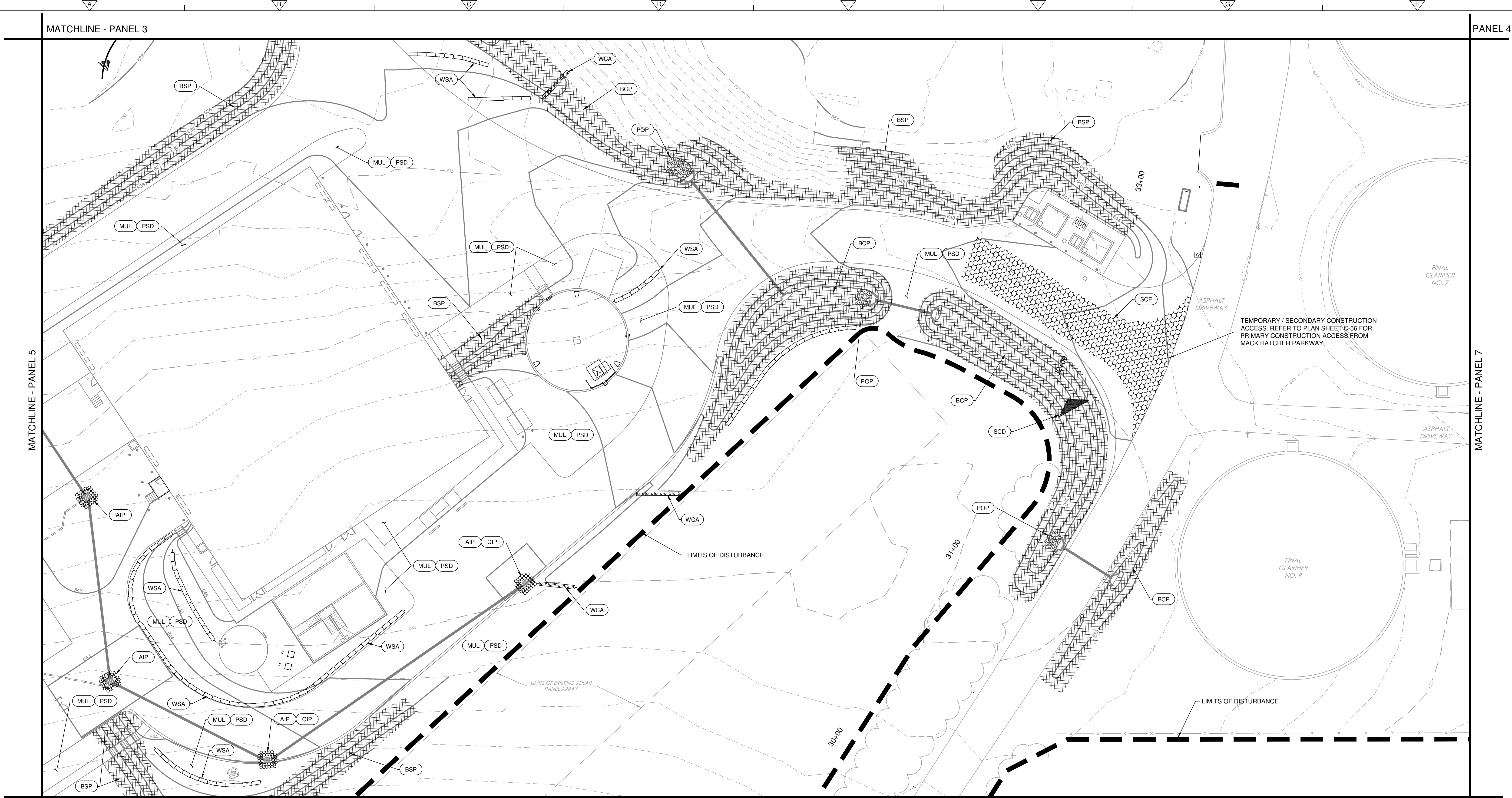
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 5

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-42

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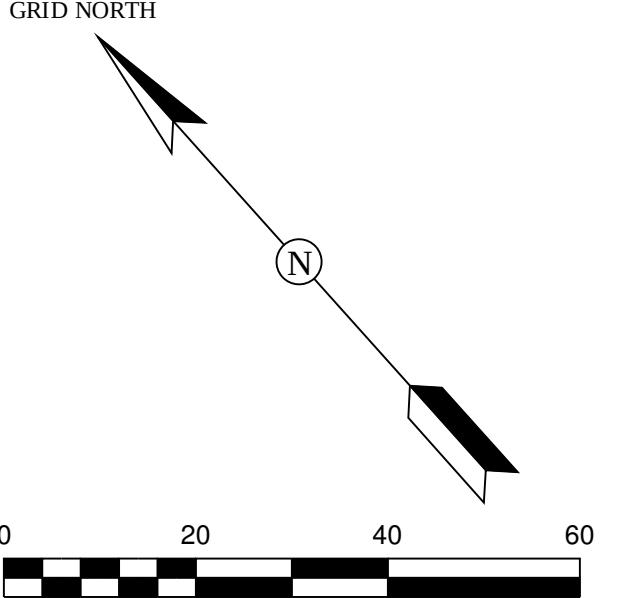
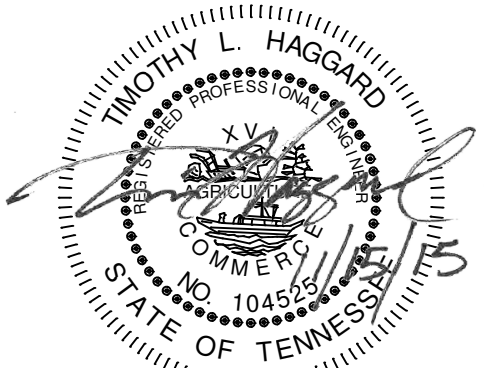


EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
SCD	STONE CHECK DAM	E / CD-1
SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
APPROVED BY: T. HAGGARD	
DATE: _____	OCT. 2015

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CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 6

PROJECT NO.	14915-06594
FILE NAME:	CoF_WRF_Civil
SHEET NO.	C-43

ISSUED FOR PERMITTING

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PANEL 3

MATCHLINE - PANEL 4

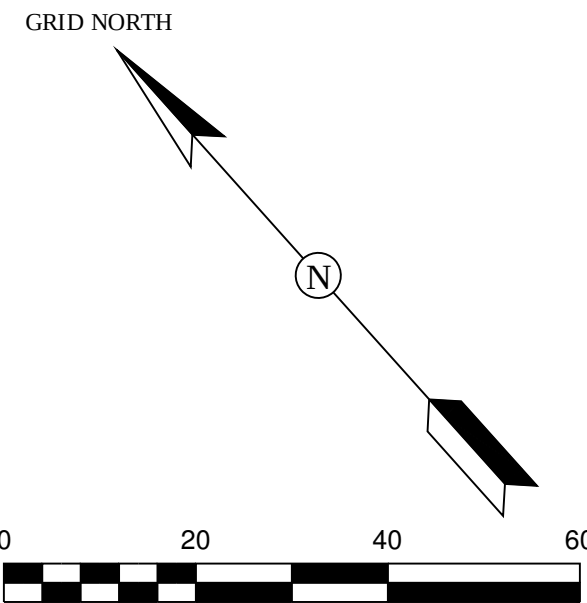
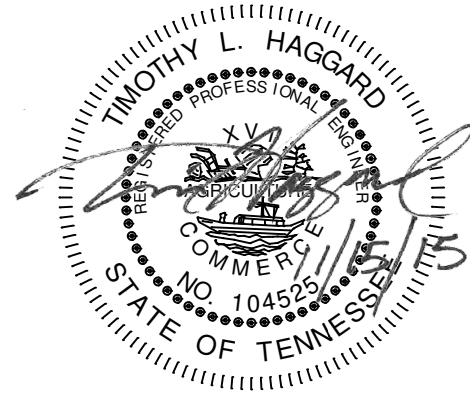
MATCHLINE - PANEL 6

EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
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WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
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POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
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SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: _____ T. HAGGARD
DATE: _____ OCT. 2015

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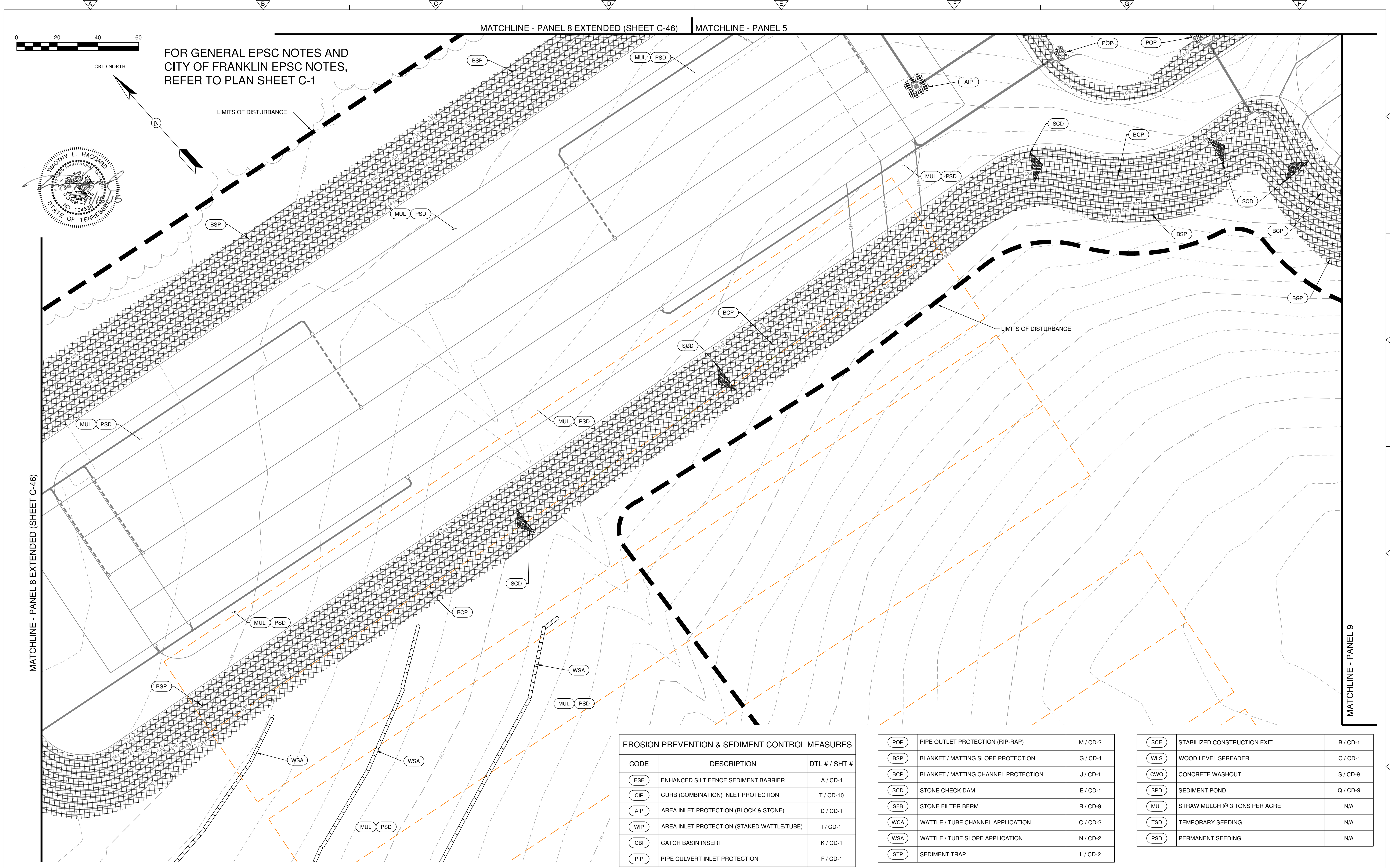
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 7

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-44

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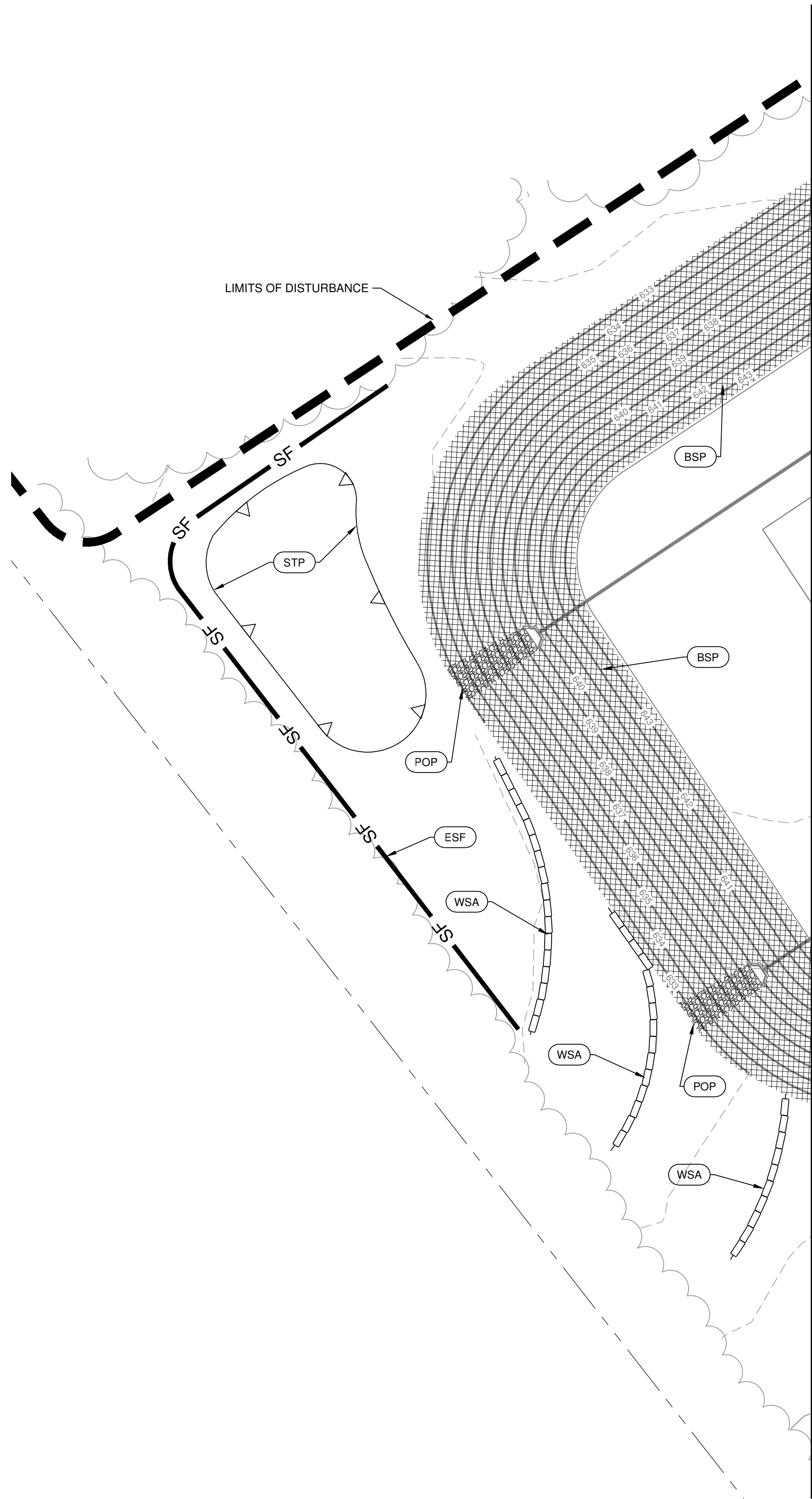
EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
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BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
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SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
WSA	WATTLE / TUBE SLOPE APPLICATION	N / CD-2
STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

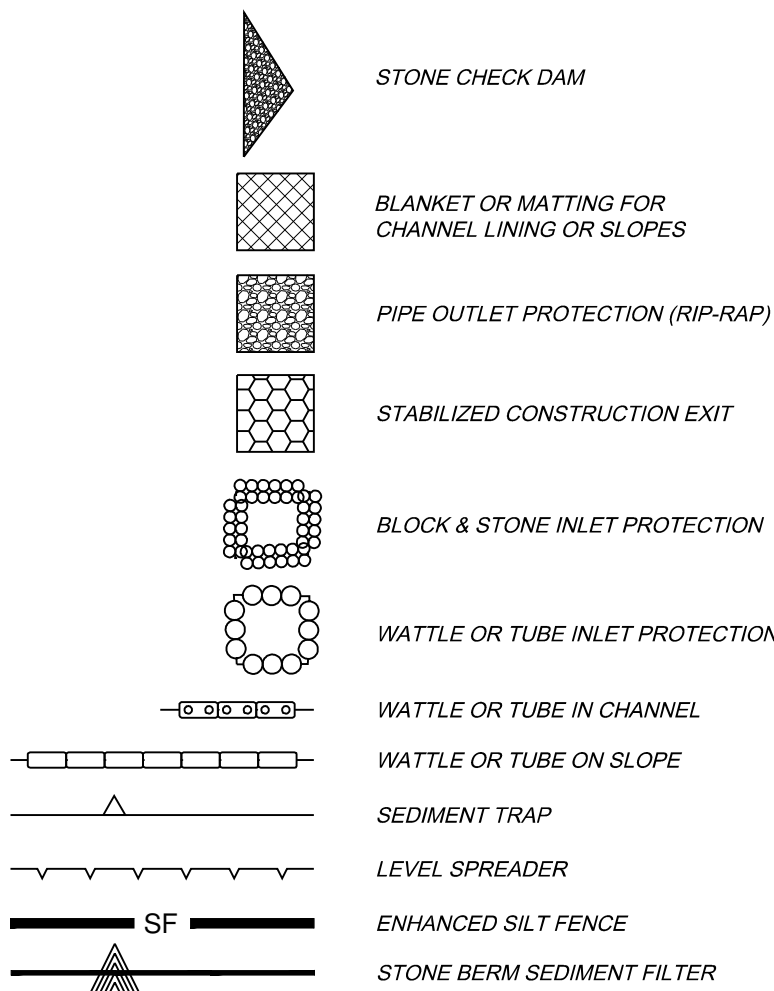
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REV.	NO.	DATE	DRWN	CHKD	REMARKS												

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MATCHLINE - PANEL 8 (SHEET C-45)

EPSC LEGEND

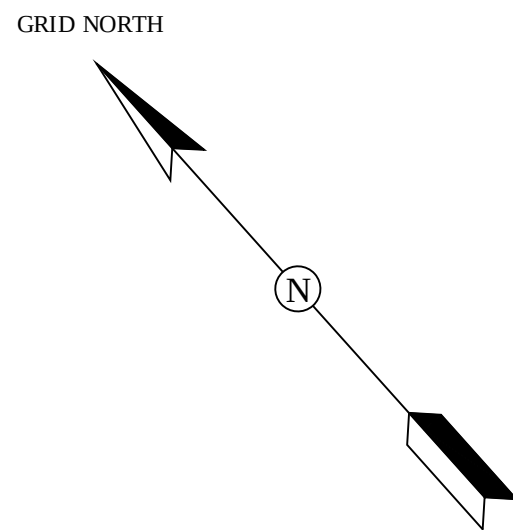
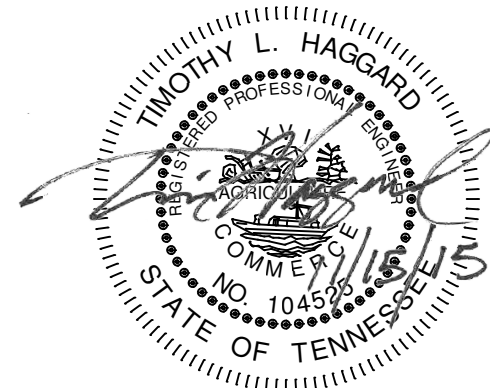
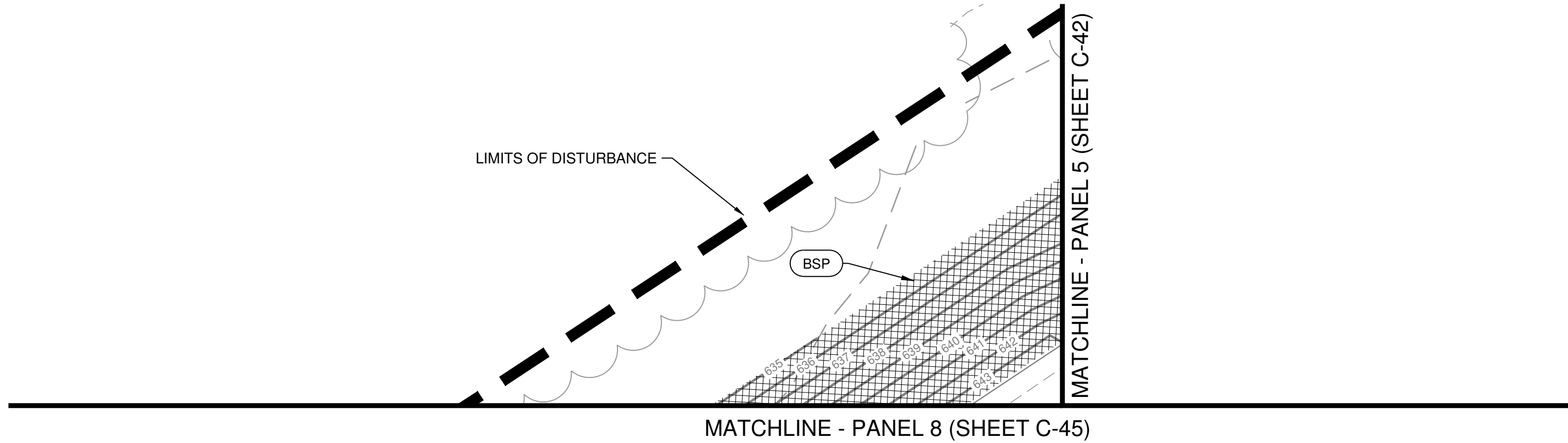


EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
AIP	AREA INLET PROTECTION (BLOCK & STONE)	D / CD-1
WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
SCD	STONE CHECK DAM	E / CD-1
SFB	STONE FILTER BERM	R / CD-9
WCA	WATTLE / TUBE CHANNEL APPLICATION	O / CD-2
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STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
WLS	WOOD LEVEL SPREADER	C / CD-1
CWO	CONCRETE WASHOUT	S / CD-9
SPD	SEDIMENT POND	Q / CD-9
MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHKD BY: _____	
CROSS CHKD BY: _____	
APPROVED BY: T. HAGGARD	
DATE: _____	OCT. 2015

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CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 8 - EXTENDED

PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO.
C-46

ISSUED FOR PERMITTING

MATCHLINE - PANEL 5

MATCHLINE - PANEL 5

MATCHLINE - PANEL 6

MATCHLINE - PANEL 6

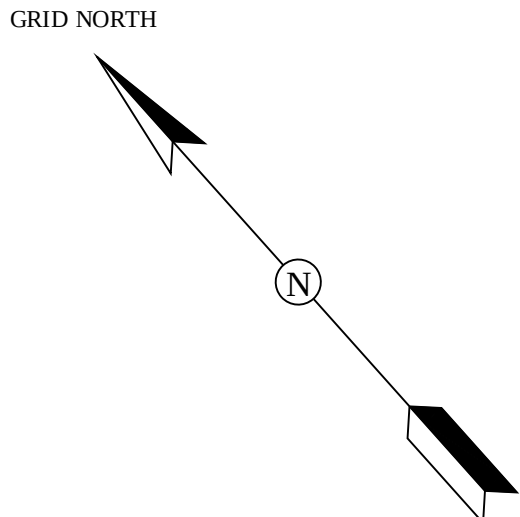
MATCHLINE - PANEL 8

EROSION PREVENTION & SEDIMENT CONTROL MEASURES		
CODE	DESCRIPTION	DTL # / SHT #
ESF	ENHANCED SILT FENCE SEDIMENT BARRIER	A / CD-1
CIP	CURB (COMBINATION) INLET PROTECTION	T / CD-10
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WIP	AREA INLET PROTECTION (STAKED WATTLE/TUBE)	I / CD-1
CBI	CATCH BASIN INSERT	K / CD-1
PIP	PIPE CULVERT INLET PROTECTION	F / CD-1

POP	PIPE OUTLET PROTECTION (RIP-RAP)	M / CD-2
BSP	BLANKET / MATTING SLOPE PROTECTION	G / CD-1
BCP	BLANKET / MATTING CHANNEL PROTECTION	J / CD-1
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STP	SEDIMENT TRAP	L / CD-2

SCE	STABILIZED CONSTRUCTION EXIT	B / CD-1
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MUL	STRAW MULCH @ 3 TONS PER ACRE	N/A
TSD	TEMPORARY SEEDING	N/A
PSD	PERMANENT SEEDING	N/A

FOR GENERAL EPSC NOTES AND
CITY OF FRANKLIN EPSC NOTES,
REFER TO PLAN SHEET C-1



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: T. HAGGARD
DATE: OCT. 2015

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Nashville, TN 37203
Tel: (615) 320-3161

CIVIL INFRASTRUCTURE ASSOCIATES
602 North Walnut Street
Murfreesboro, TN 37130
Tel: (615) 663-7676

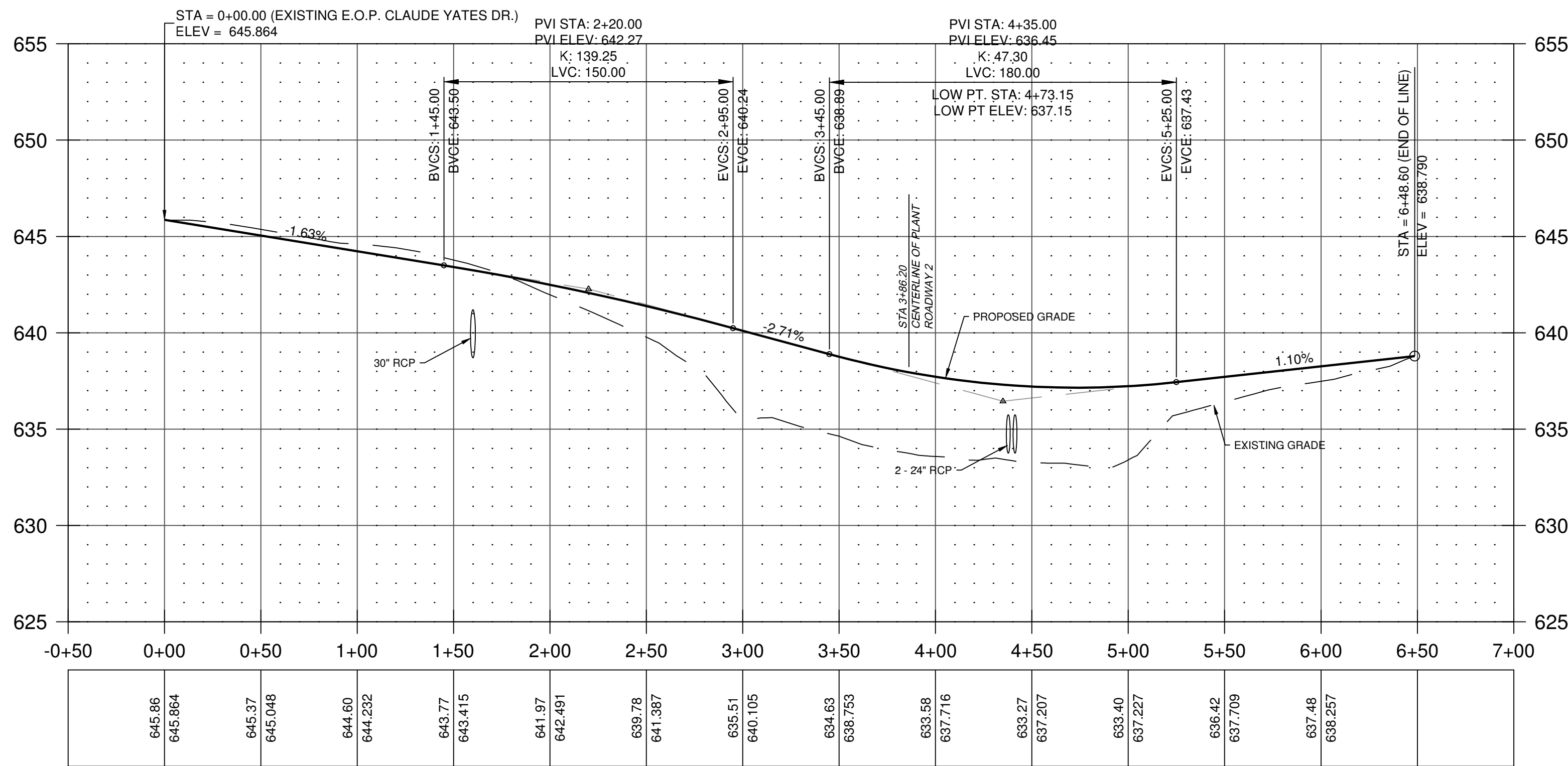
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

EROSION PREVENTION & SEDIMENT CONTROL PLAN
PANEL 9

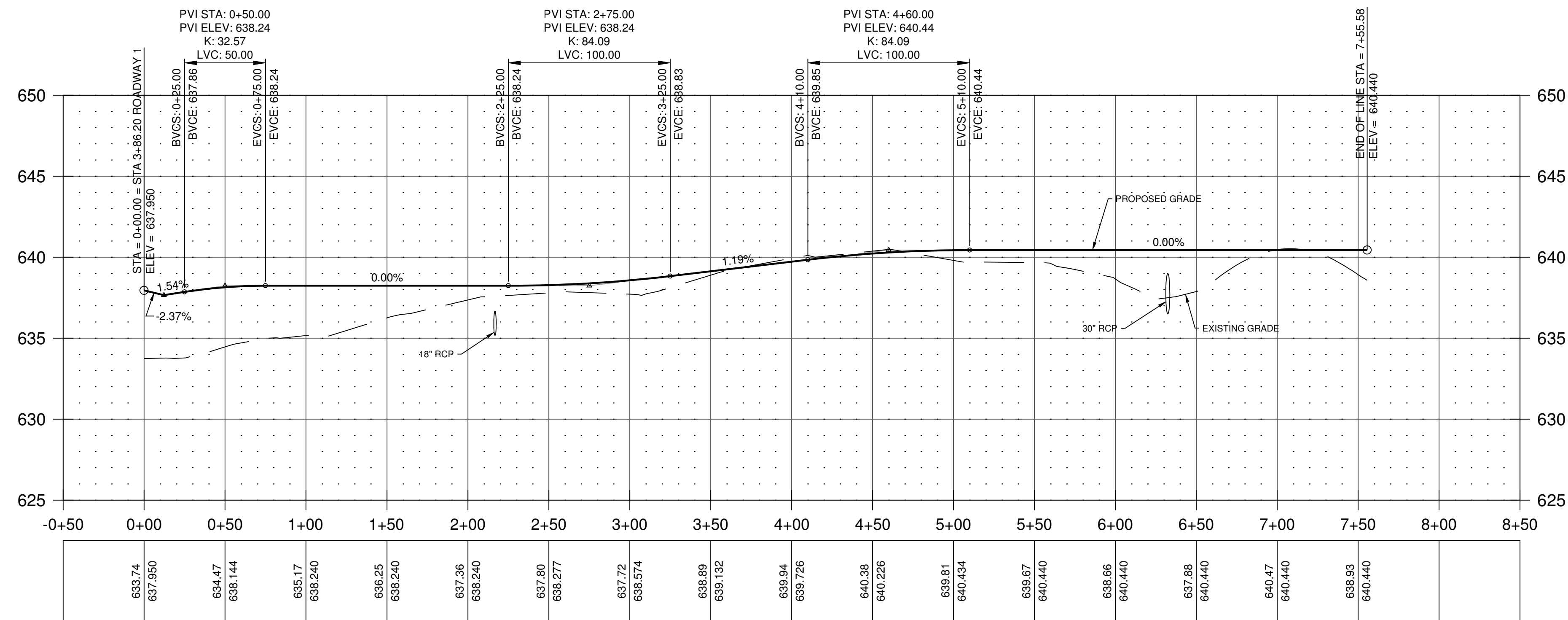
PROJECT NO. 14915-96594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-47

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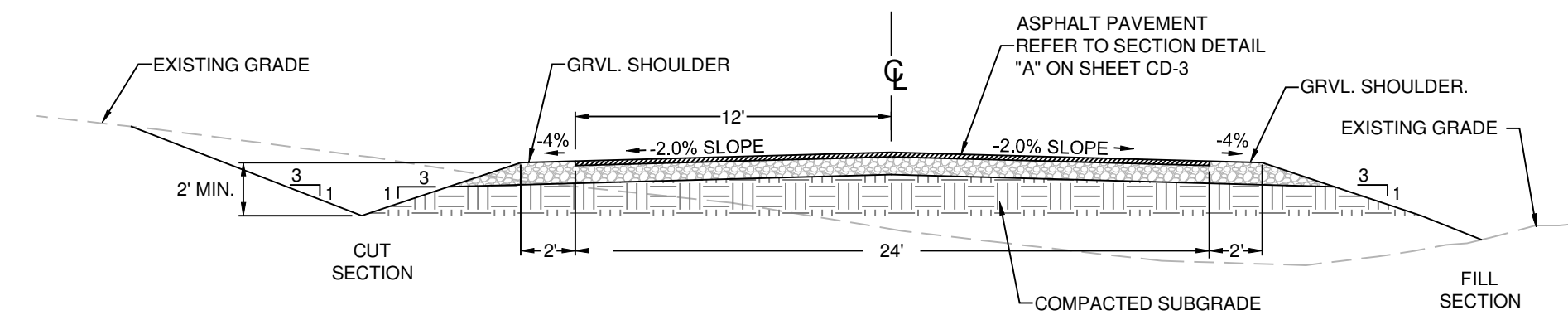


R1 PROFILE - PLANT ROADWAY 1
Scale: 1"=50' H, 1"=5' V



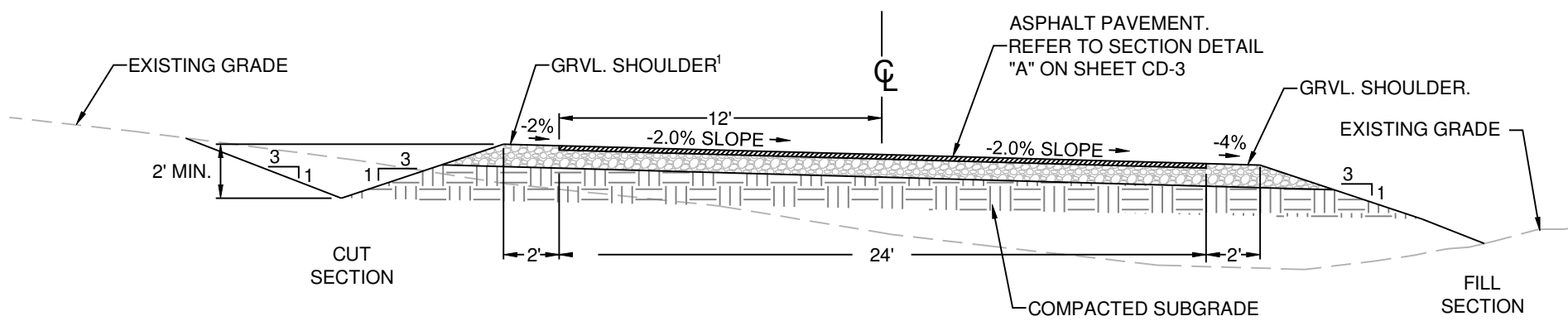
R2 PROFILE - PLANT ROADWAY 2
Scale: 1"=50' H, 1"=5' V

FOR GENERAL CONSTRUCTION NOTES,
REFER TO SHEET C-1



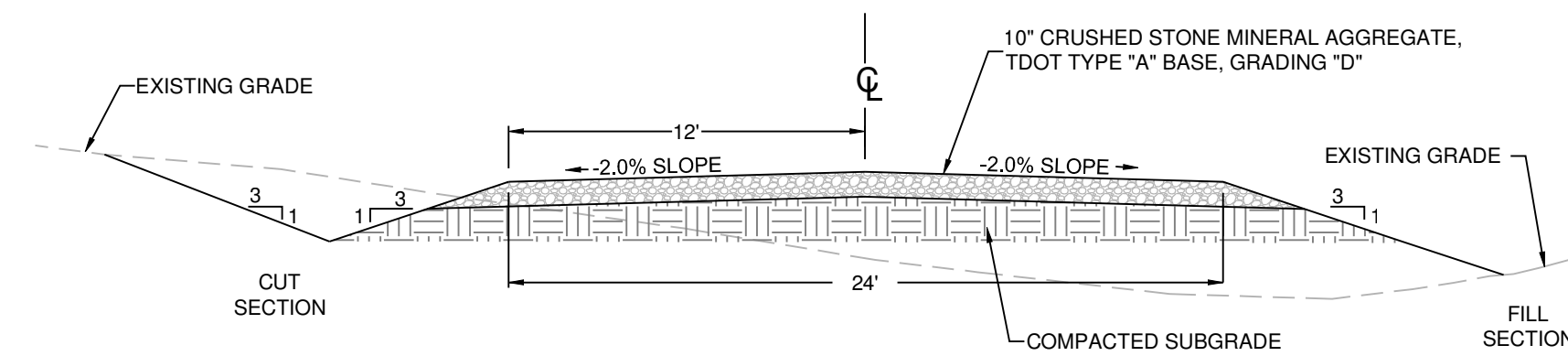
S1 ROADWAY SECTION DETAIL
NOT TO SCALE

APPLICABLE TO PLANT ROADWAY 1 AND THE
PAVED PORTION OF THE TEMPORARY
CONSTRUCTION ACCESS DRIVE FROM MACK
HATCHER MEMORIAL PKWY.



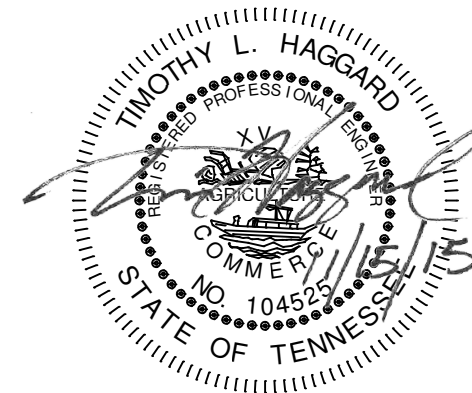
S2 ROADWAY SECTION DETAIL
NOT TO SCALE

APPLICABLE TO PLANT ROADWAY 2



S3 CONST. ACCESS ROADWAY SECTION
NOT TO SCALE

APPLICABLE TO TEMPORARY CONSTRUCTION
ACCESS. REFER TO PLAN SHEET C-56.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	OCT. 2015

CDM Smith
210 25th Avenue North, Suite 1102
Nashville, TN 37203
Tel: (615) 320-3161

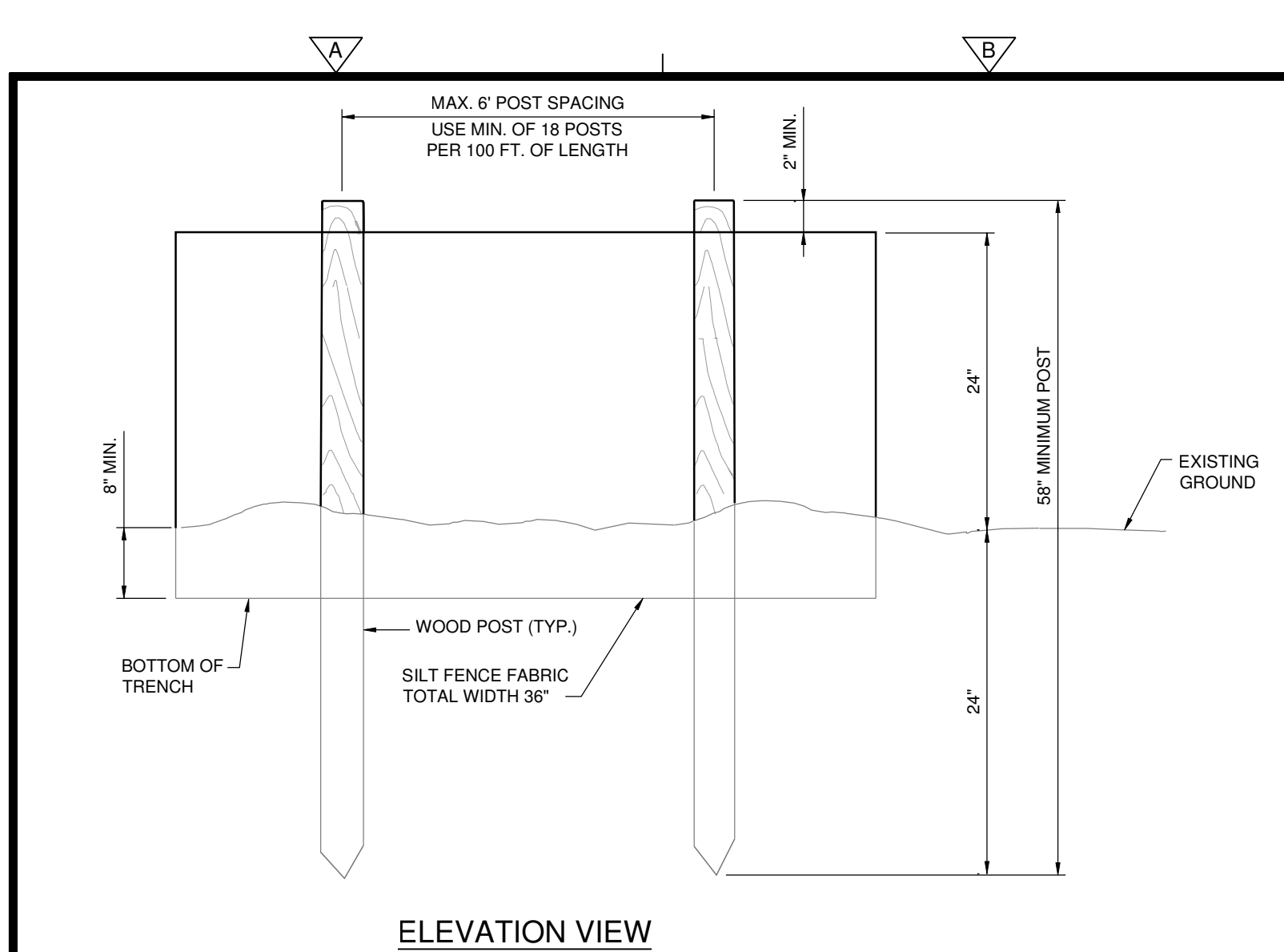
CIVIL INFRASTRUCTURE ASSOCIATES
602 North Walnut Street
Murfreesboro, TN 37130
Tel: (615) 663-7676

CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

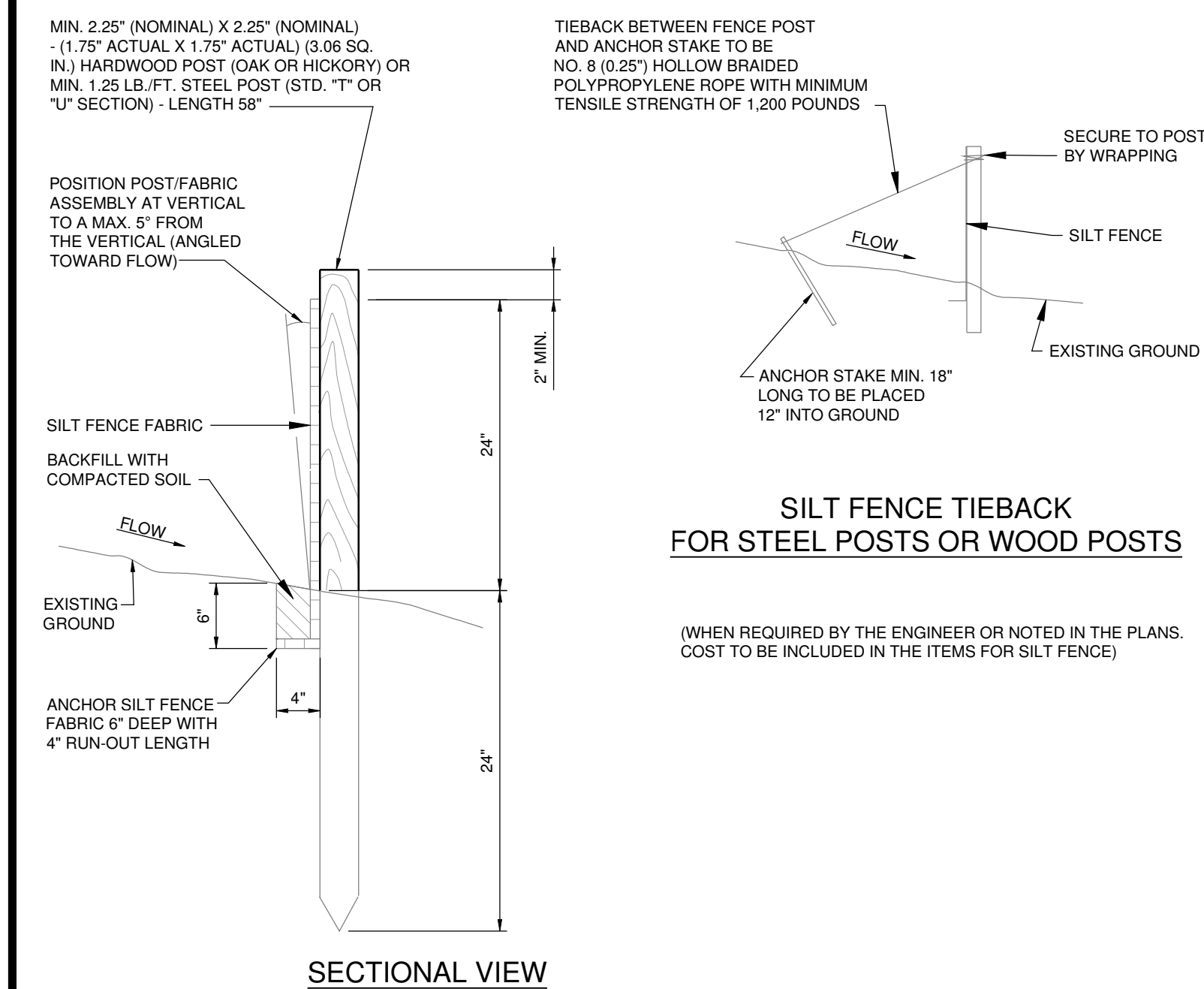
ROADWAY PROFILES & TYPICAL SECTIONS

PROJECT NO. 14915-06594
FILE NAME: CoF_WRF_Civil
SHEET NO. C-57

ISSUED FOR PERMITTING



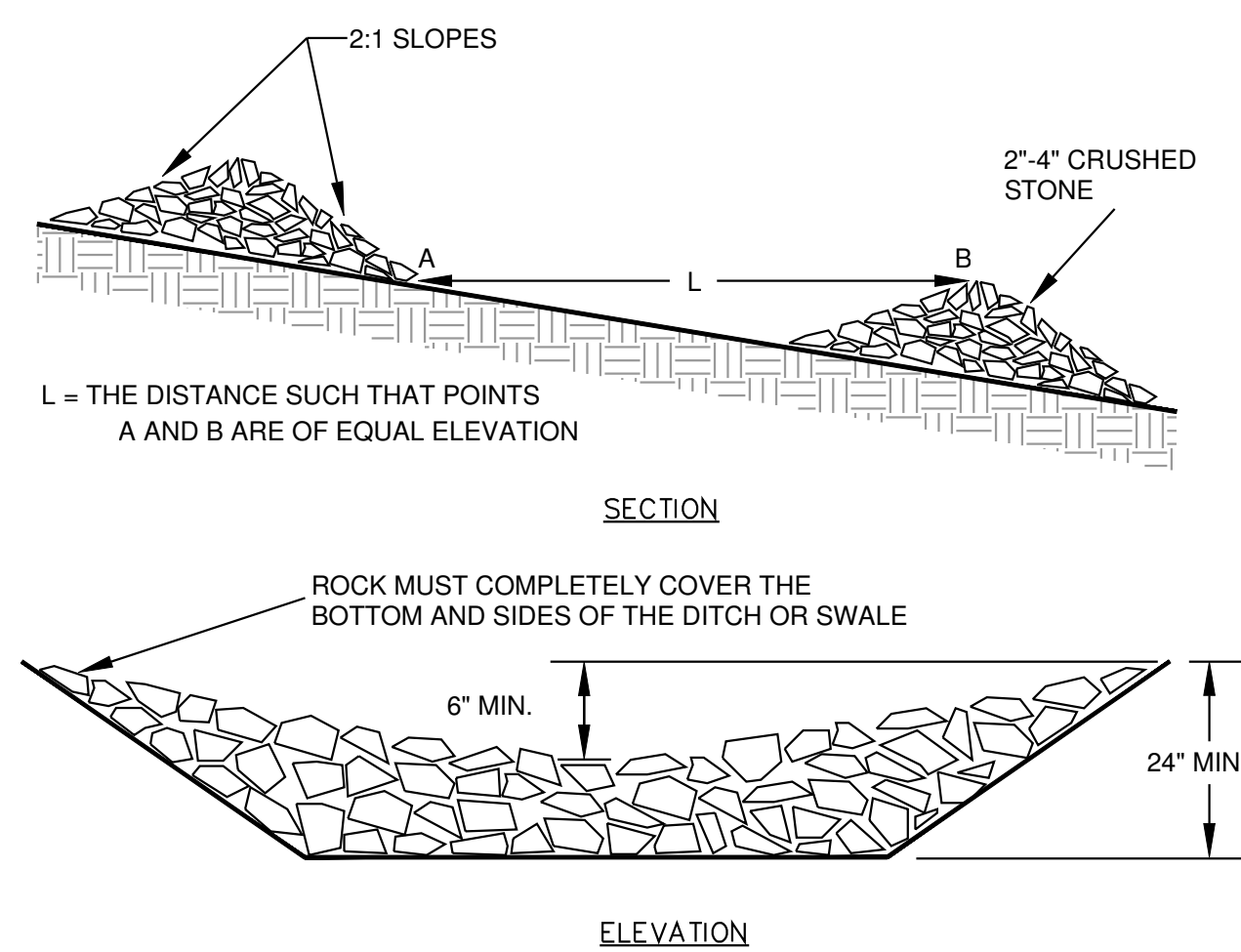
ELEVATION VIEW



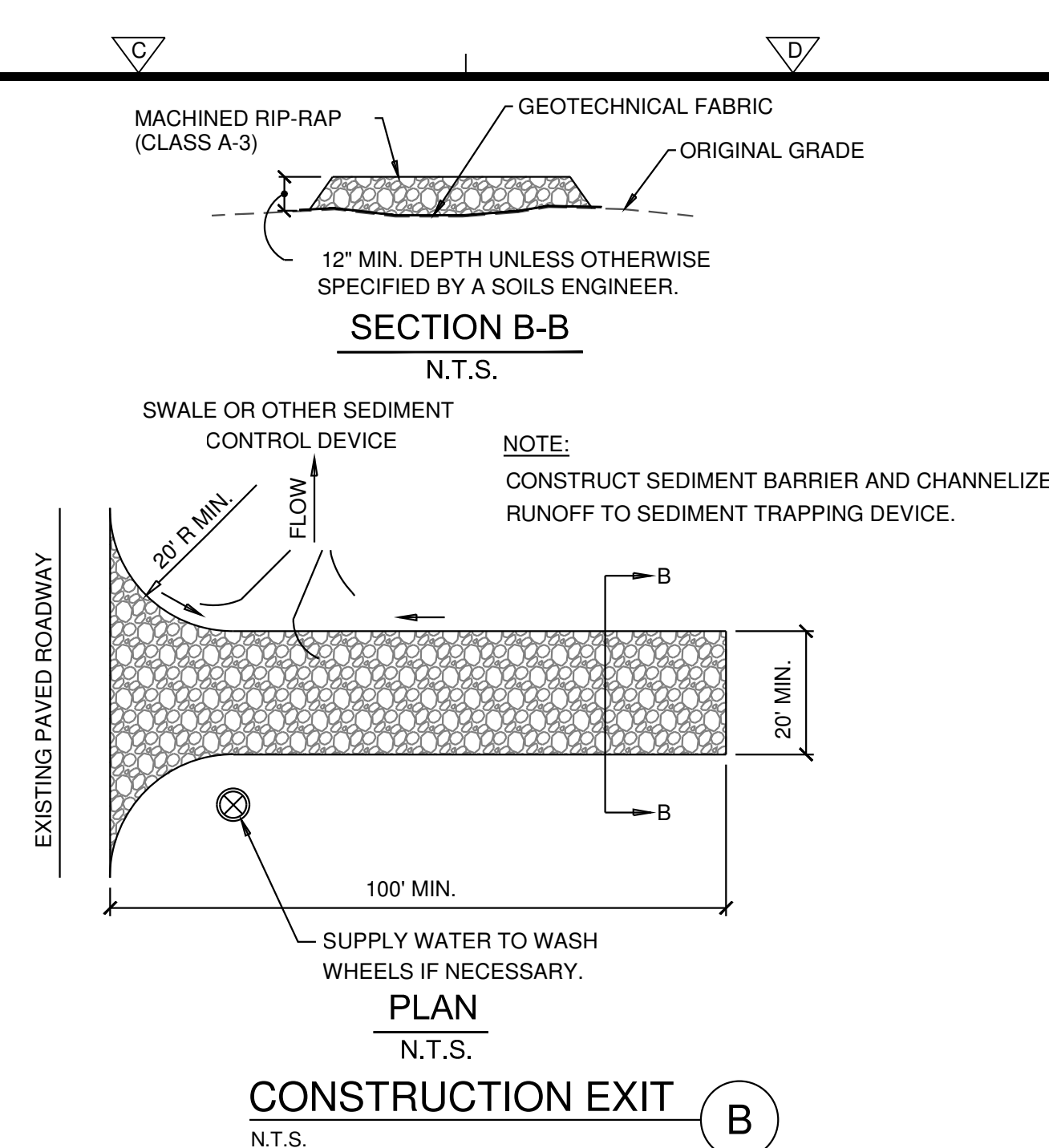
SILT FENCE TIEBACK FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS.
COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

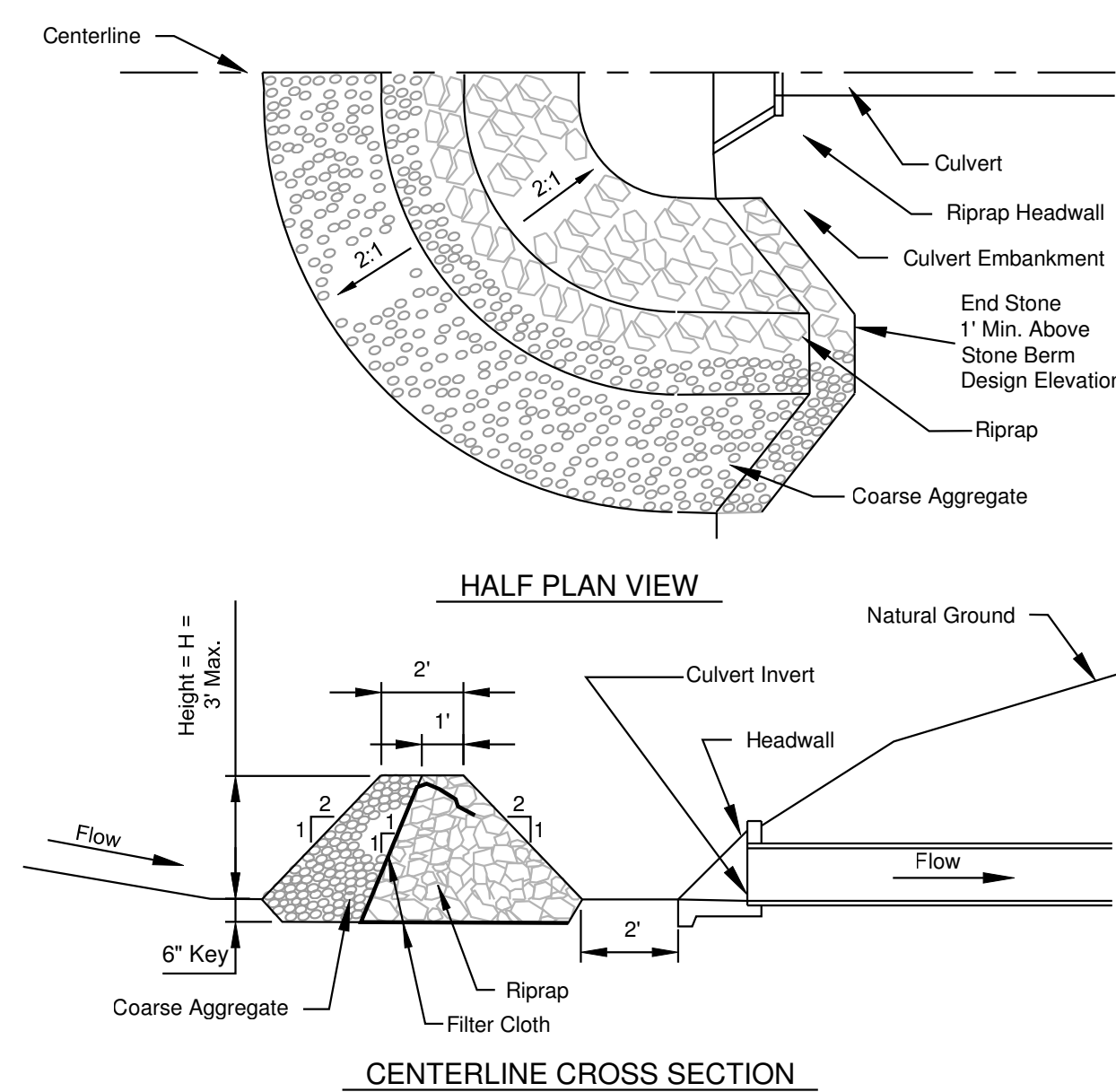
SILT FENCE SEDIMENT BARRIER
N.T.S.



STONE CHECK DAM
N.T.S.

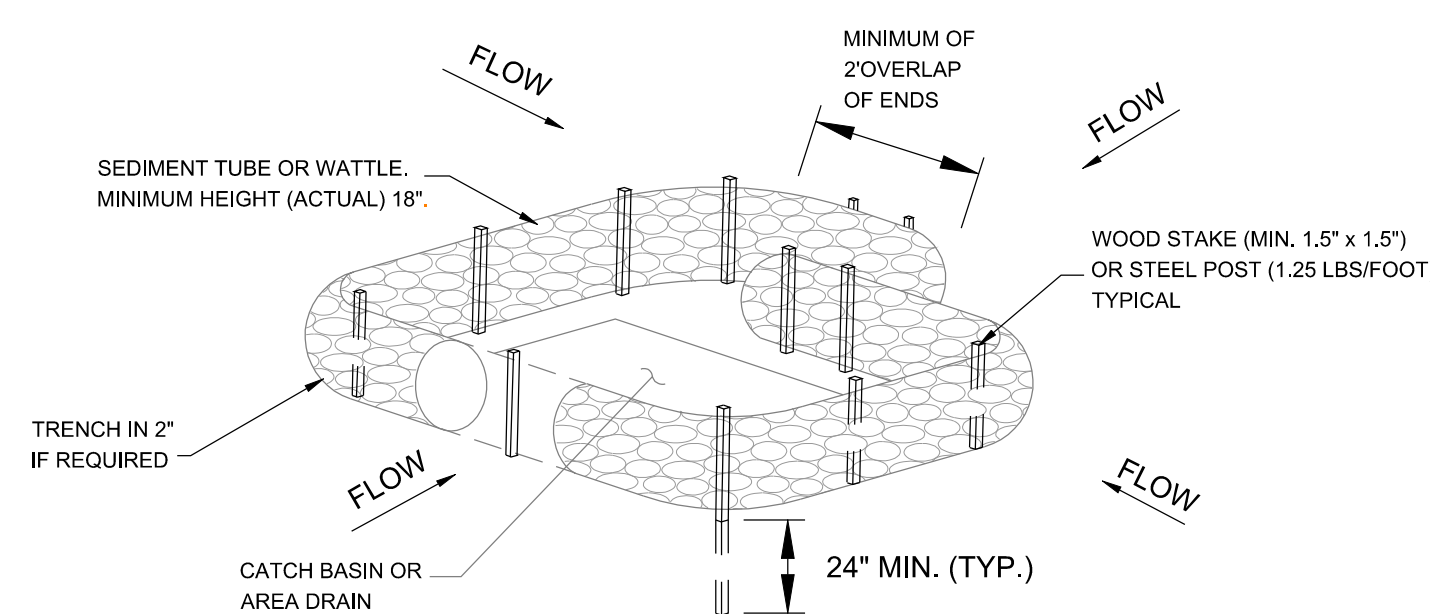


CONSTRUCTION EXIT
N.T.S.

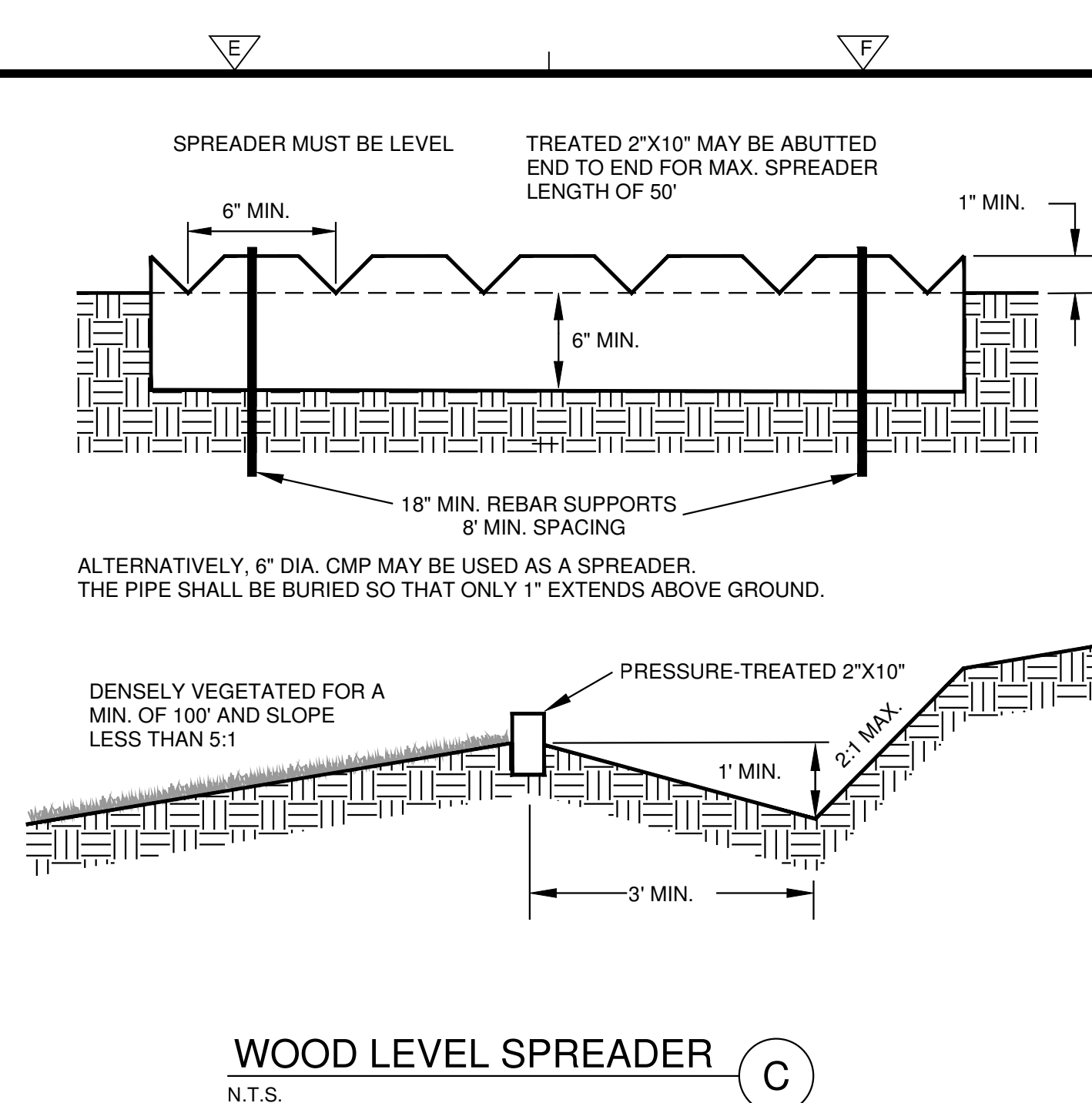


PIPE CULVERT INLET PROTECTION
N.T.S.

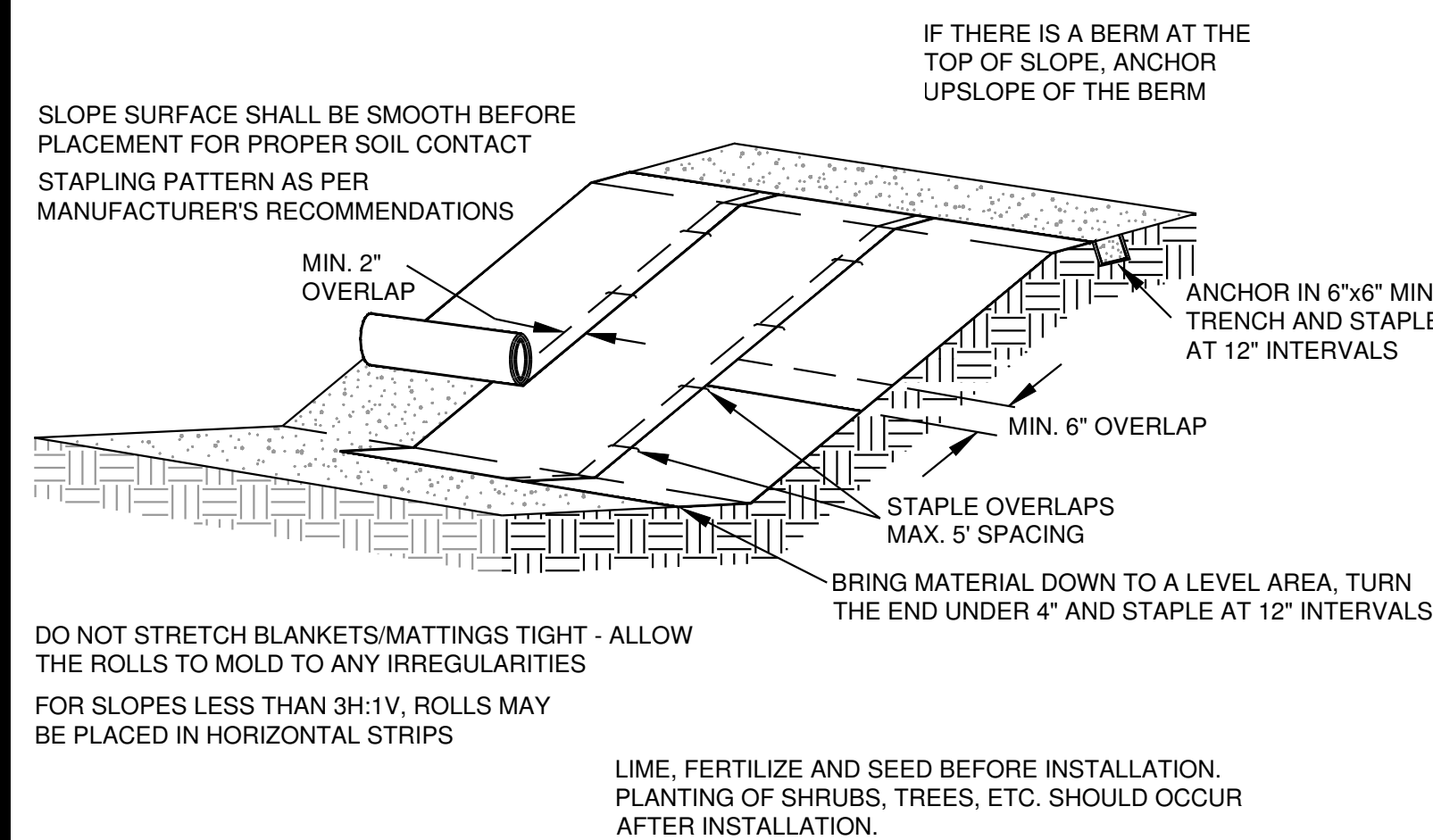
- NOTES:
1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
 2. Coarse aggregate shall be TDOT #3, #57, or #5 coarse aggregate.
 3. Riprap shall be Class A-1 machined riprap per TDOT standard specifications section 709.03.
 4. Filter cloth shall meet the requirements of TDOT specification section 918.27.
 5. The maximum drainage area to the culvert being protected is 3 acres.
 6. See plans for H dimension.
 7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.



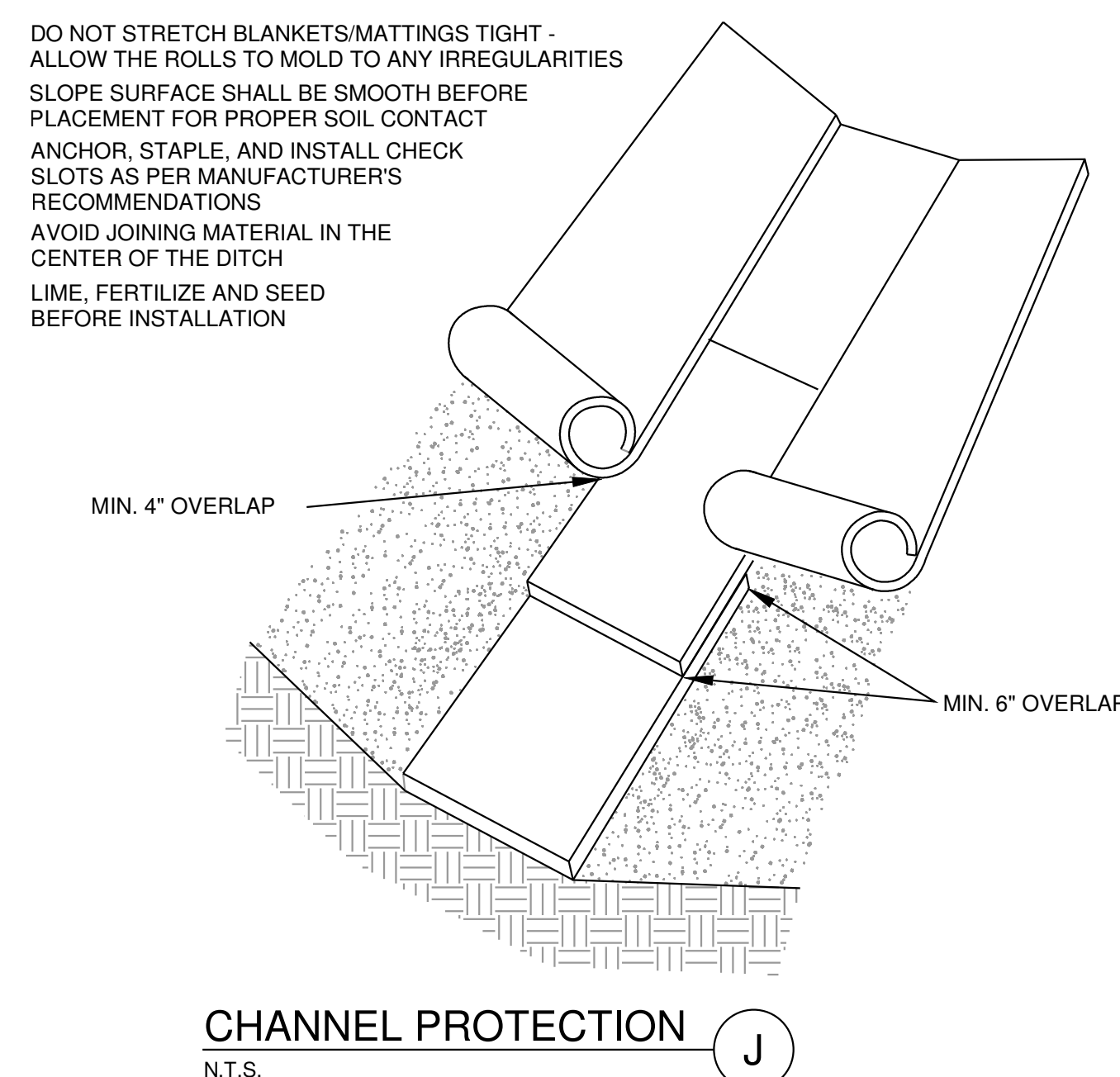
WATTLE/TUBE INLET PROTECTION
N.T.S.



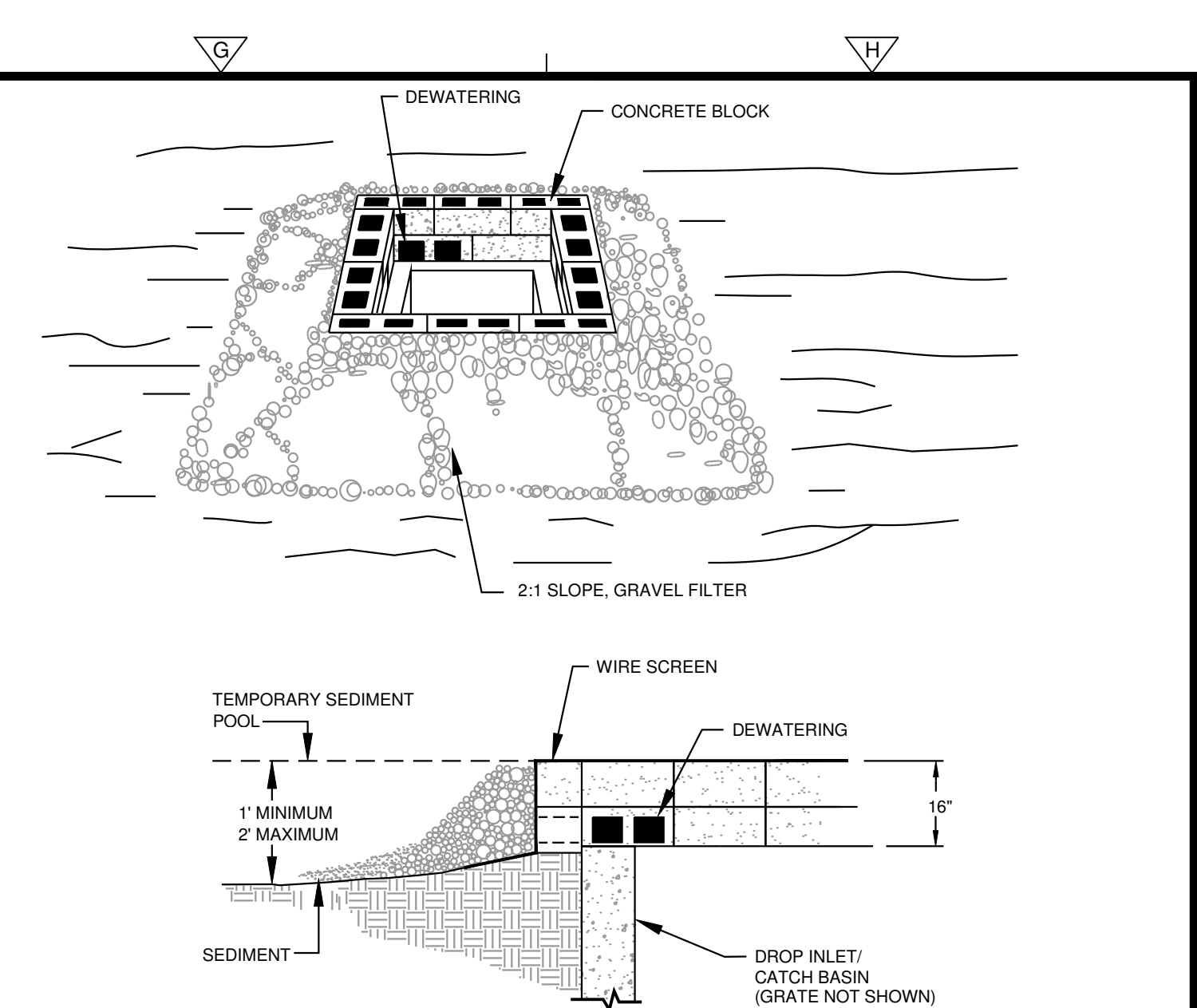
WOOD LEVEL SPREADER
N.T.S.



SLOPE PROTECTION



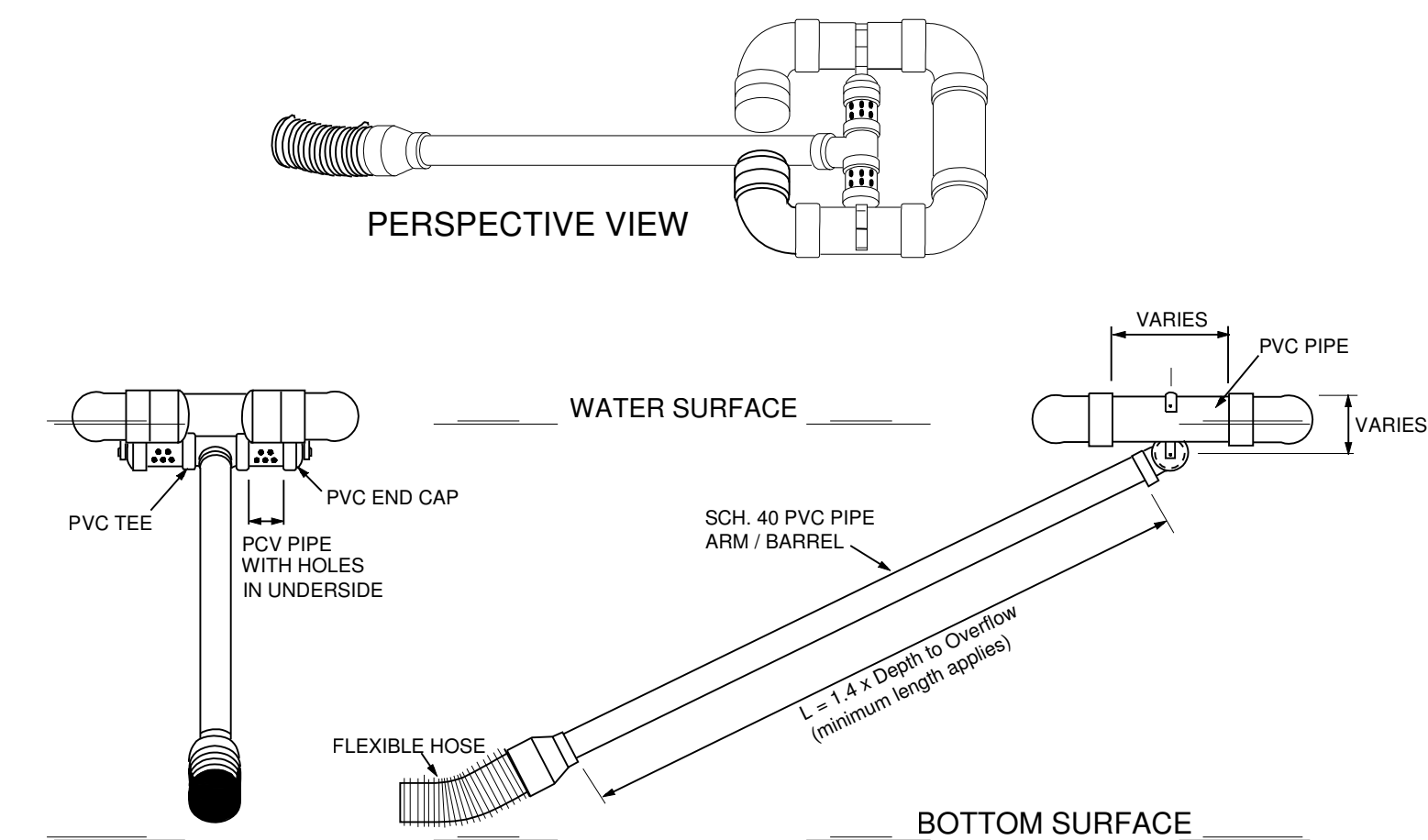
CHANNEL PROTECTION
N.T.S.



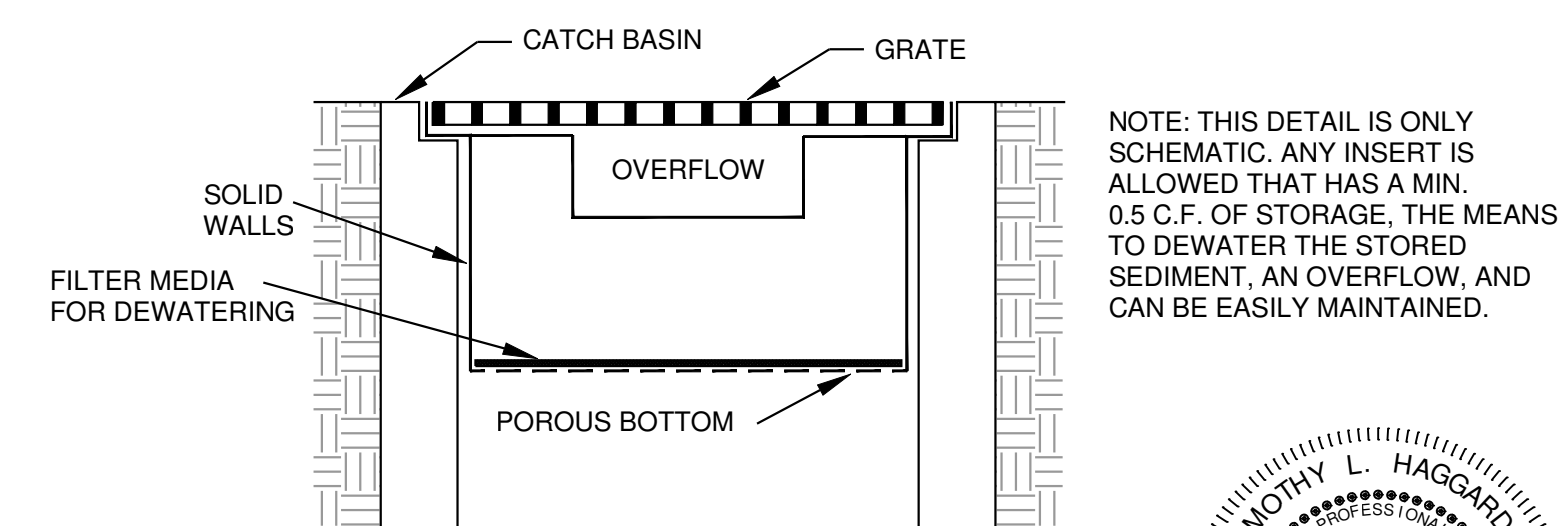
INSTALLATION INSTRUCTIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW POOL DRAINAGE. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN STRUCTURE. PLACE THE BOTTOM ROW OF BLOCKS AGAINST THE EDGE OF THE STORM DRAIN. LATERAL SUPPORT AND TO AVOID WASHOUTS WHEN OVERFLOW OCCURS, IF NEEDED, GIVE LATERAL SUPPORT TO SUBSEQUENT ROWS BY PLACING 2X4" WOOD STUDS THROUGH BLOCK OPENINGS.
2. CAREFULLY FIT HARDWARE CLOTH OR COMPANIBLE WIRE MESH WITH 1/2 INCH MAX. OPENINGS OVER ALL BLOCK OPENINGS TO HOLD STONE IN PLACE.
3. USE 1/2" COARSE AGGREGATE, TYPICAL OF #5, PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE.

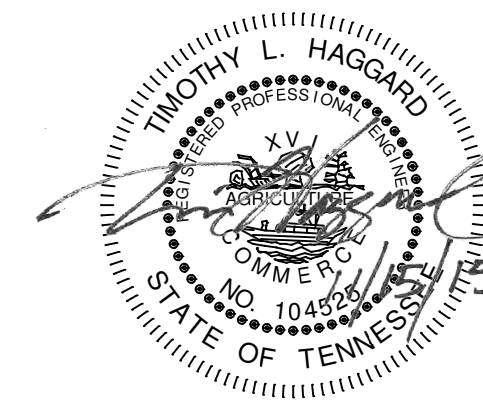
BLOCK & STONE INLET PROTECTION
N.T.S.



SKIMMER OUTLET
N.T.S.



CATCH BASIN INSERT
N.T.S.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	TLH
DRAWN BY: _____	TLH
SHEET CHK'D BY: _____	
CROSS CHK'D BY: _____	
APPROVED BY: _____	T. HAGGARD
DATE: _____	Oct. 2015

**CDM
Smith**
210 25th Avenue North, Suite 200
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**CIVIL
INFRASTRUCTURE
ASSOCIATES**

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 Tel: (615) 663-7678

CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

CIVIL DETAILS

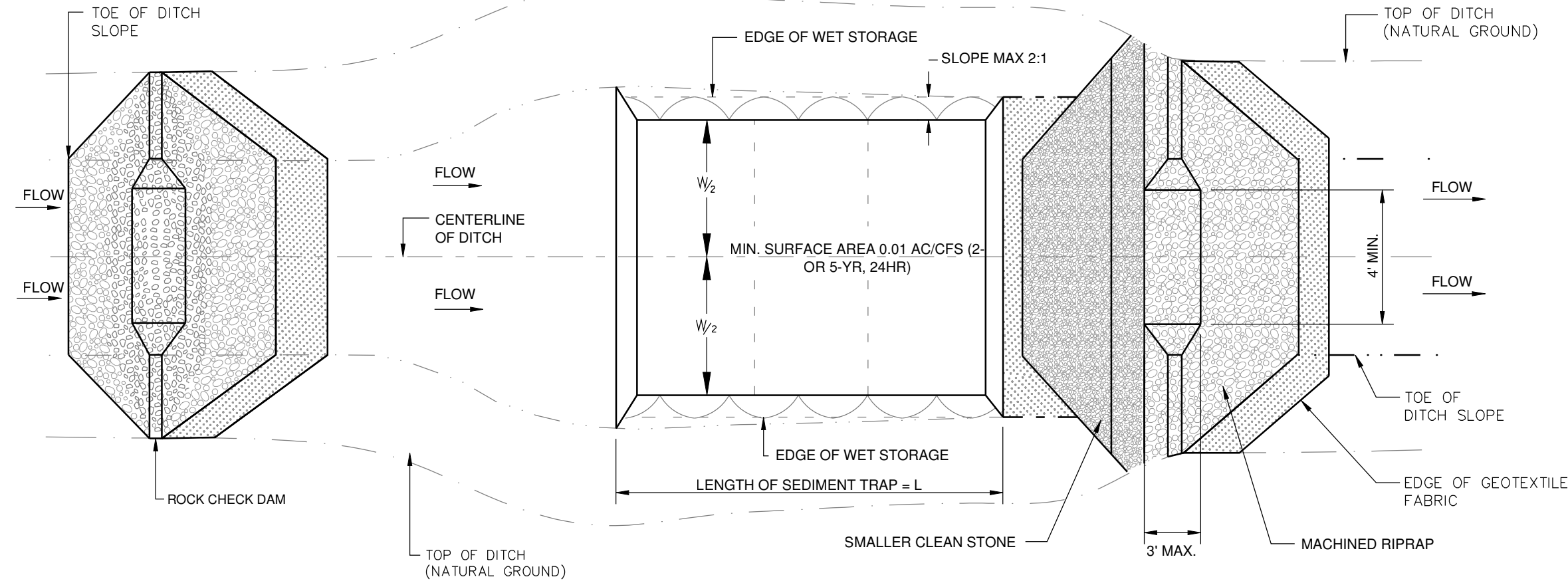
PROJECT NO.	14915-96594
FILE NAME:	C-Detail

SHEET NO.

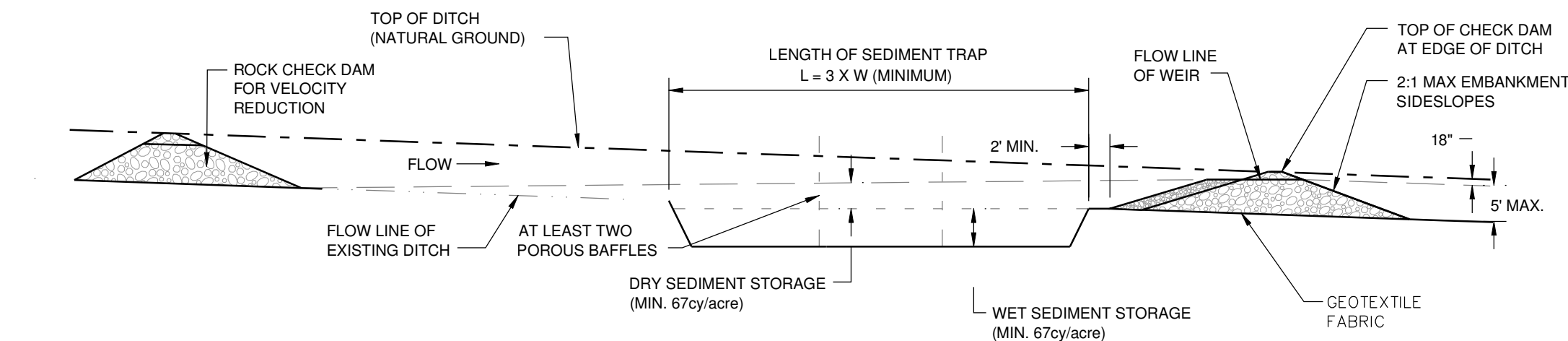
CD-1

ISSUED FOR PERMITTING

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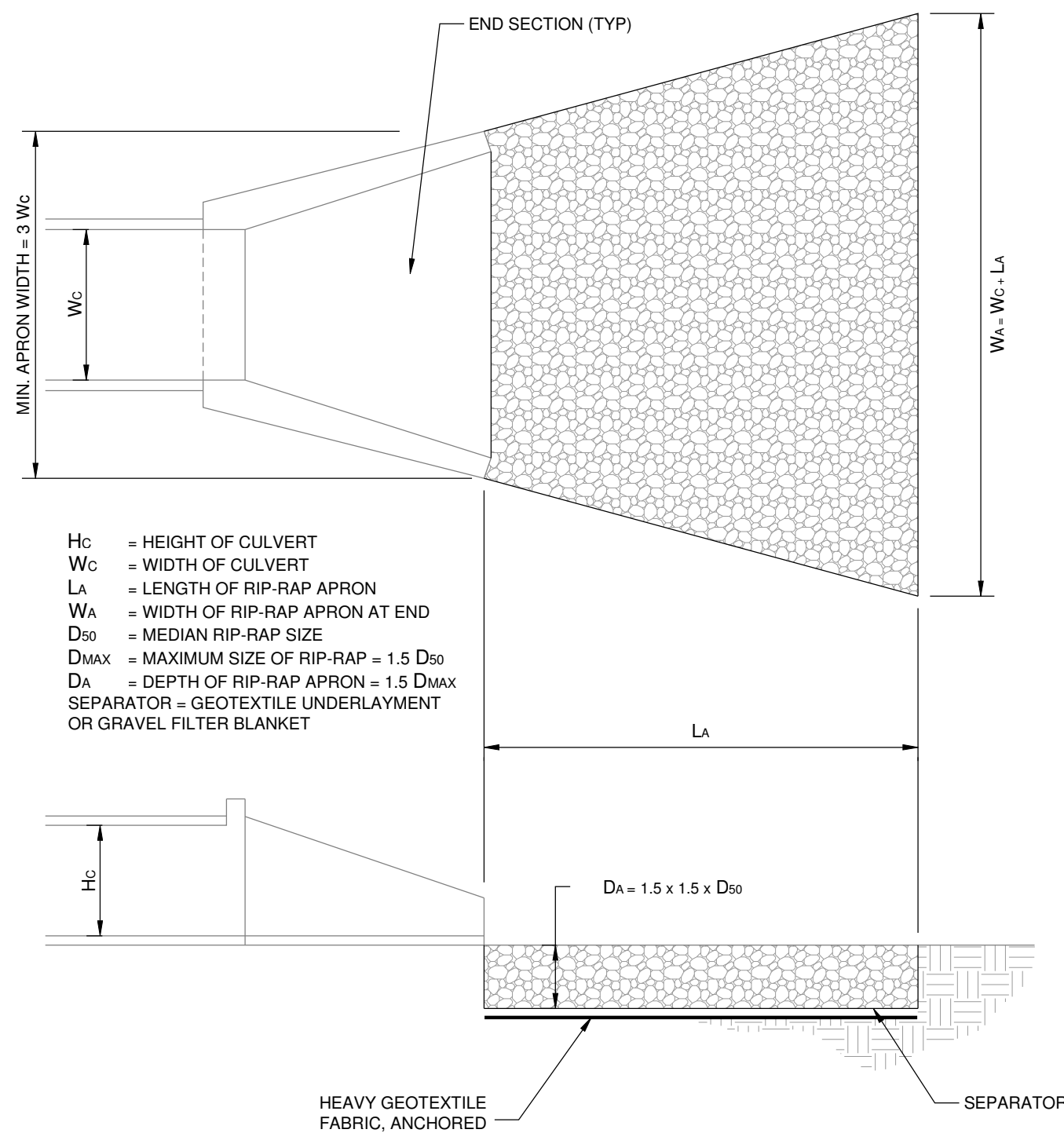
PLAN VIEW



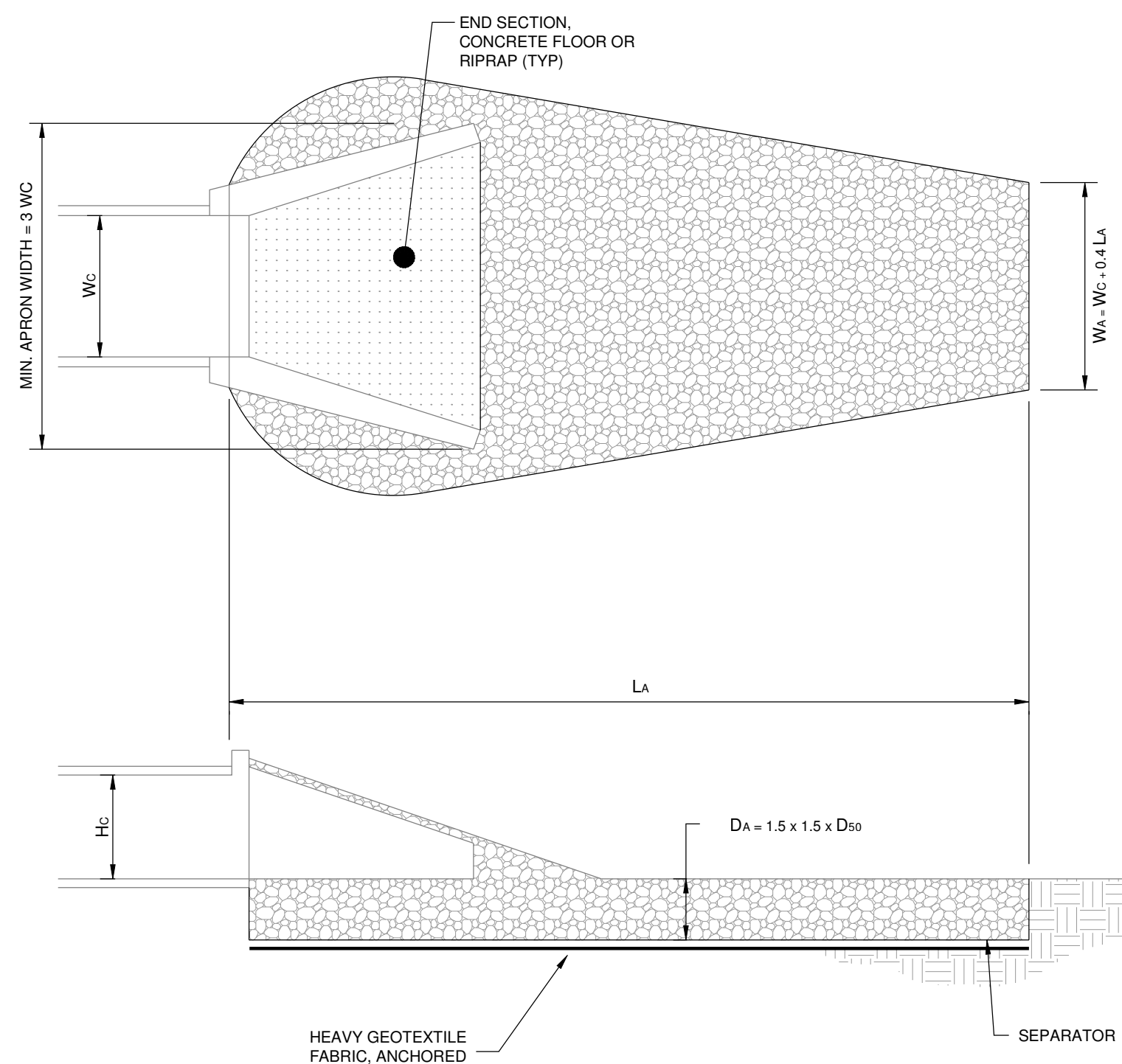
PROFILE VIEW

SEDIMENT TRAP
SEDIMENT TRAP

L



TAILWATER < 0.5 H_c AND ASSUMING FULL CULVERT FLOW
(LOW TAILWATER CONDITIONS)



TAILWATER > 0.5 H_c AND ASSUMING FULL CULVERT FLOW
(HIGH TAILWATER CONDITIONS)

PIPE OUTLET PROTECTION
N.T.S.

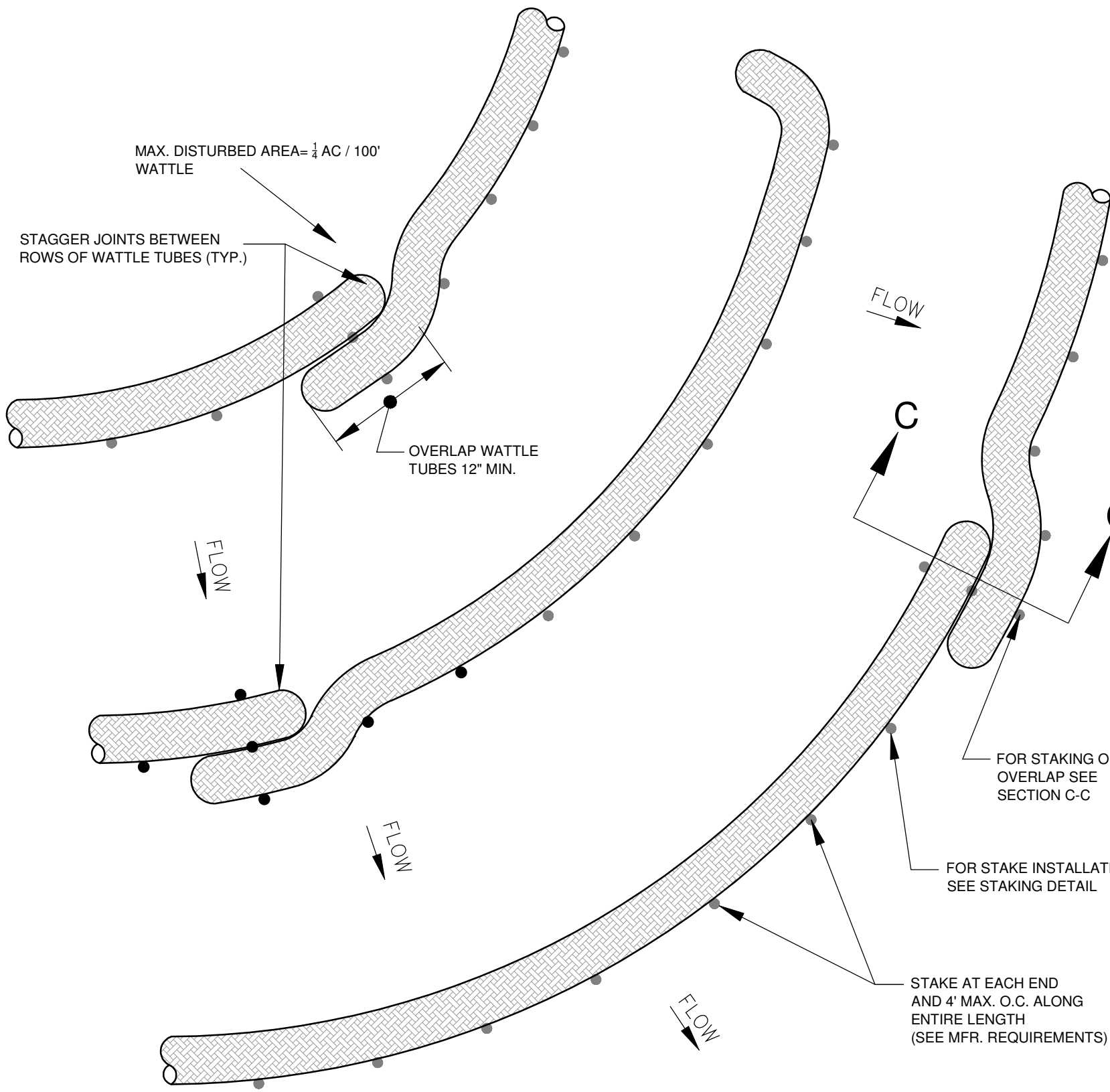
M

REV. NO.	DATE	DRWN	CHKD	REMARKS

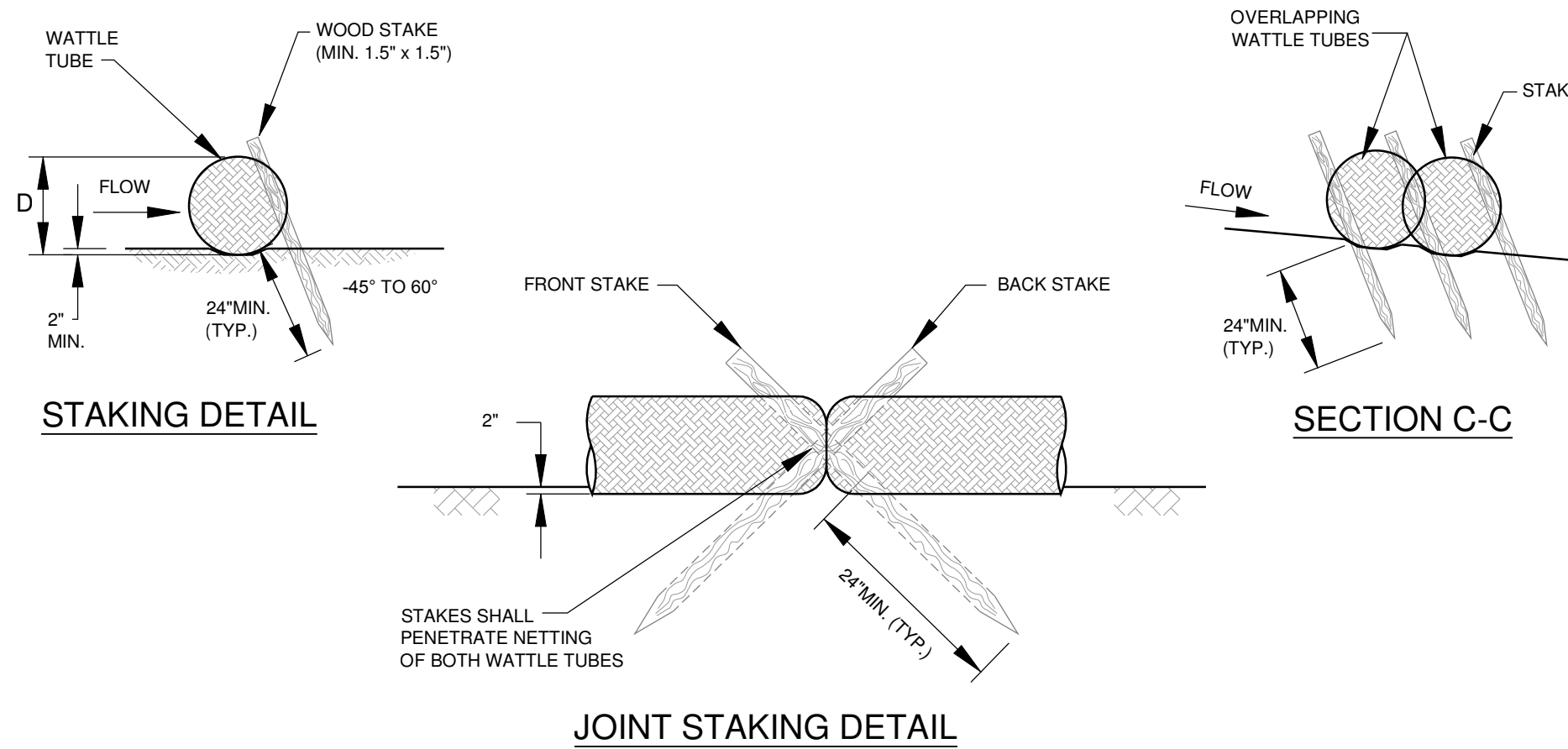
DESIGNED BY: TLH
DRAWN BY: TLH
SHEET CHKD BY: T.HAGGARD
CROSS CHKD BY: T.HAGGARD
APPROVED BY: T.HAGGARD
DATE: Oct. 2015

CDM Smith
210 25th Avenue North, Suite 1102
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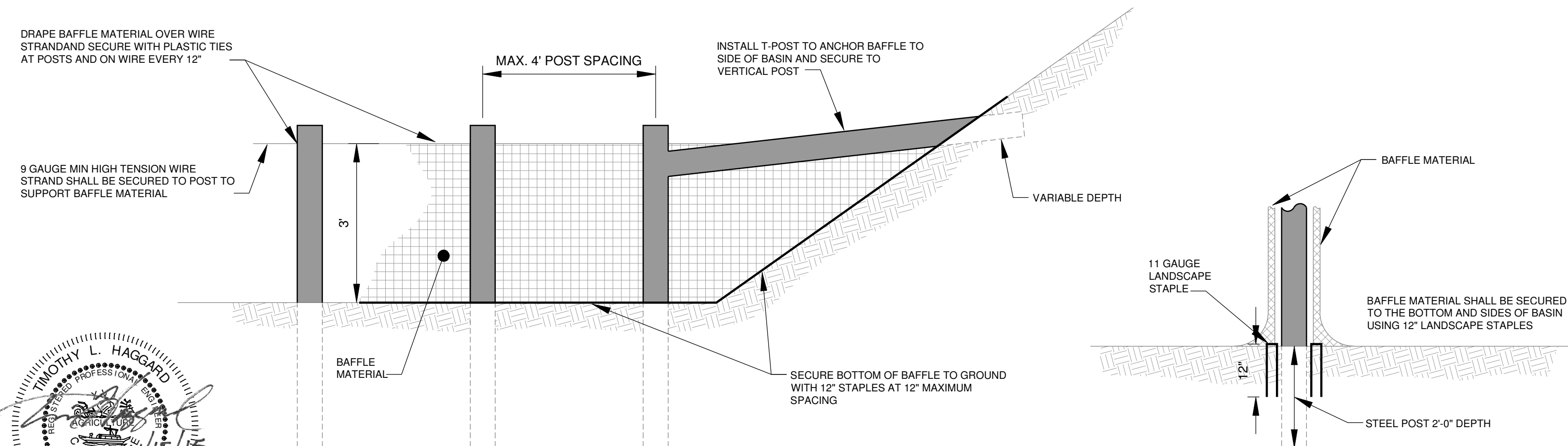


PLAN VIEW FOR SLOPE APPLICATION



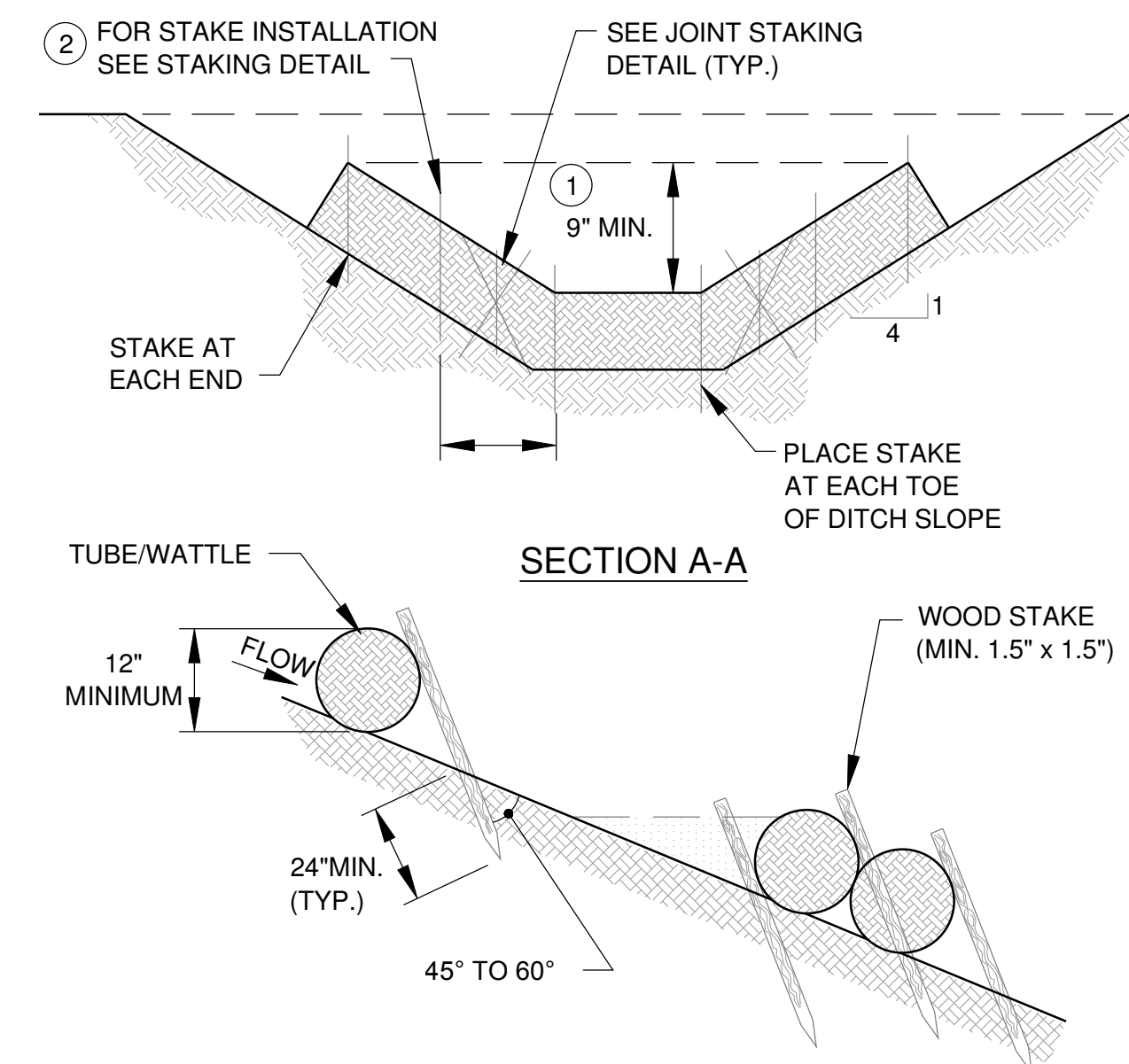
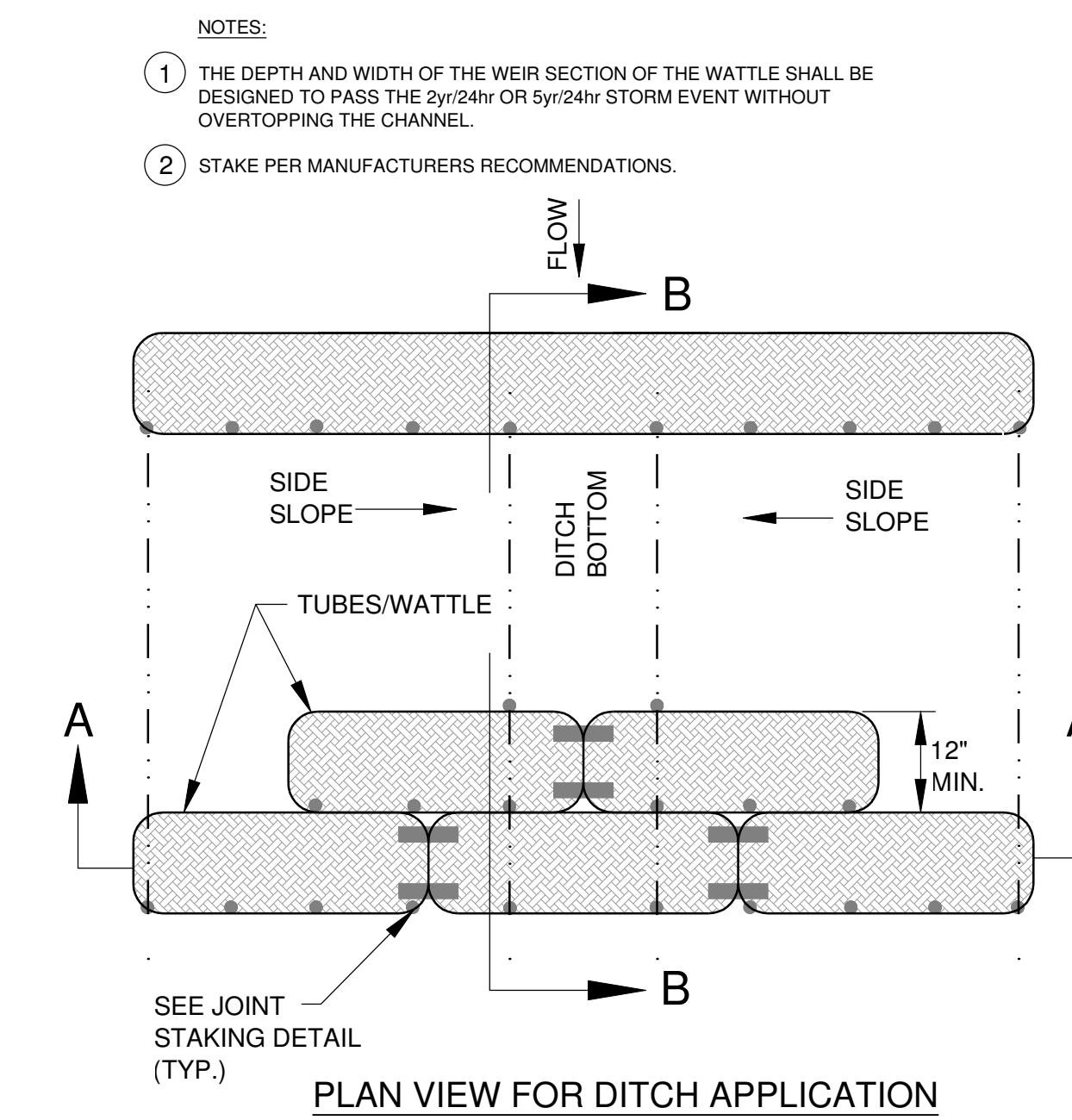
WATTLES / TUBES SLOPE APPLICATION
N.T.S.

N



POROUS BAFFLE
N.T.S.

P



WATTLES / TUBES CHANNEL APPLICATION
N.T.S.

O

CIVIL DETAILS

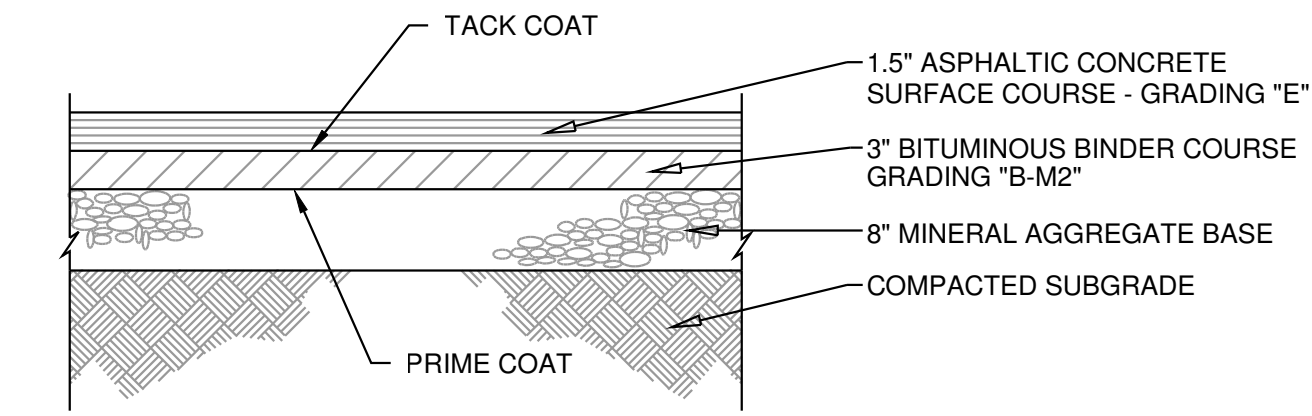
PROJECT NO. 14915-96594
FILE NAME: C-Details

SHEET NO.

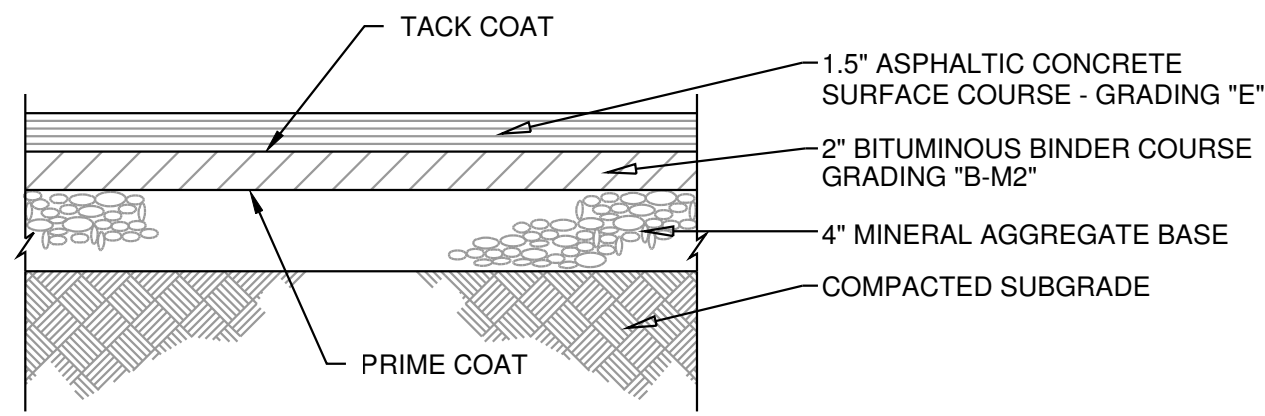
CD-2

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SECTION FOR ALL ROADWAYS & PARKING

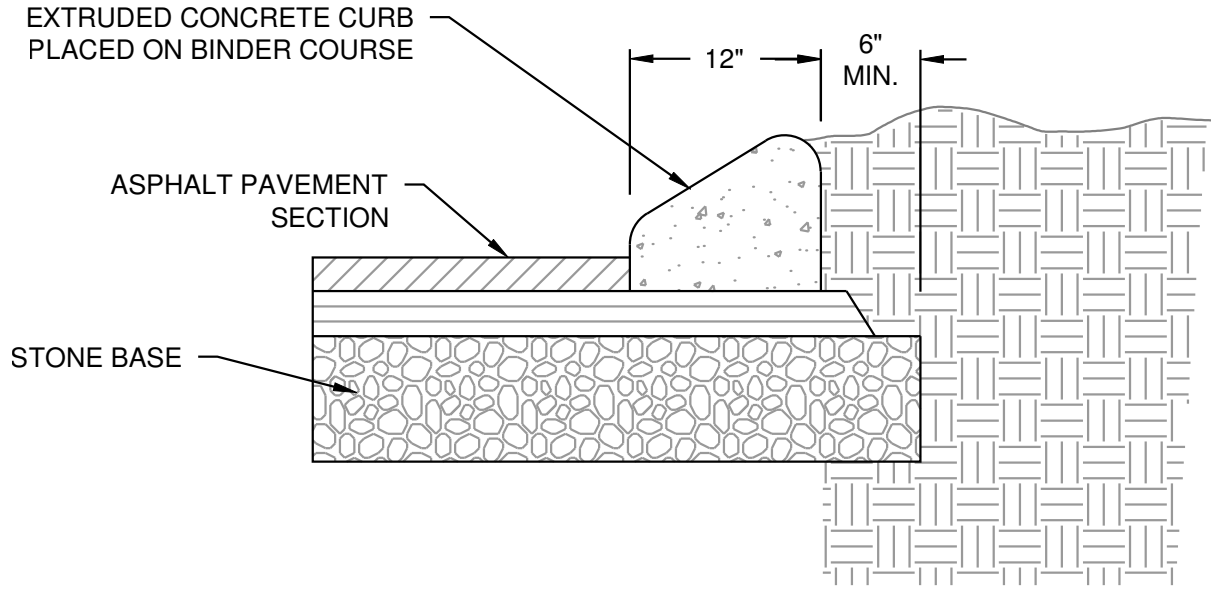


SECTION FOR MULTI-USE PATH/TRAIL

ASPHALT PAVEMENT

Scale: N.T.S.

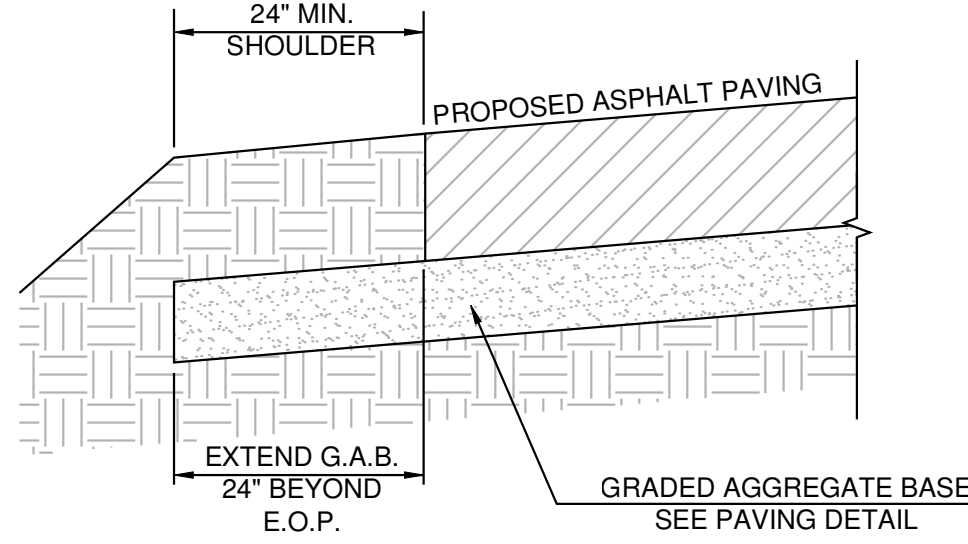
A



EXTRUDED CONCRETE CURB

Scale: N.T.S.

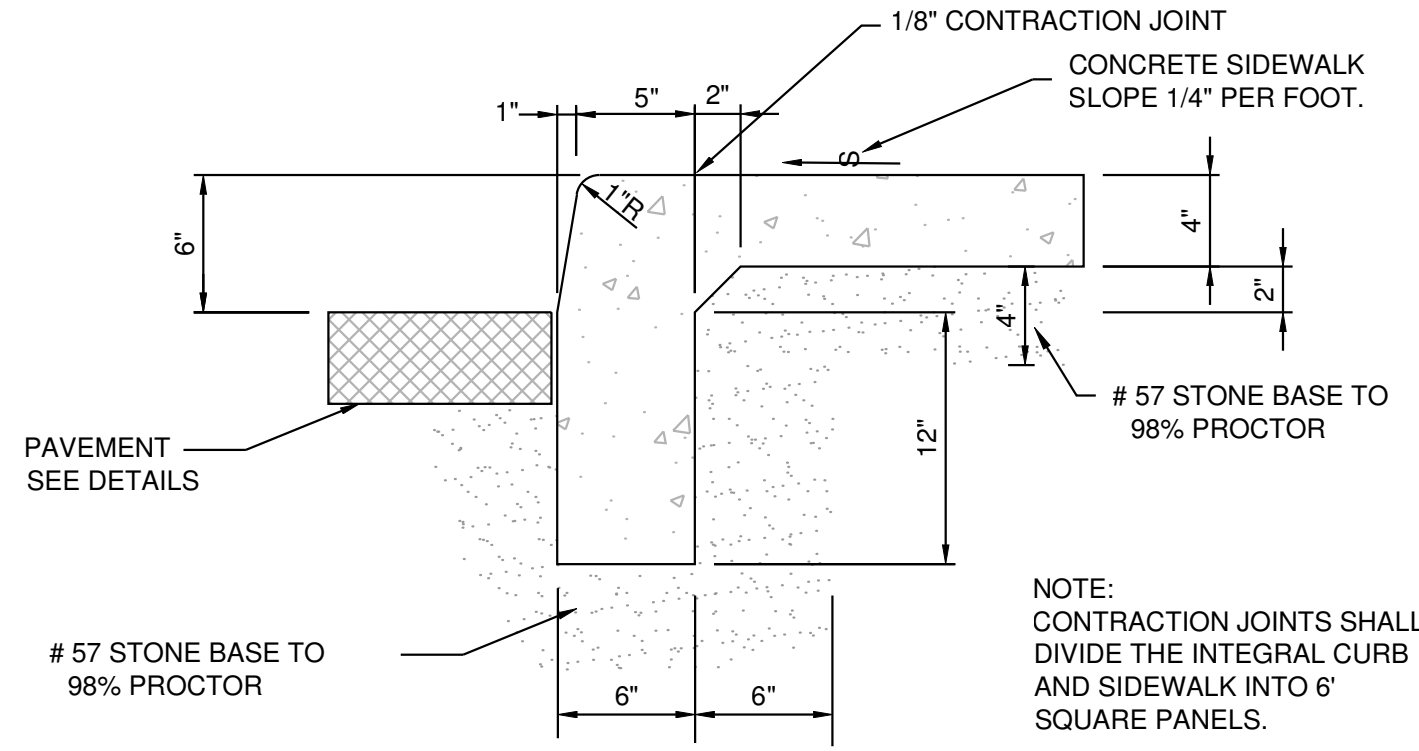
B



UNCURBED ASPHALT PAVEMENT EDGE

Scale: N.T.S.

C

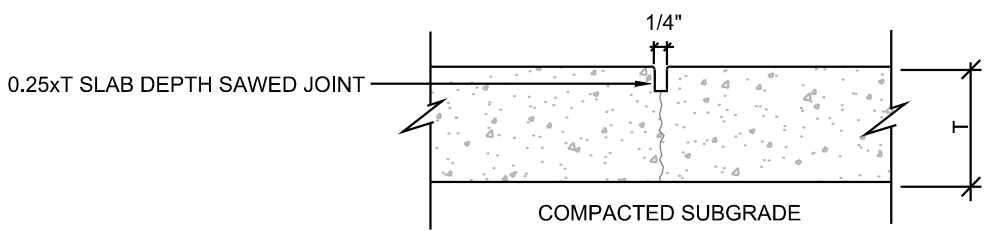


MONOLITHIC (INTEGRAL) CURB & SIDEWALK

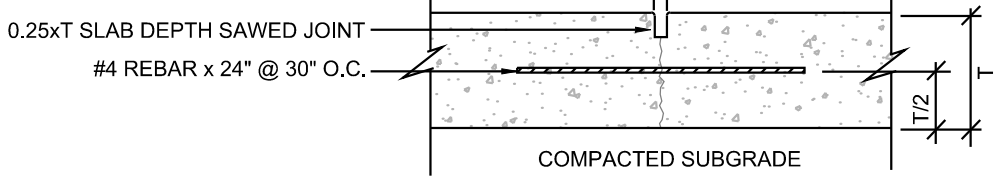
Scale: N.T.S.

D

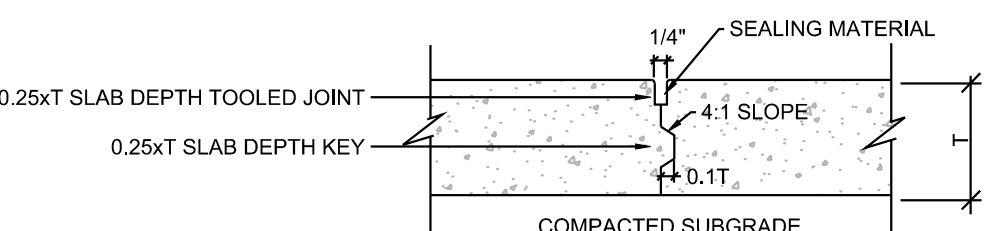
(A) SAWED CONTRACTION (CONTROL) JOINT



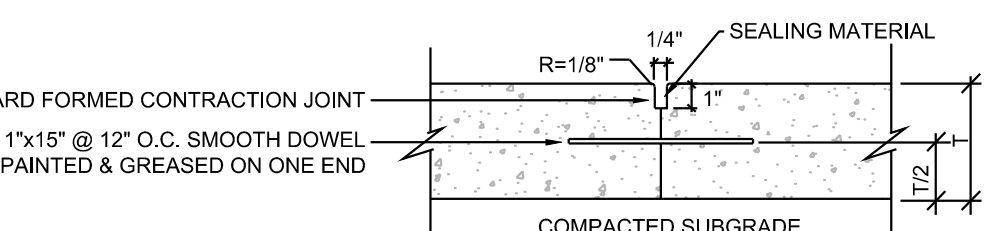
(B) CONTRACTION JOINT WITH TIE BARS



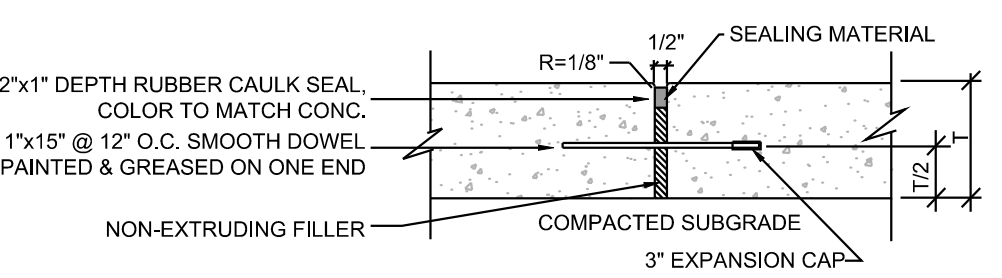
(C) KEYED CONSTRUCTION JOINT (NOT FOR T < 6\"/>



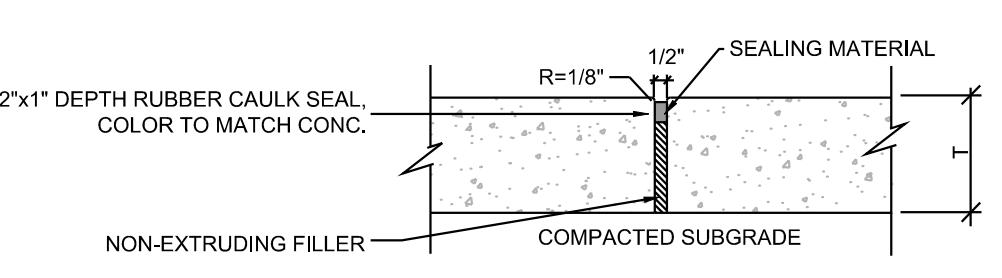
(D) DOWELED CONSTRUCTION JOINT



(E) DOWELED EXPANSION JOINT



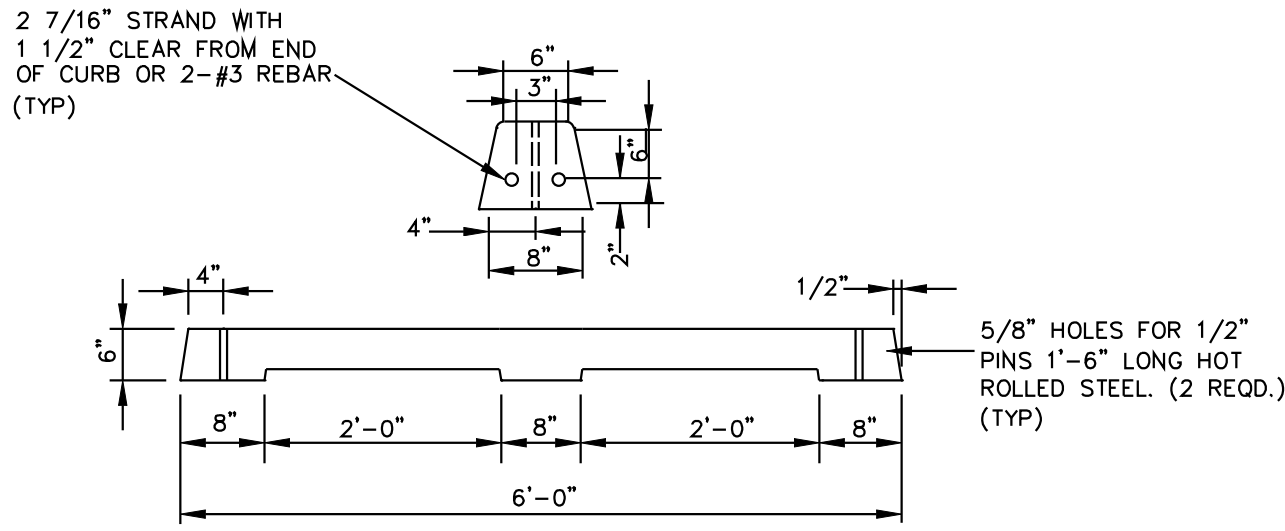
(F) ISOLATION (EXPANSION) JOINT



CONCRETE JOINTS

Scale: N.T.S.

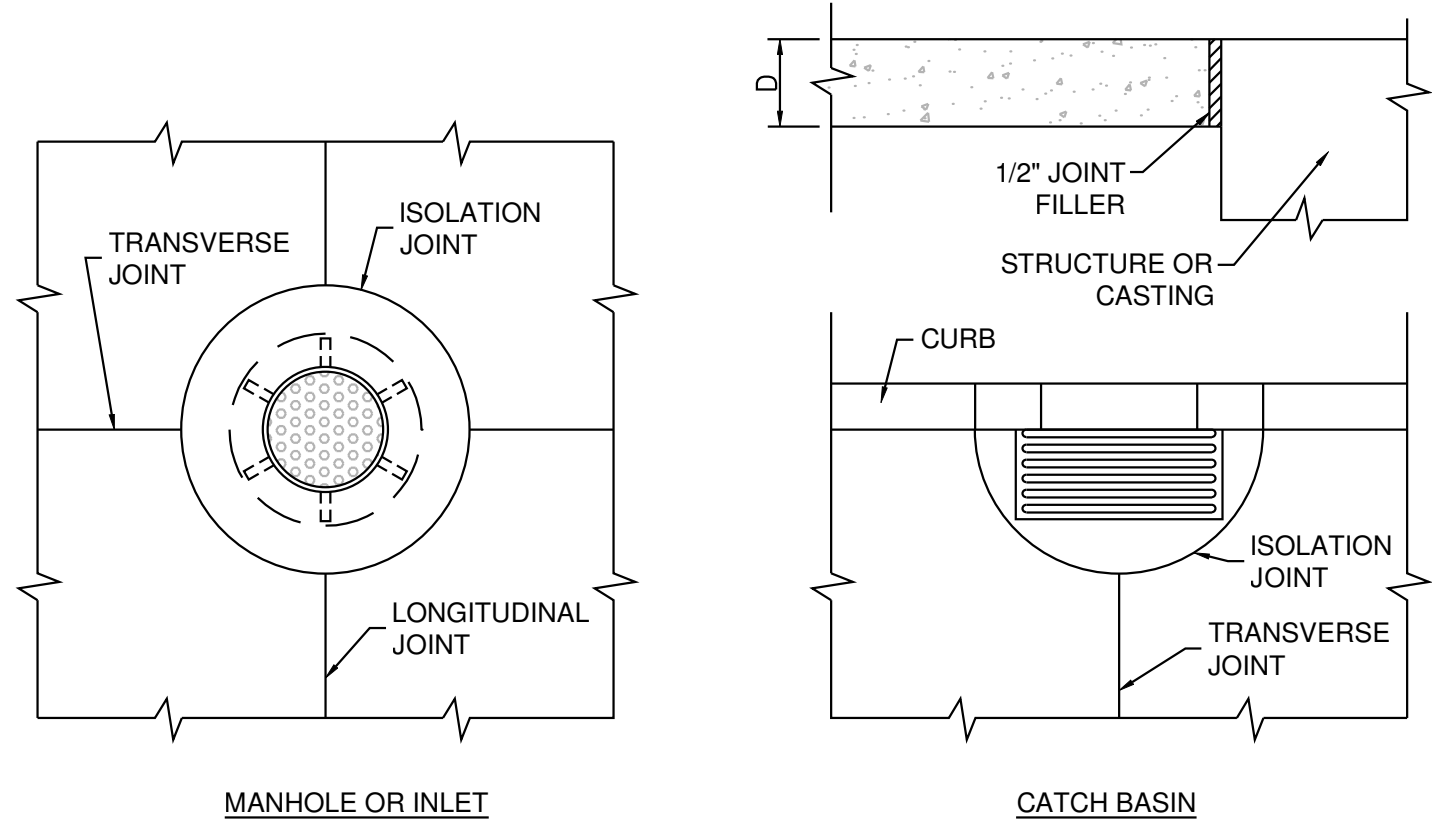
E



STANDARD CONCRETE WHEEL STOP

Scale: N.T.S.

I

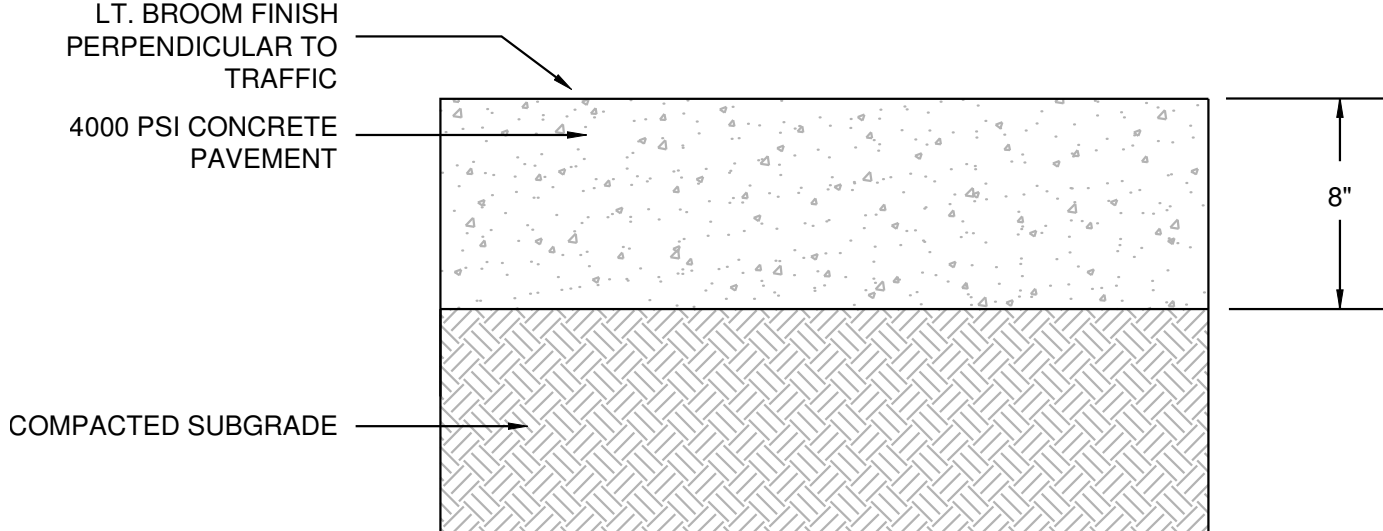


1. ALL CATCH BASINS, MANHOLES, OR OTHER FIXTURES SHOULD BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AS SHOWN ABOVE. JOINT MATERIAL SHOULD EXTEND COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT SHOULD BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING-TYPE CASTINGS ARE USED.
2. WHEN A JOINT FALLS WITHIN 5 FEET OF CATCH BASINS, MANHOLES, OR OTHER STRUCTURES, SHORTEN ONE OR MORE PANELS EITHER SIDE OF OPENING TO PERMIT JOINT TO FALL ON ROUND STRUCTURES.

ISOLATION JOINTS FOR STRUCTURES

Scale: N.T.S.

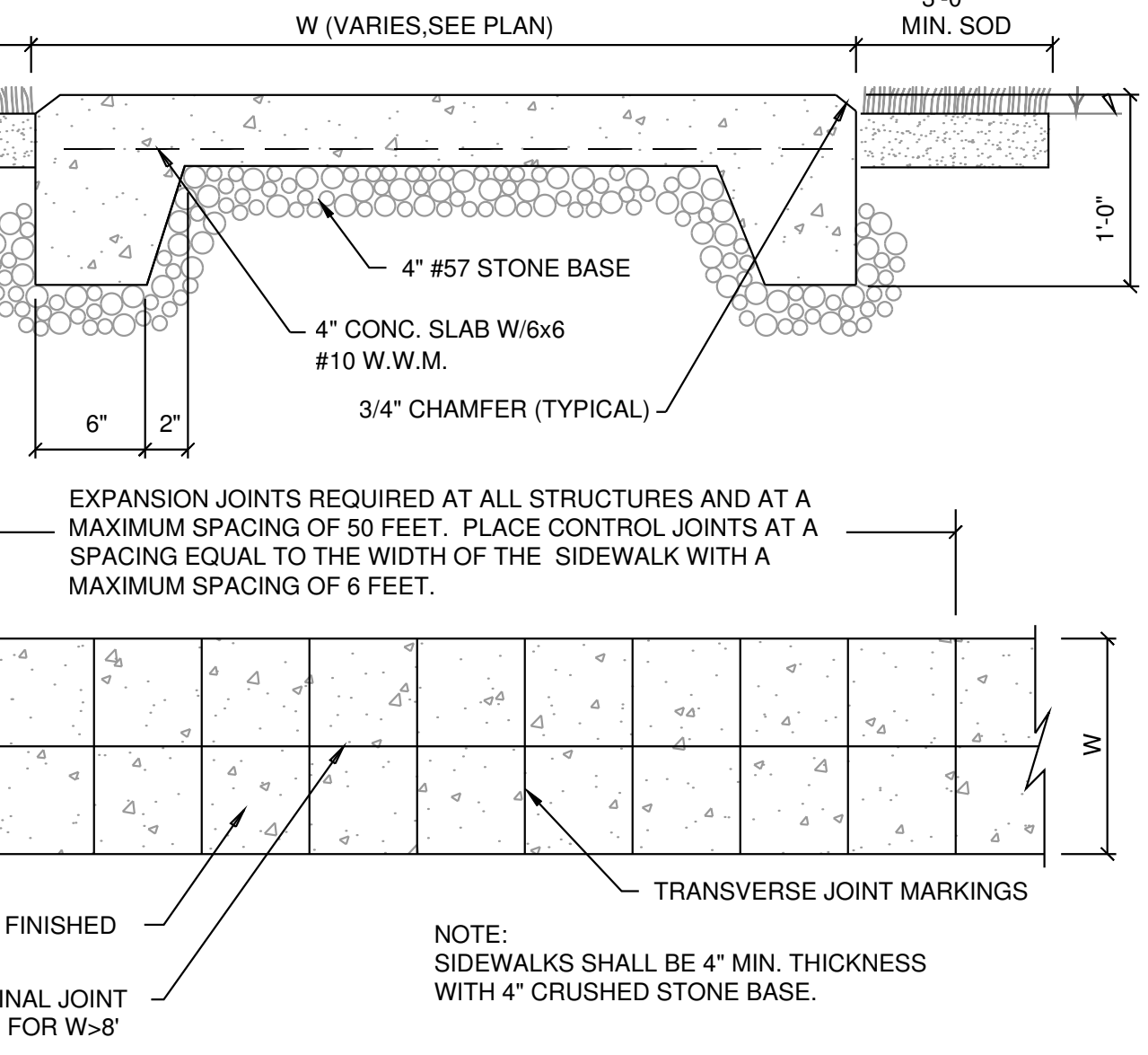
F



HEAVY DUTY CONCRETE PAVEMENT

Scale: N.T.S.

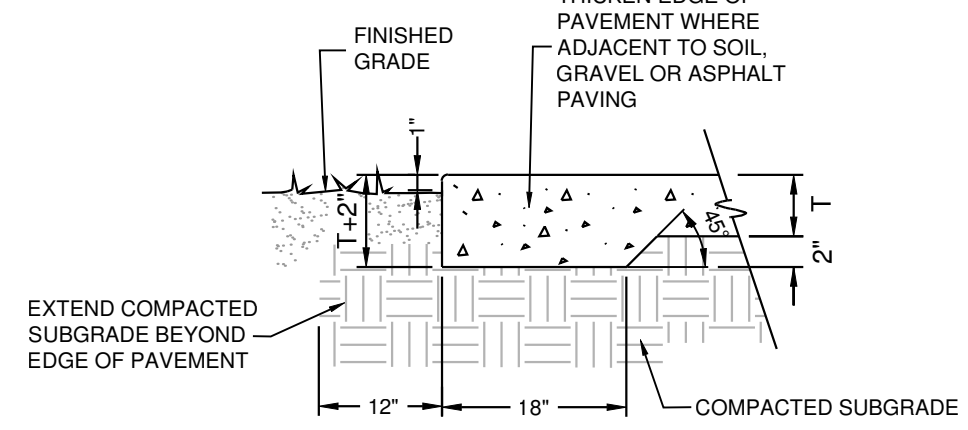
J



CONCRETE SIDEWALK

Scale: N.T.S.

G

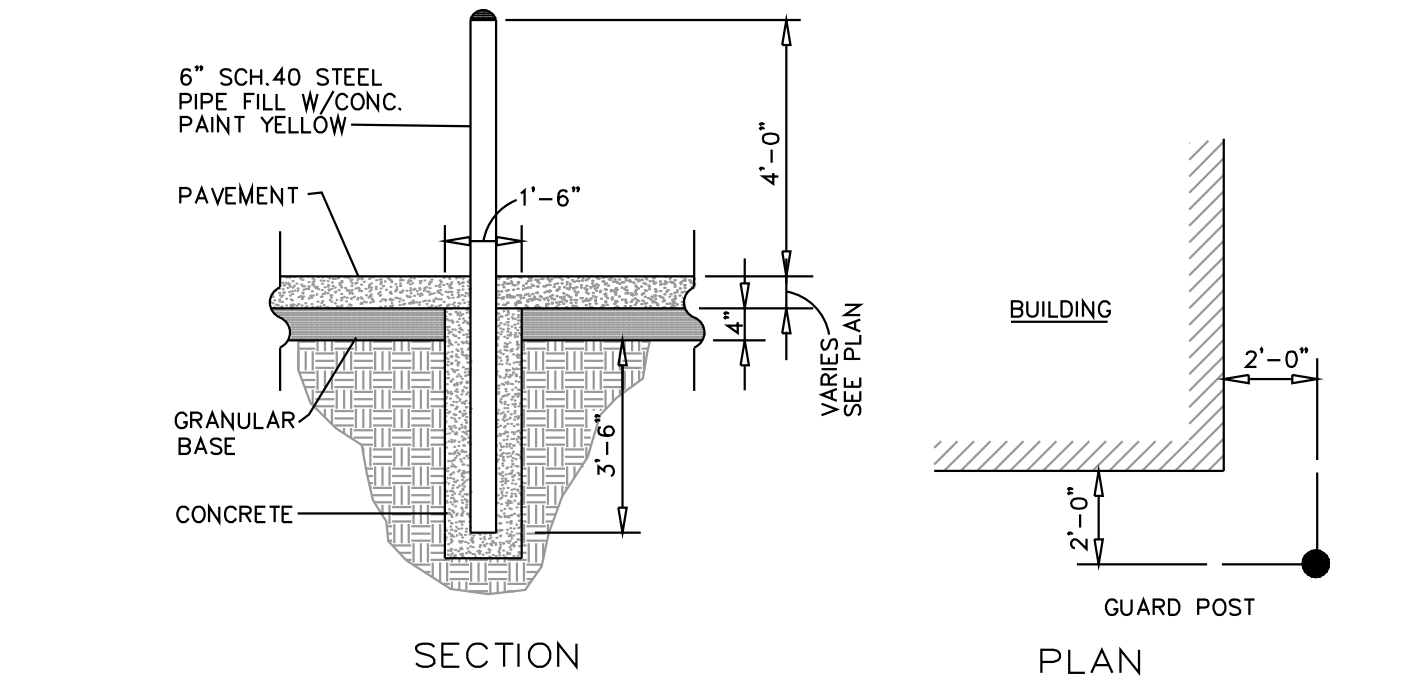


NOTE: USE TIES BARS AT FIRST JOINT INWARD FROM EDGE OF CONCRETE. REFER TO DETAIL "E" (B) THIS SHEET.

THICKENED CONCRETE PAVEMENT EDGE

Scale: N.T.S.

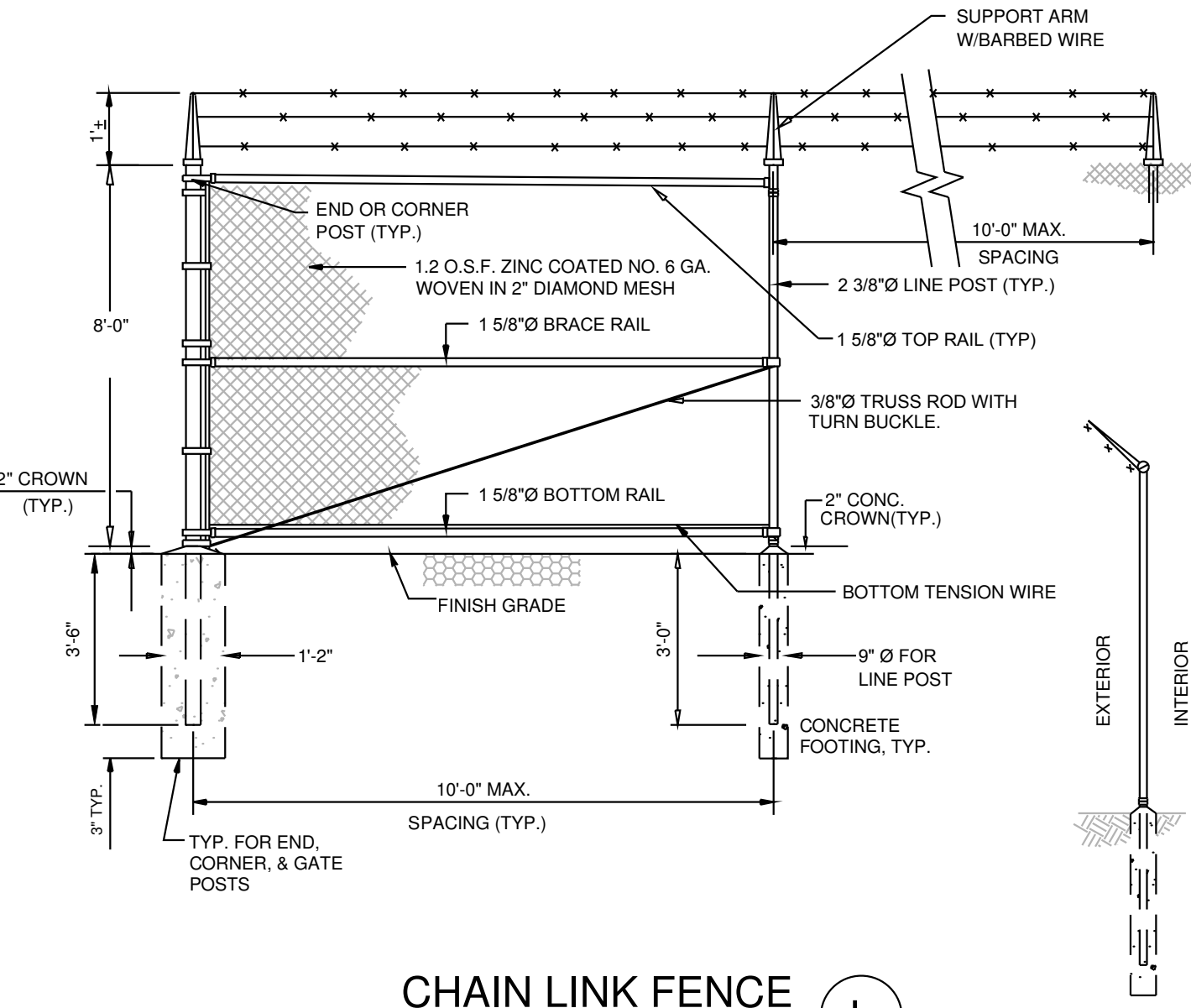
K



STEEL PIPE BOLLARD

Scale: N.T.S.

H



CHAIN LINK FENCE

Scale: N.T.S.

L

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	Oct. 2015

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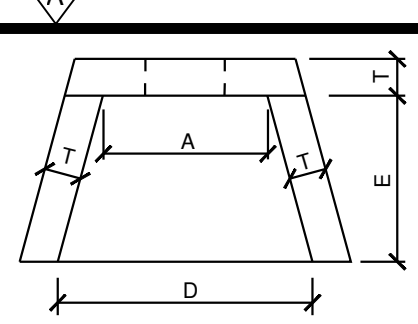
CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

CIVIL DETAILS

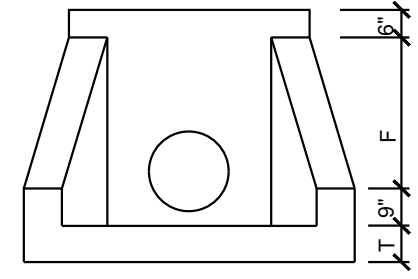
PROJECT NO.	14915-96594
FILE NAME:	C-Details
SHEET NO.	CD-3

ISSUED FOR PERMITTING

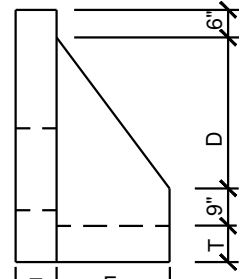
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TOP VIEW



FRONT VIEW



SIDE VIEW

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
12"/15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"

- NOTES:
- CONCRETE: 4000 PSI AT 28 DAYS REINFORCED W/NO. 4 BARS 10" C/C EACH WAY W/WINGS AND TOE SLAB DOWELLED TO HEADWALL W/NO. 5 BARS.
 - 3/4" CHAMFER ON ALL EXPOSED EDGES.

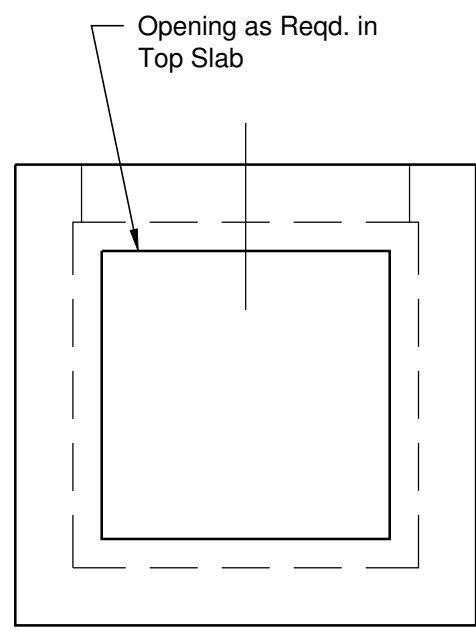
CONCRETE HEADWALL

N.T.S.

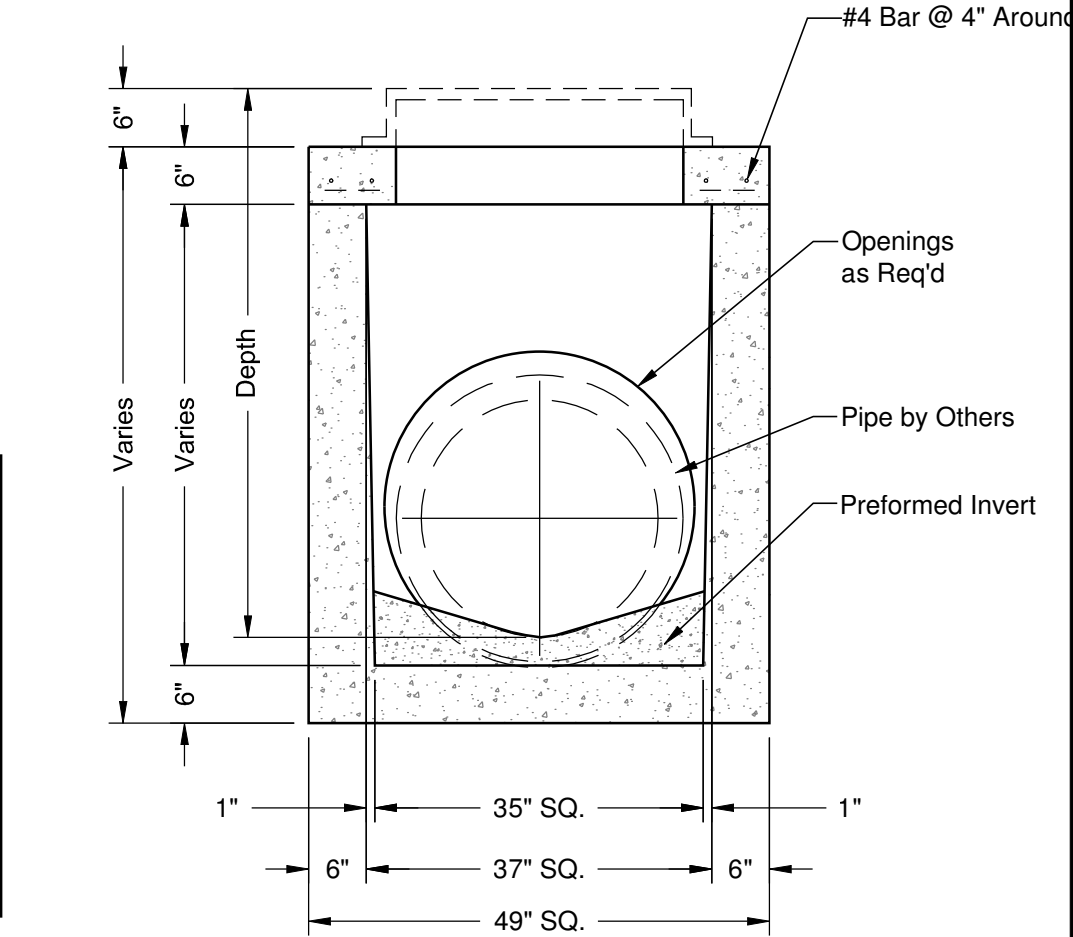
M

Notes:

- Concrete: 4500 psi @ 28 Days
- Reinforcement: #4 Bar @ 12" E.W.
- Max. Pipe Size: 30"Ø RCP
- Min. Depth for 30" RCP with 6" Casting = 4.40'
- Top Wt: 1,100 Lbs.
- Riser Wt: 1,075 Lbs. per Foot
- 54" Base Wt: 5,500 Lbs.



PLAN VIEW

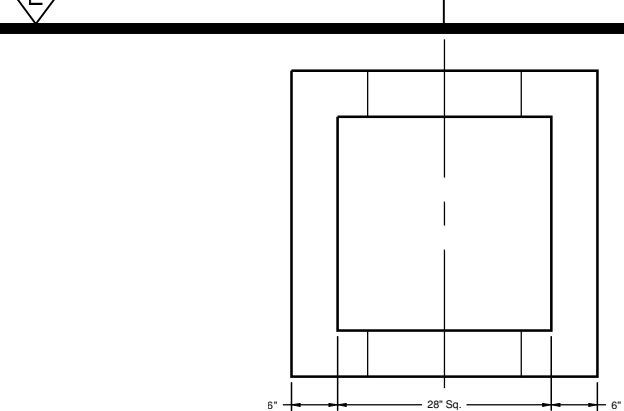


SECTION VIEW

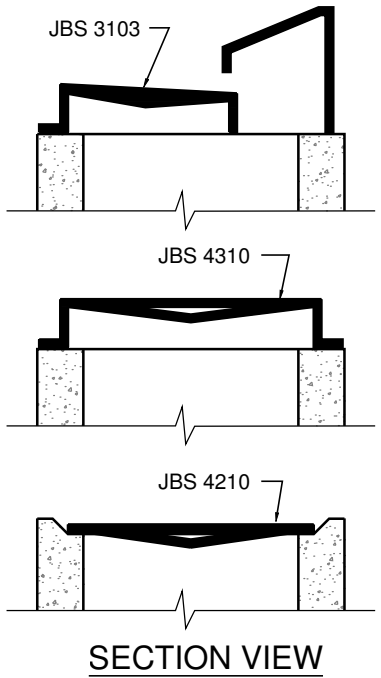
3'x3' CATCH BASIN

N.T.S.

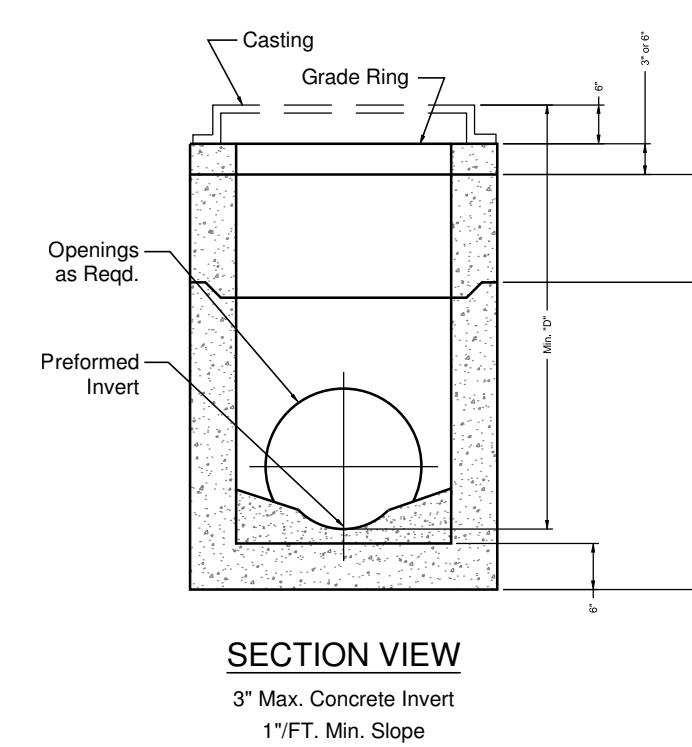
N



PLAN VIEW



SECTION VIEW

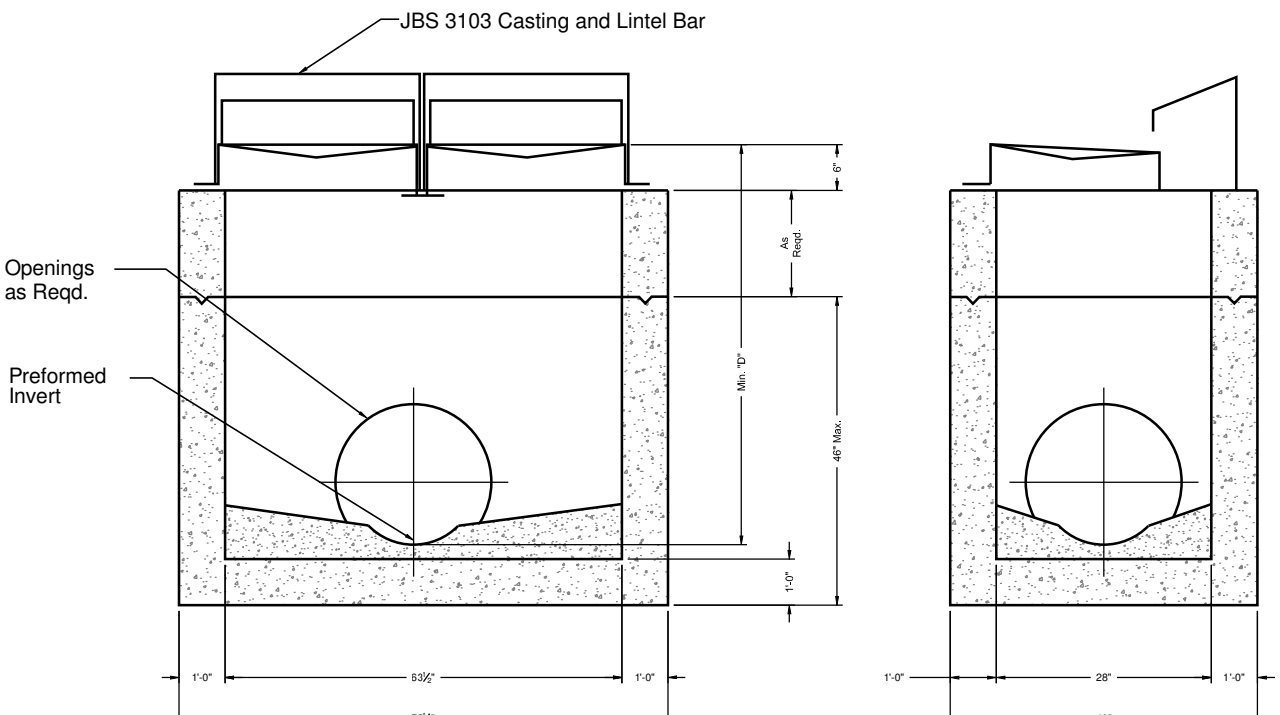


SECTION VIEW

SINGLE CURB INLET

N.T.S.

O



PLAN VIEW

SECTION VIEW

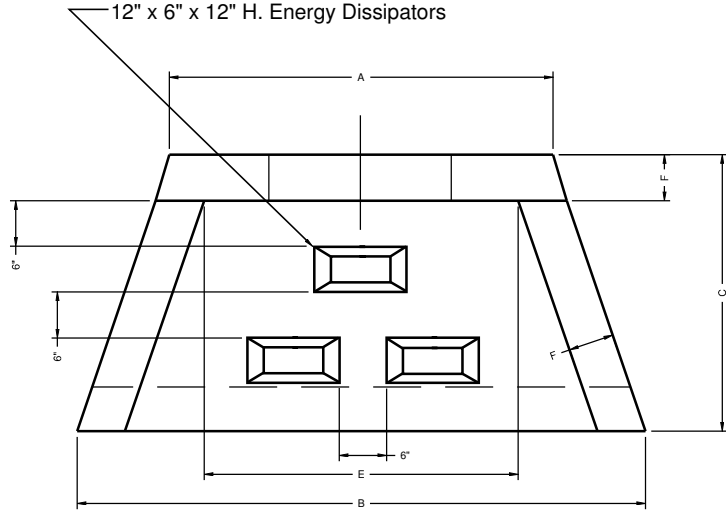
DOUBLE CURB INLET

N.T.S.

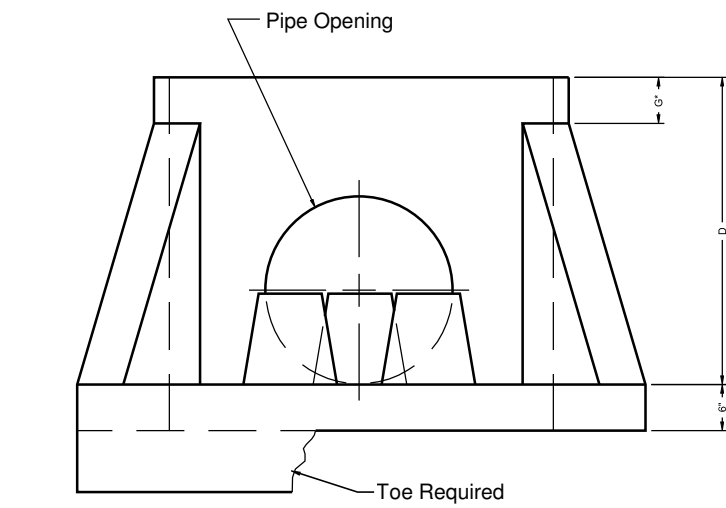
P

Notes:

- Concrete: 4500 psi @ 28 Days
- Reinforced with #4 Bar - GR. 60
- Available with Standard Openings or CMP Pipe Cast in
- Special Shapes & Openings Available on Request



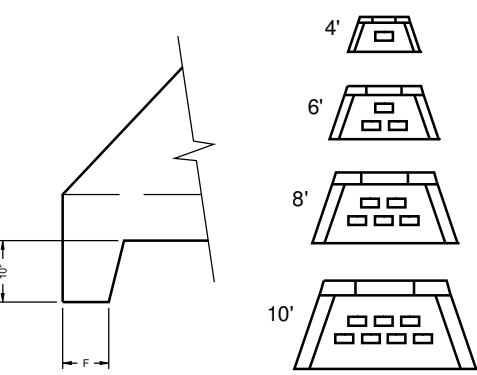
PLAN VIEW



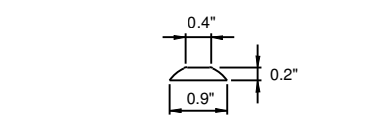
ELEVATION VIEW

Size	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	6"	8"	8"	8"
G	0"	6"	6"	8"
Max. CMP	18"	30"	42"	54"
Max. RCP	15"	24"	36"	48"
WT./#	1090	3130	5625	8575

* 0" on 4" Winged Headwall



TRUNCATED DOME SPACING



TRUNCATED DOME SECTION

- NOTES:
- DETECTABLE WARNING STRIP SHALL BE OF THE PAVEMENT OR MAT TYPE WITH ADHESIVE PER MANUFACTURER'S SPECIFICATIONS.
 - WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
 - LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
 - DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
 - DETECTABLE WARNING STRIPS SHALL BE ADJACENT ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 - DETECTABLE WARNING AREA SHALL BE COLORED BLACK IN ALL LOCATIONS.
 - IF PAVING ARE TO BE USED, PAVING SHALL BE 6" THICK AND CAST FROM 4000 PSI CONCRETE.
 - IF MATS ARE TO BE USED, EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD.

TACTILE WARNING STRIP

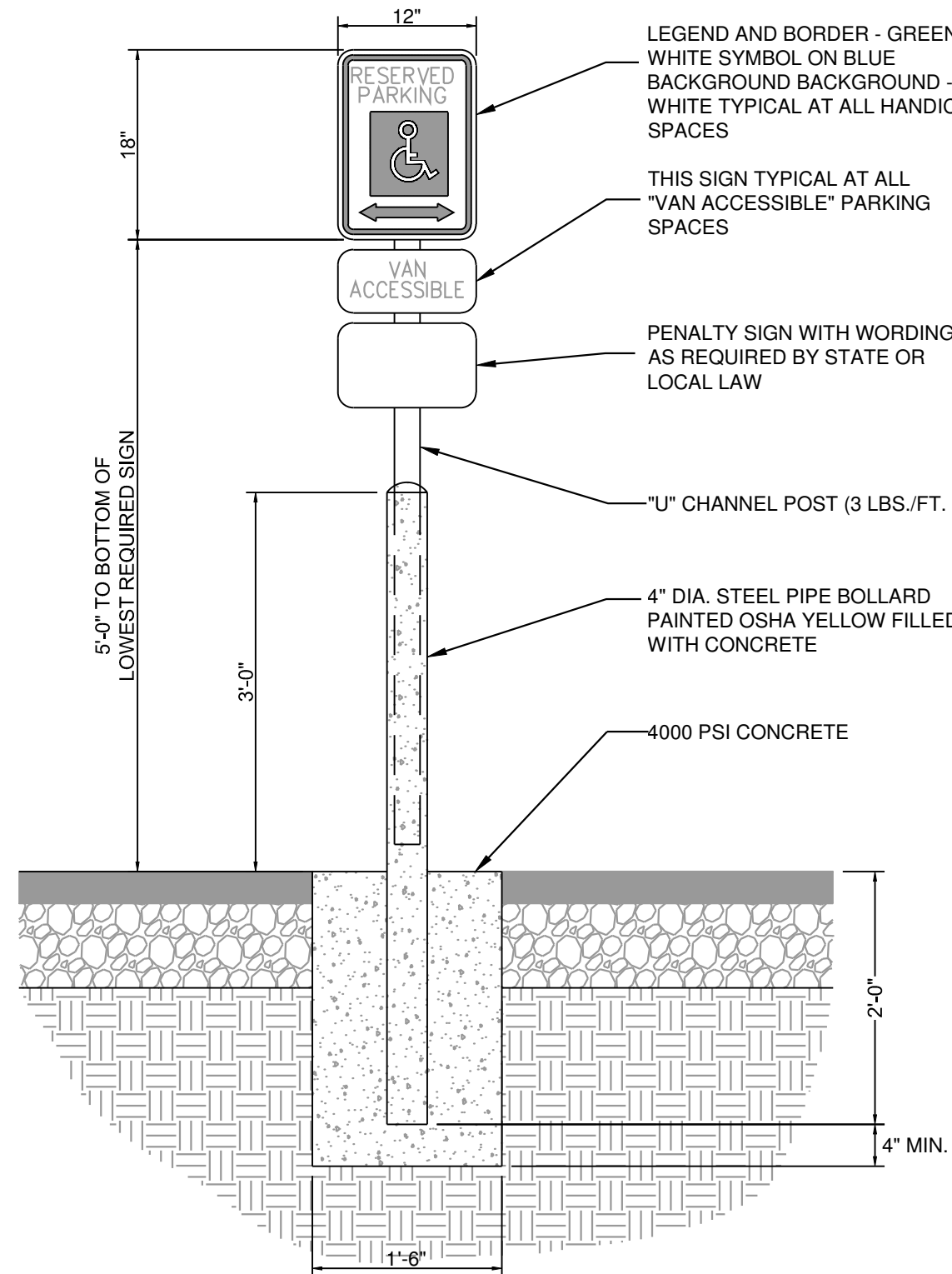
N.T.S.

S

HANDICAP PARKING SIGNAGE

N.T.S.

R



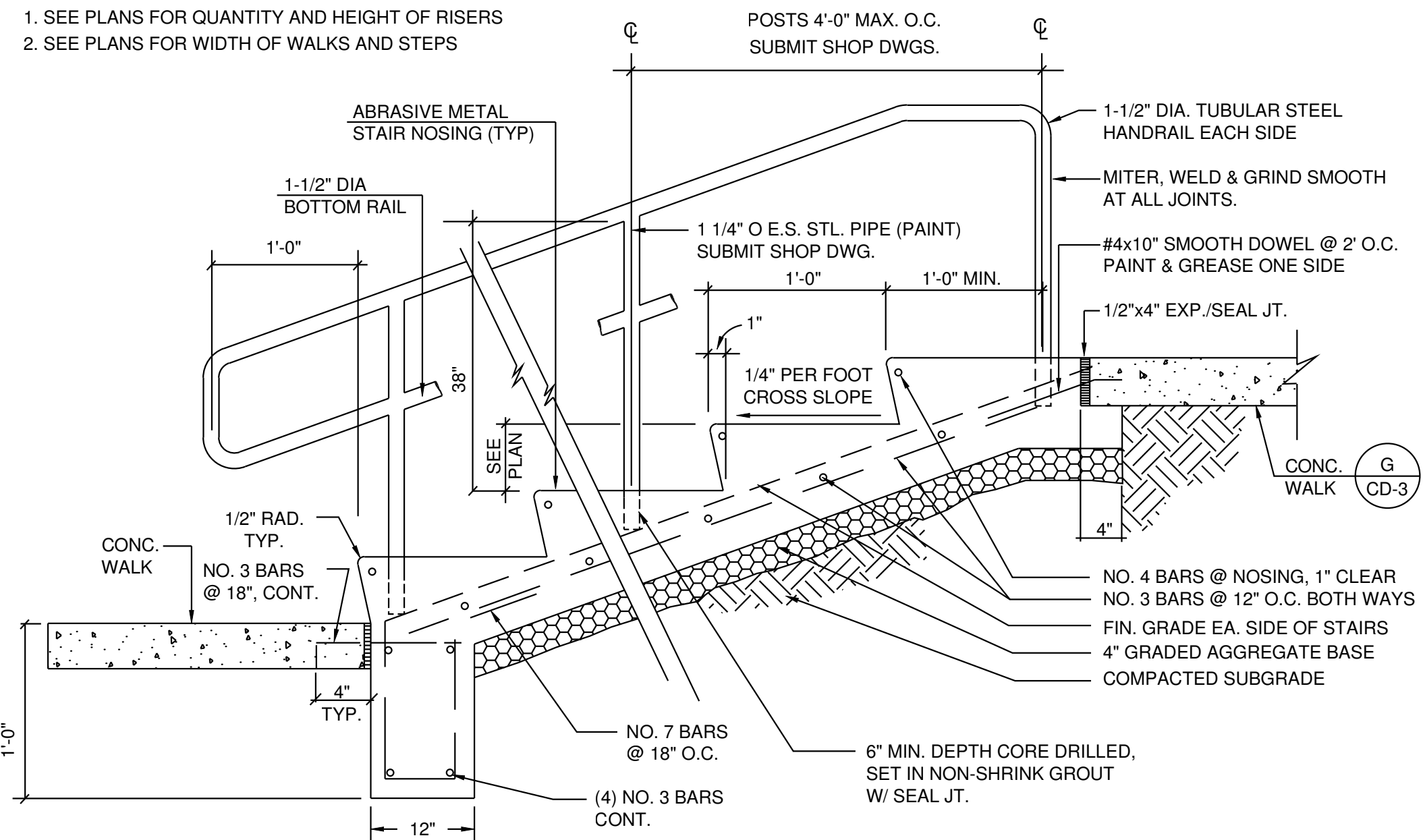
CONCRETE ENDWALL W/ ENERGY DISSIPATORS

N.T.S.

Q

NOTES:

- SEE PLANS FOR QUANTITY AND HEIGHT OF RISERS
- SEE PLANS FOR WIDTH OF WALKS AND STEPS



CONCRETE STEPS & RAILING

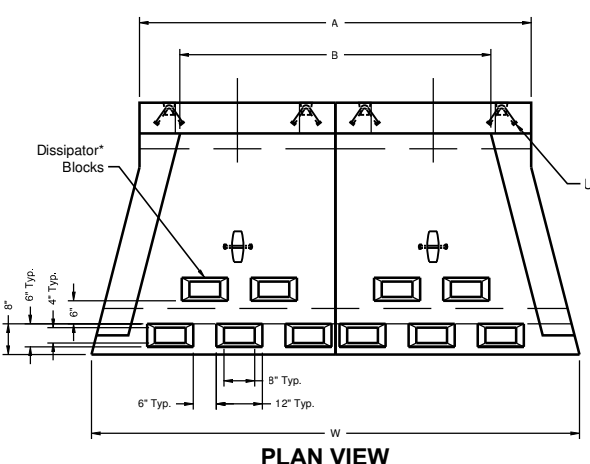
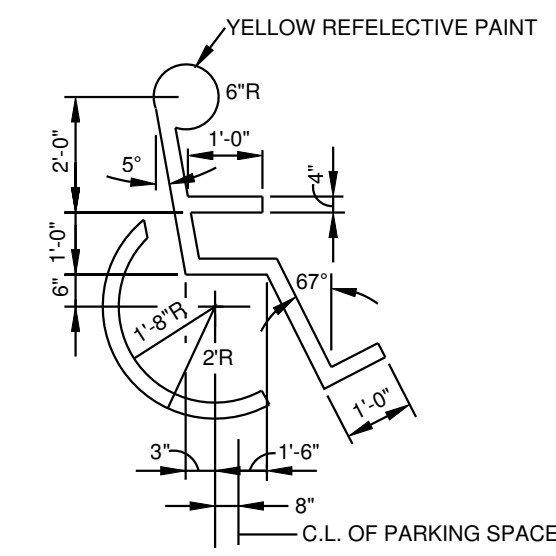
N.T.S.

U

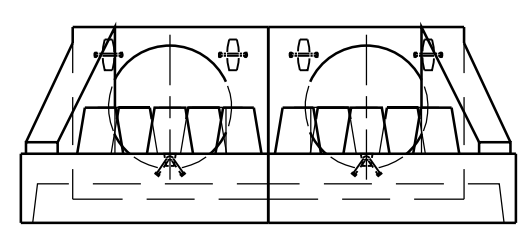
PAINTED HANDICAP SYMBOL

N.T.S.

V



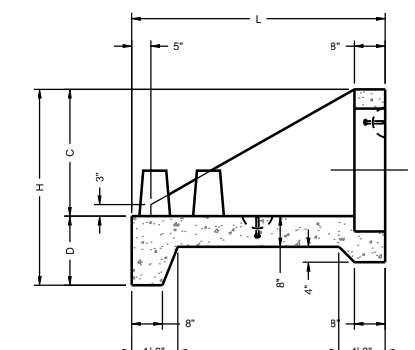
PLAN VIEW



FRONT VIEW

- GENERAL NOTES:
- Concrete: 28 Day Compressive Strength $f'_c = 4,500$ psi
 - Steel Reinforcement: ASTM A 615, Grade 60
 - Minimum Reinforcing Cover: 2"
 - 3/4" Chamfer On All Exposed Edges

* OMIT ENERGY DISSIPATOR BLOCKS ON INLET (UPSTREAM) HEADWALL APPLICATIONS.

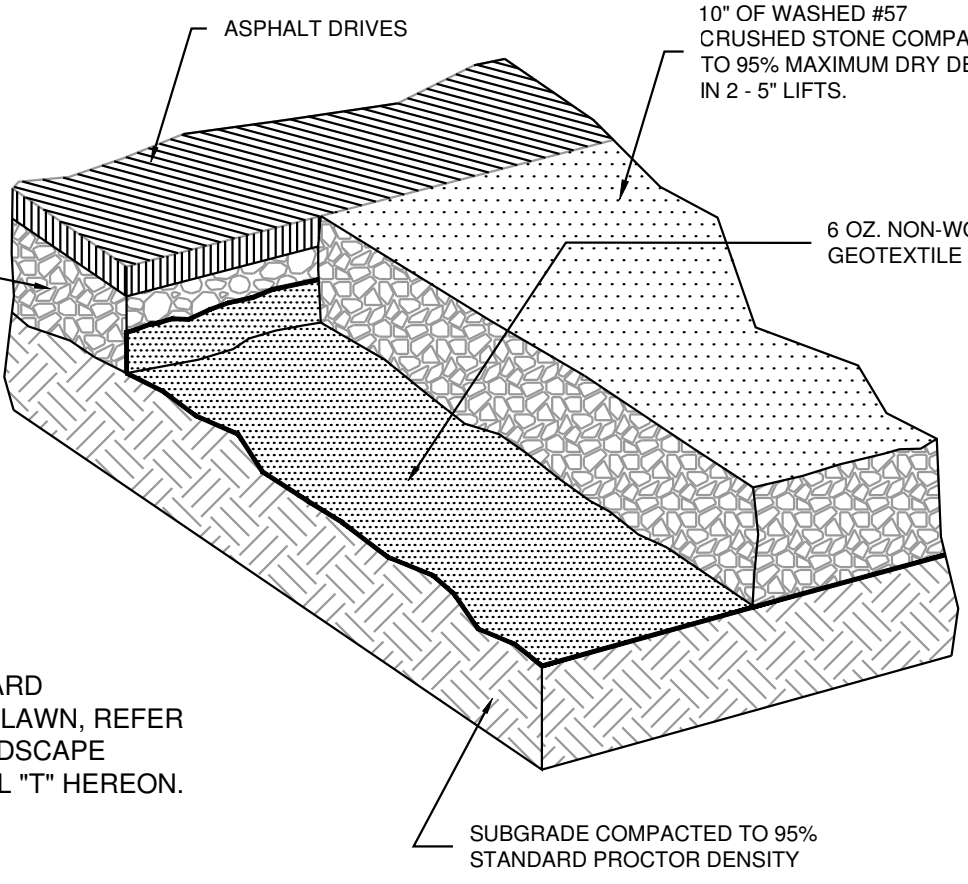


SECTION

DOUBLE PRECAST CONC. FLARED ENDWALL

N.T.S.

W



NOTE:
FOR STONE YARD
ADJACENT TO LAWN, REFER
TO STEEL LANDSCAPE
EDGING DETAIL "T" HEREON.

WASHED STONE EQUIPMENT YARD

N.T.S.

X

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHKD BY: _____
CROSS CHKD BY: _____
APPROVED BY: _____ T.HAGGARD
DATE: _____ Oct. 2015

CDM Smith
210 25th Avenue North, Suite 1102
Nashville, TN 37203
Tel: (615) 320-3161

CIVIL INFRASTRUCTURE ASSOCIATES
602 North Walnut Street
Murfreesboro, TN 37130
Tel: (615) 663-7676

CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

CIVIL DETAILS

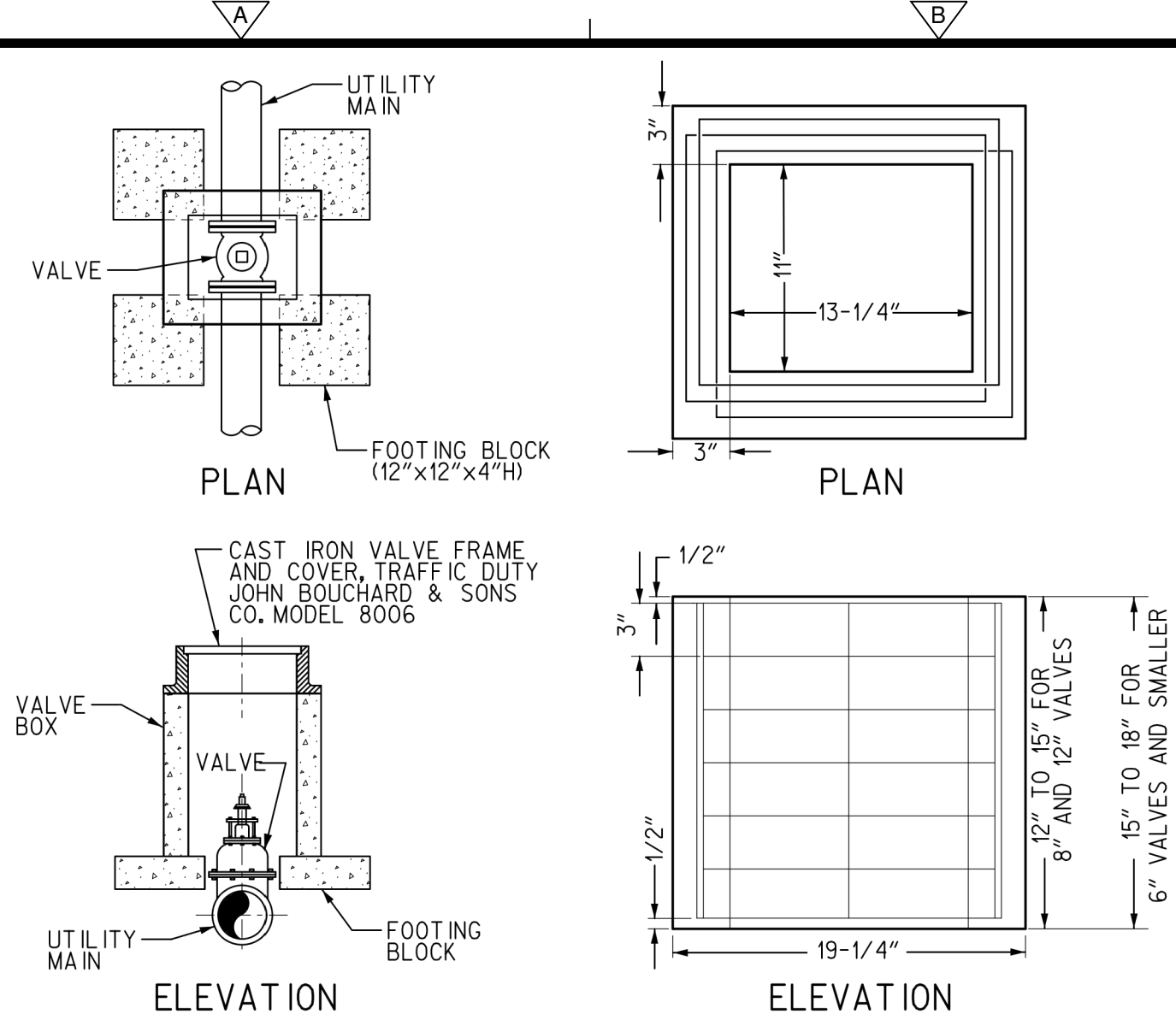
PROJECT NO. 14915-96594
FILE NAME: C-Details

SHEET NO.

CD-4

ISSUED FOR PERMITTING

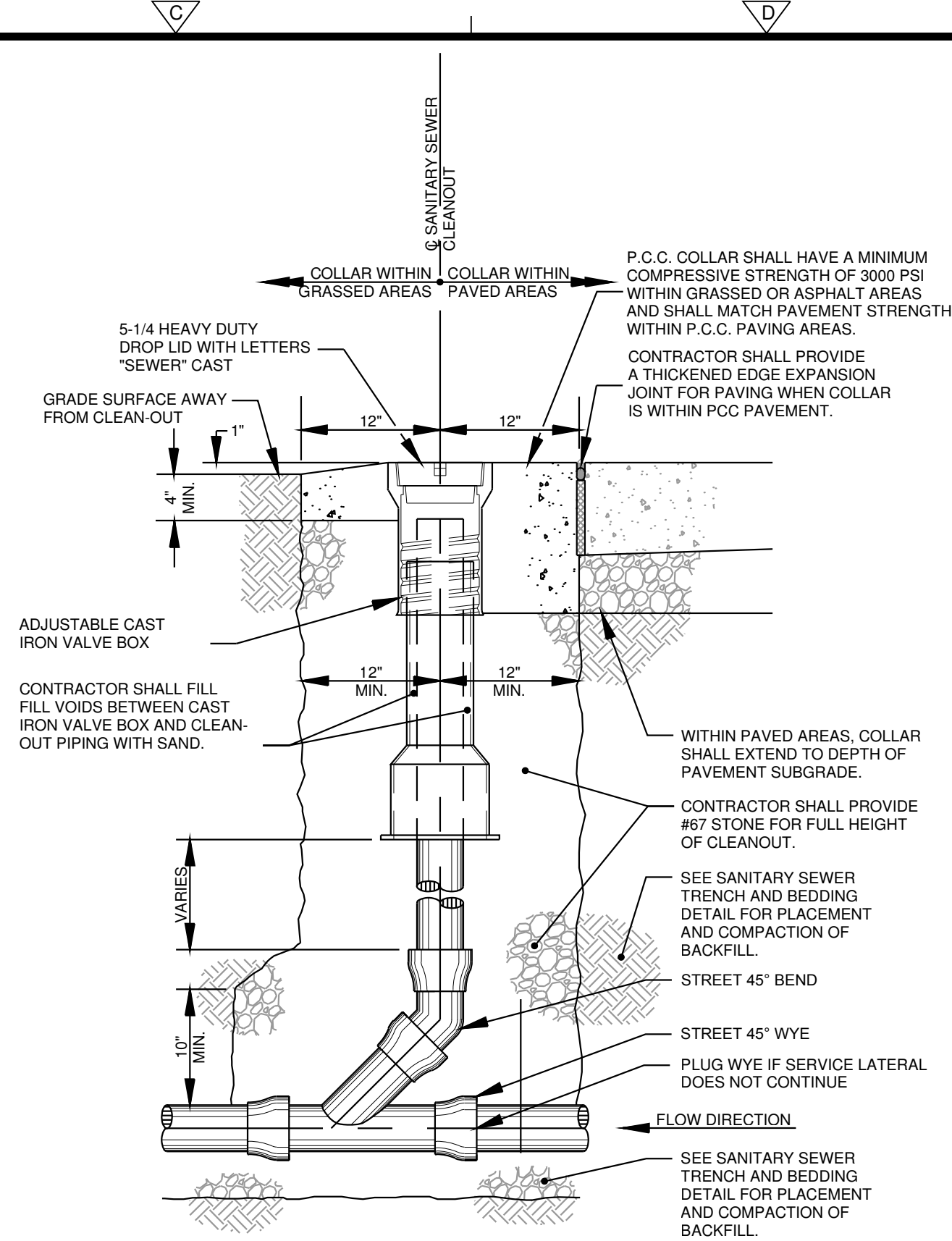
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- NOTES:
1. STEEL REINFORCING RODS TO BE PLACED HORIZONTALLY IN SQUARES 16"x14" AND TO BE STAGGERED APPROX. AS SHOWN ON PLAN VIEW, ONE FOR EVERY 3" OF HEIGHT OF BOX. VERTICAL RISERS ARE TO BE 1" SHORTER THAN THE HEIGHT OF THE BOX AND SHALL BE PLACED IN EACH CORNER AND AT THE HALF WAY POINT OF EACH SIDE OF THE BOX USING 8 RISERS TO THE BOX.
 2. FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN, NO REINFORCING IS REQUIRED IN THE FOOTING BLOCKS. CONCRETE MIX TO BE 1 PART CEMENT, 2 PARTS SAND AND 4 PARTS NO. 2 CRUSHED STONE OR GRAVEL.
 3. CONCRETE SHALL CONFORM TO ASTM C478.

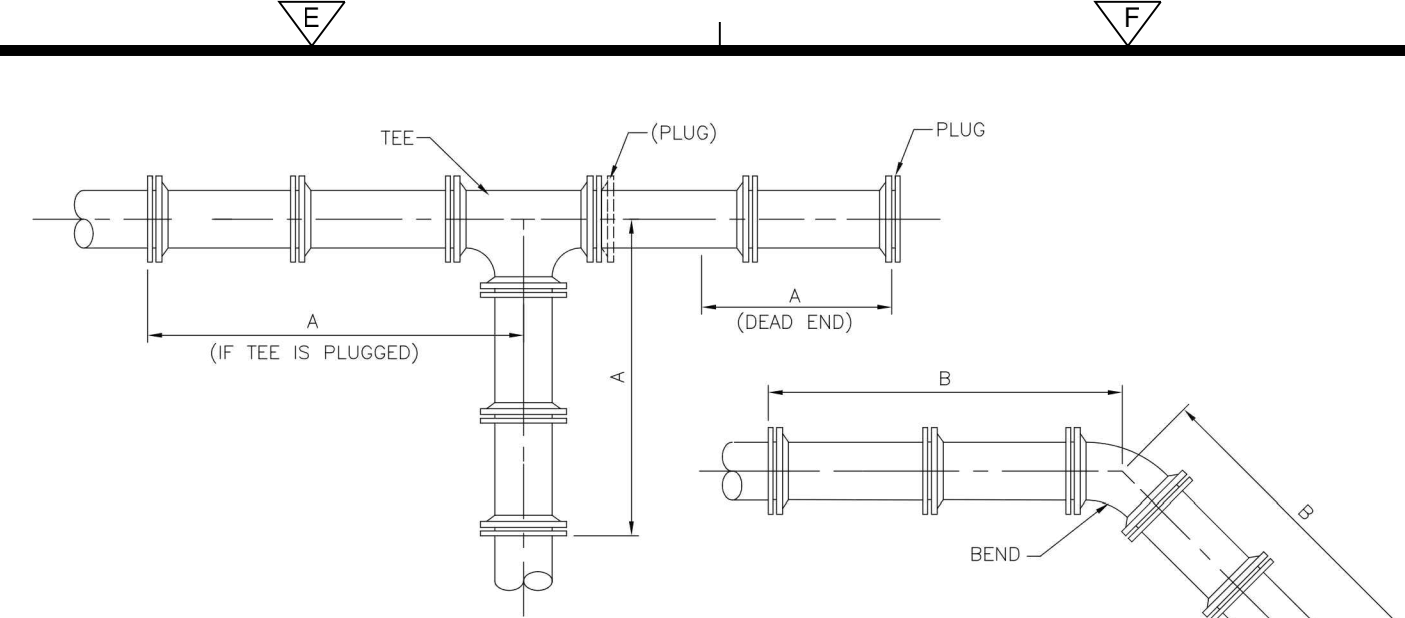
CONCRETE VALVE BOX SETTING

Scale: N.T.S.



SEWER CLEANOUT

Scale: N.T.S.



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

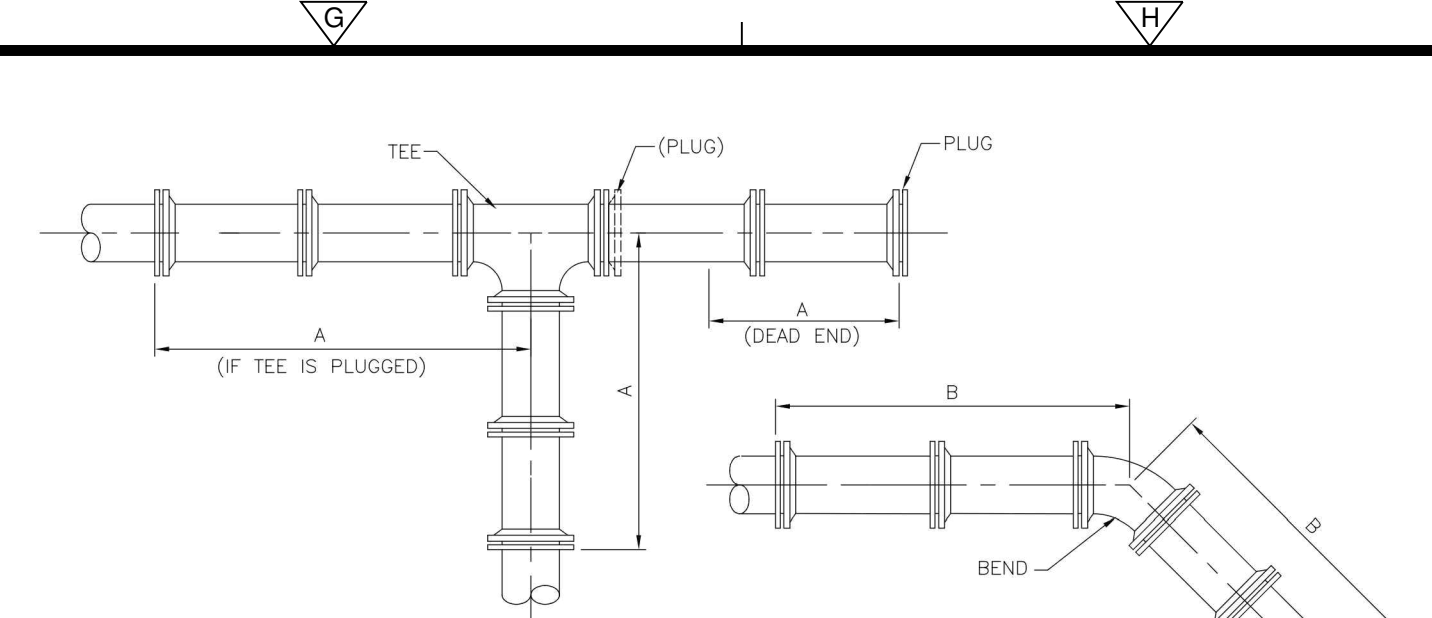
LENGTH OF PIPE TO BE RESTRAINED FOR PVC (FEET)						
SIZE	A DEAD END	A TEE & PLUG	B 90° BEND	B 45° BEND	B 22 1/2° BEND	B 11 1/4° BEND
4"	32	31	15	6	3	2
6"	45	44	20	9	4	2
8"	59	57	26	11	6	3
10"	71	68	31	13	7	3
12"	83	80	36	15	8	4
14"	95	91	41	17	8	4
16"	107	102	46	19	9	5
20"	130	124	54	23	11	6
24"	151	144	63	26	13	7
>24"	SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.					

TABLE APPLIES TO PVC PIPE FOR THE FOLLOWING CONDITIONS:

1. TEST PRESSURE: 150 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 3
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5

RESTRAINED JOINT TABLE - PVC

Scale: N.T.S.



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

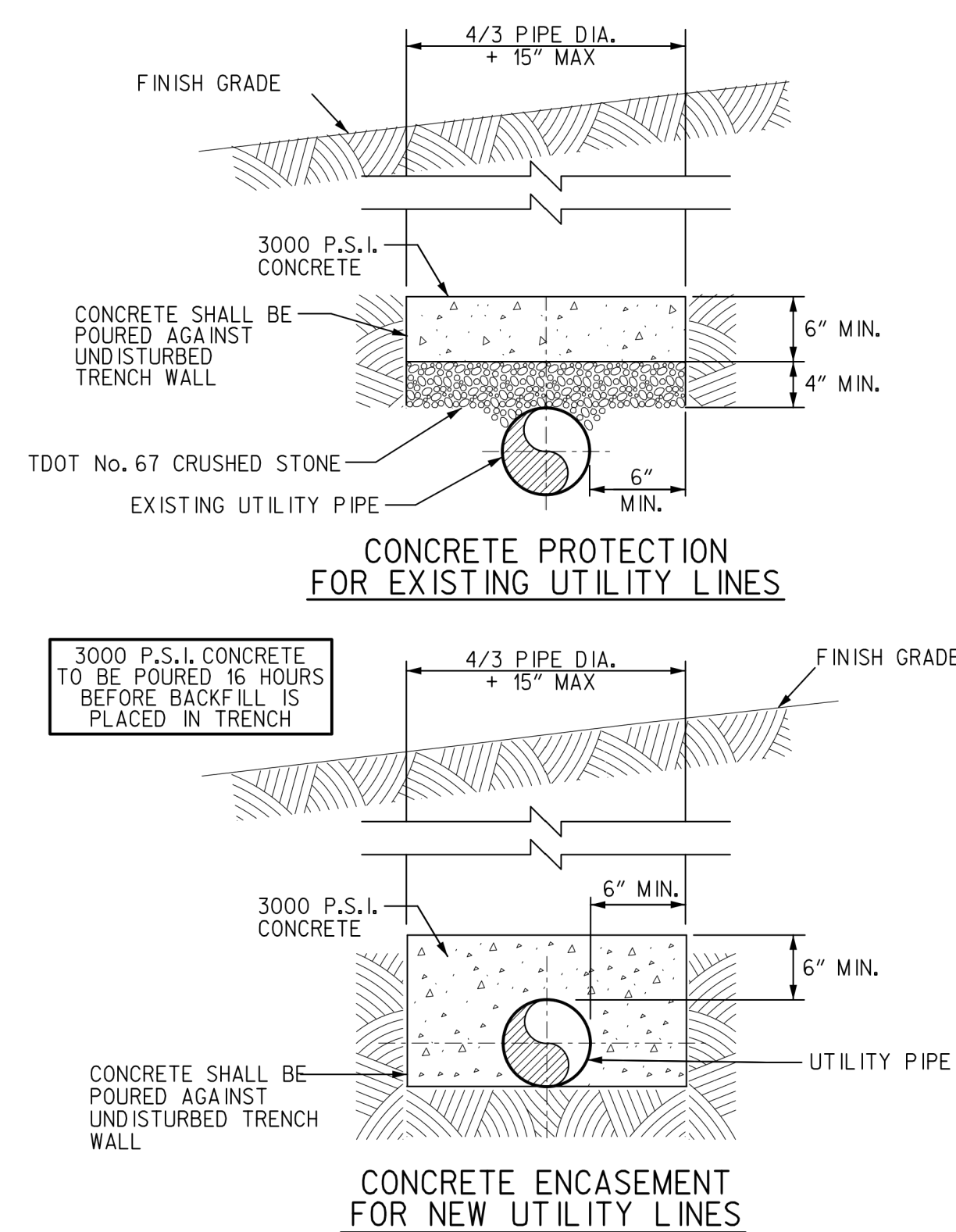
LENGTH OF PIPE TO BE RESTRAINED FOR DIP (FEET)						
SIZE	A DEAD END	A TEE & PLUG	B 90° BEND	B 45° BEND	B 22 1/2° BEND	B 11 1/4° BEND
4"	27	27	15	7	3	2
6"	38	38	21	9	5	3
8"	49	49	27	12	6	3
10"	59	59	33	14	7	4
12"	69	69	38	16	8	4
14"	79	79	43	18	9	5
16"	89	89	48	20	10	5
20"	107	107	58	24	12	6
24"	125	125	67	28	14	7
>24"	SHALL BE CALCULATED INDEPENDENTLY WITH THE SPECIFIC CONDITIONS.					

TABLE APPLIES TO DUCTILE IRON PIPE FOR THE FOLLOWING CONDITIONS:

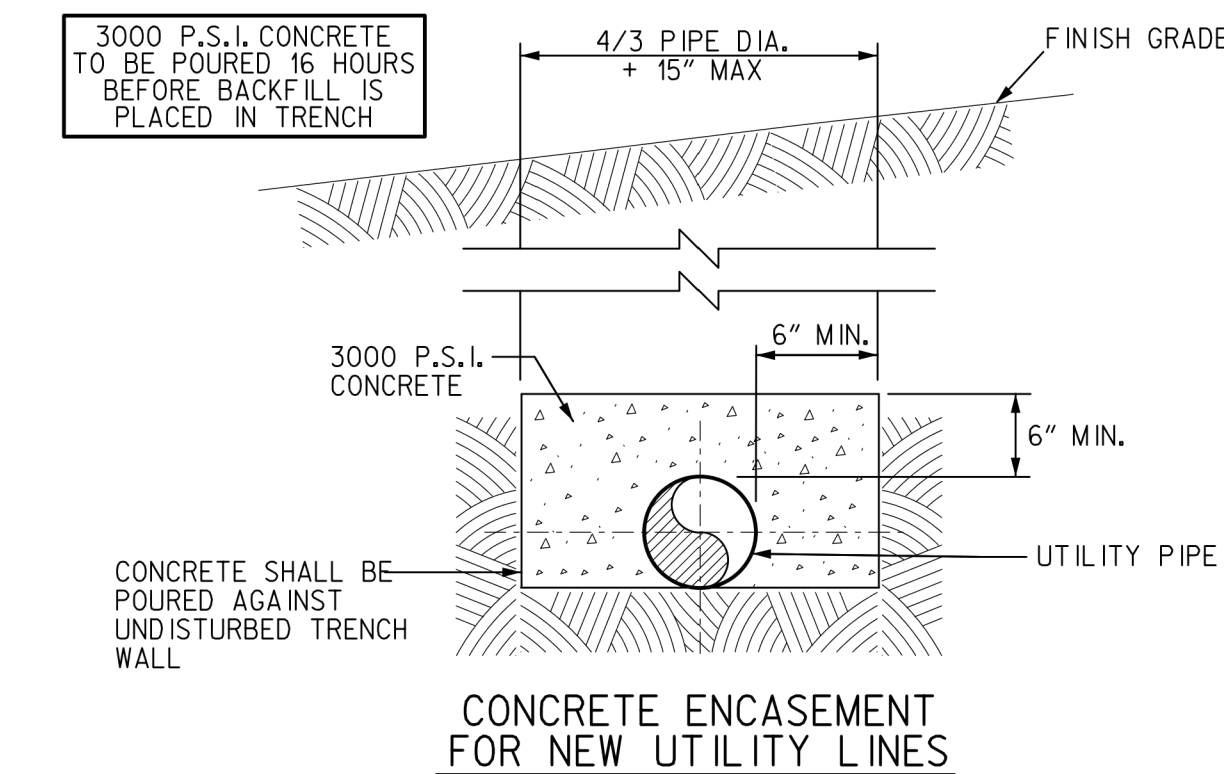
1. TEST PRESSURE: 200 PSI
2. SOIL TYPE: GW
3. LAYING CONDITION: TYPE 2
4. DEPTH OF COVER: 3'
5. SAFETY FACTOR: 1.5

RESTRAINED JOINT TABLE - DIP

Scale: N.T.S.



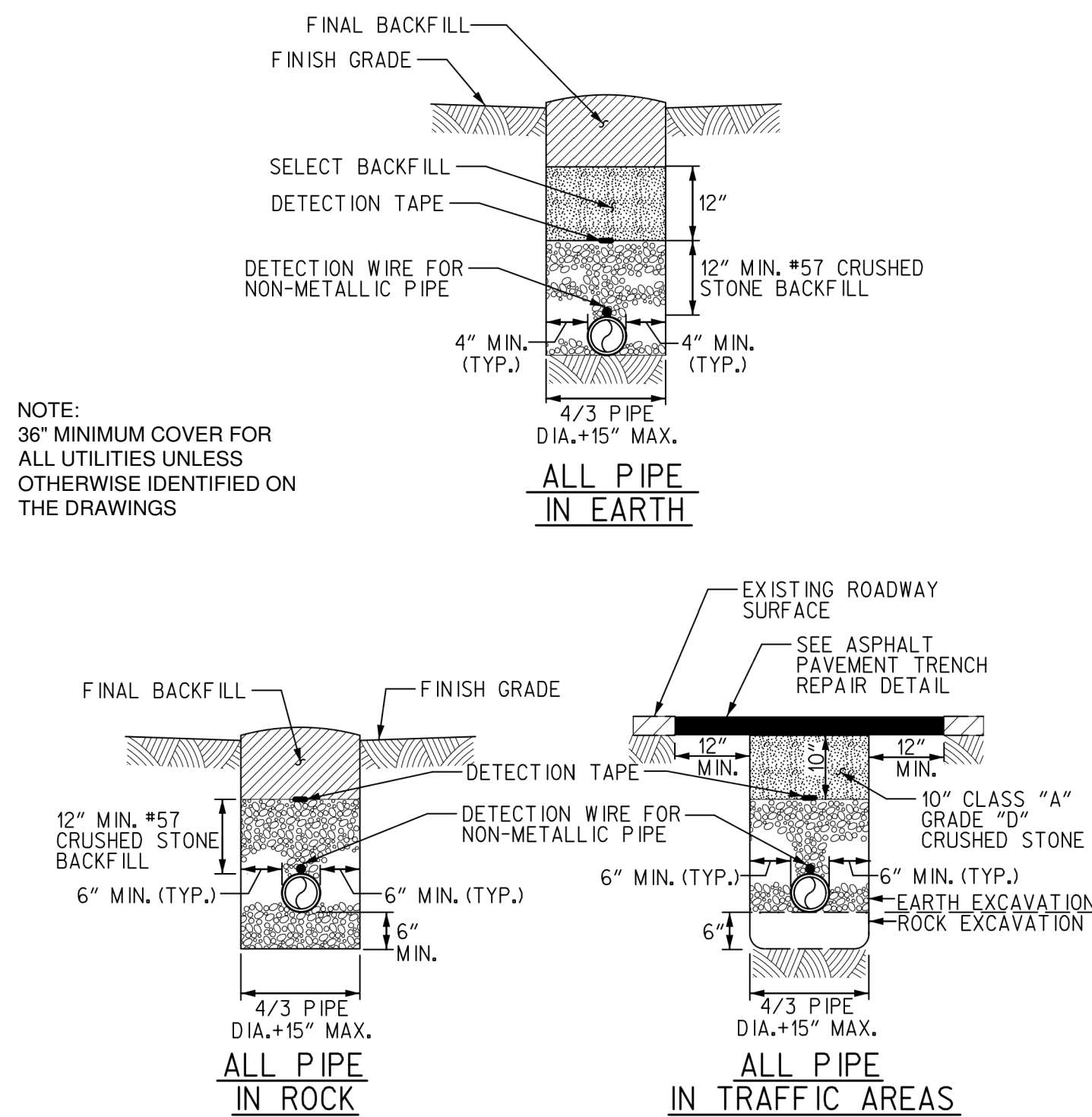
CONCRETE PROTECTION FOR EXISTING UTILITY LINES



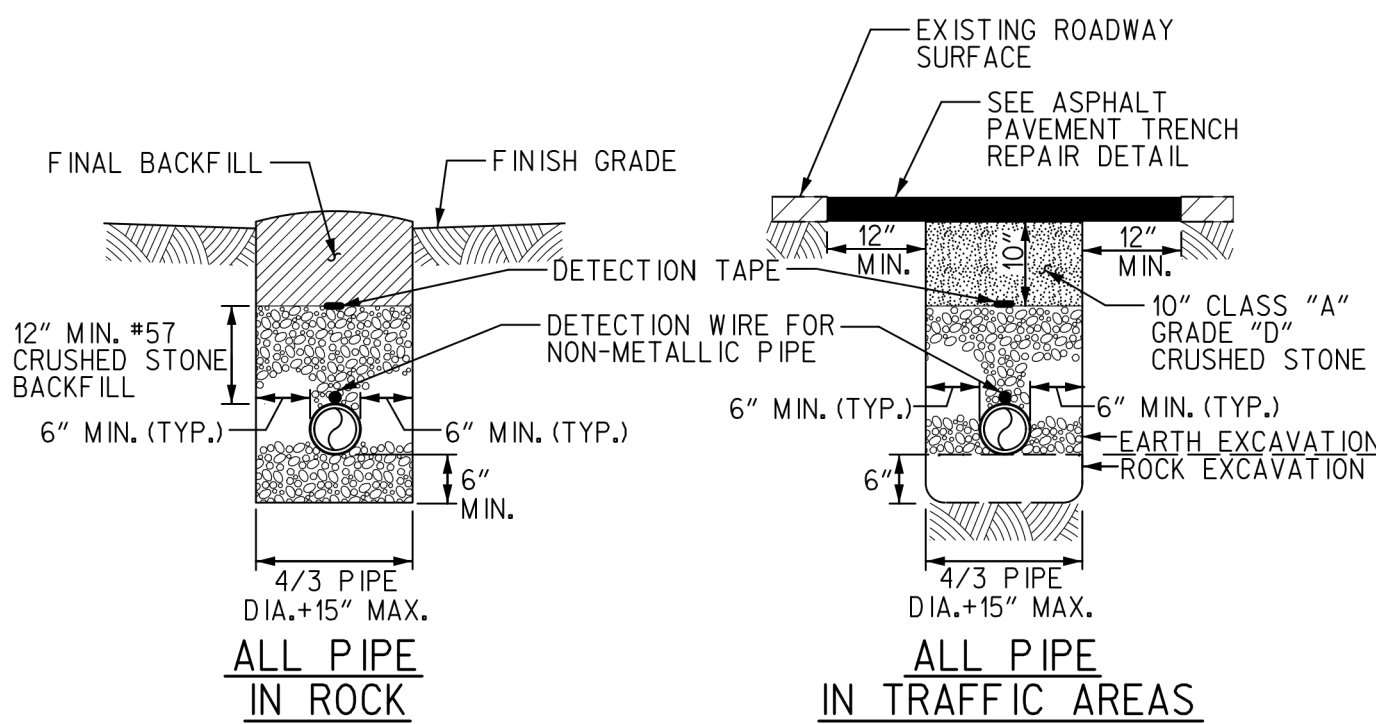
CONCRETE ENCASEMENT FOR NEW UTILITY LINES

CONCRETE PROTECTION FOR BURIED UTILITIES

Scale: N.T.S.



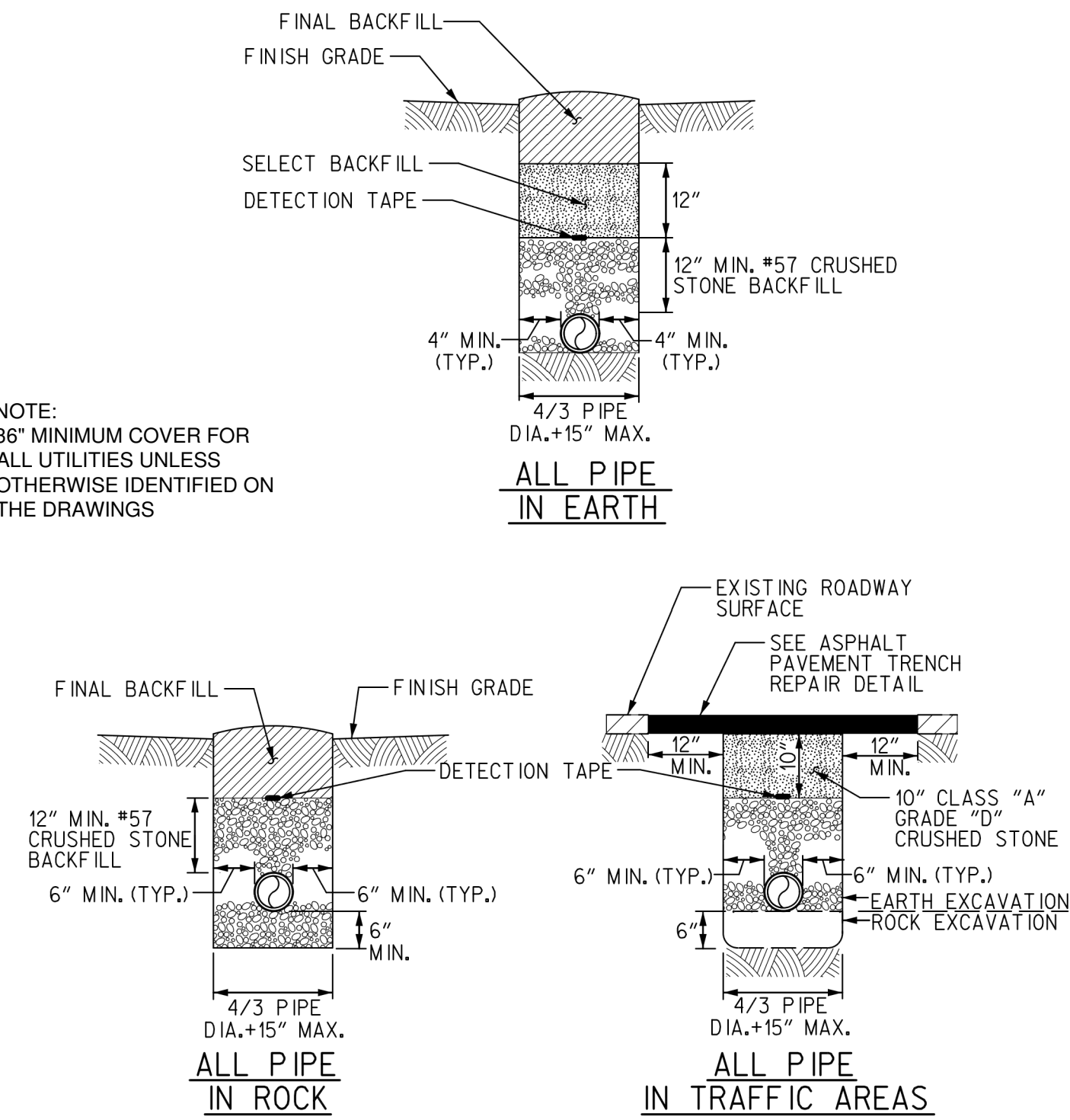
NOTE:
36" MINIMUM COVER FOR ALL UTILITIES UNLESS OTHERWISE IDENTIFIED ON THE DRAWINGS



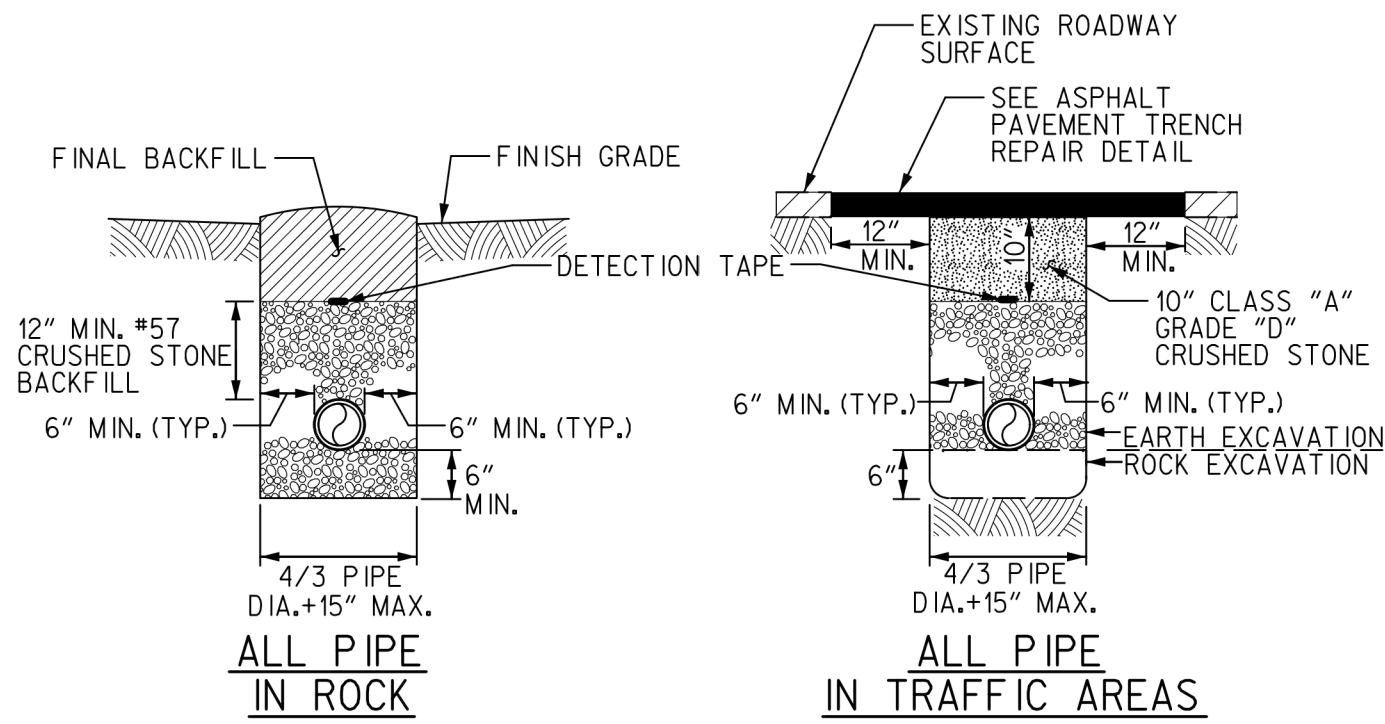
NOTE:
FLOWABLE FILL REQUIRED FOR ALL WORK IN STATE RIGHT OF WAY. FILL FOR OTHER STREETS AS SPECIFIED BY CITY OF FRANKLIN.

BEDDING & BACKFILLING FOR PRESSURE LINES

Scale: N.T.S.



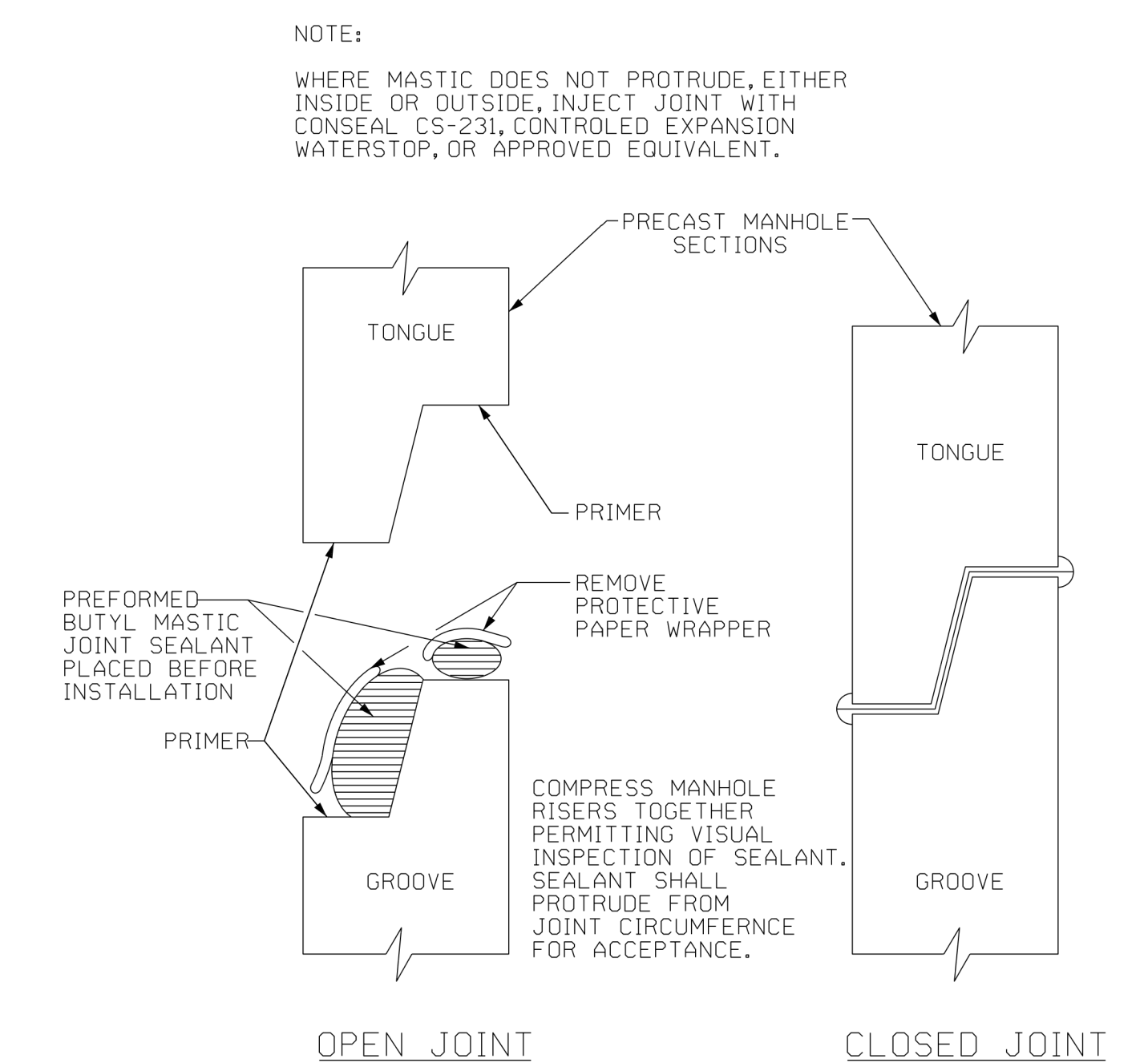
NOTE:
36" MINIMUM COVER FOR ALL UTILITIES UNLESS OTHERWISE IDENTIFIED ON THE DRAWINGS



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

BEDDING & BACKFILLING FOR GRAVITY LINES

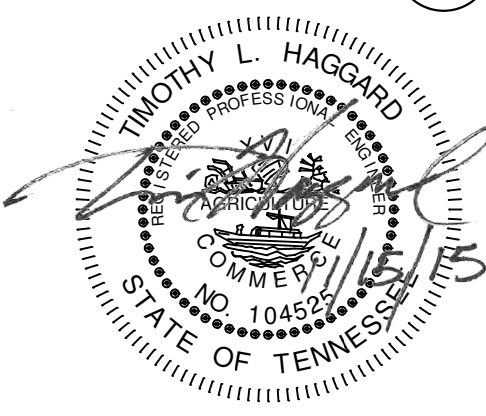
Scale: N.T.S.



NOTE:
WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS-231, CONTROLLED EXPANSION WATERSTOP, OR APPROVED EQUIVALENT.

BUTYL MASTIC GASKET FOR PRECAST MANHOLES

Scale: N.T.S.



CIVIL DETAILS

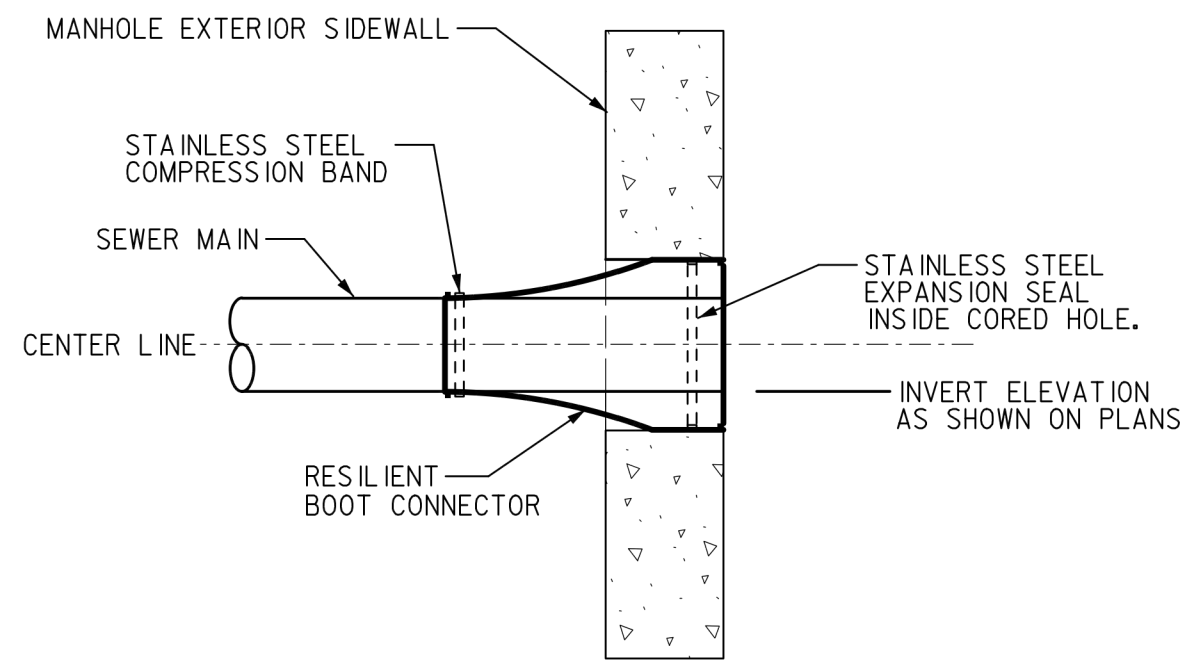
PROJECT NO. 14915-96594
FILE NAME: C-Details

SHEET NO.

CD-5

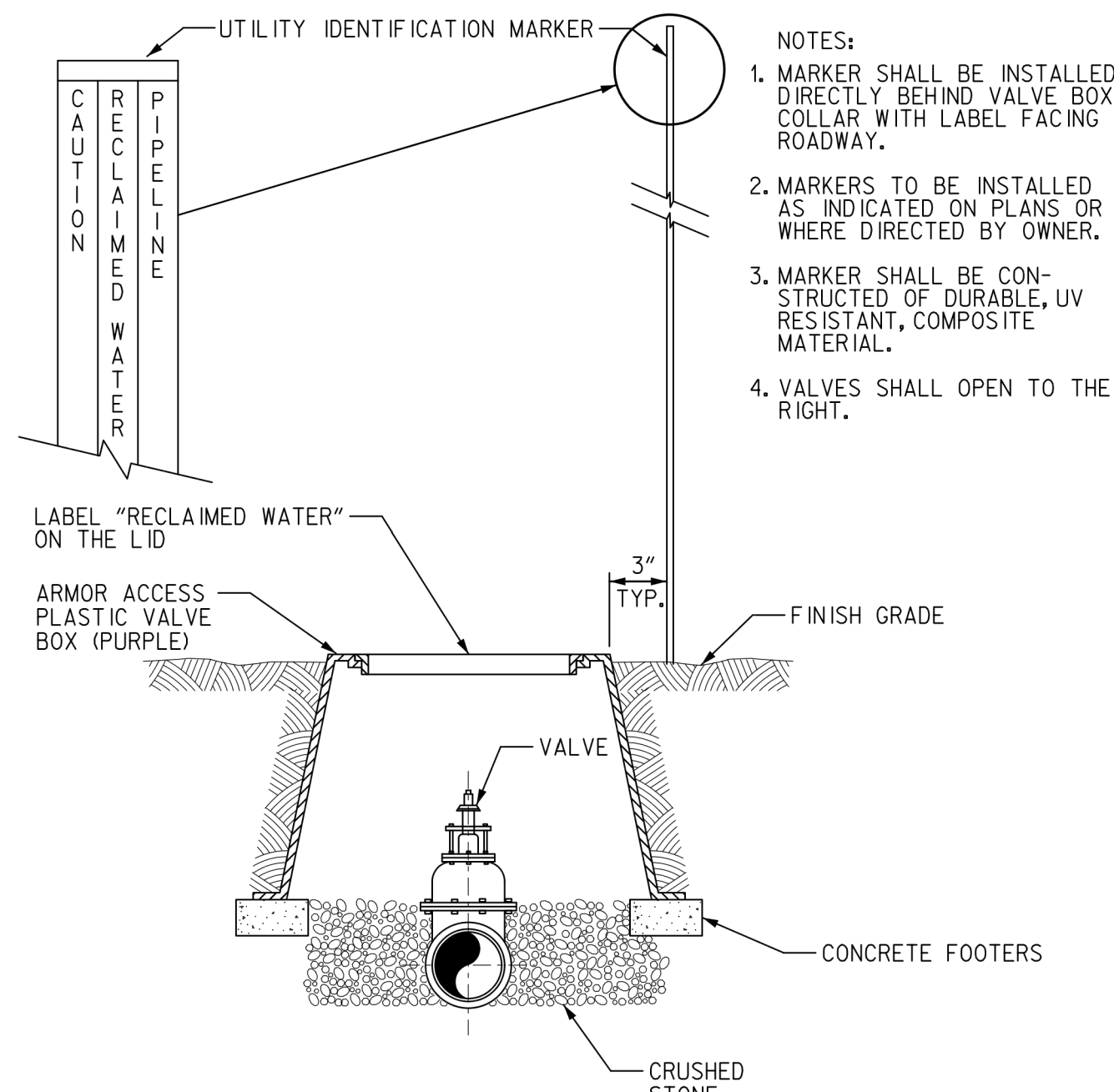
ISSUED FOR PERMITTING

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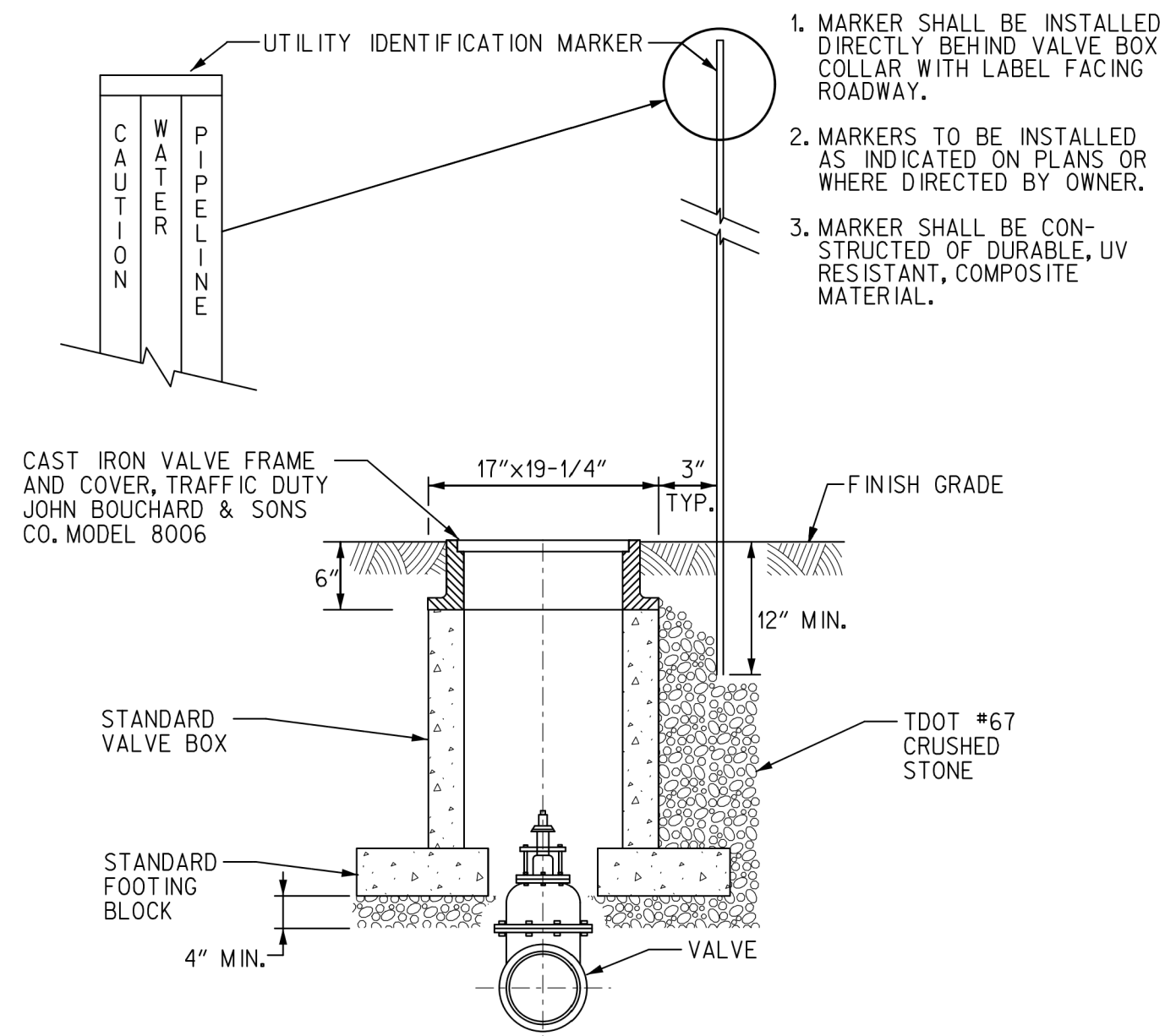
RESILIENT BOOT MANHOLE CONNECTION

Scale: N.T.S.



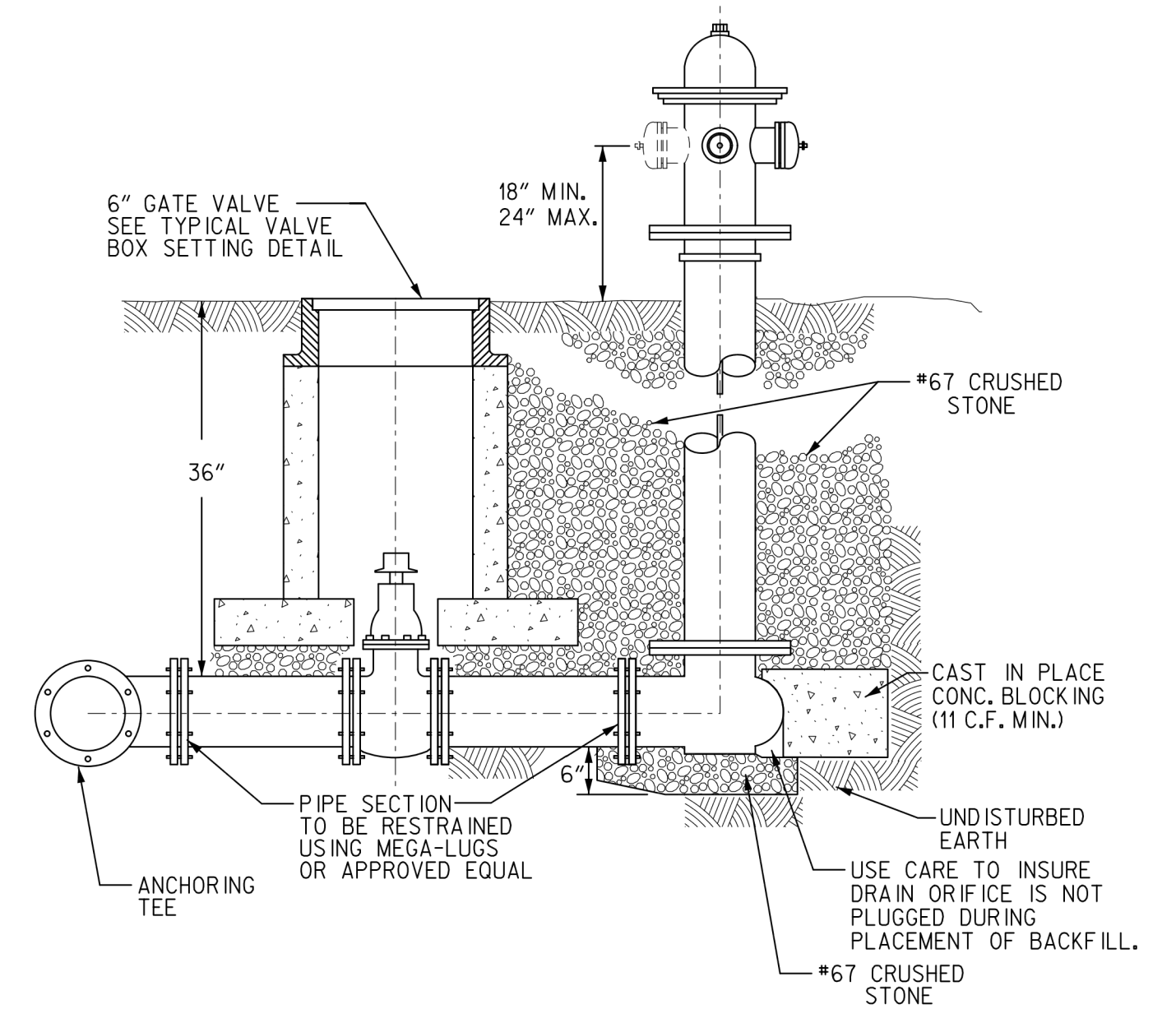
RECLAIMED WATER VALVE BOX SETTING

Scale: N.T.S.



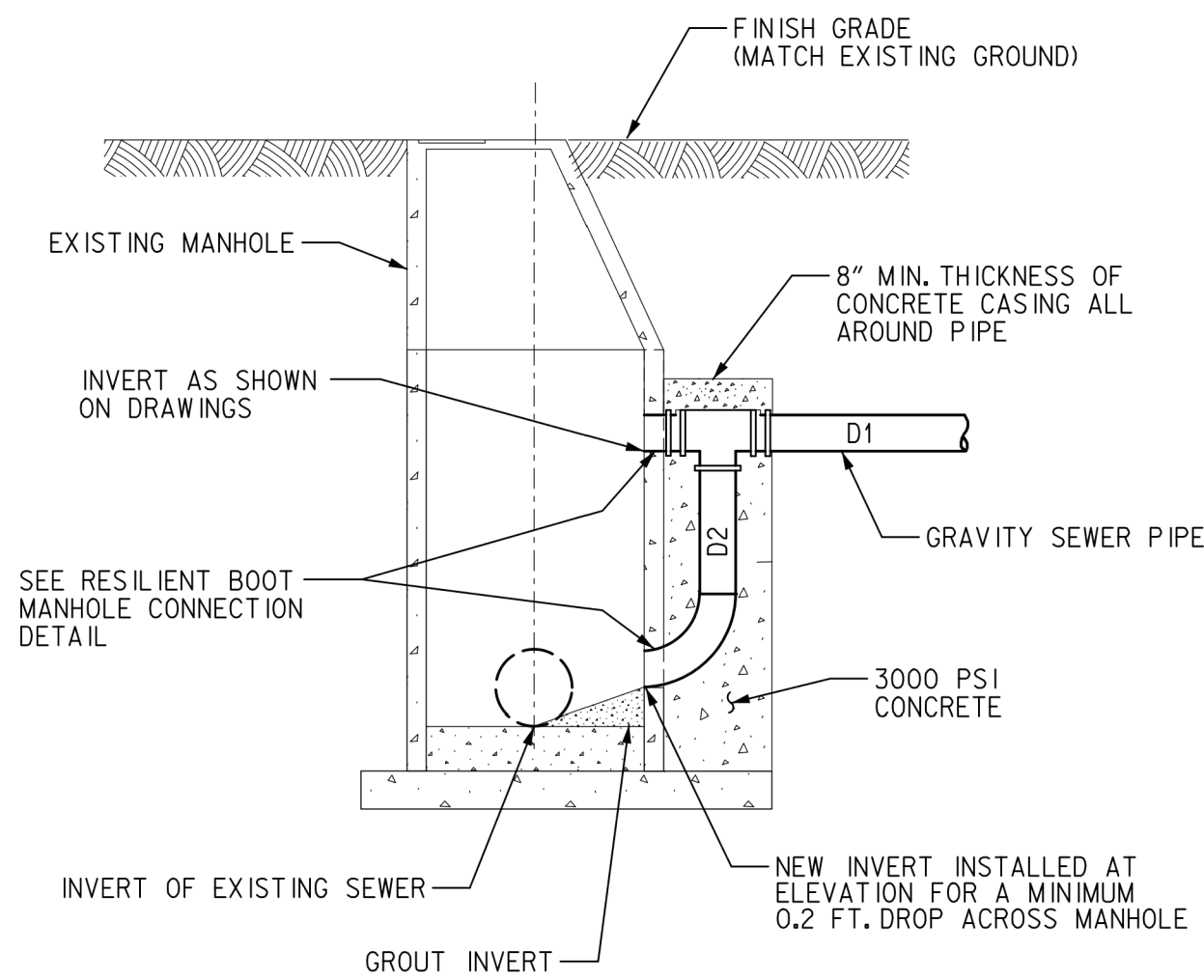
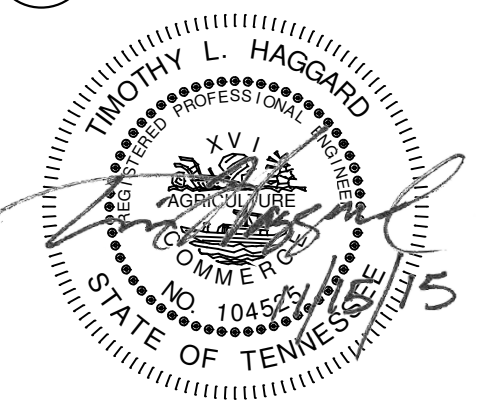
VALVE BOX SETTING

Scale: N.T.S.



FIRE HYDRANT SETTING

Scale: N.T.S.

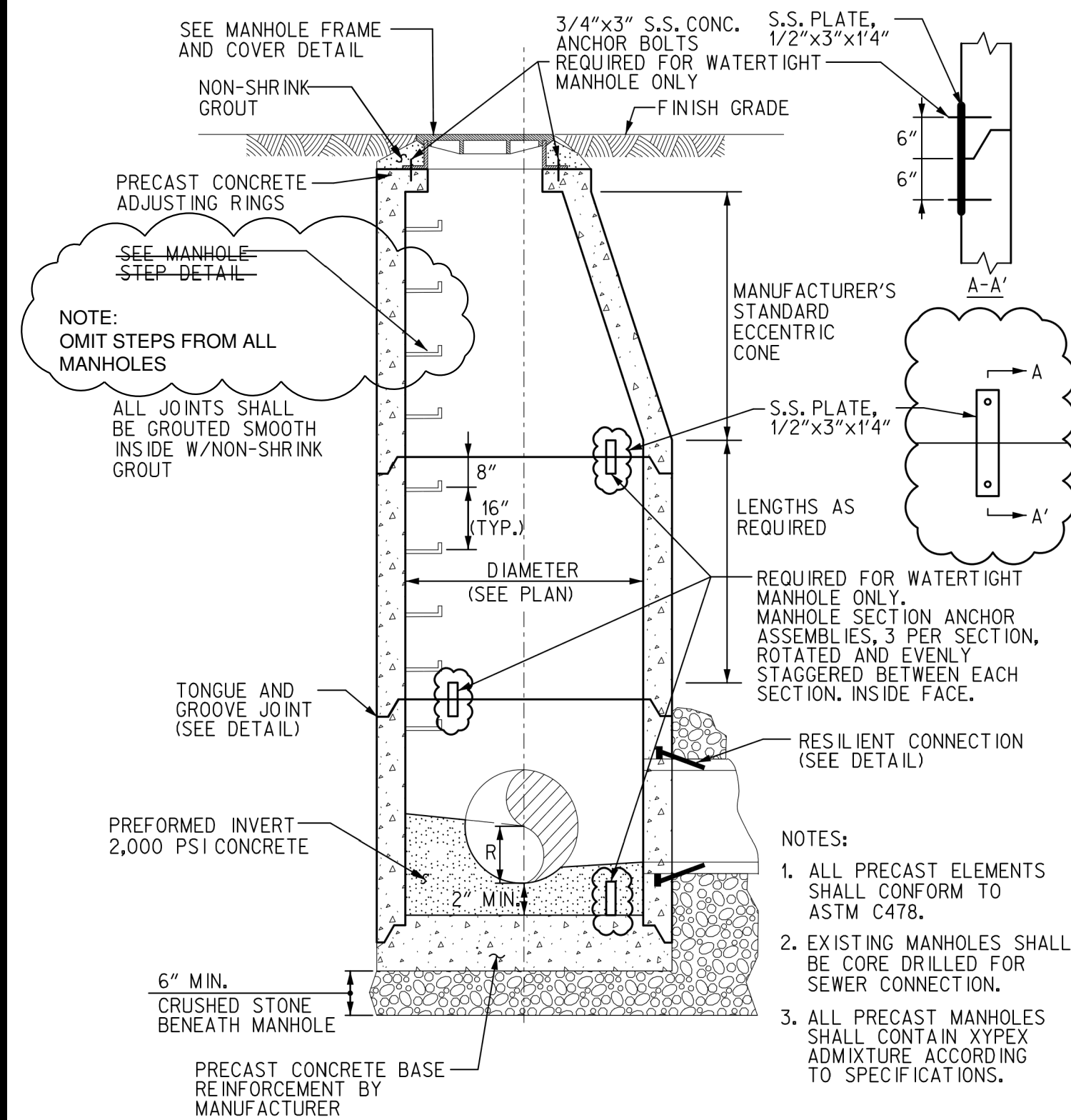


OUTSIDE DROP CONNECTION

Scale: N.T.S.

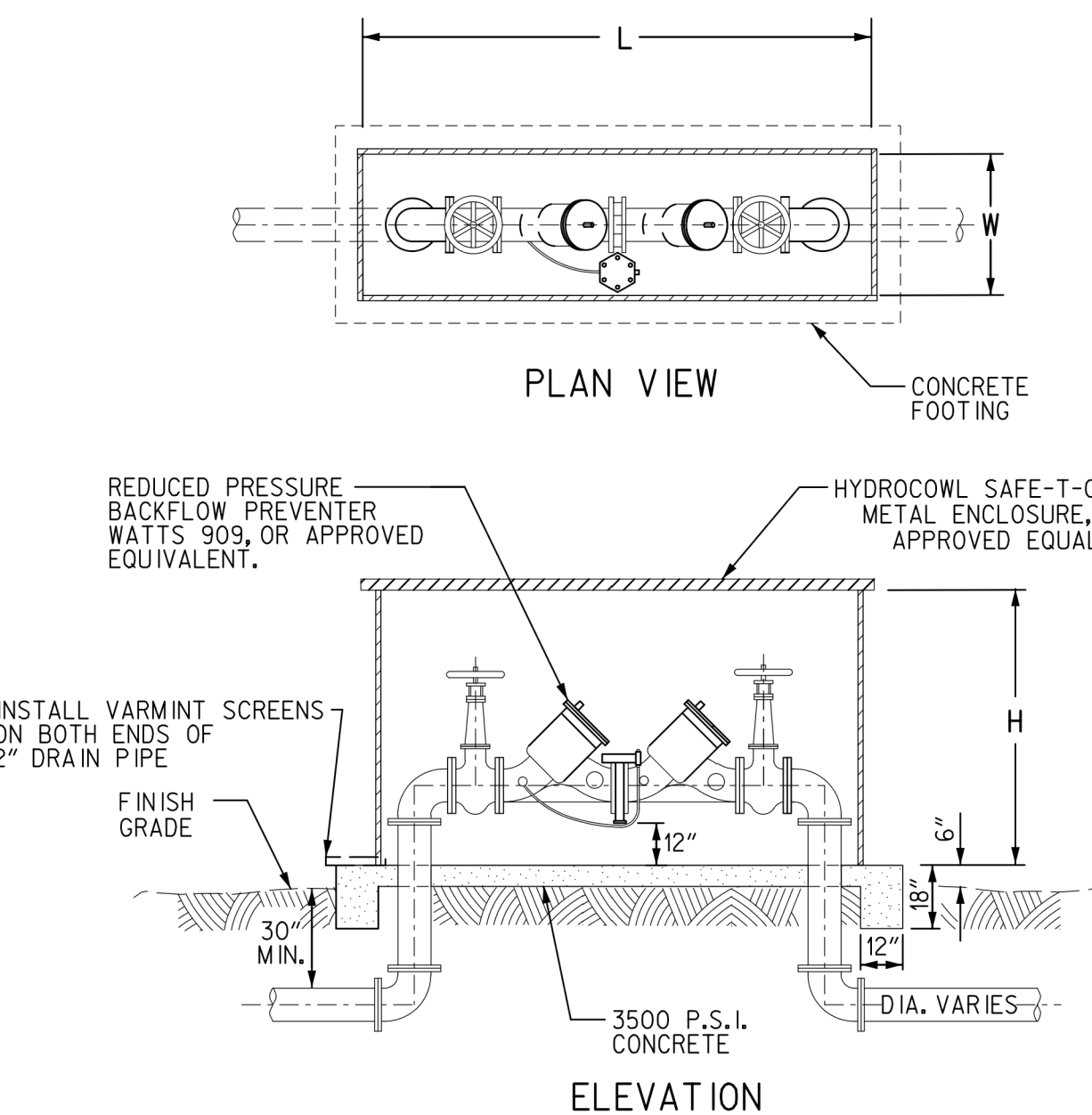
D1	D2
8"	8"
10"	8"
12"	10"
15"	12"
18"	12"
20"	14"

NOTE:
D2 PIPE MATERIAL SHALL
BE CONSISTENT WITH D1
PIPE MATERIAL.



PRECAST CONCRETE MANHOLE

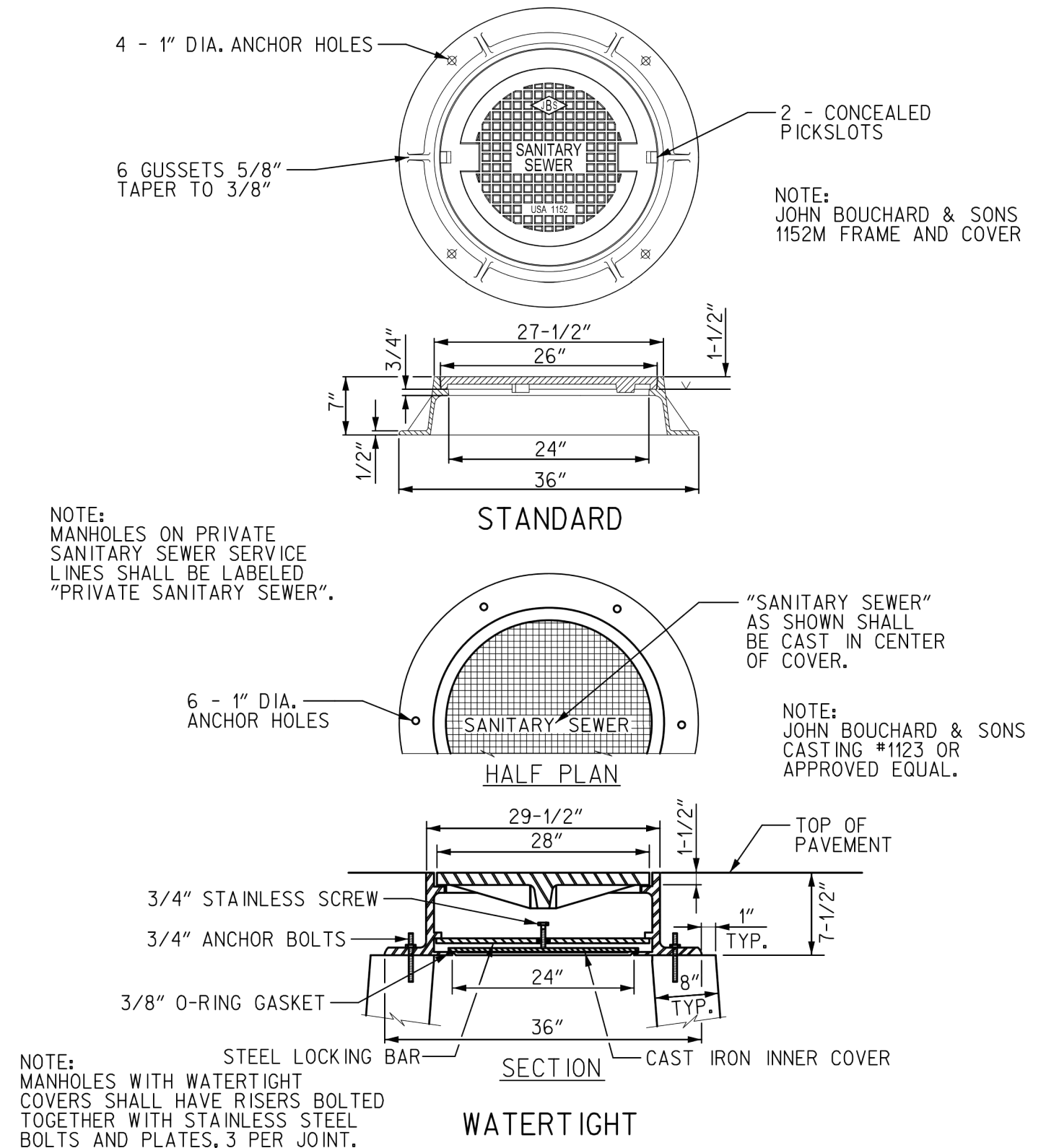
Scale: N.T.S.



REDUCED PRESSURE BACKFLOW PREVENTER

Scale: N.T.S.

Diq. (In)	L (In)	W (In)	H (In)
4	86	26	44
6	100	36	56
8	120	38	56



MANHOLE FRAME AND COVER

Scale: N.T.S.

CIVIL DETAILS

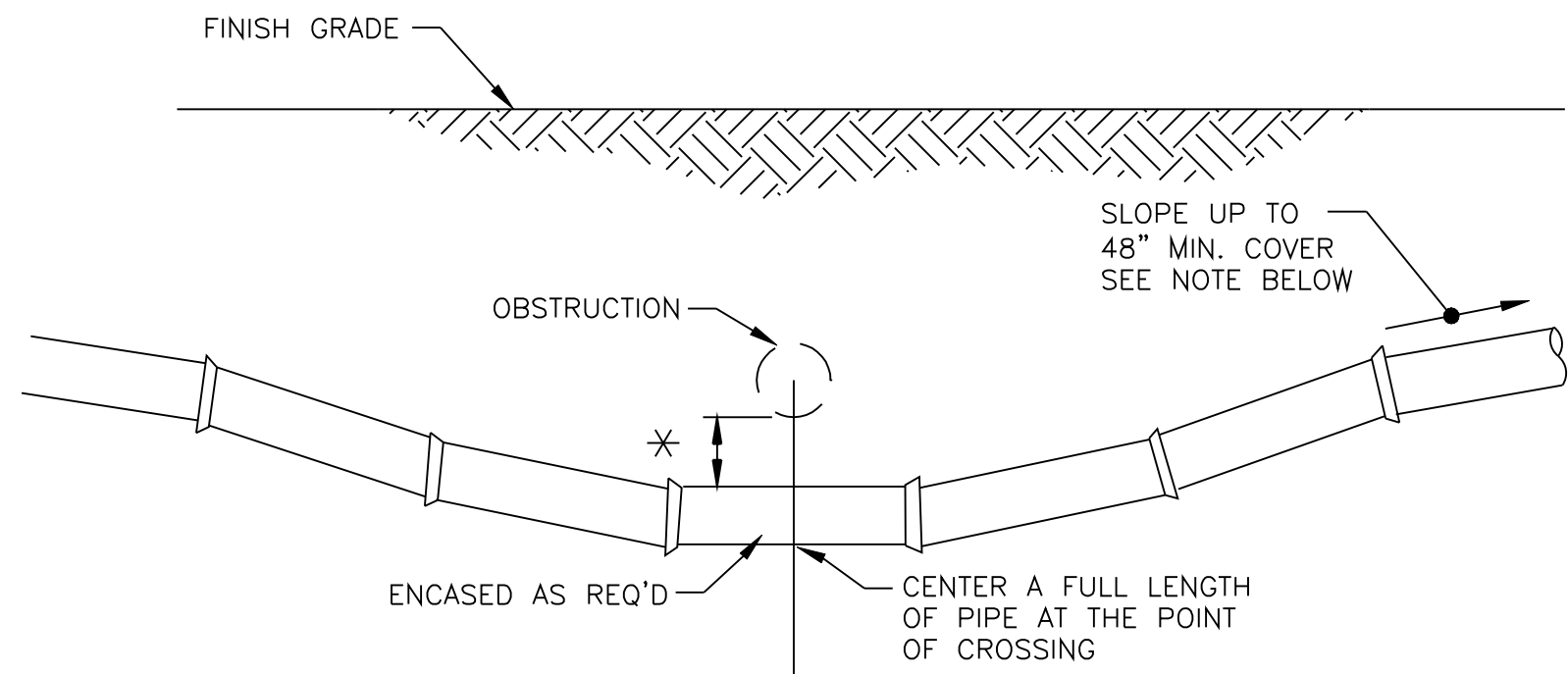
PROJECT NO. 14915-96594
FILE NAME: C-Details

SHEET NO.

CD-6

ISSUED FOR PERMITTING

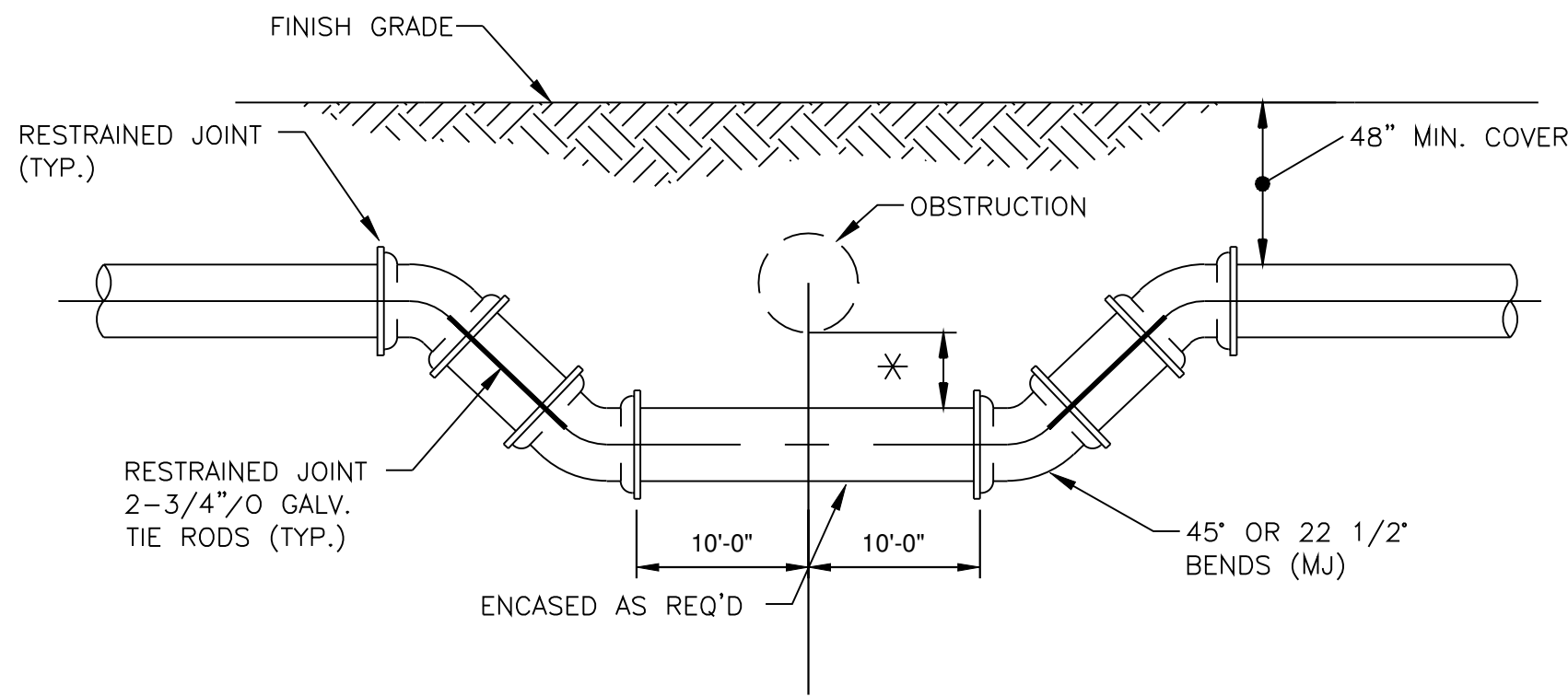
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STANDARD UTILITY CROSSING - DEFLECTION TYPE

NOTES:

1. THE DEFLECTION TYPE CROSSING SHALL BE USED WHERE EVER POSSIBLE ONLY UNDER SPECIFIC ORDERS BY THE ENGINEER SHALL THE FITTING TYPE CROSSING BE ALLOWED.
2. CONSTRUCT STANDARD CROSSING USING NO MORE THAN 75% OF MANUFACTURERS MAXIMUM JOINT DEFLECTION (MAX.)
3. COAT TIE RODS WITH A COAL TAR EPOXY AFTER ASSEMBLY. (2 COATS MIN.)
4. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.
5. ALL JOINTS SHALL BE MECHANICAL RESTRAINED JOINTS, 12" OR LARGER.



SPECIAL UTILITY CROSSING - FITTING TYPE

- * 18" MIN. CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS. 12" MIN. CLEARANCE REQUIRED FOR OTHER TYPE UTILITIES CROSSING. SEE WATER AND SEWER SEPARATION STATEMENT ON THIS SHEET. 24" MIN. CLEARANCE REQUIRED FOR ELECTRICAL DUCT BANKS

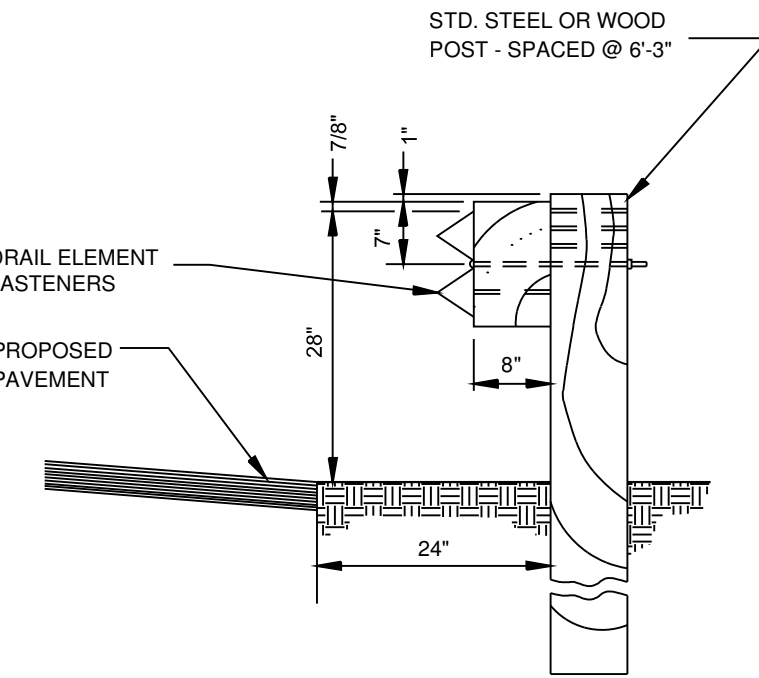
STANDARD WATER AND SEWER SEPARATION STATEMENT

1. STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P. WHERE THERE IS NOT ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION BETWEEN LINES AND JOINTS IN THE ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN TEN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE WATER MAIN WITH WATER CROSSING OVER THE FORCE MAIN.

UTILITY CROSSINGS

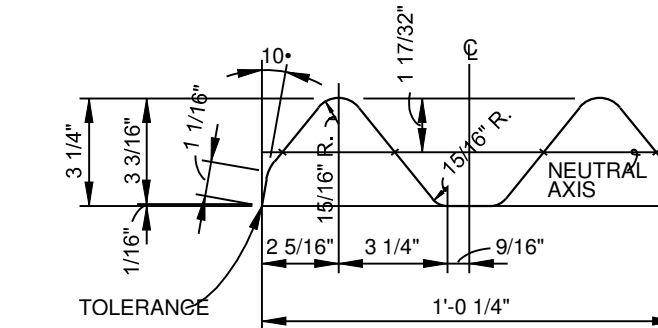
P

Scale: N.T.S.

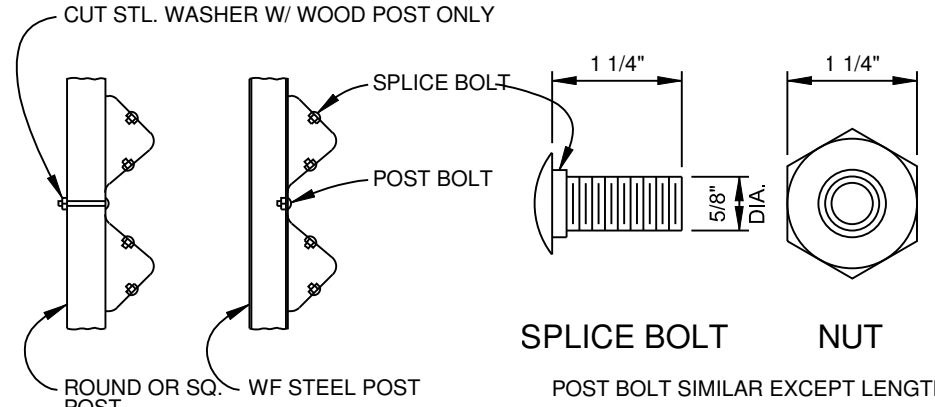


PLACEMENT

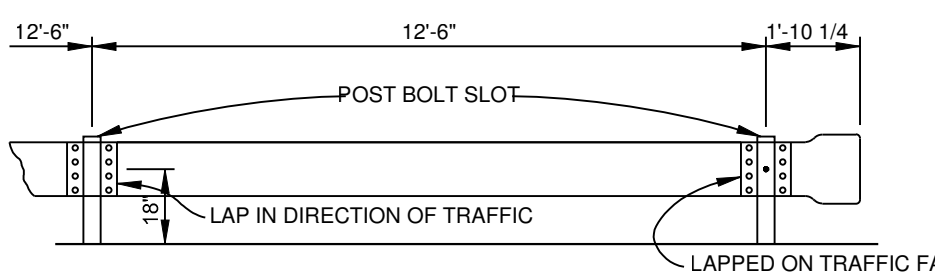
CONTRACTOR SHALL FURNISH AND INSTALL GUARDRAIL, POSTS, FASTENERS, AND ALL NECESSARY PARTS REQUIRED TO COMPLETE THE INSTALLATION.



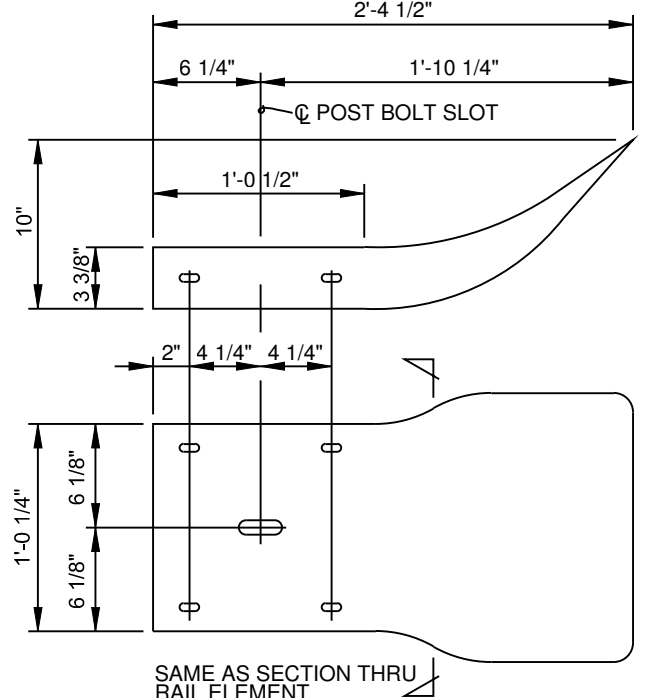
SECTION THRU RAIL ELEMENT



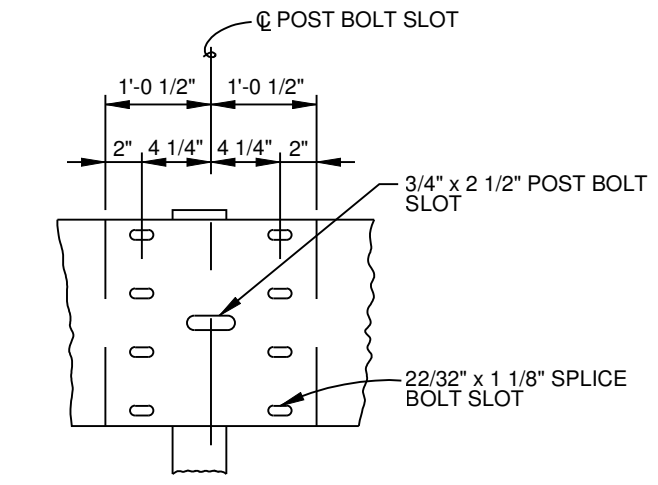
NOTE: ALL DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCE. RAIL ELEMENT MAY BE 12'-6" OR 25'-0" IN LENGTH.



ERECTION



TERMINAL SECTION

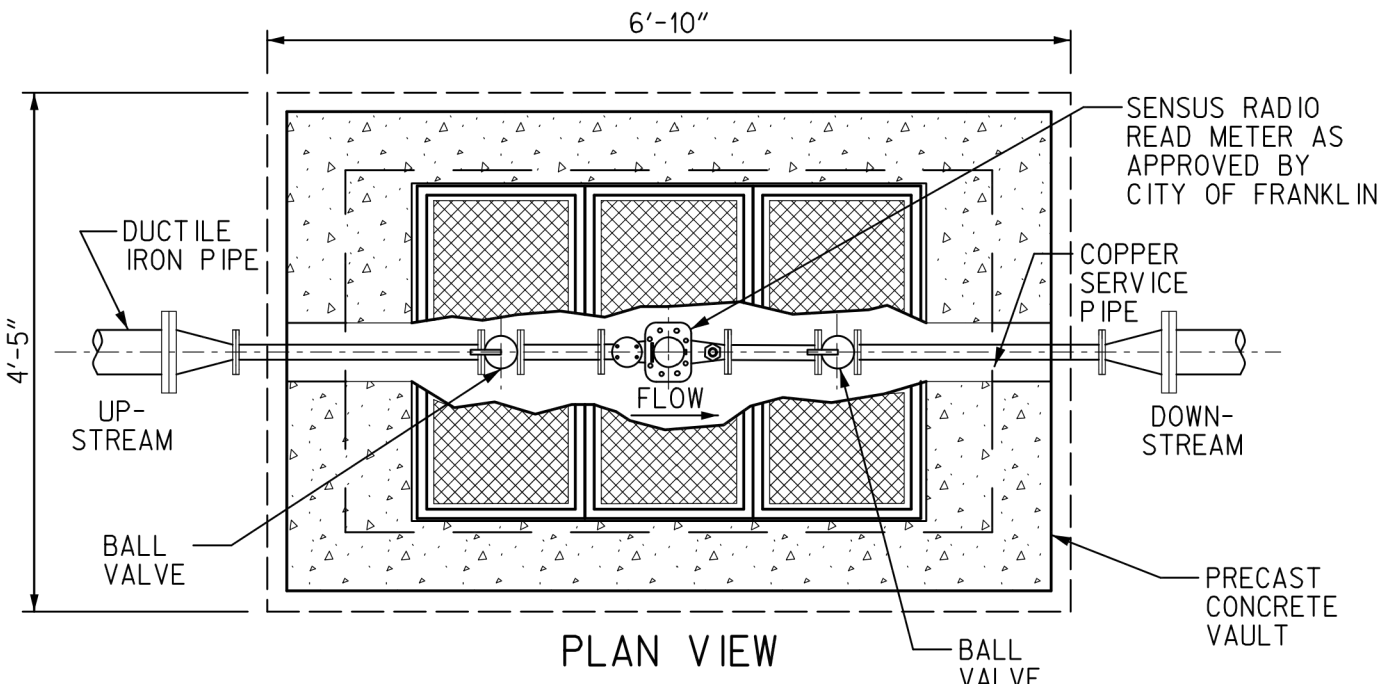


RAIL SPLICE

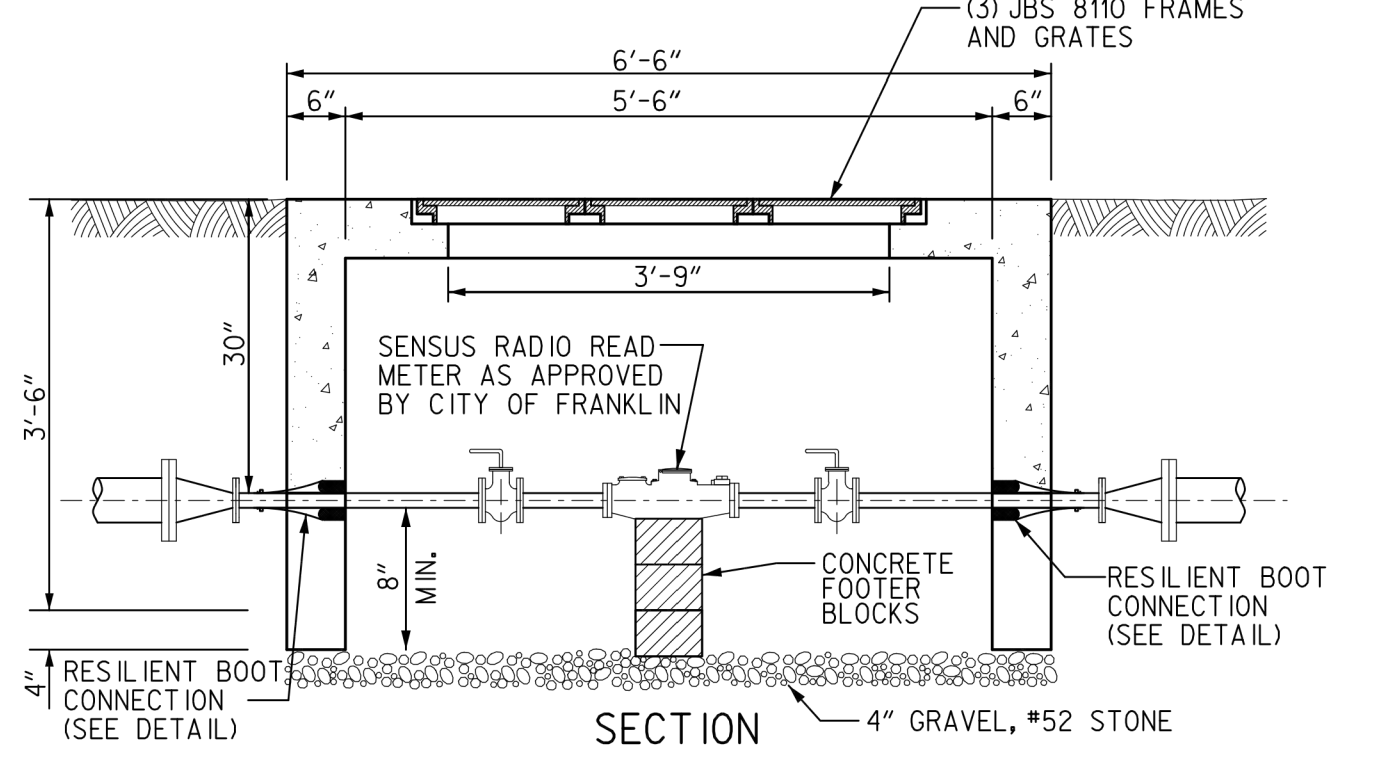
W-BEAM GUARDRAIL DETAILS

Q

Scale: N.T.S.



PLAN VIEW



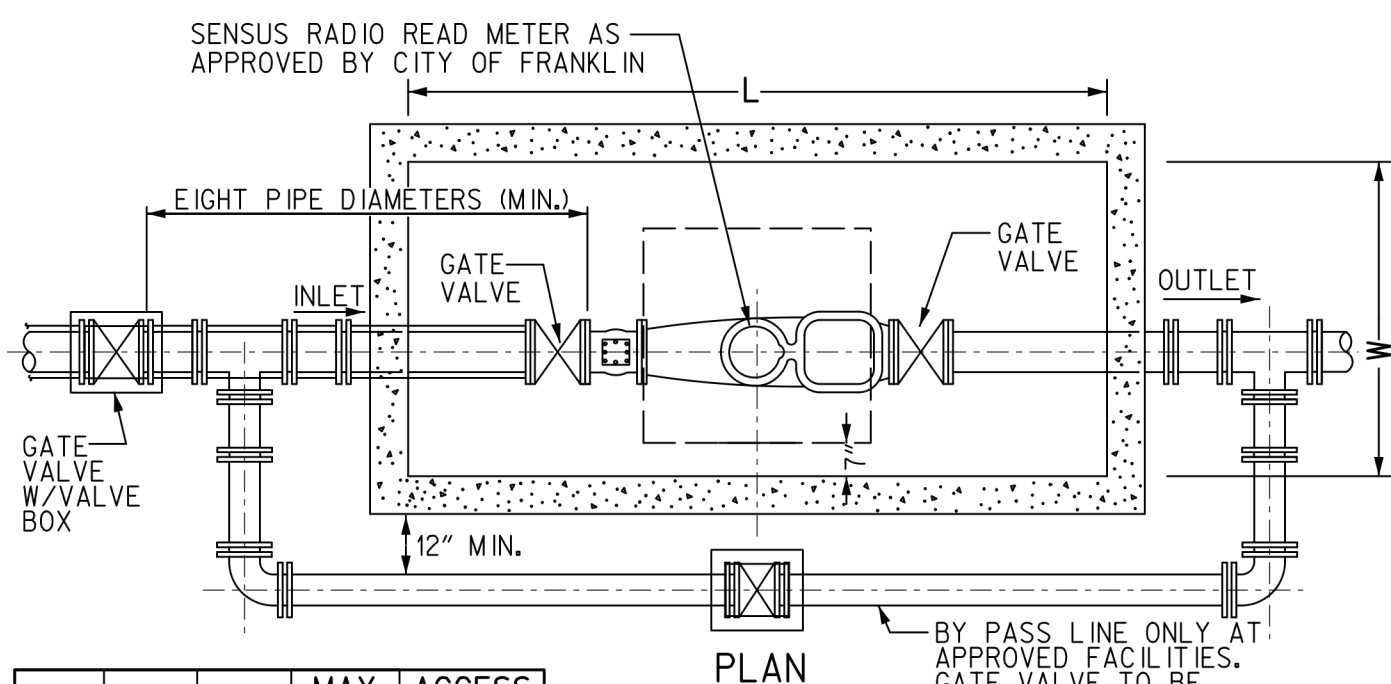
SECTION

NOTE: ALL PRECAST COMPONENTS MEET OR EXCEED "SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" AS INDICATED BY ASTM C-478 LATEST REVISIONS. (NOT TO SCALE)

3 INCH WATER METER ASSEMBLY

R

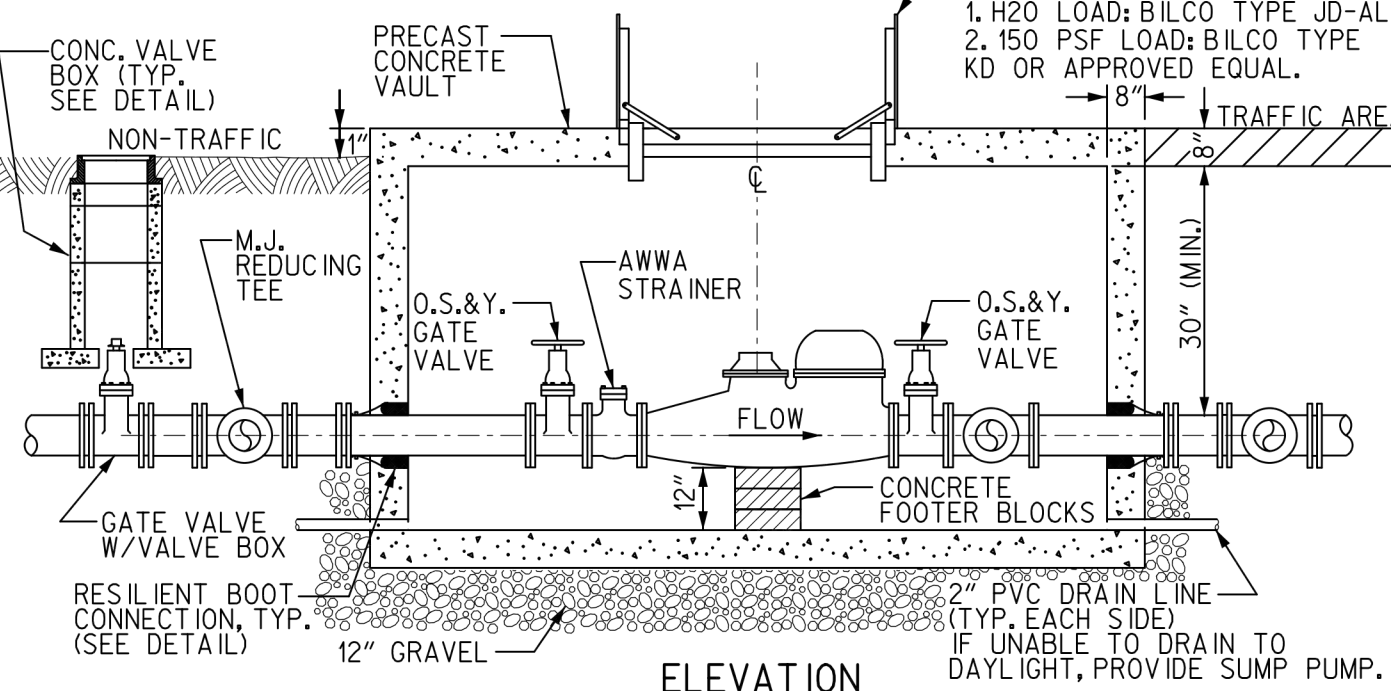
Scale: N.T.S.



PLAN

Dia.	L	W	MAX. FLOW	ACCESS DOOR
(in)	(in)	(in)	(GPM)	(ft)
4	60	48	500	4x4
6	72	48	1,200	4x4
8	84	60	1,500	4x6

- NOTES:
1. ALL JOINTS SHALL BE MEGALUGS.
 2. IF ASSEMBLY IS TO BE INSTALLED IN TRAFFIC AREA, BOX AND COVER TO BE TRAFFIC BEARING AS APPROVED BY CITY OF FRANKLIN.

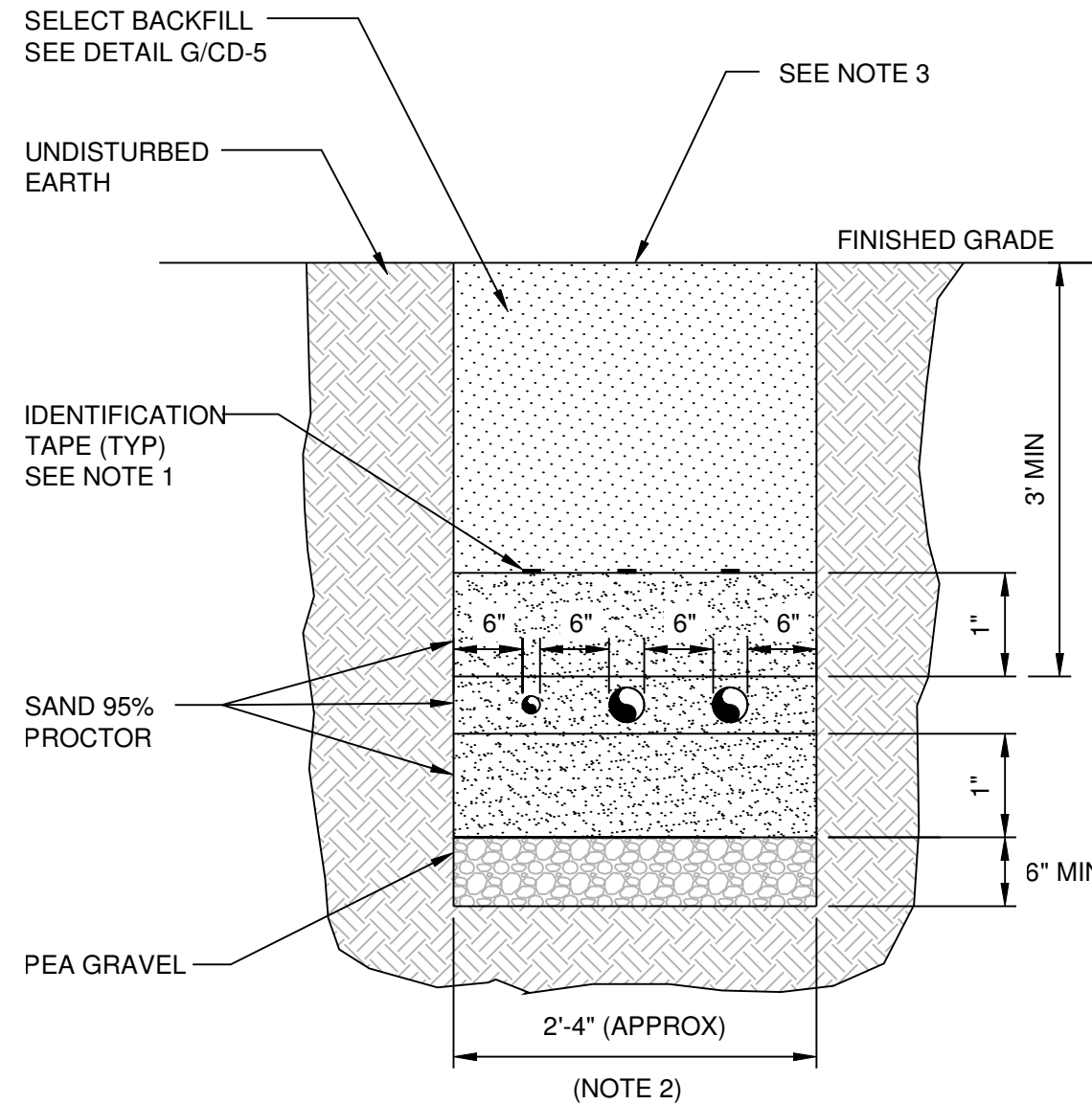


ELEVATION

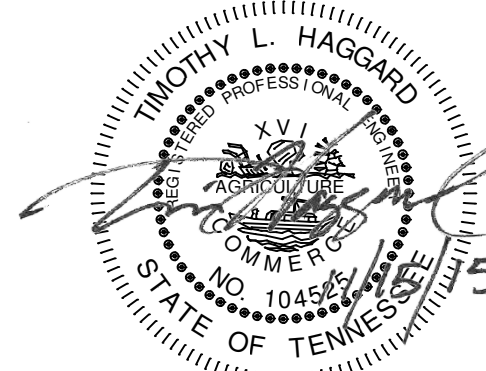
6" COMPOUND WATER METER ASSEMBLY

S

Scale: N.T.S.



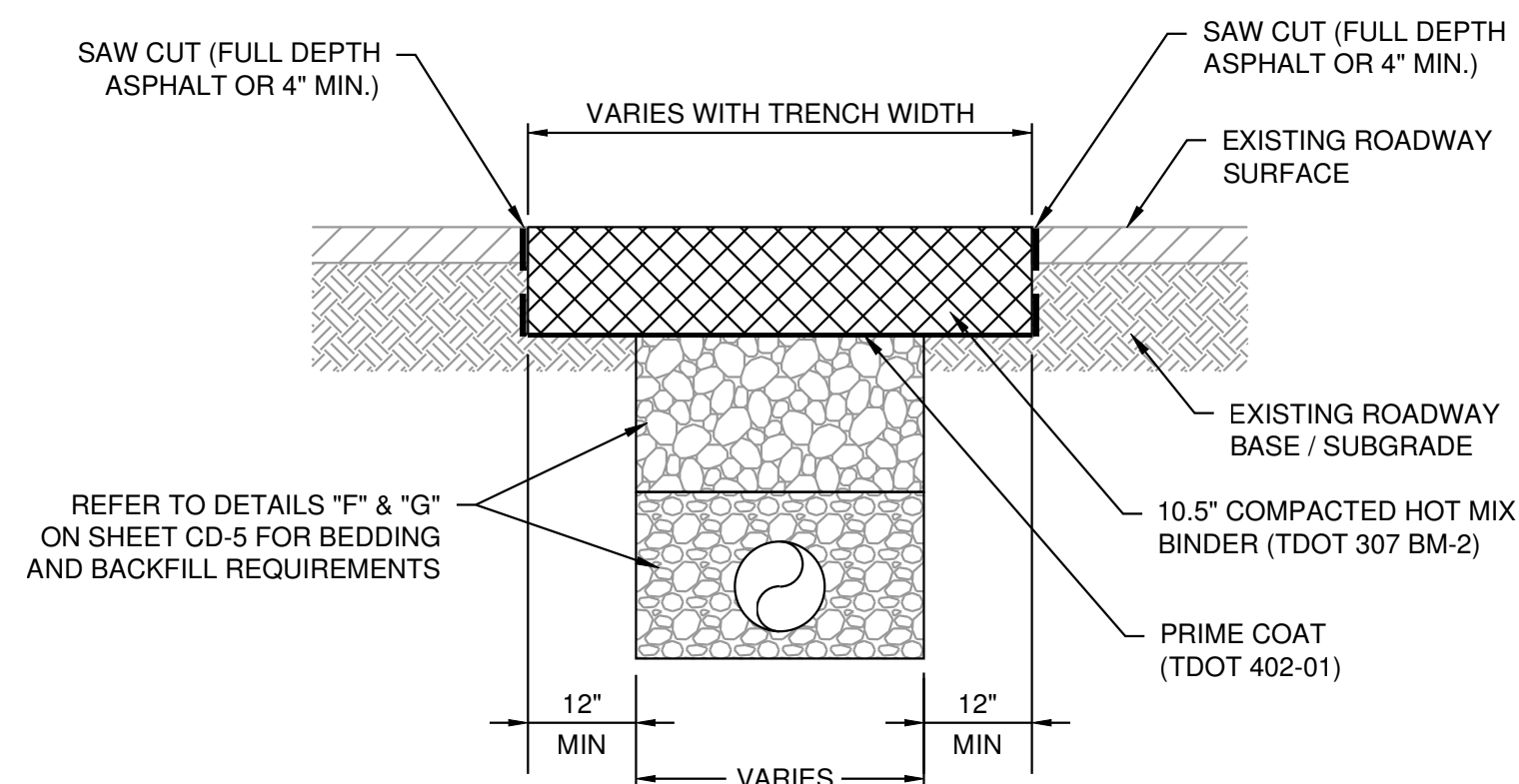
- NOTE:
1. MAGNETIC TAPE IS REQUIRED.
 2. ADJUST BASED ON TOTAL NUMBER OF PIPES INSIDE TRENCH.
 3. REFER TO DETAIL "U" HEREON FOR TRENCH REPAIR IN EXISTING PAVEMENT.
 4. THE INTENT OF THIS DETAIL IS TO ILLUSTRATE THE TYPICAL SPACING OF PIPES/HOSES AND NOT TO INDICATE SPECIFIC TYPES, SIZES, OR NUMBERS OF PIPES/HOSES.



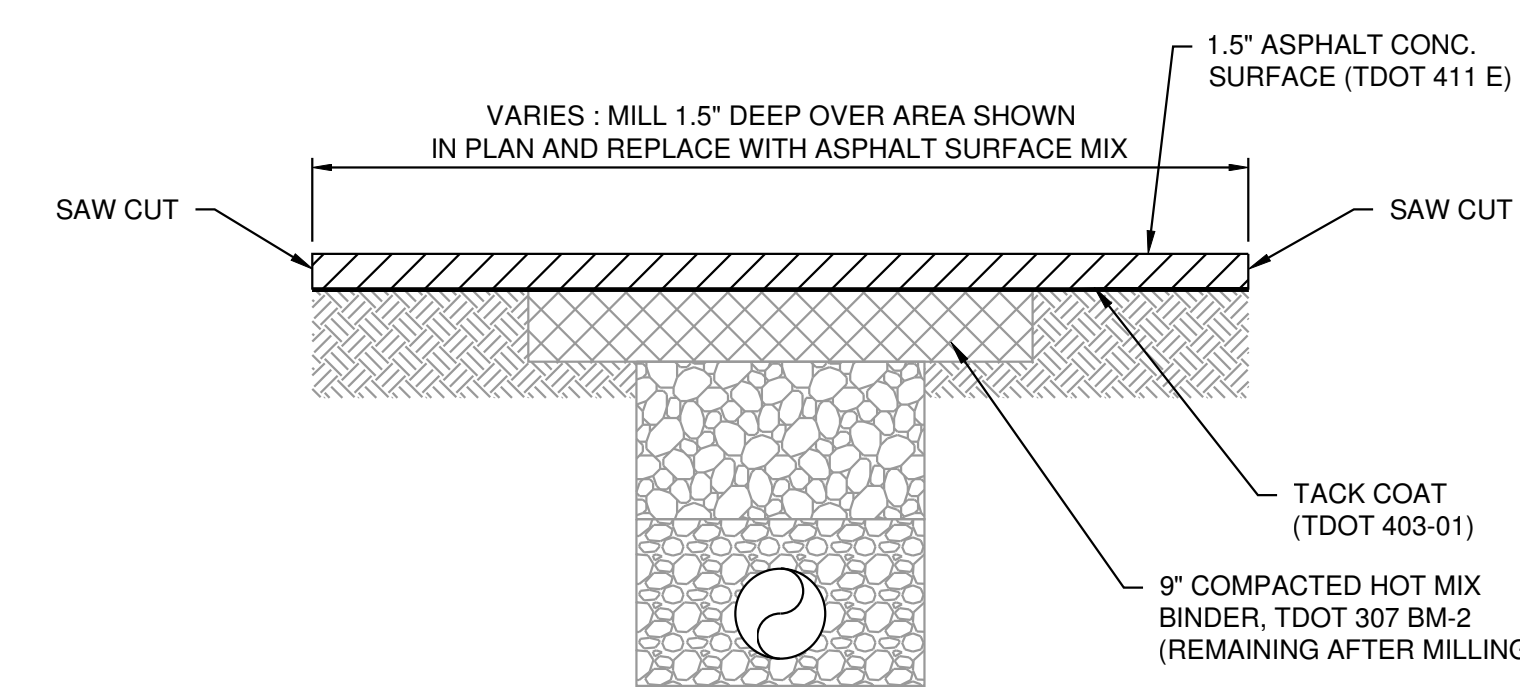
TYPICAL ALUM TRENCH SECTION

T

Scale: N.T.S.



STEP 1: TRENCH REPAIR



STEP 2: FINAL SURFACE RESTORATION

NOTE: THIS DETAIL DOES NOT APPLY TO ARTERIAL STREETS OR PAVEMENT WITHIN STATE RIGHT-OF-WAY.

ASPHALT PAVEMENT UTILITY TRENCH REPAIR

U

Scale: N.T.S.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	TLH
DRAWN BY:	TLH
SHEET CHKD BY:	
CROSS CHKD BY:	
APPROVED BY:	T. HAGGARD
DATE:	Oct. 2015

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CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

CIVIL DETAILS

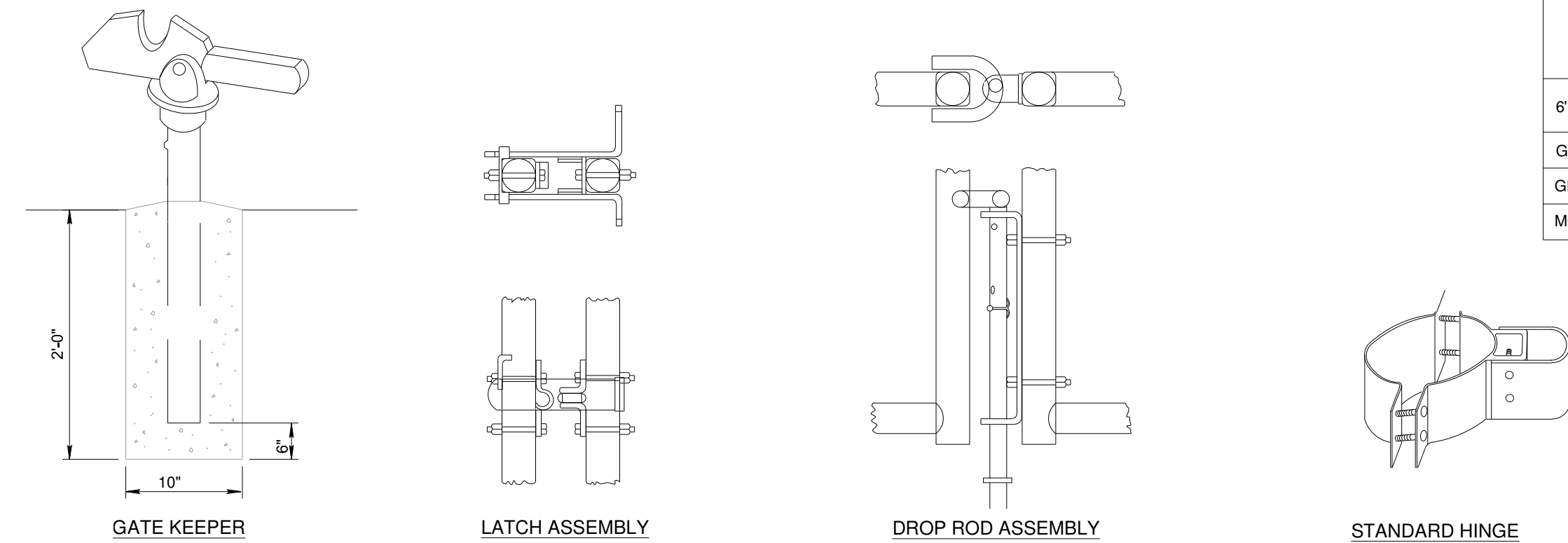
PROJECT NO.	14915-96594
FILE NAME:	C-Details
SHEET NO.	CD-7

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Scale: N.T.S.

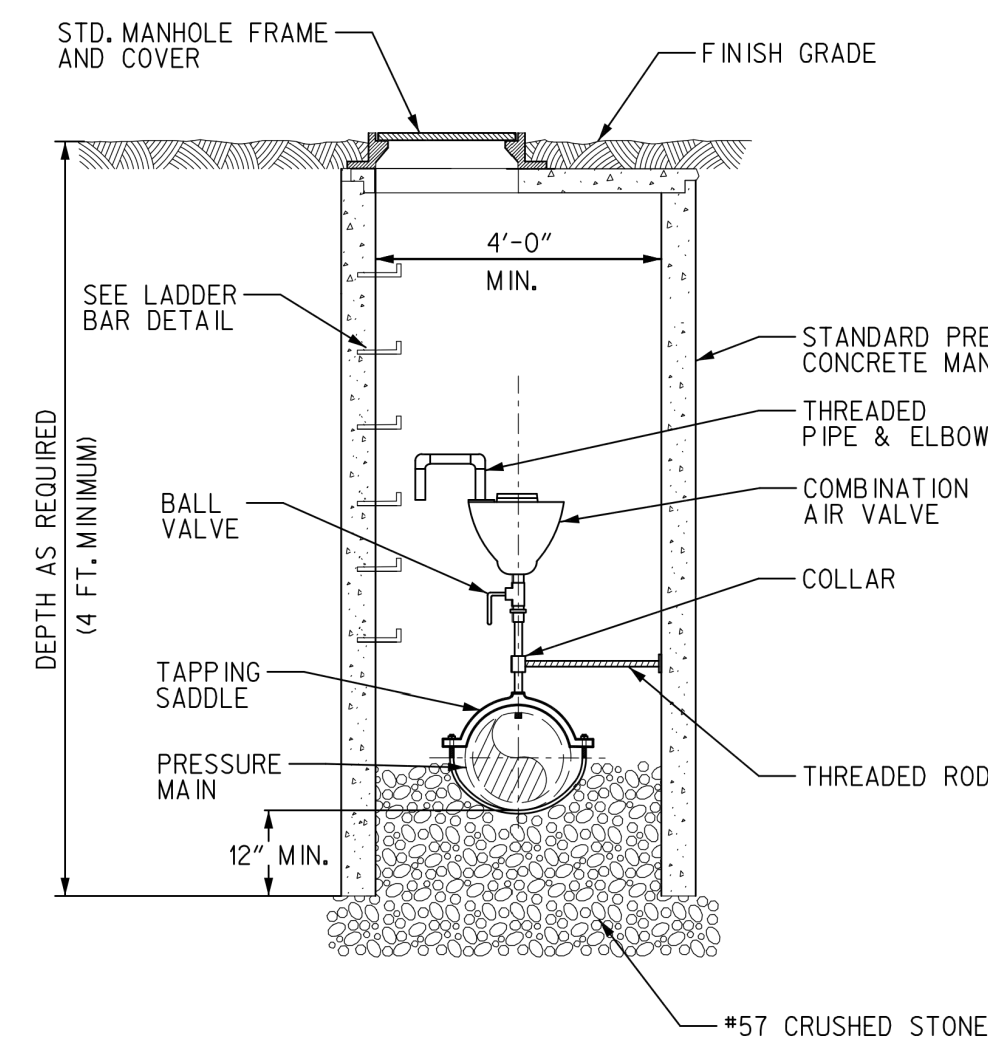
GATE POST SCHEDULE

GATE POST SCHEDULE	
GATE LEAF WIDTH (NOMINAL)	OUTSIDE DIMENSION (NOMINAL)
6" OR LESS	2.875" OD 2.5" SQ
GREATER THAN 6" TO 12"	4.0" OD
GREATER THAN 12" TO 18"	6.625" OD
MORE THAN 18"	8.625" OD



DOUBLE SWING GATE DETAILS

Scale: N.T.S.



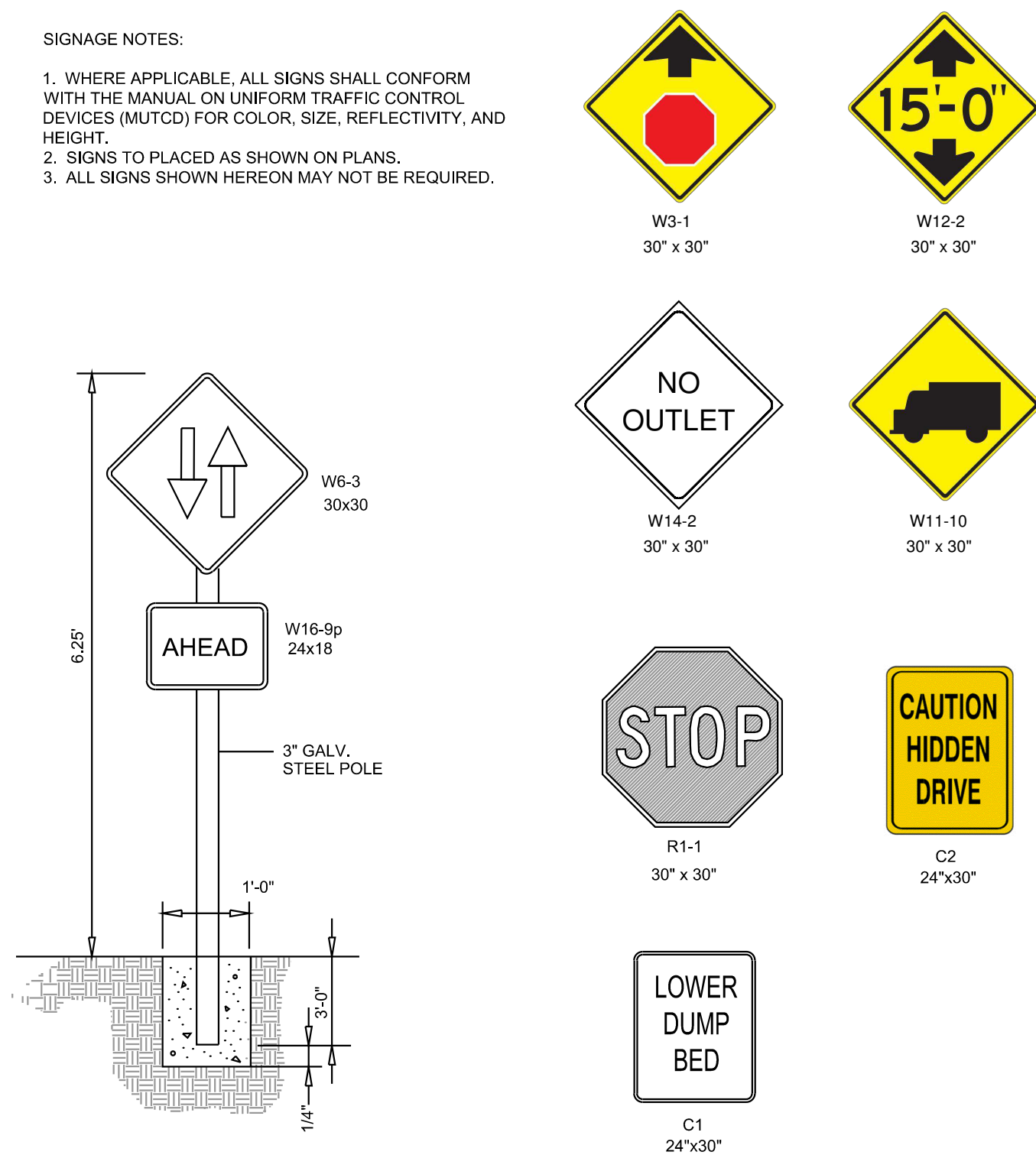
- NOTES:
1. VALVE IS TO BE SIZED FOR CONDITIONS.
 2. VALVE SHALL BE APCO 140C OR VAL-MATIC 201C-202C FOR WATER AND RECLAIMED MAINS.
 3. VALVE SHALL BE APCO 440 OR VAL-MATIC 801A FOR SEWAGE FORCE MAINS.

2 INCH COMBINATION AIR VALVE

Scale: N,T,S.

SIGNAGE NOTES:

1. WHERE APPLICABLE, ALL SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR, SIZE, REFLECTIVITY, AND HEIGHT.
2. SIGNS TO PLACED AS SHOWN ON PLANS.
3. ALL SIGNS SHOWN HEREON MAY NOT BE REQUIRED.



TYPICAL SIGNAGE DETAILS

Scale: N,T,S

DESIGNED BY: _____ TLH
DRAWN BY: _____ TLH
SHEET CHK'D BY: _____
CROSS CHK'D BY: _____
APPROVED BY: _____ T. HAGGARD
DATE: _____ Oct. 2015

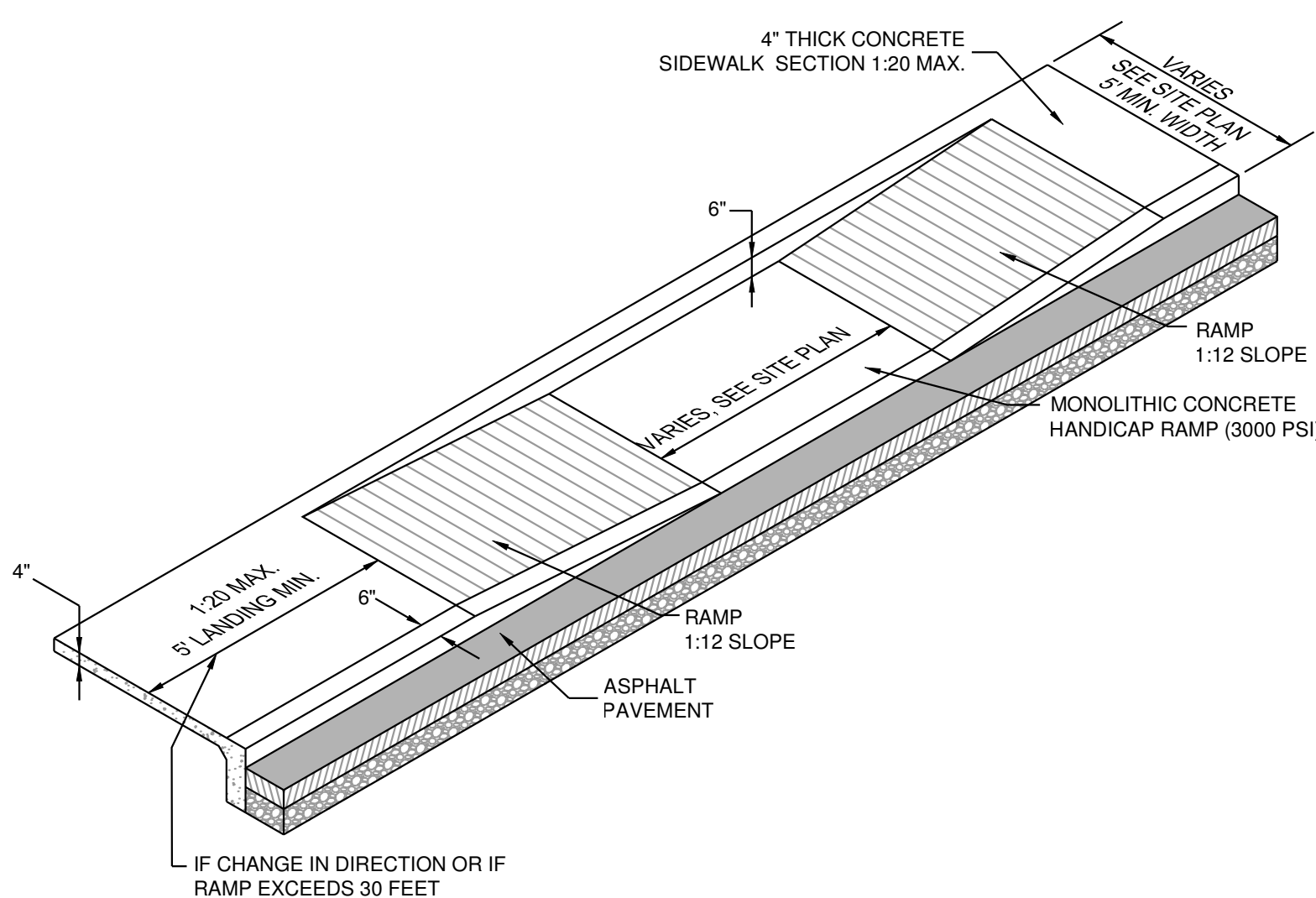
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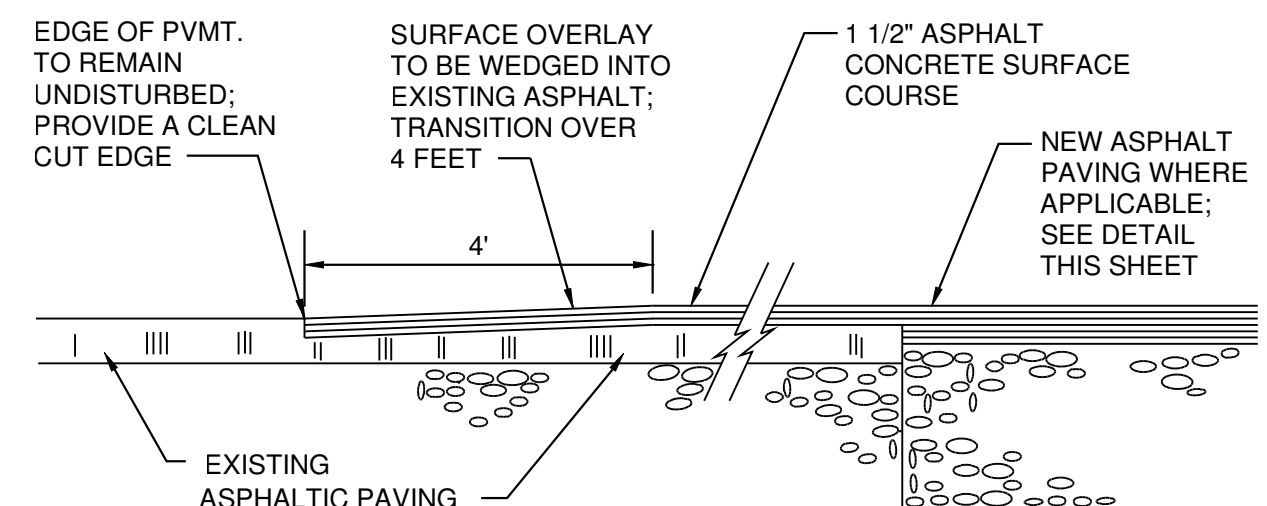
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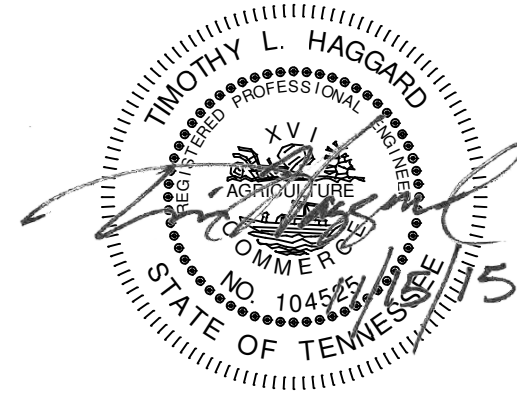
SIDEWALK HANDICAP RAMP

Scale: N,T,S



PAVEMENT SURFACE COURSE OVERLAY

Scale: N.T.S.



CIVIL DETAILS

PROJECT NO. 14915-96594

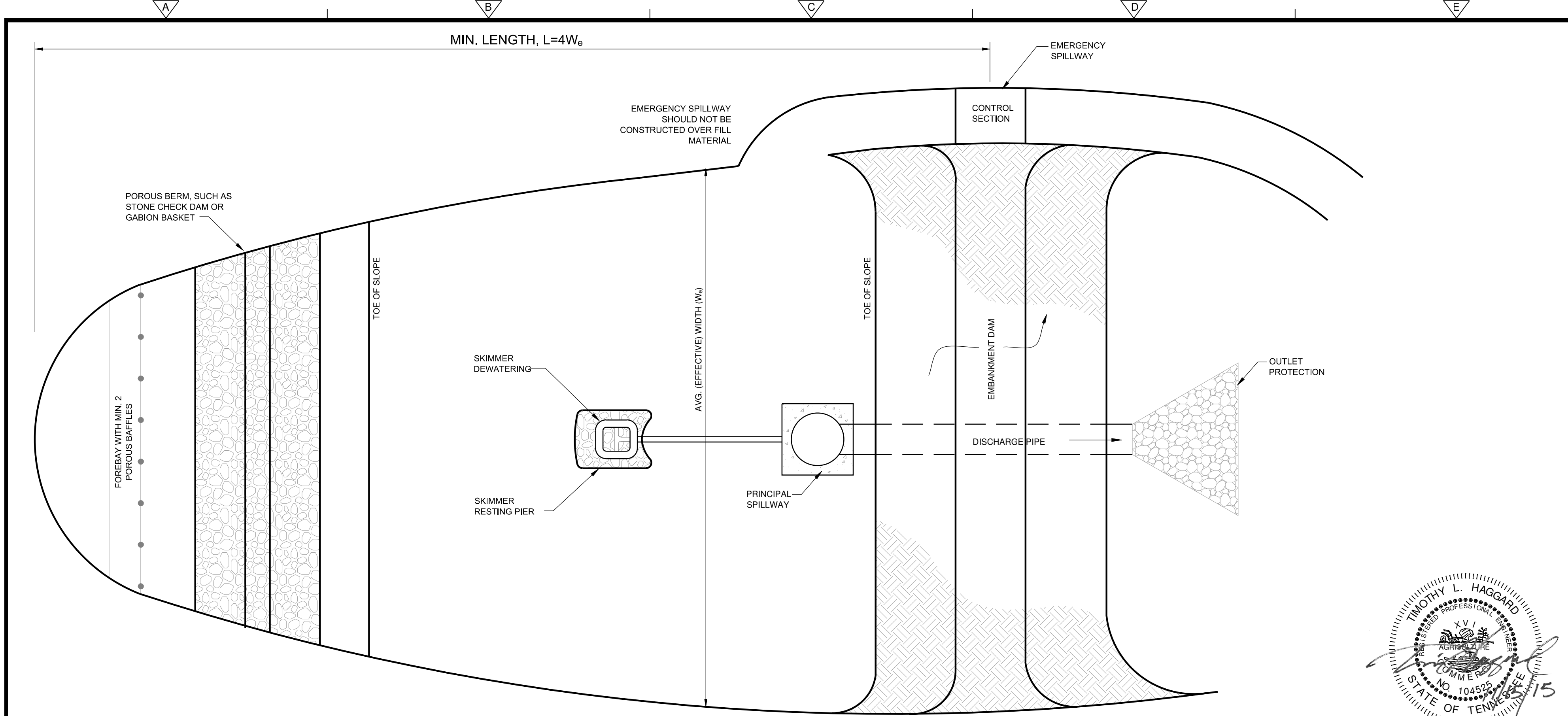
FILE NAME: C-Det

SHEET NO.

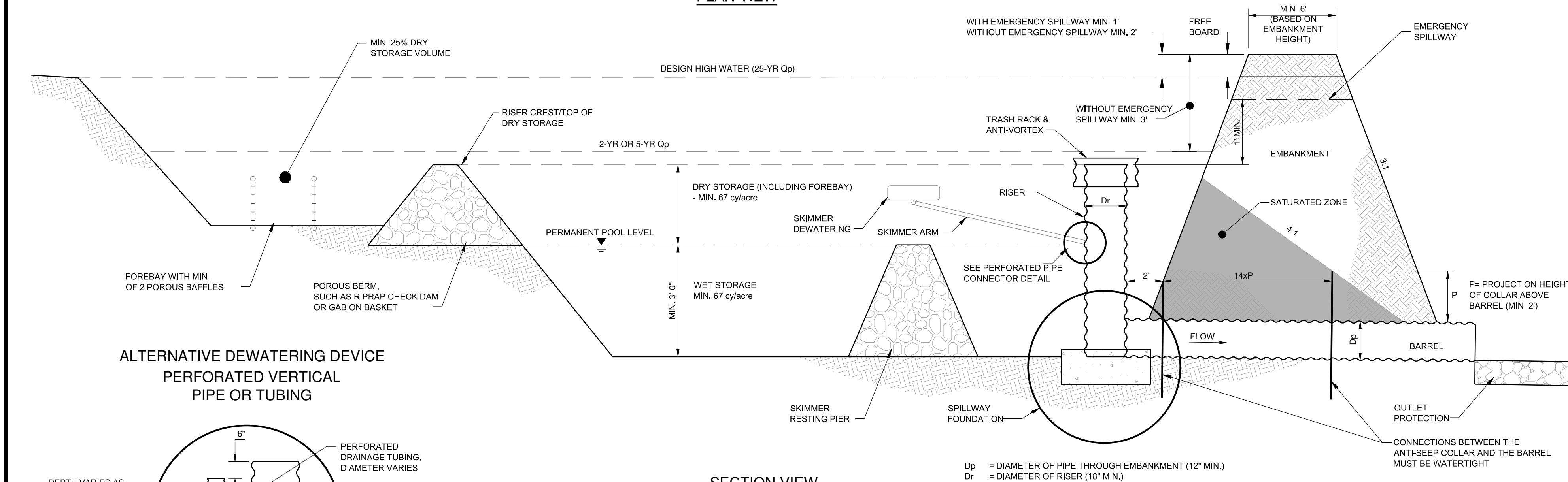
CD-8

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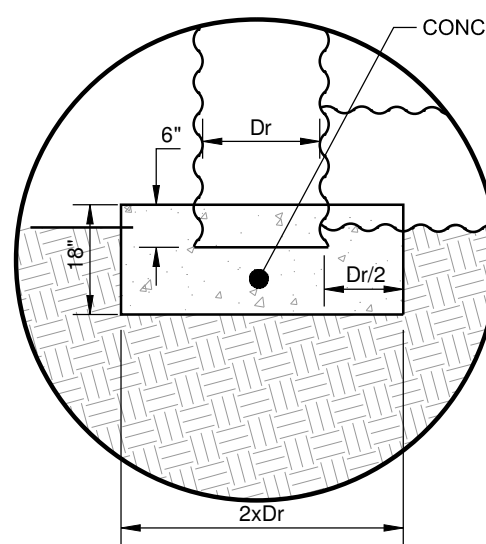


PLAN VIEW

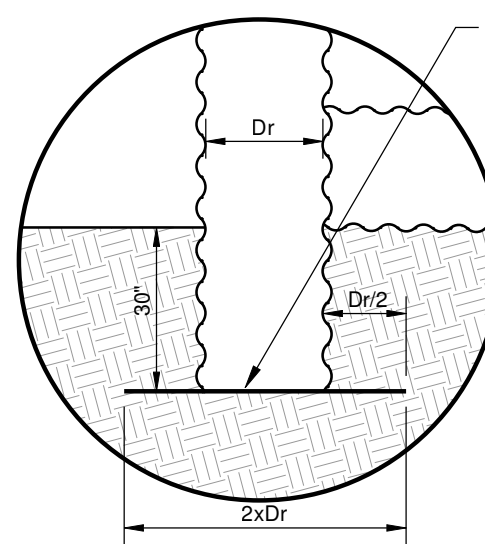


SECTION VIEW

SPILLWAY FOUNDATIONS FOR RISER HEIGHTS <10'



CONCRETE BASE FOR EMBANKMENT 10 OR LESS IN HEIGHT



STEEL BASE FOR EMBANKMENT 10 OR LESS IN HEIGHT

PERFORATED PIPE DEWATERING DEVICE SPECIFICATIONS

FACILITY	PIPE DIAMETER	INLET ELEVATION	NUMBER OF SLOTS/HOLES
BASIN 1	0.0"	000.00	0

SKIMMER DEWATERING DEVICE SPECIFICATIONS

FACILITY	SKIMMER NO.	ARM DIAMETER	ORIFICE DIAMETER
BASIN 1	0	0.0"	0.0"

BASIN SCHEDULE

FACILITY	RISER PIPE DIA. (FT.)	BARREL PIPE DIA. (FT.)	PERMANENT POOL ELEVATION	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL	BOTTOM OF BASIN ELEVATION FEET, AMSL
BASIN 1	00'	00'	000.00	000.00	000.00	00'	?H:7V	000.00	000.00

SEDIMENT POND
N.T.S.

Q

DESIGNED BY: TLH
DRAWN BY: TLH
SHEET CHKD BY:
CROSS CHKD BY:
APPROVED BY: T. HAGGARD
DATE: Oct. 2015

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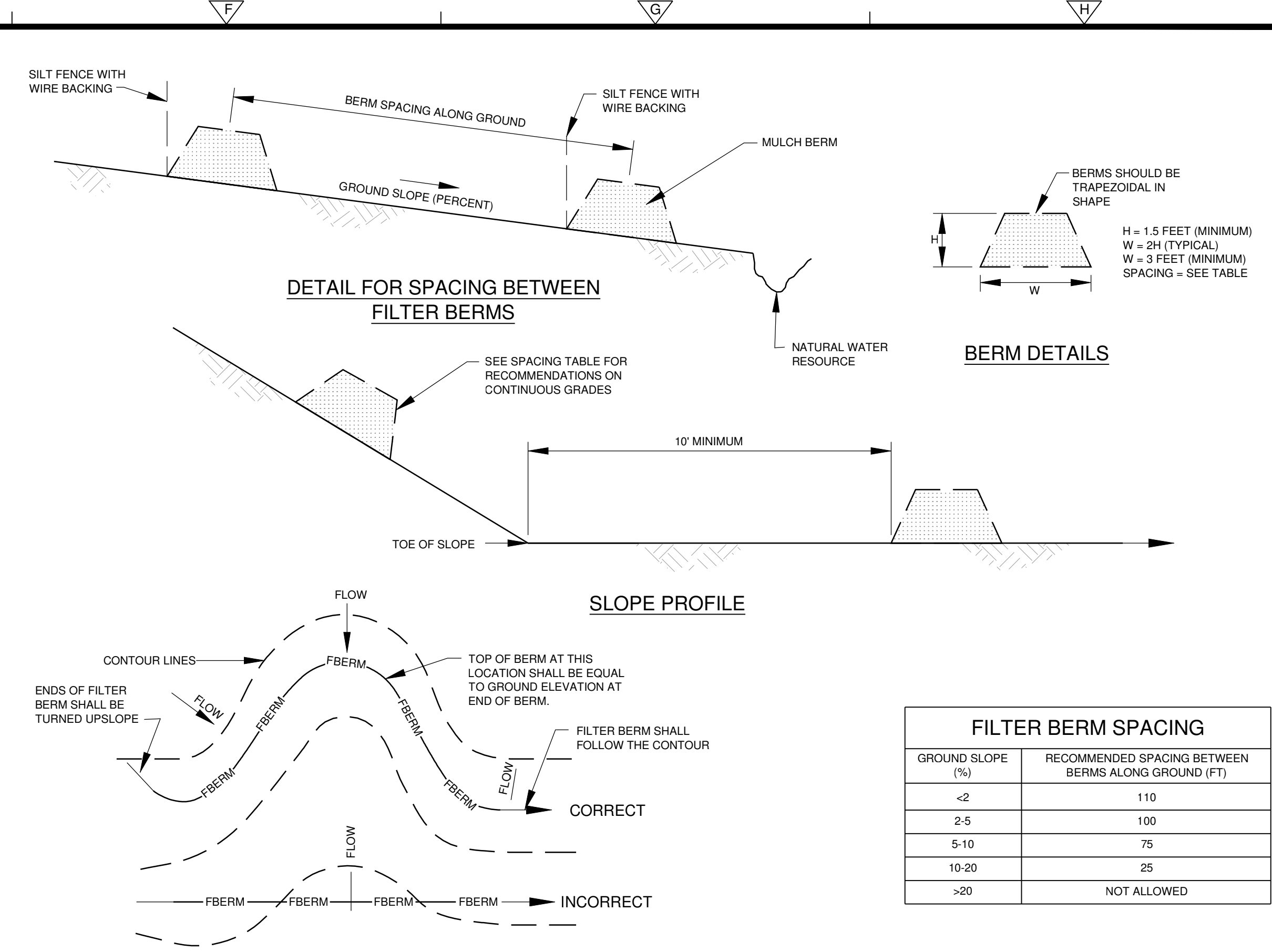
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WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

CIVIL DETAILS

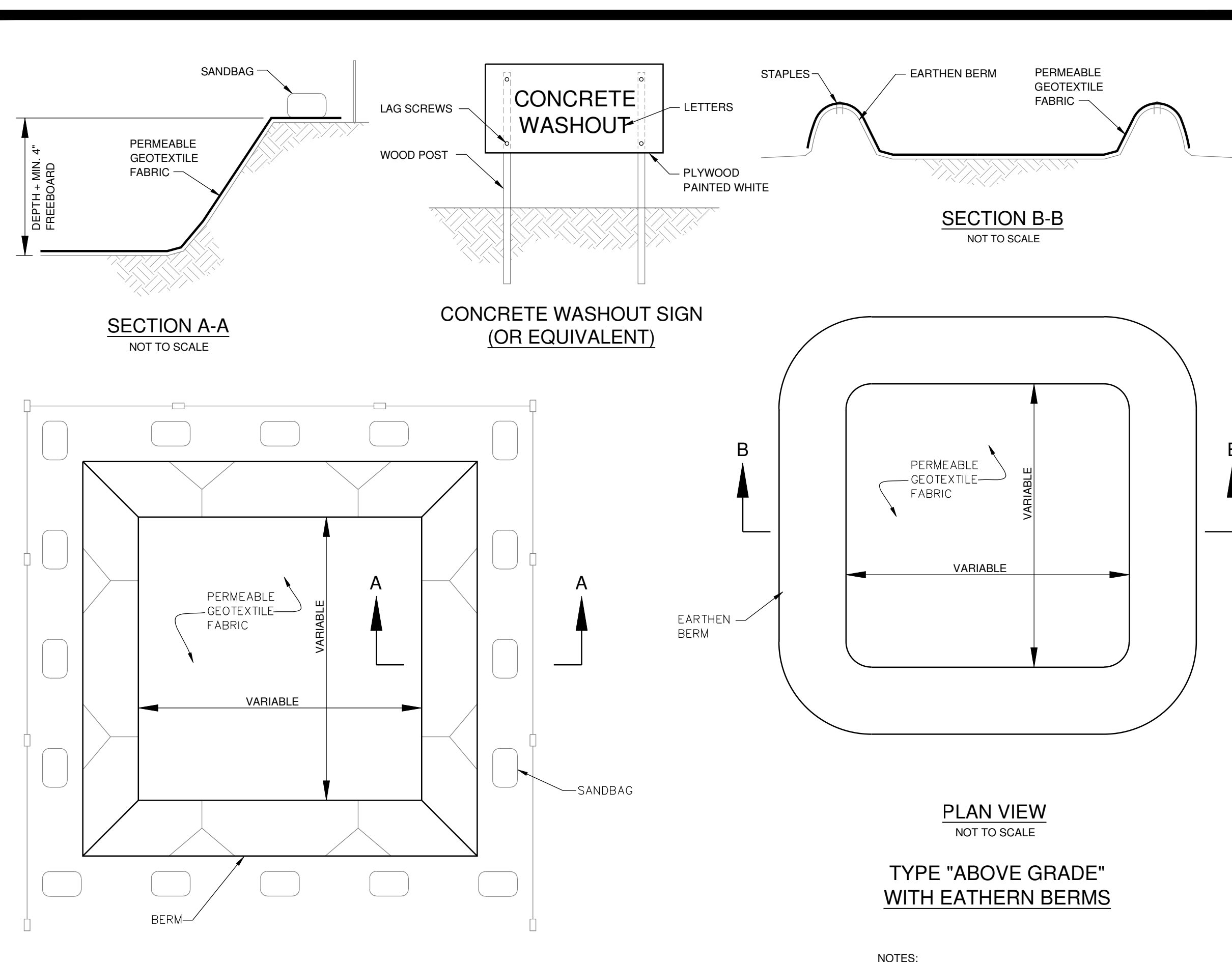
CONCRETE WASHOUT
N.T.S.

S



STONE FILTER BERM
N.T.S.

R



CONCRETE WASHOUT
N.T.S.

S

REV. NO.	DATE	DRWN	CHKD	REMARKS

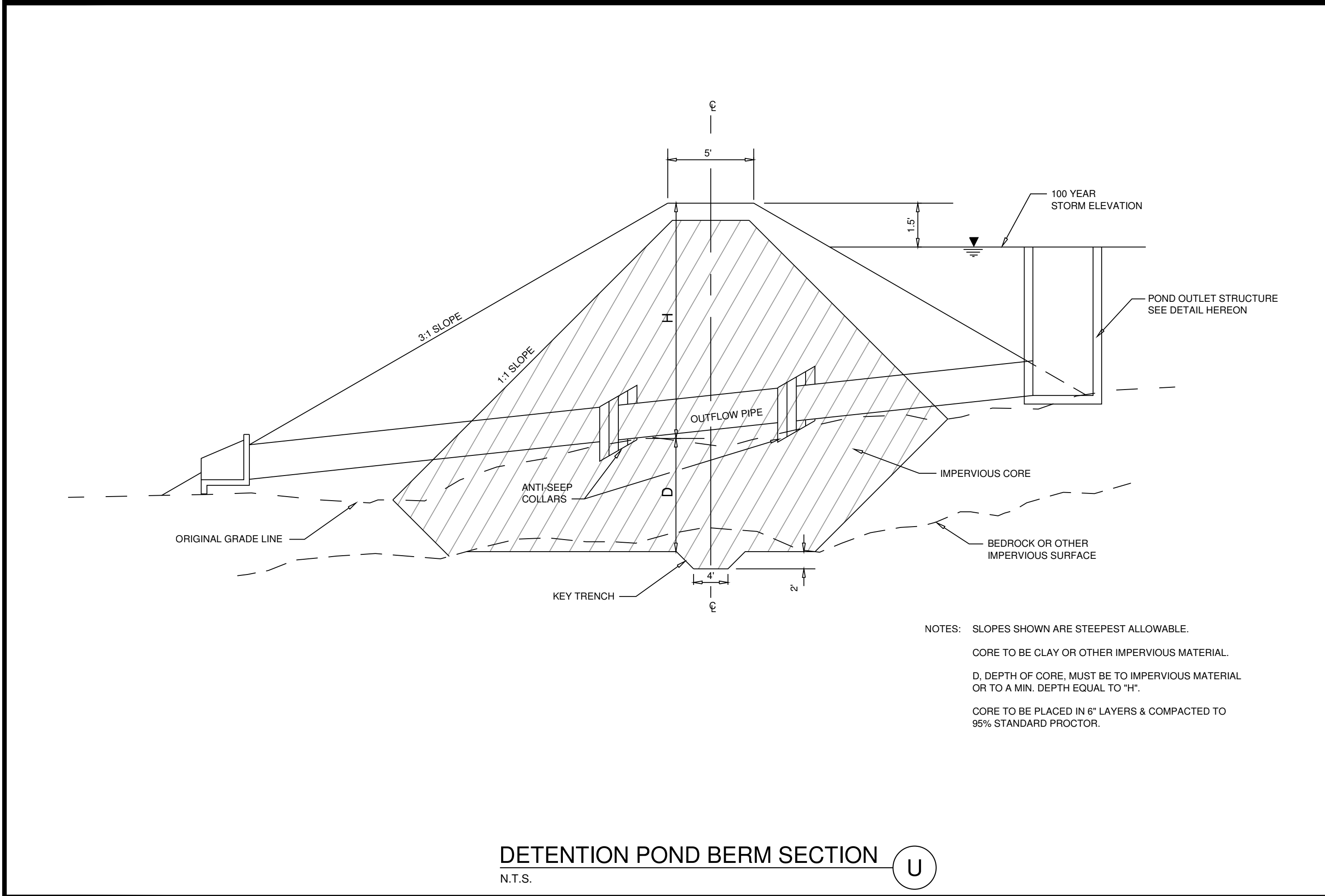
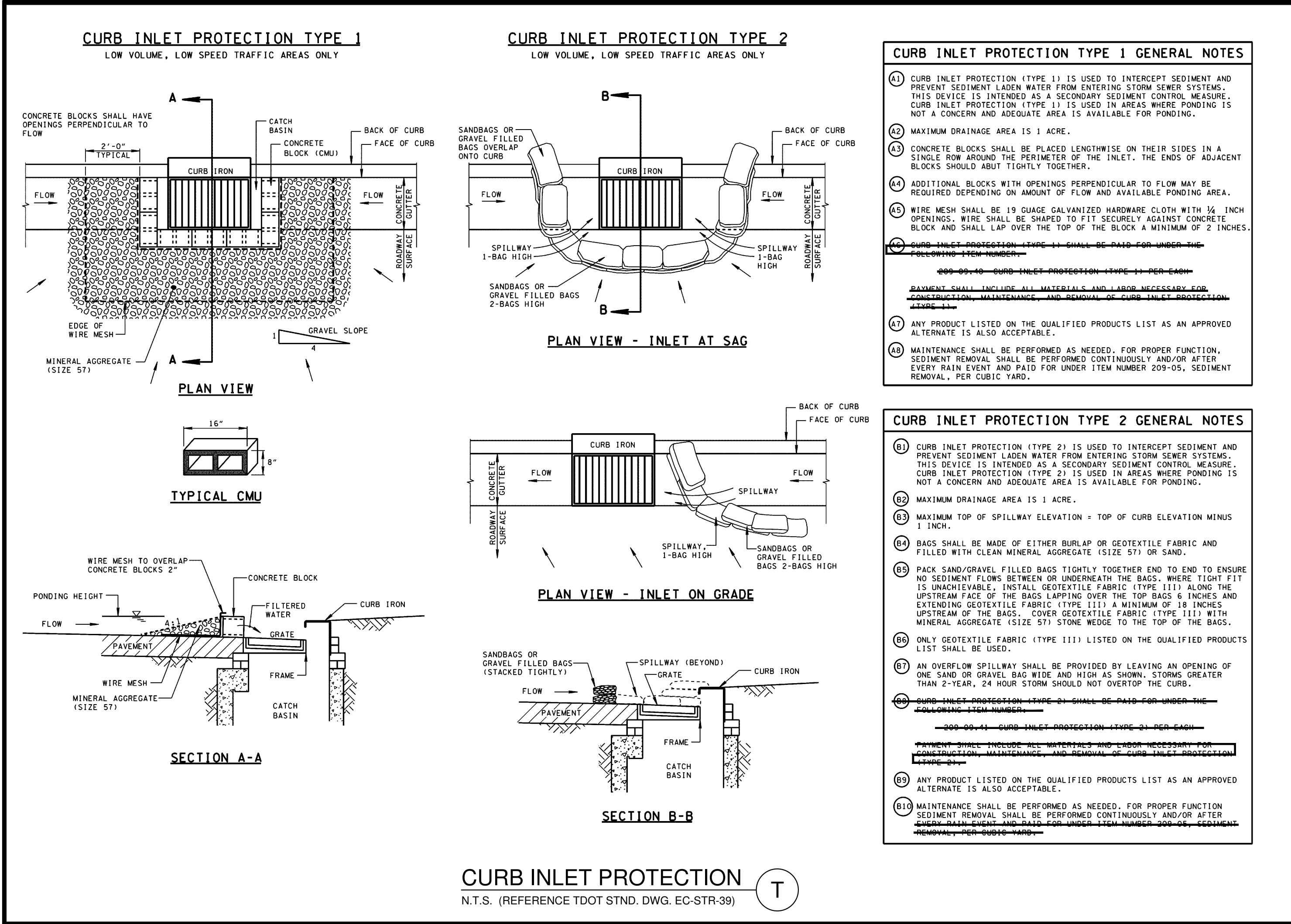
PROJECT NO. 14915-96594
FILE NAME: C-Details

SHEET NO.

CD-9

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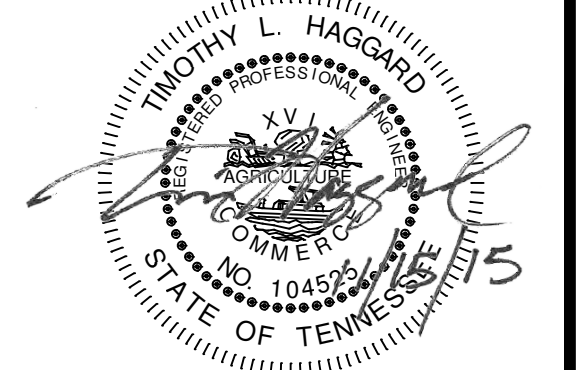
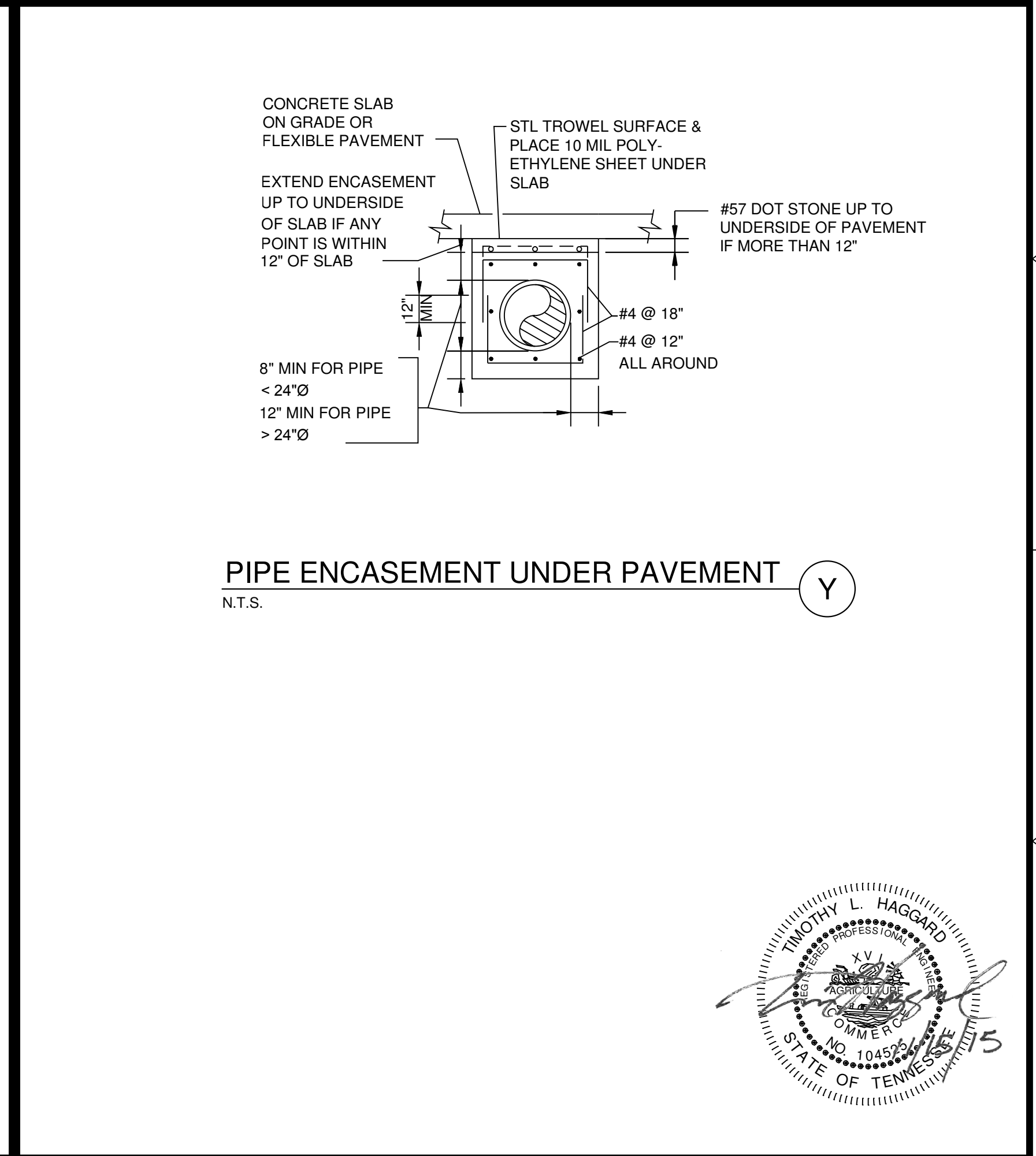
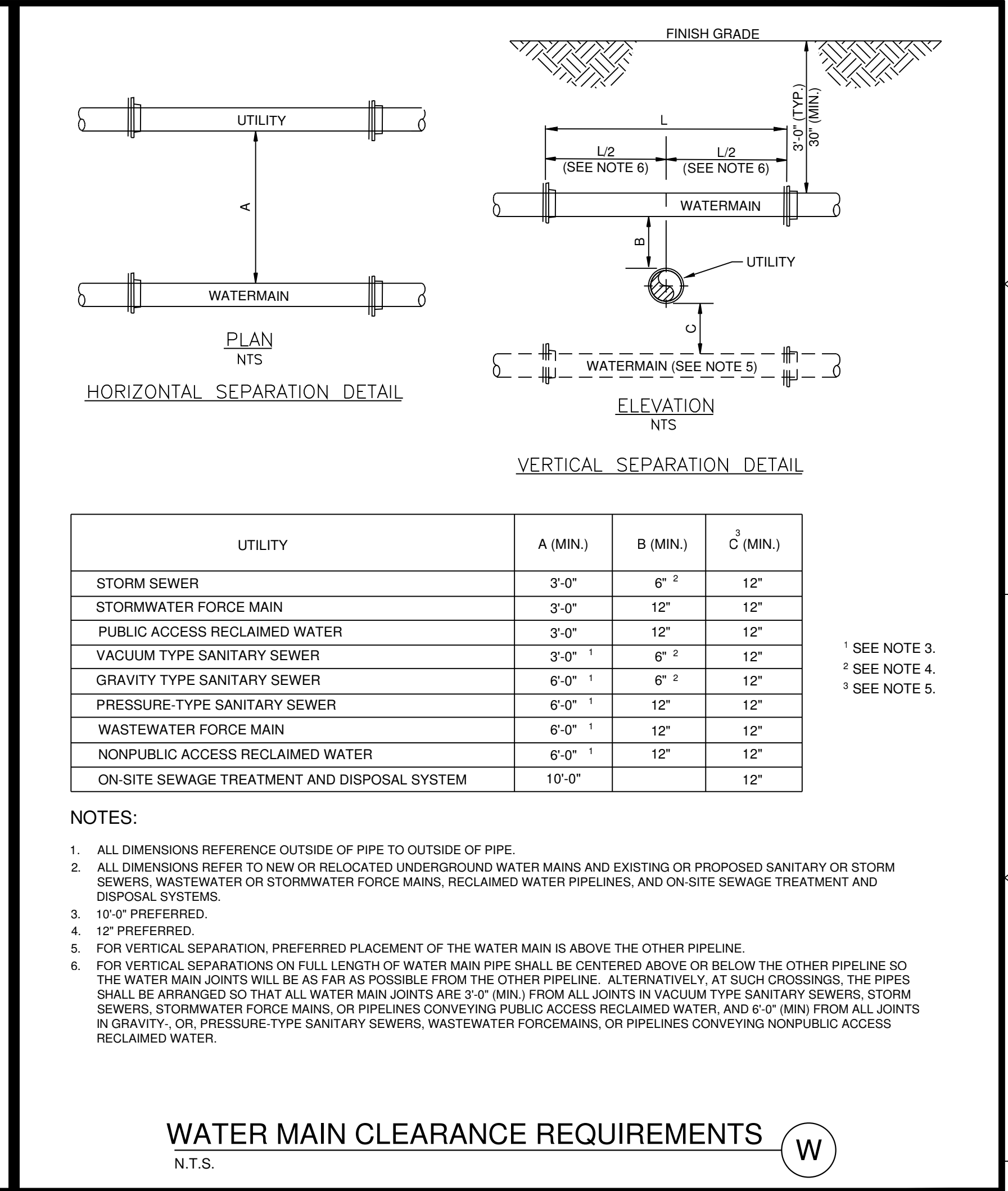
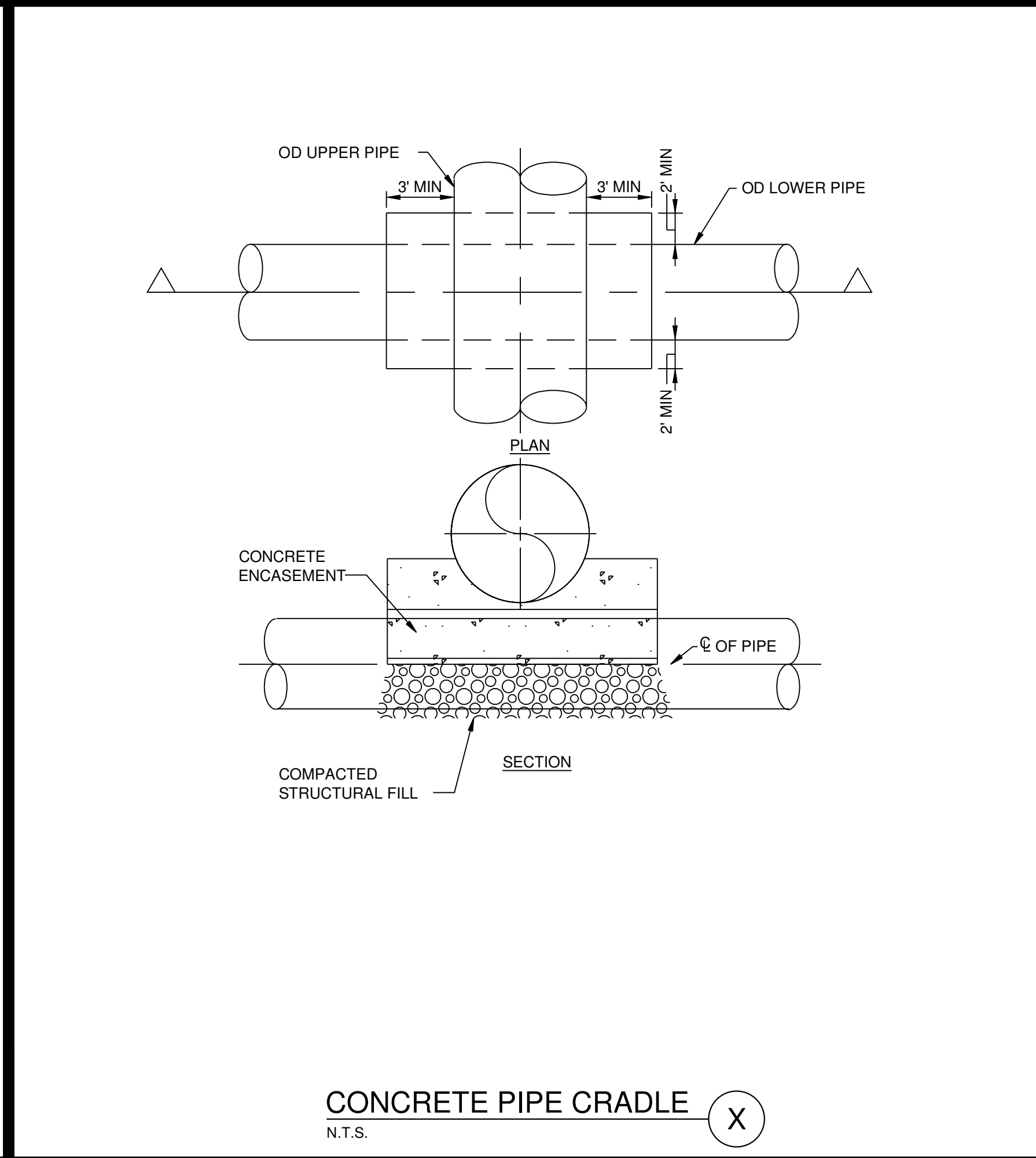
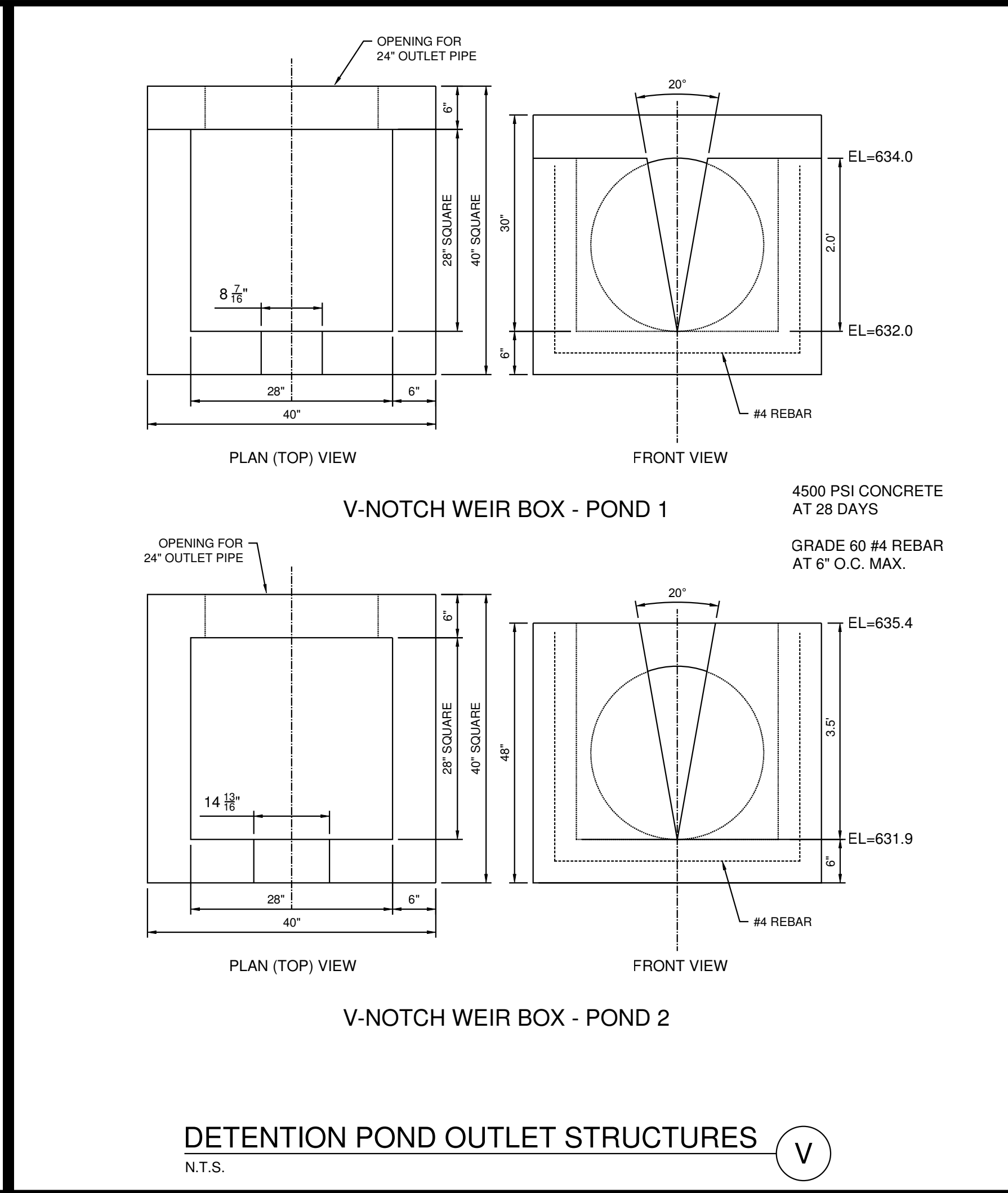


REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: TLH
DRAWN BY: TLH
SHEET CHKD BY: T. HAGGARD
APPROVED BY: T. HAGGARD
DATE: Oct. 2015

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CIVIL DETAILS

PROJECT NO. 14915-96594
FILE NAME: C-Details

SHEET NO.
CD-10

ISSUED FOR PERMITTING

CODES REVIEWED

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A 117.1)

ACCESSIBILITY REQUIREMENTS
ADA SECTION 203.5

ELECTRICAL BUILDINGS FREQUENTED
BY SERVICE PERSONNEL ONLY FOR MAINTENANCE AND MONITORING SHALL NOT BE
REQUIRED TO COMPLY

BUILDING CLASSIFICATION
OCCUPANCY - SECTION 306.3
CONSTRUCTION - SECTION 602.2

GROUP F-2 LOW HAZARD FACTORY INDUSTRIAL
TYP IIB

BUILDING HEIGHTS AND AREAS
TABLE 503

MAX AREA	23,000 SF	ACTUAL	2744 SF
MAX HEIGHT	55 FEET	ACTUAL	17 FEET
MAX STORIES	3	ACTUAL	1

OCCUPANT LOAD
SECTION 1004.1

2744 SF/100 SF PER OCCUPANT = 27 OCCUPANTS *

EXITS PER SPACE
TABLE 1015.1

REQUIRED	1	ACTUAL	3
----------	---	--------	---

MAX TRAVEL DISTANCE
TABLE 1016.2

MAXIMUM	300	ACTUAL	40
---------	-----	--------	----

FIRE SEPARATION DISTANCE
FIRE RESISTANCE RATING
TABLE 602

TYPE II B > 30 FEET FROM OTHER BLDG AND PROPERTY LINE
0 HR FIRE RATING FOR EXTERIOR WALLS. ACTUAL > 30 FT

STAIRS

N/A

RAMPS

N/A

HAZARDOUS CHEMICALS
INTERIOR STORAGE

NO BULK CHEMICAL STORAGE

EXTERIOR STORAGE

NO BULK CHEMICAL STORAGE WITHIN 20 FEET

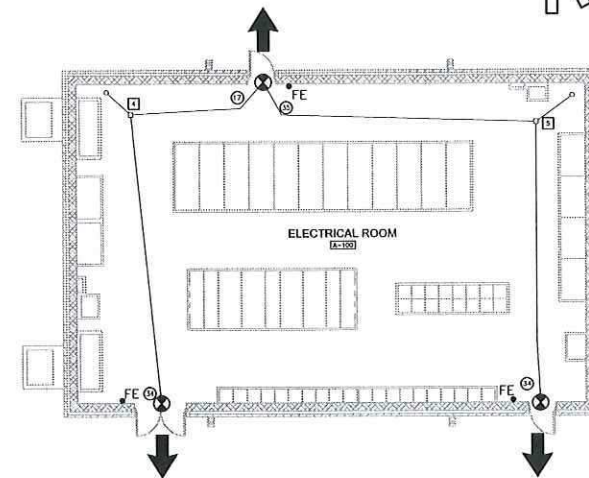
SPRINKLERS

REQUIRED:	NO	PROVIDED:	NO
-----------	----	-----------	----

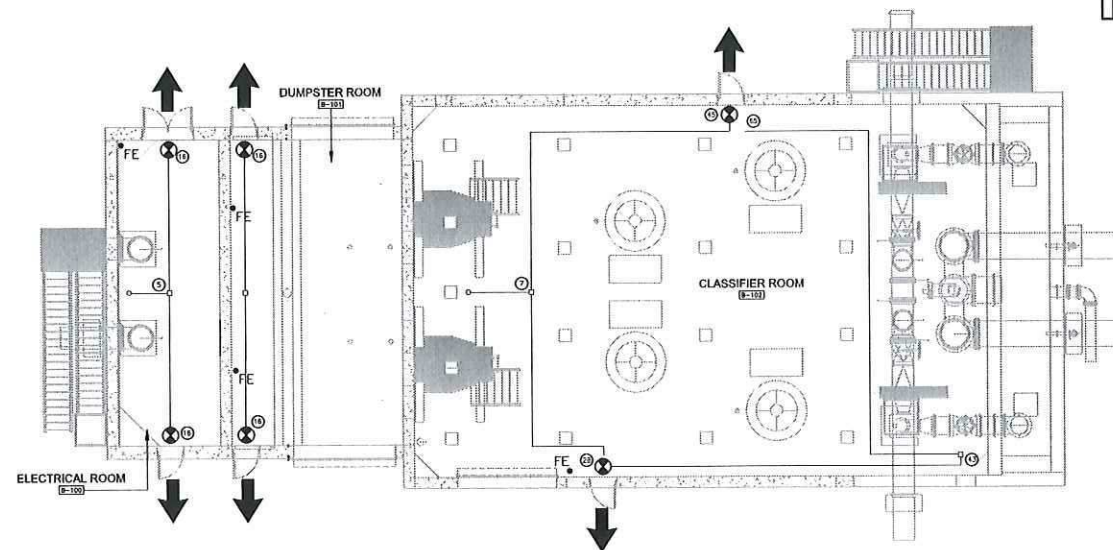
FIRE ALARM

REQUIRED: NO PROVIDED: NO

*NOTE: MAXIMUM NUMBER OF OCCUPANTS 5-7 EMPLOYEES FOR MAINTENANCE AND OPERATION OF FACILITY



ELECTRICAL BUILDING LIFE SAFETY
PLAN
 $\frac{3/32"}{1'-0"} = 1'-0"$



HEADWORKS LOWER LEVEL LIFE SAFETY
PLAN
 $\frac{3}{32}'' = 1'-0''$

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	H. BUCHANAN
DRAWN BY:	H. BUCHANAN
SHEET CHK'D BY:	M. ALFORD
CROSS CHK'D BY:	L. LOHMAN
APPROVED BY:	M. ALFORD
DATE:	OCTOBER 2015

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CITY OF FRANKLIN, TENNESSEE
WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

ELECTRICAL BUILDING AND HEADWORKS LOWER LEVEL LIFE SAFETY PLAN AND BUILDING CODE KEY DETERMINATIONS

PROJECT NO.: 14915-96594
FILE NAME: A002ELLS.DWG
SHEET NO.
A-2

ISSUED FOR PERMITTING

BUILDING CODE KEY DETERMINATIONS

CODES REVIEWED 2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A 117.1)

SOLID PROCESSING BUILDING

ACCESSIBILITY REQUIREMENTS
ADA SECTION 203.5

WASTEWATER TREATMENT BUILDINGS FREQUENTED BY SERVICE PERSONNEL ONLY SHALL NOT BE REQUIRED TO COMPLY. PROCESS AREAS OF BUILDING ARE NOT ACCESSIBLE. LABORATORY AND CONTROL ROOM AREA IS ACCESSIBLE INCLUDING VERTICAL ACCESS WITH ELEVATOR.

BUILDING CLASSIFICATION
OCCUPANCY - SECTION 306.3
CONSTRUCTION - SECTION 602.2

GROUP F-2 LOW HAZARD FACTORY INDUSTRIAL
TYP IIB

BUILDING HEIGHTS AND AREAS
TABLE 503

MAX AREA 23,000 SF (PER FLOOR) LOWER LEVEL 5300 SF
FIRST FLOOR 19500 SF
SECOND FLOOR 44300 SF
TOTAL

MAX HEIGHT 55 FEET ACTUAL 50 FEET
MAX STORIES 3 ACTUAL 2

OCCUPANT LOAD
SECTION 1004.1

44300 SF/100 SF PER OCCUPANT = 44 OCCUPANTS *

EXITS PER SPACE
TABLE 1015.1

LOWER LEVEL REQUIRED 1 PROVIDED 1
FIRST FLOOR REQUIRED 2 PROVIDED 2
SECOND FLOOR REQUIRED 1 PROVIDED 1

MAX TRAVEL DISTANCE
TABLE 1016.2

MAXIMUM 300 ACTUAL 250

FIRE SEPARATION DISTANCE
FIRE RESISTANCE RATING
TABLE 602

TYPE II B > 30 FEET FROM OTHER BLDG AND PROPERTY LINE
0 HR FIRE RATING FOR EXTERIOR WALLS. ACTUAL > 30 FT

STAIRS

STAIR A
REQUIRED PROVIDED
WIDTH 48-IN 48-IN
RISER 7-IN 7-IN
TREAD 11-IN 11-IN
AREA OF REFUGE 30x48 30x48

STAIR B/C
REQUIRED PROVIDED
WIDTH 36-IN 36-IN
RISER 7-IN 7-IN
TREAD 11-IN 11-IN

RAMPS

N/A

HAZARDOUS CHEMICALS
INTERIOR STORAGE

POLYMER NON-HAZARDOUS

EXTERIOR STORAGE

NO BULK CHEMICAL STORAGE WITHIN 20 FEET

SPRINKLERS

REQUIRED: NO PROVIDED: NO

FIRE ALARM

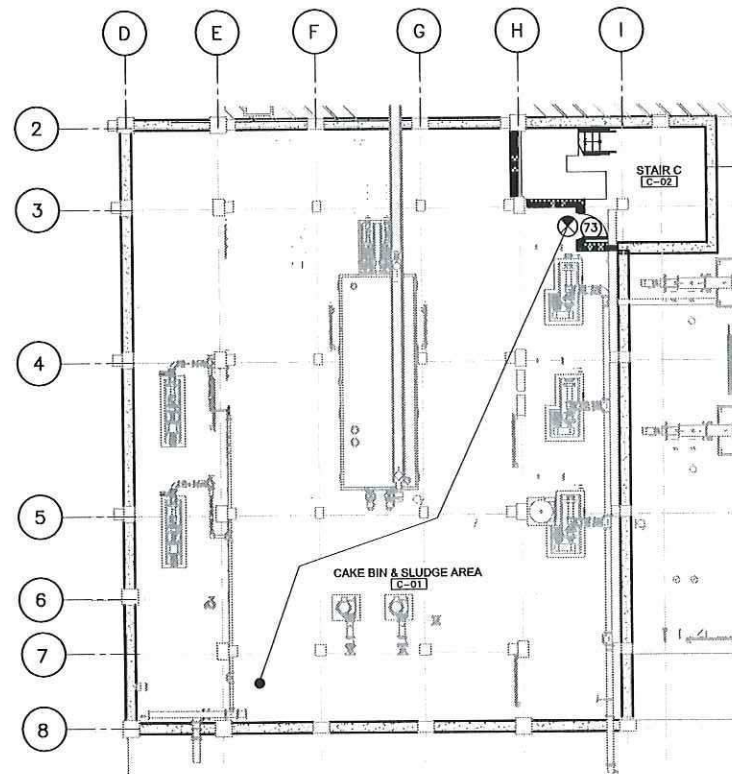
REQUIRED: NO PROVIDED: NO

*NOTE: MAXIMUM NUMBER OF OCCUPANTS 10 EMPLOYEES FOR MAINTENANCE AND OPERATION OF FACILITY

GENERAL NOTES

SEE SHEETS A-1 GENERAL NOTES

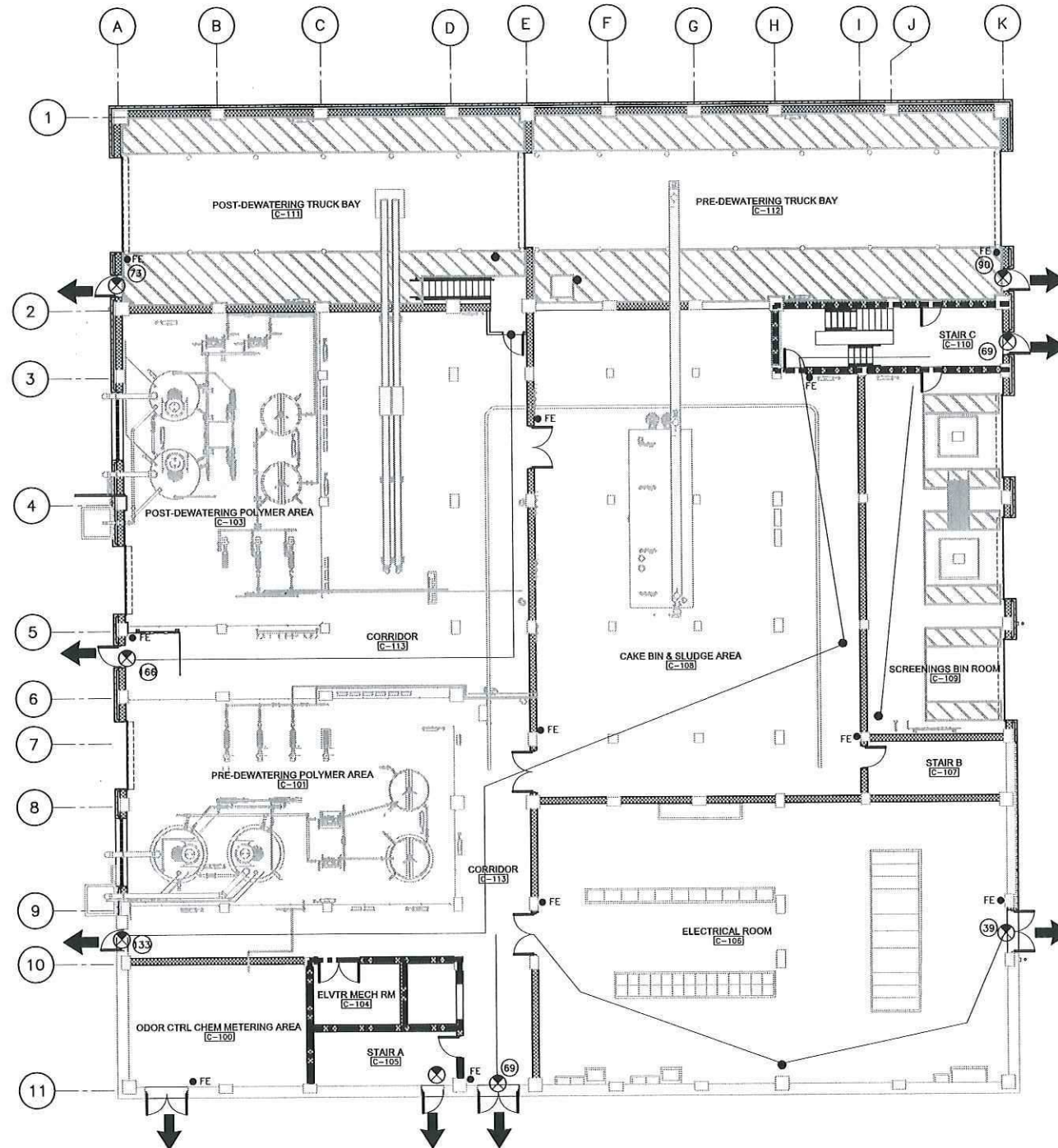
SEE SHEET A-9 THRU A-15 FOR BUILDING FLOOR PLANS



SOLIDS PROCESSING BUILDING LOWER LEVEL LIFE SAFETY

PLAN

3/32" = 1'-0"



SOLIDS PROCESSING BUILDING FIRST FLOOR LIFE SAFETY

PLAN

3/32" = 1'-0"

REV.	NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: H. BUCHANAN
DRAWN BY: H. BUCHANAN
SHEET CHK'D BY: M. ALFORD
CROSS CHK'D BY: L. LOHMAN
APPROVED BY: M. ALFORD
DATE: OCTOBER 2015

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WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SOLIDS PROCESSING BUILDING
LIFE SAFETY PLANS AND
BUILDING CODE KEY DETERMINATIONS

PROJECT NO. 14915-96594
FILE NAME: A002ELLSDA.DWG
SHEET NO.
A-2a

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CODES REVIEWED	2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL FIRE CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A 117.1)
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ACCESSIBILITY REQUIREMENTS
ADA SECTION 203.5

WASTEWATER TREATMENT BUILDINGS FREQUENTED
BY SERVICE PERSONNEL ONLY FOR MAINTENANCE AND MONITORING SHALL NOT BE
REQUIRED TO COMPLY

BUILDING CLASSIFICATION
OCCUPANCY - SECTION 306.3
CONSTRUCTION - SECTION 602.2

GROUP F-2 LOW HAZARD FACTORY INDUSTRIAL
TYP II B

BUILDING HEIGHTS AND AREAS
TABLE 503

MAX AREA	23,000 SF	ACTUAL	9141 SF
MAX HEIGHT	55 FEET	ACTUAL	24 FEET
MAX STORIES	3	ACTUAL	1

OCCUPANT LOAD
SECTION 1004.1

9141 SF/100 SF PER OCCUPANT = 92 OCCUPANTS *

EXITS PER SPACE
TABLE 1015.1

REQUIRED	2	ACTUAL	2
----------	---	--------	---

MAX TRAVEL DISTANCE
TABLE 1016.2

MAXIMUM	300	ACTUAL	108
---------	-----	--------	-----

FIRE SEPARATION DISTANCE
FIRE RESISTANCE RATING
TABLE 602

TYPE II B > 30 FEET FROM OTHER BLDG AND PROPERTY LINE
0 HR FIRE RATING FOR EXTERIOR WALLS. ACTUAL > 30 FT

STAIR

REQUIRED:		PROVIDED:	
WIDTH	36-IN	WIDTH	36-IN
RISER(MAX)	7-IN	RISER	7-IN
TREAD(MAX)	11-IN	TREAD	11-IN

RAMPS

N/A

HAZARDOUS CHEMICALS
INTERIOR STORAGE

FERRIC CHLORIDE NON-HAZARDOUS IRRITANT

EXTERIOR STORAGE

NO BULK CHEMICAL STORAGE WITHIN 20 FEET

SPRINKLERS

REQUIRED:	NO	PROVIDED:	NO
-----------	----	-----------	----

FIRE ALARM

REQUIRED:	NO	PROVIDED:	NO
-----------	----	-----------	----

*NOTE: MAXIMUM NUMBER OF OCCUPANTS 5-7 EMPLOYEES FOR MAINTENANCE AND OPERATION OF FACILITY



PLAN

$$\frac{3}{32}'' = 1'-0''$$


PLAN

$$\frac{3}{32}'' = 1'-0''$$

DESIGNED BY: H. BUCHANAN
DRAWN BY: H. BUCHANAN
SHEET CHK'D BY: M. ALFORD
CROSS CHK'D BY: L. LOHMAN
APPROVED BY: M. ALFORD
DATE: OCTOBER 2015

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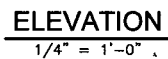
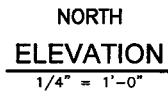
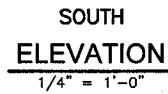
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WATER RECLAMATION FACILITY
MODIFICATIONS AND EXPANSION PROJECT
COF CONTRACT NO. 2015-0163

SOLIDS PROCESSING BUILDING AND
DIGESTER BUILDING LIFE SAFETY PLANS AND
BUILDING CODE KEY DETERMINATIONS

PROJECT NO.	14915-96594
FILE NAME:	A002ELLSB.DWG
SHEET NO.	A-2b

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Images: ☐
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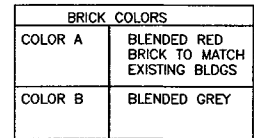


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ELECTRICAL BUILDING EXTERIOR ELEVATIONS

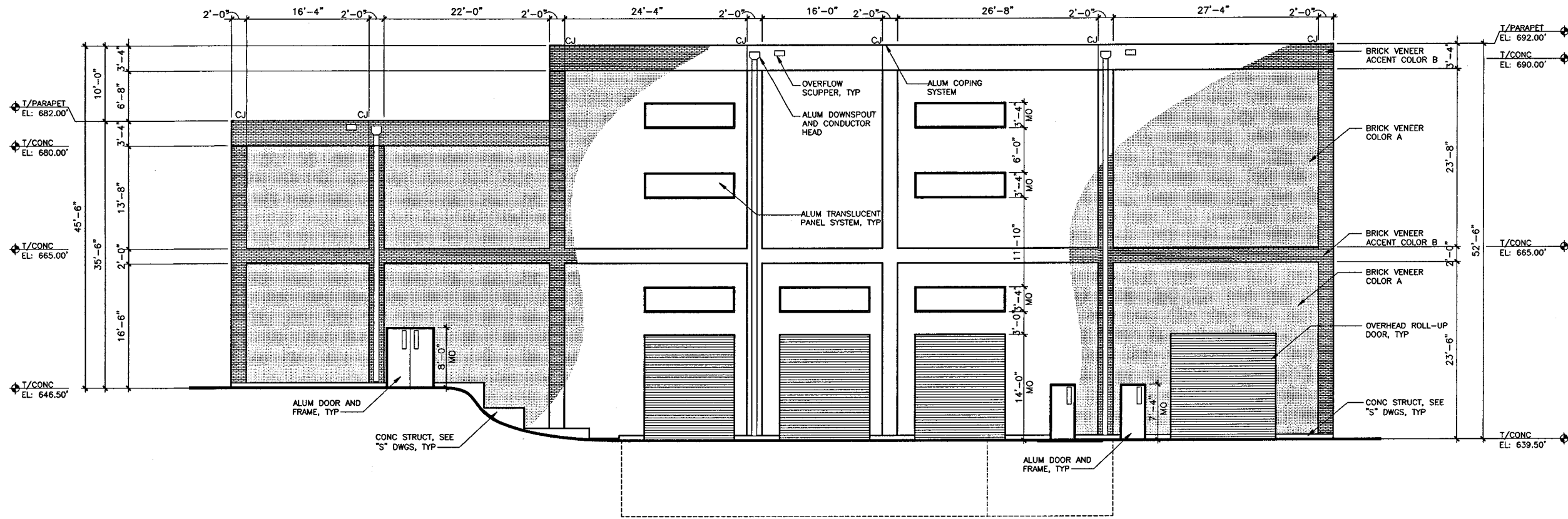
PROJECT NO. 14915--96594
FILE NAME: A006ELEM.DWG
SHEET NO.
A-6

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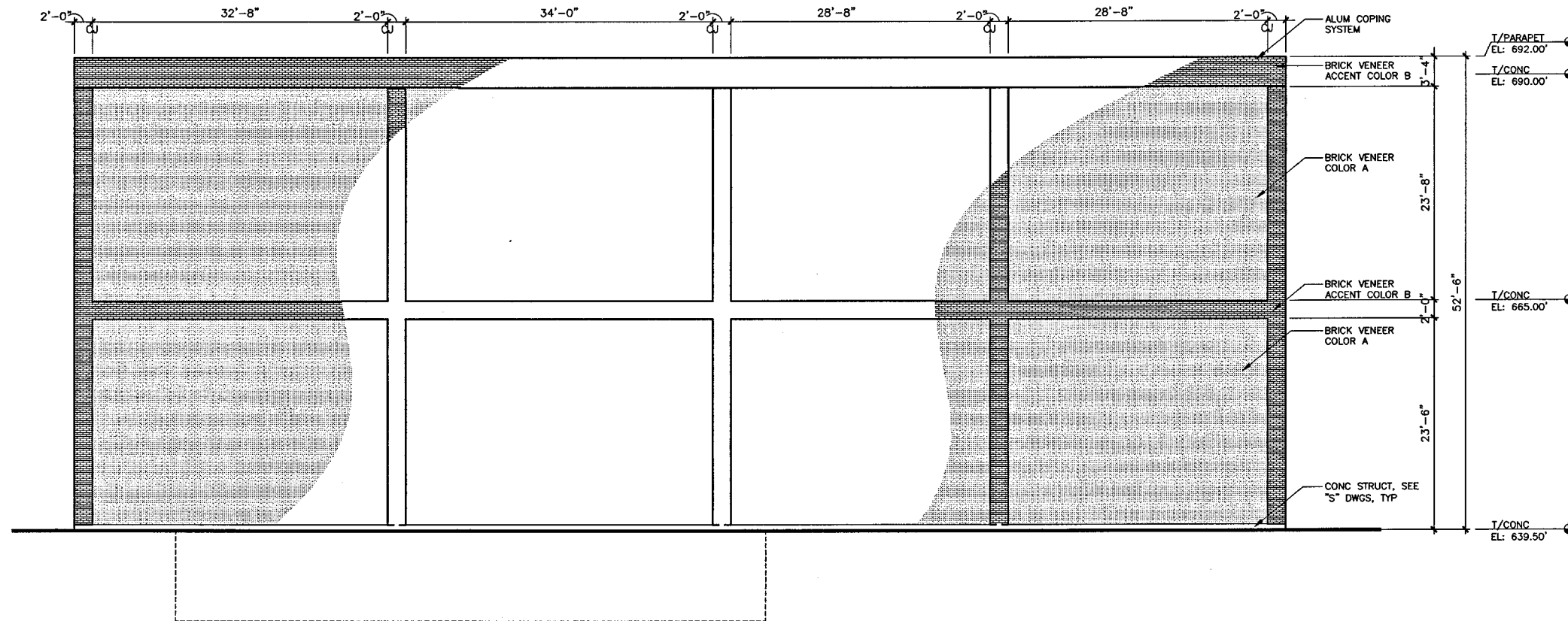
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GENERAL NOTES

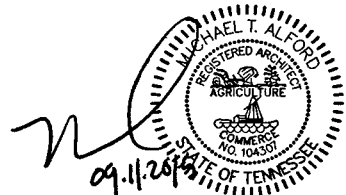
SEE SHEET A-1 GENERAL NOTES.
SEE SHEET A-17 FOR BRICK ACCENT COLOR CHART.
PROVIDE BOLLARD IN FRONT OF EACH DOWNSPOUT TO PROTECT FROM VEHICLE DAMAGE AT EAST ELEVATION.



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



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



PROJECT NO. 14915-96594
FILE NAME: A018BSFL.DWG

SHEET NO.

A-18

ISSUED FOR PERMITTING

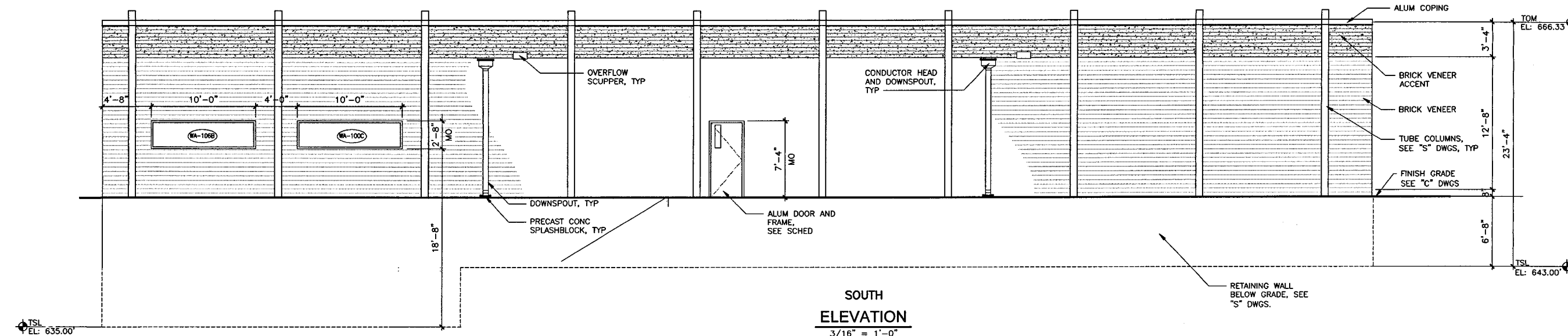
CDM Smith

Parkview Towers
210 25th Avenue North, Suite 1102
Nashville, TN 37203
Tel: (615) 322-3191

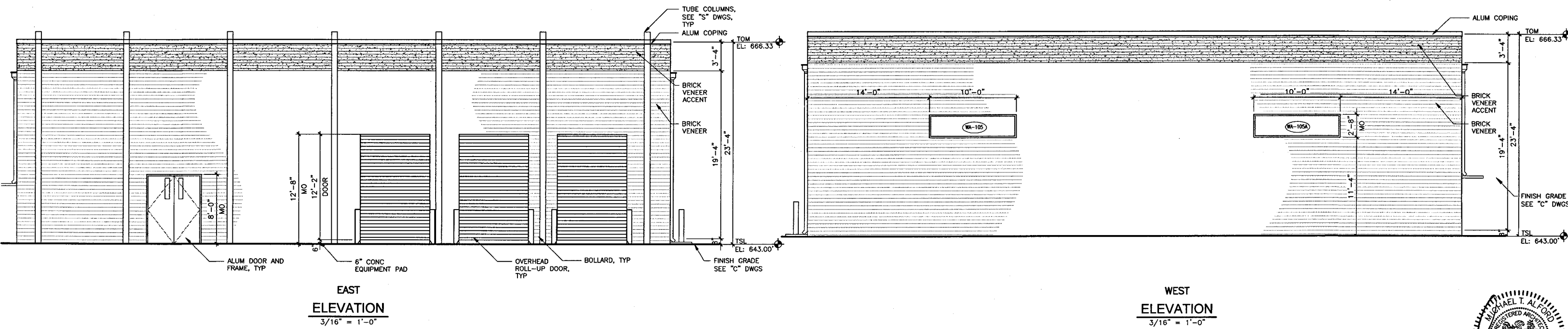
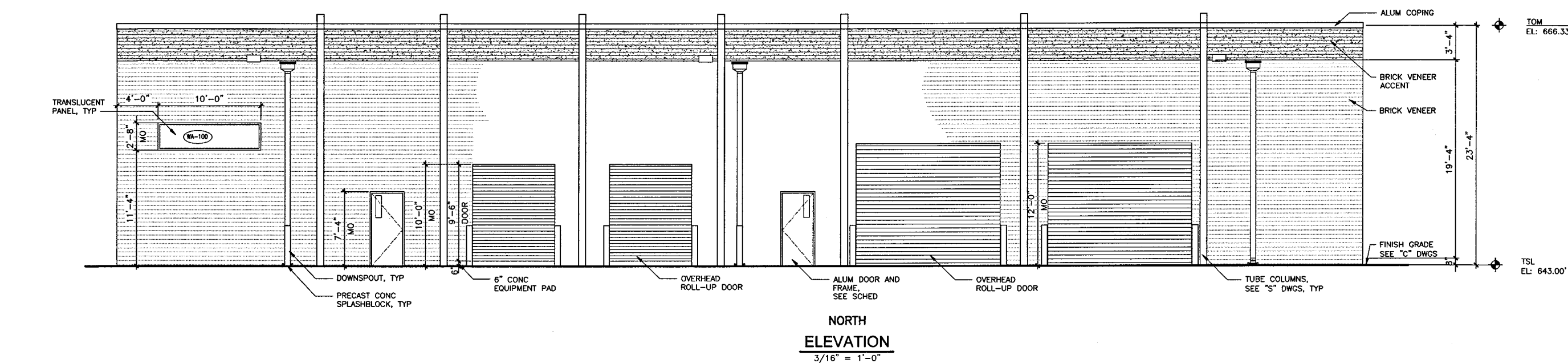
DESIGNED BY: H. BUCHANAN
DRAWN BY: H. BUCHANAN
SHEET CHK'D BY: M. ALFORD
CROSS CHK'D BY: L. LOHMAN
APPROVED BY: M. ALFORD
DATE: SEPTEMBER 2015

REV. NO.	DATE	DRWN	CHKD	REMARKS

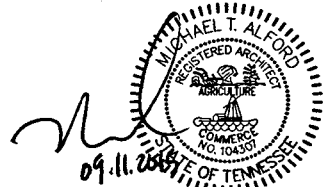
XREFs: [Z:\090000, COMS_2436] Images: []
 Last saved by: SEWANKER Time: 9/4/2015 3:58:55 PM
 PW:\DACPWP\FW_PL\14915\36594\04 Design Services NM_Bid\03 Architectural\10 CAD\0426DBEL.dwg
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GENERAL NOTES
 SEE SHEET A-1 GENERAL NOTES
 EXTERIOR PROCESS PIPING NOT SHOWN FOR CLARITY OF BUILDING ELEVATIONS



DESIGNED BY: H. BUCHANAN DRAWN BY: A. SEWANKER SHEET CHK'D BY: M. ALFORD CROSS CHK'D BY: L. LOHMAN APPROVED BY: M. ALFORD DATE: SEPTEMBER 2015				CDM Smith Parkview Towers 210 25th Avenue North, Suite 1102 Nashville, TN 37203 Tel: (615) 320-3161		CITY OF FRANKLIN, TENNESSEE WATER RECLAMATION FACILITY MODIFICATIONS AND EXPANSION PROJECT COF CONTRACT NO. 2015-0163		PROJECT NO. 14915-96594 FILE NAME: A026DBEL.DWG SHEET NO. A-26	
REV. NO.	DATE	DRWN	CHKD	REMARKS					



ISSUED FOR PERMITTING

CLOUSTON PARK ADDITION SUBDIVISION, FINAL PLAT, REVISION 4
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/24/2018

S Margin St

South Ave

Evans St

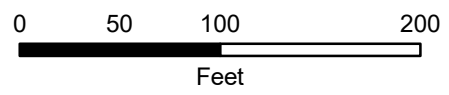
Cummins St

sburg Ave

Site

Project Information
 Base Zoning: R-3
 Existing Land Use: Single-Family
 Proposed Land Use: Single-Family
 Character Area: MECO-4
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.21 acres

- | | |
|---|---|
|  Clouston Park, Rev 4 |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

18. Old Lot Line

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

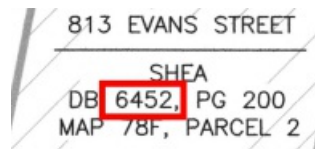
Applicant to revise the leader shown below to point to the old lot line to be abandoned.
Leader currently appears to be pointing to the PUDE line.



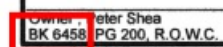
19. Deed Reference

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Applicant to revise the deed reference for the Shea property to be consistent throughout. Book 6452 appears to be the correct reference.



809 Evans Street is further identified as Parcel 2 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Peter Shea as of record in Book 6458 Page 200, R.O.W.C.



20. Addresses

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

The addresses for the Bentzen and Shea properties appears to be juxtaposed in Plat Note 2. Applicant to revise accordingly.

2. **813** Evans Street is further identified as Parcel 3 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Patrick Bentzen and Rhonda Bentzen as of record in Deed Book 6579, Page 710, R.O.W.C. and has an address of 809 Evans Street, Franklin, Tennessee.
- 809** Evans Street is further identified as Parcel 2 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Peter Shea as of record in Book 6458, Page 200, R.O.W.C.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

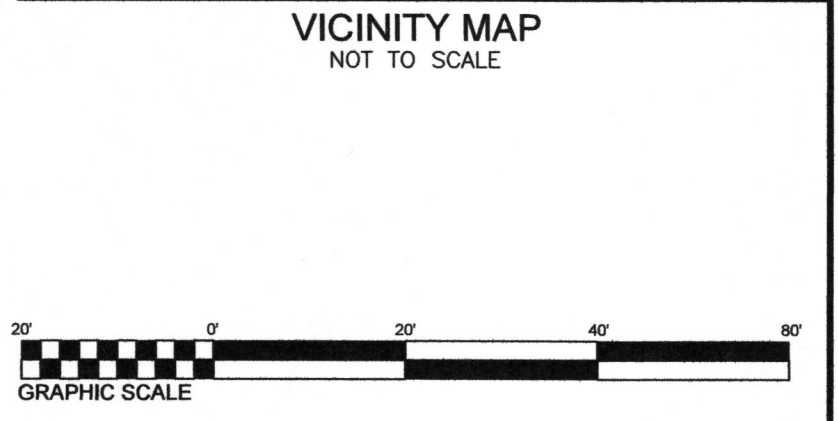
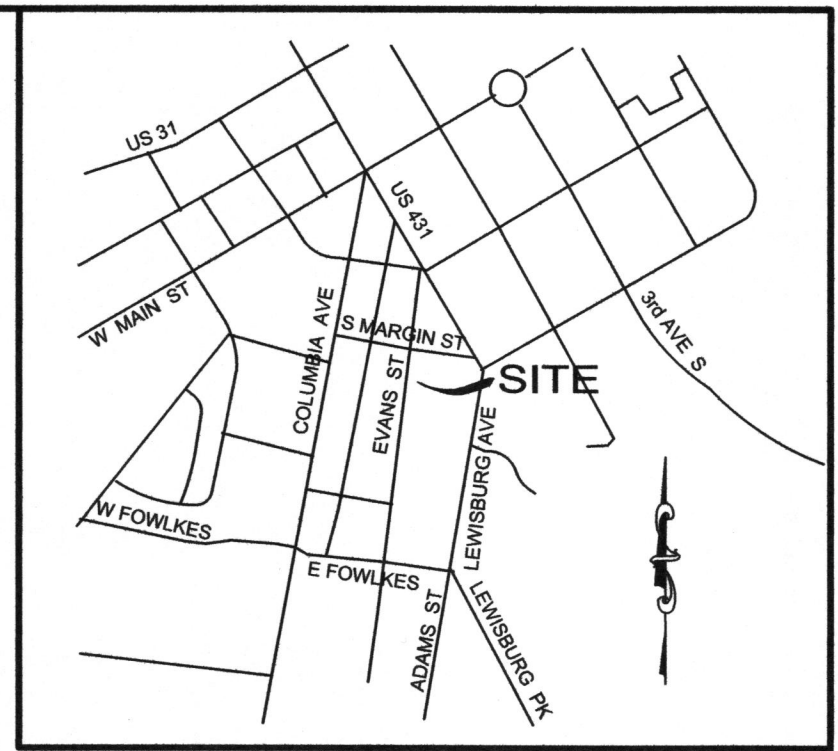
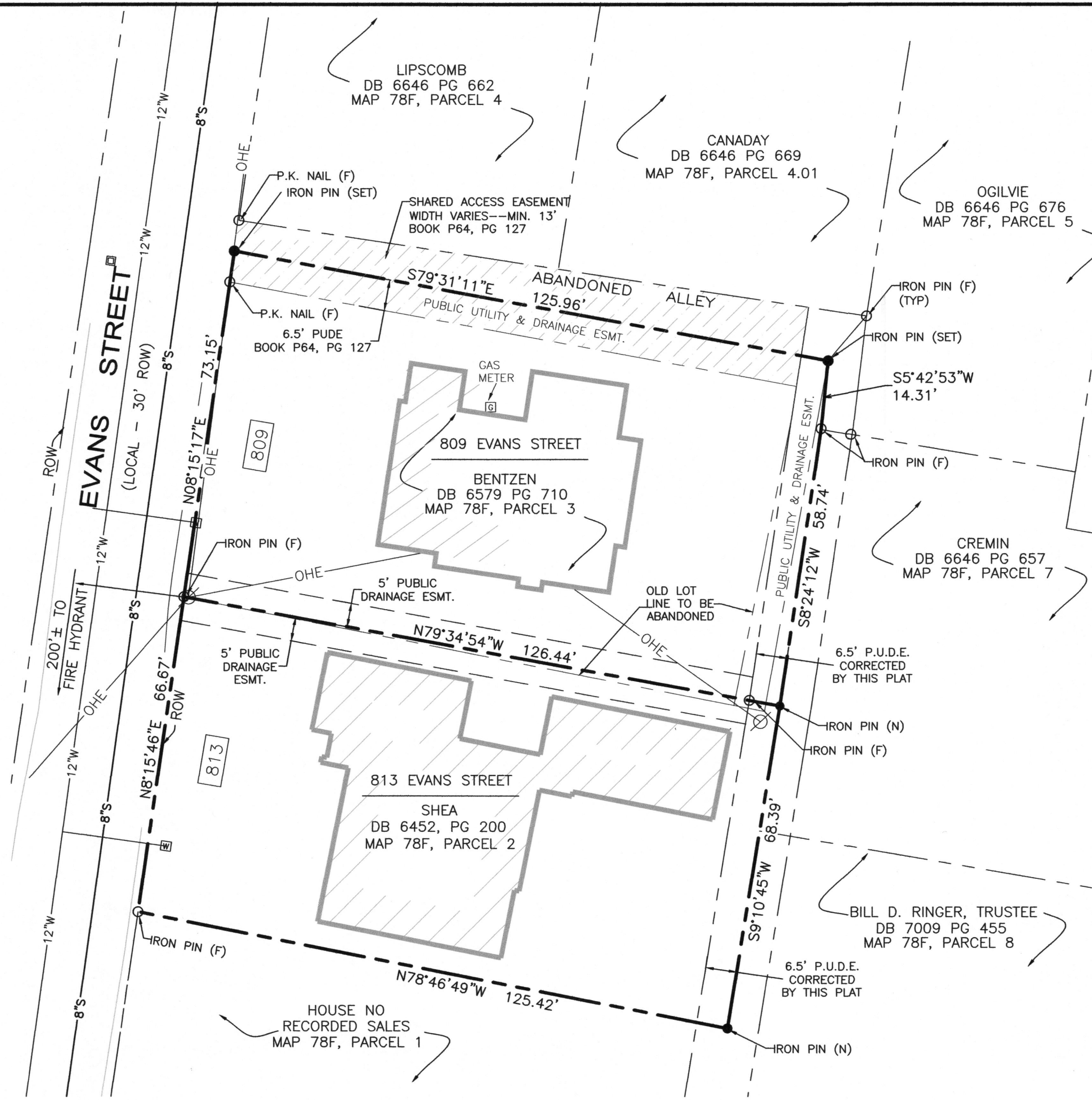
kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

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

Plat Notes:

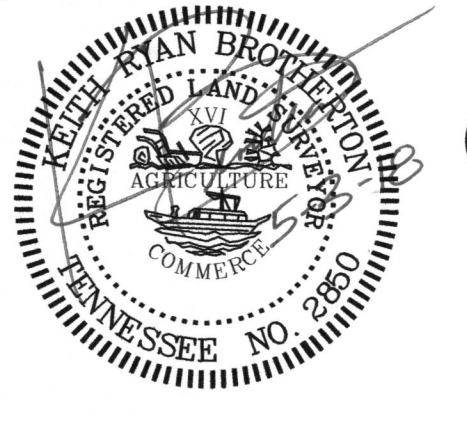
- The purpose of this plat is to correct a survey error found from the previous survey affecting the south and east property lines of 809 Evans Street as well as the north line of 813 Evans Street. Additional field evidence was found subsequent to the recording of the plat in Book P64, Page 127 that required a new plat to be created. The public utility & drainage easement along the east (alley) property line shifted with the revised property line.
- 813 Evans Street is further identified as Parcel 3 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Patrick Bentzen and Rhonda Bentzen as of record in Deed Book 6579, Page 710, R.O.W.C. and has an address of 809 Evans Street, Franklin, Tennessee.

809 Evans Street is further identified as Parcel 2 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Peter Shea as of record in Book 6458, Page 200, R.O.W.C.
- The recording of this plat, voids, vacates, and supersedes the recording of Clouston Park Addition Subdivision Revision 1 Final Plat of record in Book P64, Page 127, R.O.W.C.T. and the recording of Clouston Park Addition Subdivision, of record in Book P63, Page 64, R.O.W.C.T.
- Zoning: Property is zoned R-3 Residential.
- Bearings are based on TN Grid System NAD 83 datum, Zone 5301, Fipszone 4100.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0211F, Revision Date September 29, 2006, Community No. 470206, Panel No. 211, Suffix F.
- There is an existing house on subject property.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location, and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per the "Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-800-351-1111.
- Without the benefit of a current and accurate title search, this surveyor is unable to verify the type or location of any existing easements that may or may not exist. Surveyor has no knowledge of any proposed easements.
- 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.
- 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 with the easement as it 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.



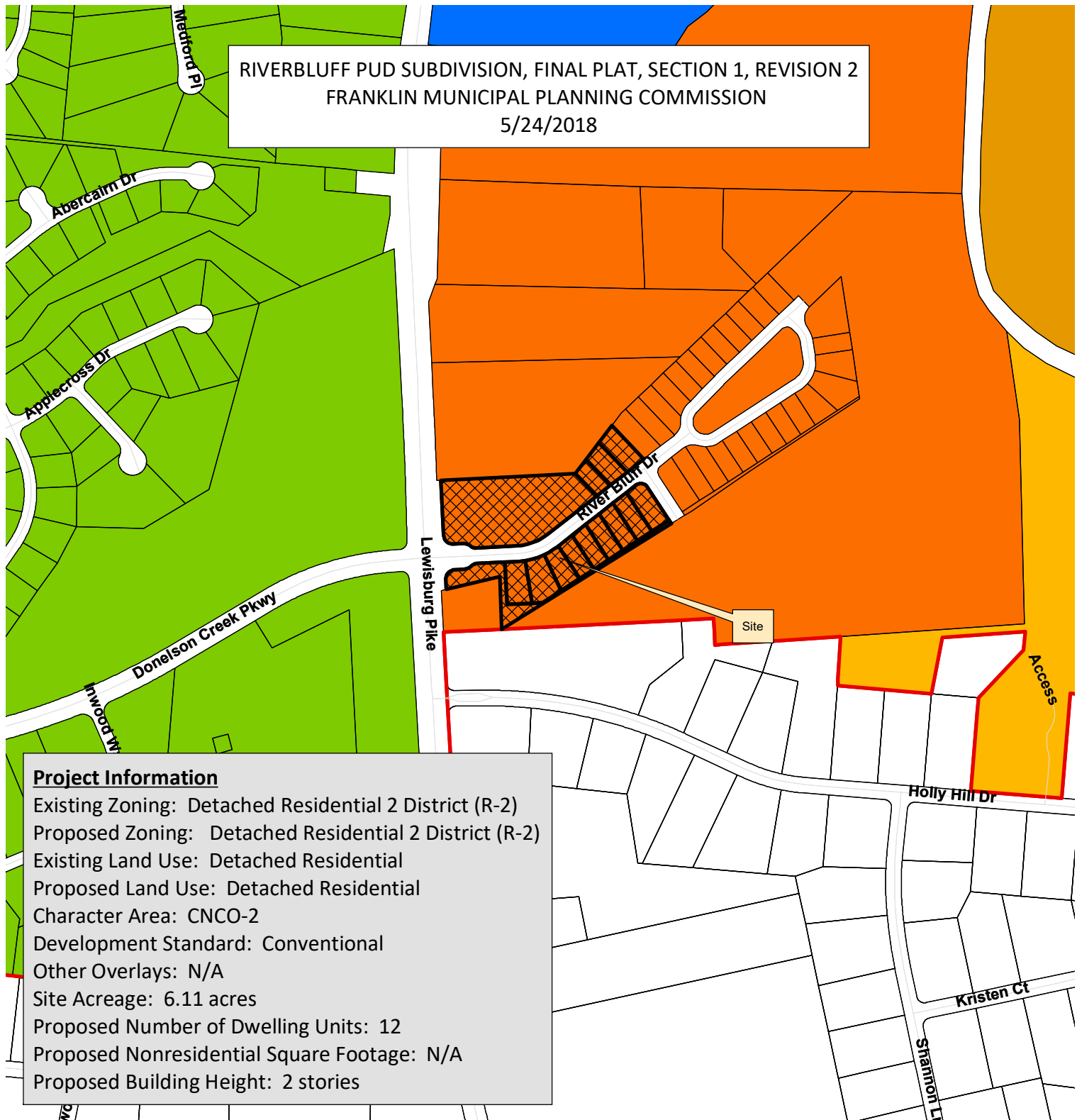
Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of January, 2018.

Keith Ryan Brotherton, RLS Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	CERTIFICATE OF APPROVAL OF RECORDING	FINAL SUBDIVISION PLAT
Subdivision name and street names approved by the Williamson County Emergency Management Agency. Williamson County Emergency Management Agency _____ Date _____ City of Franklin _____ Date _____	I hereby certify that: (1) the water and sewer systems designated in Clouston Park Addition Subdivision Revision 4 has 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. Director Water Management Department _____ Date _____ City of Franklin, Tennessee	Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements. Date _____ Middle Tennessee Electric Membership Corporation	Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee. Secretary _____ Date _____ Franklin Municipal Planning Commission	TOTAL ACRES 0.41 TOTAL # OF LOTS 2 ACRES NEW RD/ST 0.00 L.F. OF NEW RD/ST 0.00 ACRES OPEN SPACE 0.00 CIVIL DISTRICT 9 th DRAWN BY JAG CLOSURE ERROR <1:10,000 SCALE = 1"=20' DATE = 04/09/18
CERTIFICATE OF OWNERSHIP I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS I hereby certify that: (1) the streets, drainage, and sidewalks designated in Clouston Park Addition Subdivision, Revision 4 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. Director, Streets Department _____ Date _____ City of Franklin, Tennessee	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS I hereby certify that: (1) the sewer system designated in Clouston Park Addition Subdivision, Revision 4 has been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system. Director Water Management Department _____ Date _____ City of Franklin, Tennessee	Areas: Bentzen 9236.58 sf 0.21 Ac. Shea 8497.89 sf 0.20 Ac.	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE
Owners: Patrick Bentzen Rhonda Bentzen _____ Date _____ BK 6579, PG 710, R.O.W.C. Owner: Peter Shea _____ Date _____ BK 6458, PG 200, R.O.W.C.				COF PROJECT # 6684 SHEET 1 OF 1

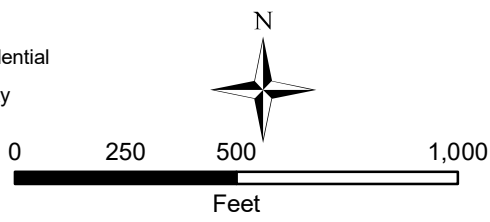
RIVERBLUFF PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 2
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/24/2018



Project Information

Existing Zoning: Detached Residential 2 District (R-2)
 Proposed Zoning: Detached Residential 2 District (R-2)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.11 acres
 Proposed Number of Dwelling Units: 12
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

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



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CONDITIONS OF APPROVAL:

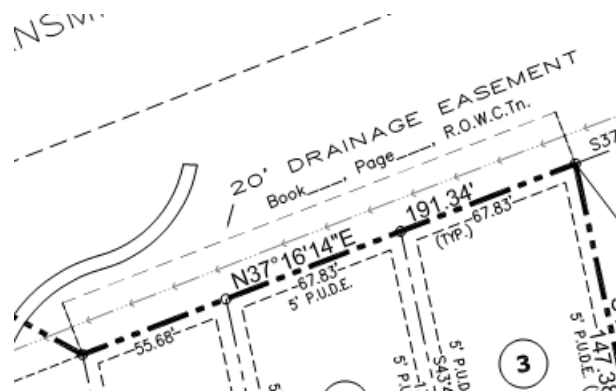
Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

lance.fittro@franklinton.gov The 20' Drainage Easement shown on the adjacent property cannot be created with this plat unless the adjacent property is included in this plat. If the Drainage Easement shown has been recorded by separate instrument, provide the book and page number reference on this plat. Otherwise, Applicant shall remove the drainage easement shown from the plat.



10. C. Final Plat

lance.fittro@franklinton.gov The off-site drainage easement through the land that was previously Open Space but which has been removed from the PUD now requires a drainage easement for the swale (20' width, centered on the swale centerline). This shall either be recorded by separate instrument with standard COF drainage easement language, or alternately, a separate agreement between the COF and the Riverbluff HOA may be recorded which meets the following conditions:

1. That the Riverbluff HOA cannot neither eliminate or otherwise change the existing private easement without first obtaining permission from the City of Franklin BOMA. The agreement should have and reference the two existing agreements and Exhibits.
2. That the City of Franklin can compel the Riverbluff HOA to repair, modify, improve, or maintain the easement in accordance with City approved plans if needed.
3. That the City of Franklin has full, unimpeded access to the easement and in the event the City determines it needs to repair, modify, improve, or maintain the easement in accordance with City approved plans the Riverbluff HOA shall be responsible for reimbursing the City or its contractors for associated costs.

Either the easement or the agreement shall be recorded, and the book and page number of the recording referenced on the revised plat, **prior to final One Stop approval of the revised plat.**

12. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Applicant shall provide Owner Affidavits and signature blocks for all property owners of lots included in this plat*" has not been addressed.

In order to clearly indicate that only the Open Space lot is being revised, provide a bold property line for the Open Space lot, and lighter property lines for the lots which are unaffected by the revision.

[Edited By Lance Fittro]

Parks

General Issues

7. Parkland information

kevinl@franklintn.gov A meeting will be set with the Developer and Engineering to discuss the trail easement. IF a trail can't be located then fees shall be due.

[Edited By Kevin Lindsey]

8. Parkland information

kevinl@franklintn.gov Fees to be determined.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

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

No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISED THE PERIMETER BOUNDARY LINES TO REMOVE THE VIA EASEMENT AND TO REVISE THE AREA/OPEN SPACE CALCULATIONS.
2. EXISTING ZONING R-2 (RESIDENTIAL)
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
FRANKLIN, TN, 37076

CONTACT: JIM CROSS
TELEPHONE: (615) 207-0284

EMAIL: JIM@CENTURYNVESTMENTPARTNERS.COM

8. SURVEYOR: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TENNESSEE 37214

CONTACT: GREG TERRY
TELEPHONE: (615) 490-6920

EMAIL: GREG.JIM@COMCAST.NET

9. O IRON ROD (FOUND)
10. • IRON ROD (SET)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. 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 COMPARE WITH SUCH RECORDS. THE SURVEYOR'S FIELD NOTES AND RECORDS WILL BE KEPT ON HAND FOR 10 YEARS. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EXPRESSED ON FEMA COMMUNITY PANEL NUMBER 47187C 0215 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

14. 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.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DISCRETION OF WTEMC.

16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.

18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN, 37076

CONTACT: JIM CROSS
TELEPHONE: (615) 207-0284

EMAIL: JIM@CENTURYNVESTMENTPARTNERS.COM

19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED.

21. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

22. 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.

23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS.

24. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS.

25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

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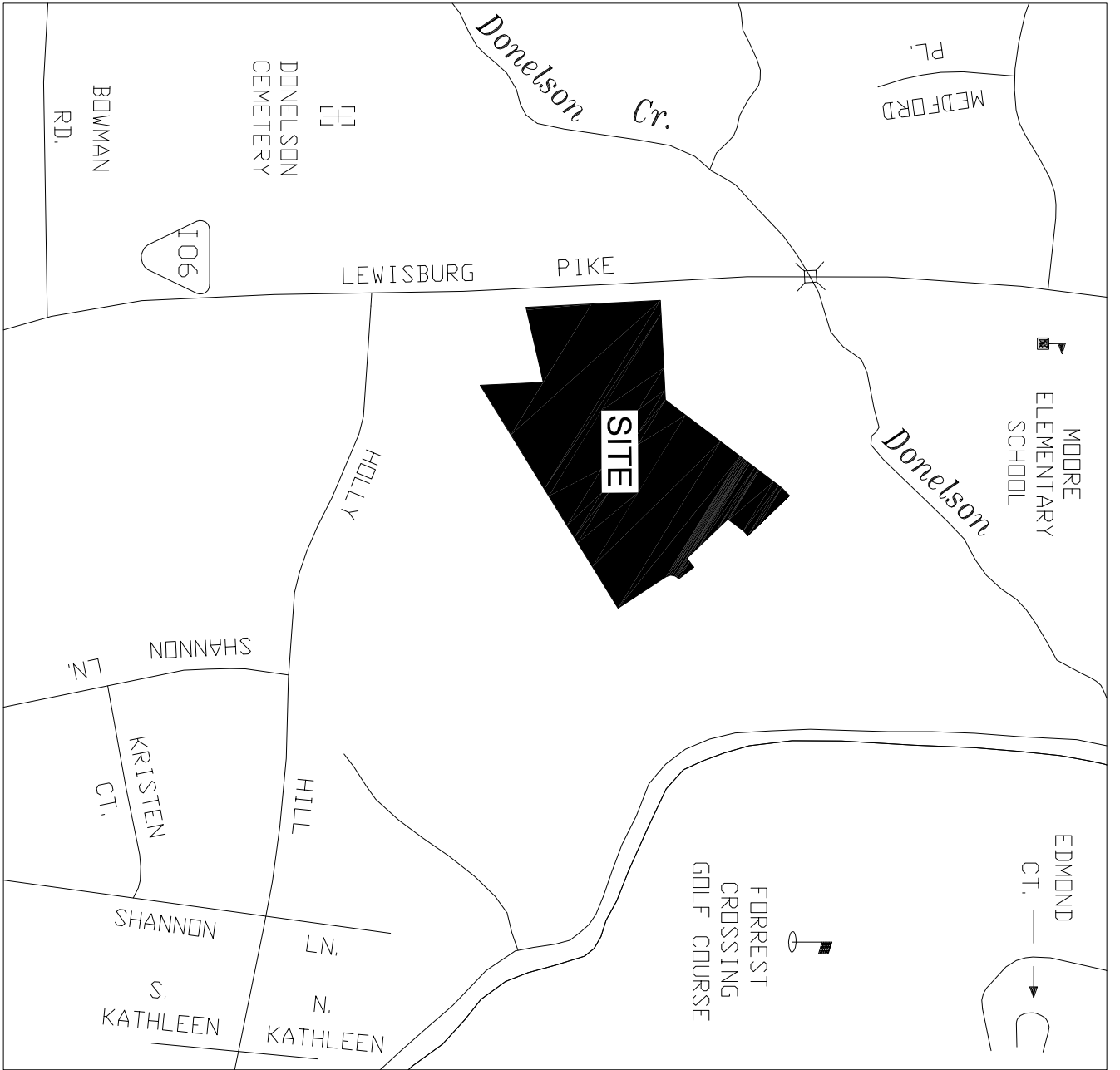
40. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS.

41. 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.

FINAL PLAT

Riverbluff PUD Subdivision
SECTION 1 - REVISION 2

Being Part Of Parcel 19.05 on Tax Map 89
Franklin, Williamson County, Tennessee
Lewisburg Pike



LOCATION MAP
(Not to Scale)

PARKLAND

LEGEND	
○ IRD	Iron Rod (Found)
● IRN	Iron Rod (Set)
■	Concrete Monument
⊙ (Set)	Sanitary Manhole
⊙	Fire Hydrant
—W—	Catch Basin
—S—	Water Line
—STM—	Metal Light Pole
—S—	Storm Line
—RW—	Sanitary Sewer Line
—	Reclaimed Water Line

SURVEYOR
JAMES TERRY & ASSOCIATES

CONTACT : GREG TERRY
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TN, 37214
PHONE: (615) 490-6920
EMAIL : greg.jt@comcast.net

OWNER
RIVERBLUFF INVESTMENTS, LLC

CONTACT : JIM CROSS
103 FOREST CROSSING BLVD. # 204
FRANKLIN, TN 37064
CONTACT: JIM CROSS
EMAIL: JIMC@CENTURYNVESTMENTPARTNERS.COM
PHONE: (615) 207-0284

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT I (AM WE ARE), THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK ____ PAGE ____ R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO 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 CIRCUMSTANCES SHALL 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) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____ PAGE ____ R.O.W.C.



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 1-REVISION 2nd 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.

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.

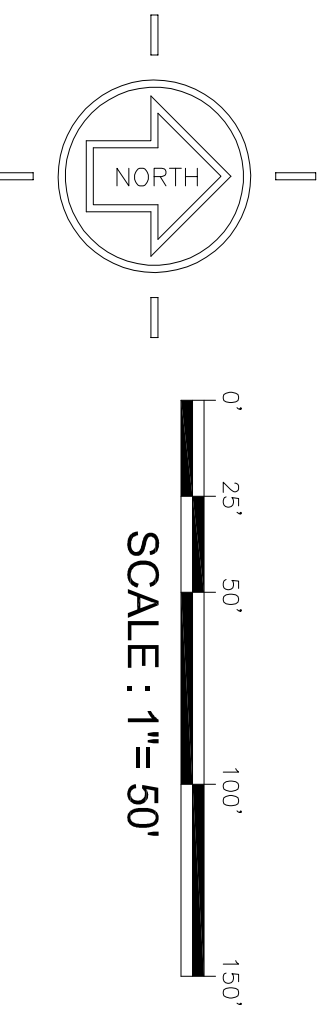
DIRECTOR SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT # 6687
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.11 ±
TOTAL LOTS: 14
AGRES NEW STREETS: 1.15
FEET NEW STREETS: 965
CIVIL DISTRICT: 10TH
CLOSURE ERROR: 1:10,000+

MILES OF NEW ROAD: 0.18
DATE: MAY 1ST, 2018
PREPARED BY: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

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



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	47.12	30.00	90°00'00"	30.00	S47°58'52"E		42.43
C2	30.65	41.00	42°50'00"	16.08	N21°33'52"E		29.94
C3	14.20	19.00	42°50'00"	7.45	S71°33'52"E		13.88
C4	107.27	173.00	35°07'20"	55.38	N69°27'28"E		103.60
C5	37.08	25.00	84°59'02"	22.90	S09°24'17"W		33.77
C6	41.46	25.00	95°00'58"	27.29	N80°35'43"W		36.87
C7	137.92	225.00	35°07'20"	71.21	N69°27'28"E		135.78
C8	14.20	19.00	42°50'00"	7.45	S65°36'07"E		13.88
C9	30.65	41.00	42°50'00"	16.08	N65°36'07"E		29.94
C10	47.12	30.00	90°00'00"	30.00	S42°01'08"W		42.43

LOT TABLE

Lot No.	Square Feet	Acres
1	5824	0.13
2	8144	0.19
3	9298	0.21
72	9636	0.22
73	8002	0.18
74	7737	0.18
75	7471	0.17
76	7206	0.17
77	6940	0.16
78	7609	0.17
79	11067	0.25
80	9835	0.23

SITE DATA

Total Area:	6.11 AC.
Residential Lots:	12 Lots
Area in Lots	2.26 AC.
Area & Length of R.O.W.:	1.15 Ac./965 Feet
Open Space:	2.50 AC.
Development Standard	Conventional
Base Zoning District:	Residential (R-2)
Character Area Overlay	CNCO-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

DETACHED RESIDENTIAL LOT TREE CHART

The following aggregate caliper inches of canopy trees are required for each detached residential lot. (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below)

Lot Size	ACI Canopy Trees Required
Less than 5,000 Square Feet	One three-inch (3") caliper tree
5,001 – 10,000 Square Feet	Two three-inch (3") caliper trees
10,001 – 12,500 Square Feet	Three three-inch (3") caliper trees
12,501 – 20,000 Square Feet	Four three-inch (3") caliper trees
20,001 Square Feet and larger	One three-inch (3") caliper tree per each additional 10,000 square feet of acreage over 20,000 square feet.

LINE TABLE	
LINE	BEARING
L1	S46°14'25"W
L2	N51°53'48"E
29.41	

RIGHT OF WAY DEDICATION

Square Feet	Acres
8,704	0.20

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,578	0.45
82	89,505	2.05

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

- I HEREBY CERTIFY THAT:
- THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THE RIVERBLUFF PUD SUBDIVISION, SECTION 1-REVISION 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
 - A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE



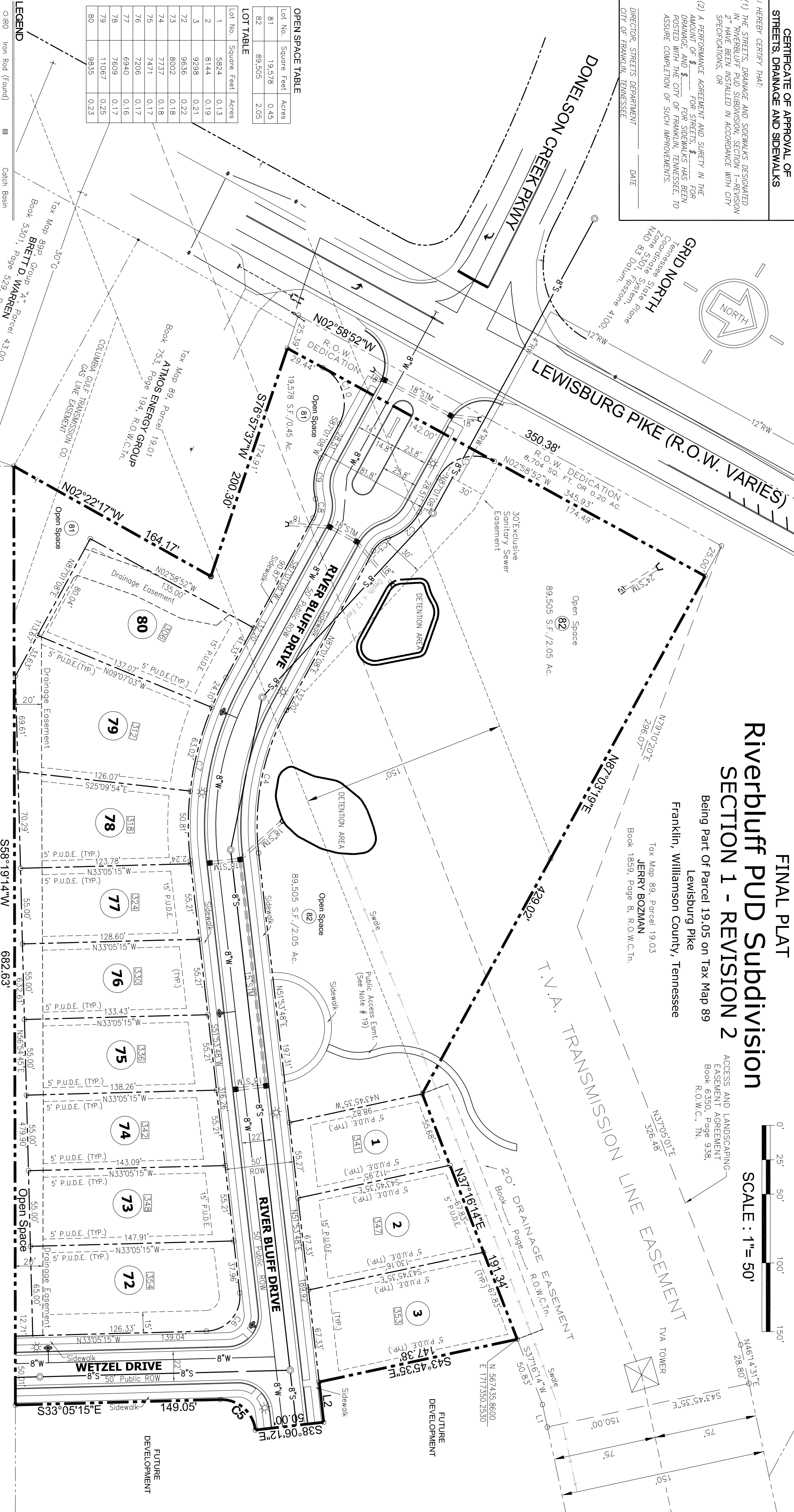
GRID NORTH
Tennessee State Plane
Coordinate System,
Zone 5001, Fipszone 4100,
NAD 83 Datum.

FINAL PLAT
Riverbluff PUD Subdivision
SECTION 1 - REVISION 2

Being Part Of Parcel 19.05 on Tax Map 89
Lewisburg Pike
Franklin, Williamson County, Tennessee
Tax Map 89, Parcel 19.03
JERRY BOZMAN
Book 1859, Page 8, R.O.W.C.In.

ACCESS AND LANDSCAPING
EASEMENT AGREEMENT
Book 6350, Page 938,
R.O.W.C., TN.

0' 25' 50' 100' 150'
SCALE : 1"= 50'



OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,578	0.45
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76	7206	0.17
77	6940	0.16
78	7609	0.17
79	11067	0.25
80	9835	0.23

LEGEND

- O R/O Iron Rod (Found)
- R/N Iron Rod (Set)
- Concrete Monument
- (Set)
- Sanitary Manhole
- Fire Hydrant
- W— Water Line
- S— Storm Line
- S— Sanitary Sewer Line
- RW— Reclaimed Water Line
- C— Catch Basin
- M— Metal Light Pole

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY
THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT
AGENCY.

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY
CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF OWNERSHIP

CERTIFICATE OF SURVEY

CERTIFICATE OF APPROVAL OF WATER
AND SEWER SYSTEMS

CERTIFICATE OF APPROVAL
FOR RECORDING

CITY OF FRANKLIN PROJECT # 6687
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CURVE TABLE

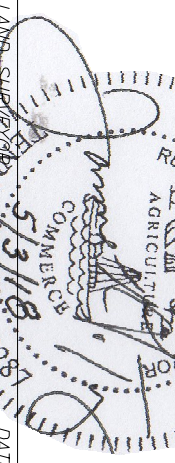
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LINE TABLE

LINE	BEARING	LENGTH
L1	S46°14'25"W	16.79
L2	N51°53'48"E	29.41

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED (ON LOTS) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HERETO ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES SHALL SUCH LOTS) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESPECTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) HEREBY CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN AS EVIDENCED IN THE PLAN OF THE MOVEMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURVEY MADE UNDER MY SUPERVISION ON THE 1ST DAY OF _____, 20____, AT _____, TENNESSEE. I (WE) HEREBY CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.



* OWNER(S) - RIVERBLUFF INVESTMENTS, LLC
* BOOK 6350, PAGE 922, R.O.W.C., TN.

DATE

DATE

DIRECTOR SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

PREPARED BY: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

REV: 5-1-18
JOB NUMBER 2015-294
SHEET 2 OF 2

RIVERBLUFF PUD SUBDIVISION, FINAL PLAT, SECTION 2, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018

River Bluff Dr

Site

Access

Holly Hill Dr

Project Information

Existing Zoning: Detached Residential 2 District (R-2)
Proposed Zoning: Detached Residential 2 District (R-2)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 9.45 acres
Proposed Number of Dwelling Units: 26
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

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



0 250 500
Feet

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

CONDITIONS OF APPROVAL:

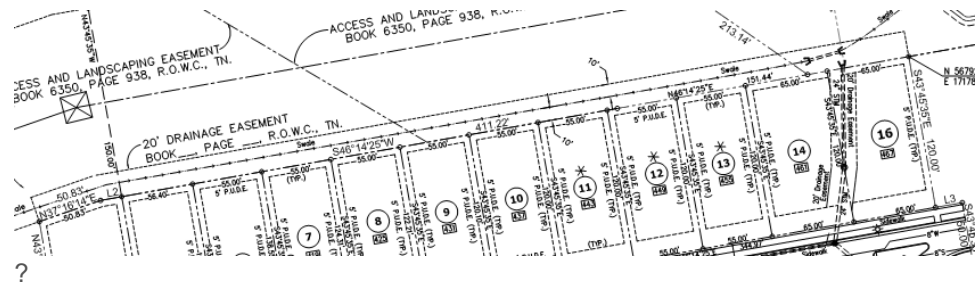
Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

8. C. Final Plat

lance.fittro@franklin.tn.gov The 20' Drainage Easement shown on the adjacent property cannot be created with this plat unless the adjacent property is included in this plat. If the Drainage Easement shown has been recorded by separate instrument, provide the book and page number reference on this plat. Otherwise, Applicant shall remove the drainage easement shown from the plat.



9. C. Final Plat

lance.fittro@franklin.tn.gov The off-site drainage easement through the land that was previously Open Space but which has been removed from the PUD now requires a drainage easement for the swale (20' width, centered on the swale centerline). This shall either be recorded by separate instrument with standard COF drainage easement language, or alternately, a separate agreement between the COF and the Riverbluff HOA may be recorded which meets the following conditions:

1. That the Riverbluff HOA cannot neither eliminate or otherwise change the existing private easement without first obtaining permission from the City of Franklin BOMA. The agreement should have and reference the two existing agreements and Exhibits.
2. That the City of Franklin can compel the Riverbluff HOA to repair, modify, improve, or maintain the easement in accordance with City approved plans if needed.
3. That the City of Franklin has full, unimpeded access to the easement and in the event the City determines it needs to repair, modify, improve, or maintain the easement in accordance with City approved plans the Riverbluff HOA shall be responsible for reimbursing the City or its contractors for associated costs.

Either the easement or the agreement shall be recorded, and the book and page number of the recording referenced on the revised plat, **prior to final One Stop approval of the revised plat.**

11. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "*Applicant shall provide Owner Affidavits and signature blocks for all property owners of lots included in this plat*" has not been addressed.

In order to clearly indicate that only the Open Space lot is being revised, provide a bold property line for the Open Space lot, and lighter property lines for the lots which are unaffected by the revision.

[Edited By Lance Fittro]

Parks

General Issues

7. Parkland information

kevinl@franklin.tn.gov A meeting will be set with the Developer and Engineering to discuss the trail easement. IF a tail can't not be located, then fees shall be due.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

3. Engineering Sureties

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

No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR RIVER BLUFF SECTION 2 WHICH CONTAINS 30 LOTS WITH NEW RIGHT OF WAY DEDICATION.
- 2) EXISTING ZONING R-2 (RESIDENTIAL)
CNCO-2 CHARACTER OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89
5. STREET ADDRESS ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC.
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN, 37076

CONTACT: JIM CROSS
TELEPHONE: (615) 207-0284
EMAIL: JIM@CENTURYINVESTMENTPARTNERS.COM

8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 211 DONELSON PIKE – SUITE 6
NASHVILLE, TENNESSEE 37214

CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGT.JIM@COMCAST.NET

9. o IRON ROD (FOUND)
10. • IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPOINTMENTS AND RECORDS. THIS SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION MADE OR GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND 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. TENNESSEE ONE CALL 1-800-351-1111.

13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EXPERIENCED ON SEPTEMBER 29, 2006.
14. 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.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.

18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN, 37076

CONTACT: JIM CROSS
TELEPHONE: (615) 207-0284
EMAIL: JIM@CENTURYINVESTMENTPARTNERS.COM

19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESSED.

21. ✕ LOTS 11-13, AND 43-48 SHALL BE DESIGNATED AS "CRITICAL TREE LOTS."

22. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO THE PROPERTY FOR THE PURPOSES OF CONDUCTING FIELD SURVEYS OR SITE VISITS. ANY EASEMENTS LOCATED WITHIN THE PROPERTY ARE FOR THE PURPOSES OF THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. 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 MY BE NECESSARY FOR THE CITY OF FRANKLIN TO FURTHER MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOT OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT. THE CITY OF FRANKLIN DOES NOT FURTHER PERMIT PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OF 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 CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS LOT AT THE HOMEOWNERS EXPENSE.

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS RIVERBLUFF PUD SUBDIVISION, SECTION 2, REVISION 1* HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

CITY OF FRANKLIN

DATE

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF OWNERSHIP

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

* OWNER(S) - RIVERBLUFF INVESTMENTS, LLC

DATE

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

FINAL PLAT

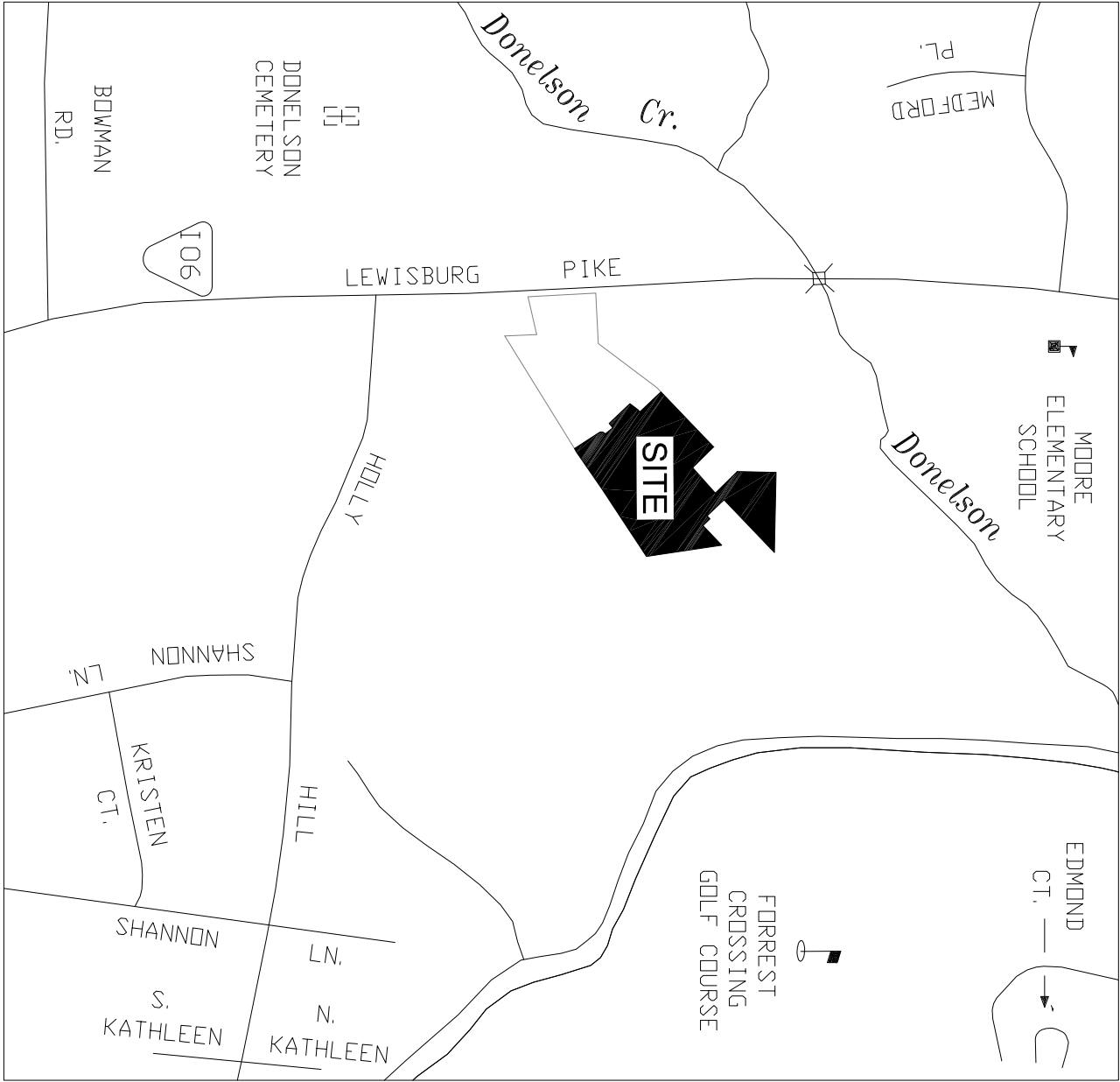
Riverbluff PUD Subdivision

SECTION 2 REVISION 1

Being Part Of Parcel 19.05 on Tax Map 89

Lewisburg Pike

Franklin, Williamson County, Tennessee



SURVEYOR

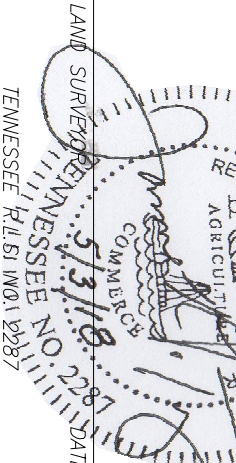
JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
211 DONELSON PIKE - SUITE 6
NASHVILLE, TN, 37214
PHONE: (615) 883-2918
EMAIL : gregl.jta@comcast.net

OWNER

RIVERBLUFF INVESTMENTS, LLC
103 FOREST CROSSING BLVD. # 204
FRANKLIN, TN 37064
CONTACT: JIM CROSS
PHONE: (615) 207-0284
EMAIL: JIM@CENTURYINVESTMENTPARTNERS.COM

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECTLY MADE AND THAT THE MOVEMENTS SHOWN ARE IN ACCORDANCE WITH THE INDICATED THESIS. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURVEYED AND UNDER MY SUPERVISION ON THE 15TH DAY OF MAY, 2018.



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE SEWER AND WATER SYSTEMS DESIGNATED IN THIS RIVERBLUFF PUD SUBDIVISION, SECTION 2, REVISION 1* 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 OF WATER AND SEWER MGMT DEPT
CITY OF FRANKLIN, TENNESSEE

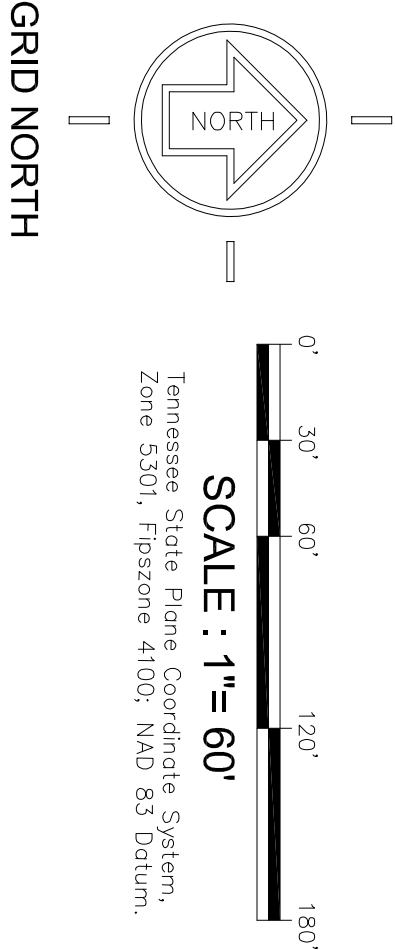
DATE

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 _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	37.08	25.00	84°59'02"	22.90	50.9°24'17"	33.77
C2	48.82	50.00	55°56'51"	26.56	57.9°52'13"	46.91
C3	71.11	80.00	50°55'54"	38.10	N82°22'42"E	68.80
C4	114.39	100.00	65°32'33"	64.37	N24°08'29"E	108.26
C5	46.22	100.00	26°29'03"	23.53	N21°52'19"W	45.81
C6	70.99	50.00	81°21'15"	42.97	S05°33'47"W	65.18
C7	46.75	50.00	53°33'58"	25.24	N25°06'49"E	45.06
C8	63.83	80.00	45°43'02"	33.73	S21°11'21"W	62.15
C9	4.78	125.00	2°11'34"	2.39	S45°08'38"W	4.78
C10	116.68	40.00	167°08'06"	354.79	S39°31'12"E	79.50
C11	3.25	85.00	2°11'34"	1.63	S45°08'38"W	3.25
C12	39.27	25.00	90°00'00"	25.00	N88°45'35"W	35.36
C13	36.79	60.00	35°07'47"	18.99	N26°11'41"W	36.21
C14	68.64	60.00	65°32'33"	38.62	N24°08'29"E	64.95

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°53'48"W	29.41
L2	N46°14'23"E	16.79
L3	N46°14'25"E	21.28
L4	S58°18'12"W	22.79
L5	N33°05'15"W	13.93
L6	S43°45'35"E	12.45

OPEN SPACE TABLE		
Lot No.	Square Feet	Acres
4	10,429	0.24
5	9,291	0.21
6	8694	0.20
7	7058	0.16
8	6779	0.16
9	6663	0.15
10	6600	0.15
11	6600	0.15
12	6600	0.15
13	6600	0.15
14	7800	0.18
16	7800	0.18
38	17,382	0.40
39	6601	0.15
40	9,993	0.22
41	12,041	0.28
42	8162	0.19
43	6600	0.15
44	6600	0.15
45	6600	0.15
46	6600	0.15
47	6600	0.15
48	6,771	0.16
49	8,483	0.19
50	9,135	0.21
51	10,547	0.24

SITE DATA

Total Area:	9.45 AC.
Residential Lots:	26 Lots
Area in Lots	4.87 AC.
Area & Length of R.O.W.:	1.28 AC./1403 Feet
Open Space:	3.29 Ac.
Development Standard	Conventional
Base Zoning District	Residential (R-2)
Character Area Overlay	CNCO-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

PARKLAND

Required area per unit : 35 UNITS X 1200 SF = 42,000SF
45 UNITS X 600 SF = 27,000SF
Total Units : 80
Total required area : 69,000 Square Feet or 1.58 AC.
Total Provided : 27,793 Square Feet or 0.64 AC.
(80' All Access Easement along Harpeth River)
Deficiency: 0.94 acres

DETACHED RESIDENTIAL LOT TREE CHART

The following aggregate caliper inches of canopy trees are required for each detached residential lot. (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below)

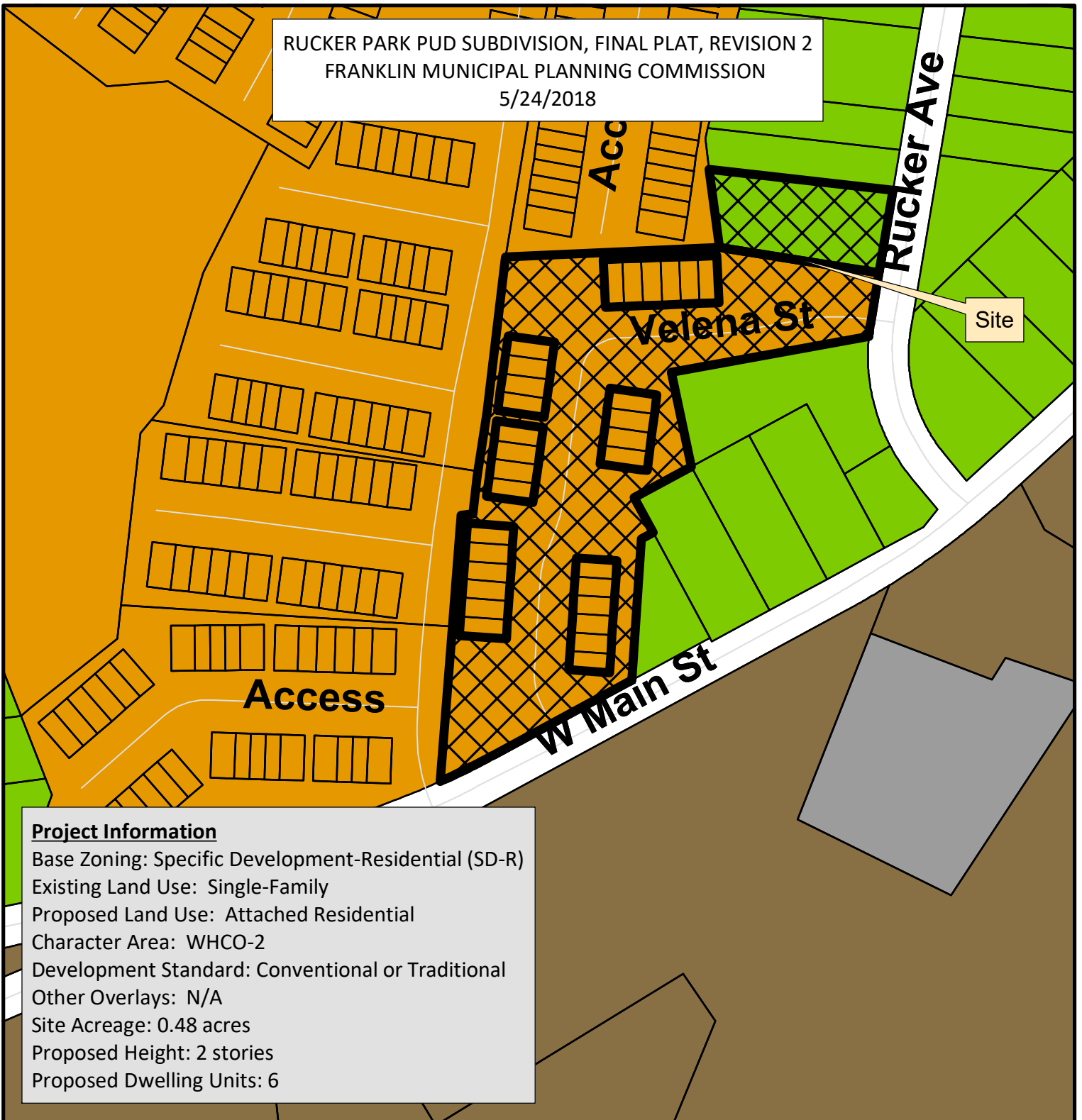
Lot Size		ACI Canopy Trees Required	
Less than 5,000 Square Feet		One three-inch (3") caliper tree	
5,001 – 10,000 Square Feet		Two three-inch (3") caliper trees	
10,001 – 12,500 Square Feet		Four three-inch (3") caliper trees	
12,501 – 20,000 Square Feet		Four three-inch (3") caliper trees	
20,001 Square Feet and larger		One three-inch (3") caliper tree per each additional 10,000 square feet of acreage over 20,000 square feet.	

CITY OF FRANKLIN PROJECT # 6688

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 9.45 ± TOTAL LOTS: 30
AGRES NEW STREETS: 1.28 FEET NEW STREETS: 1373
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1.10000+
MILES OF NEW ROAD: 0.26 DATE: MAY 1ST, 2018
PREPARED BY: JAMES TERRY & ASSOCIATES
211 DONELSON PIKE – SUITE 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920
Rev. 5-1-2018
Rev. 10-27-2015
JOB NUMBER 2015-286
SHEET 1 OF 2

RUCKER PARK PUD SUBDIVISION, FINAL PLAT, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018



Project Information

Base Zoning: Specific Development-Residential (SD-R)

Existing Land Use: Single-Family

Proposed Land Use: Attached Residential

Character Area: WHCO-2

Development Standard: Conventional or Traditional

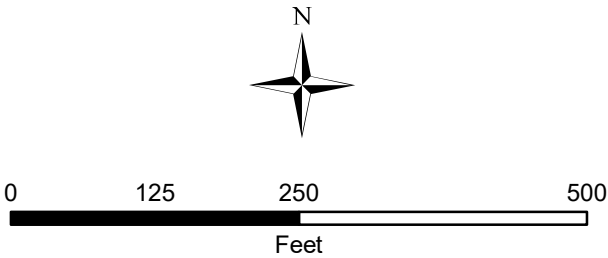
Other Overlays: N/A

Site Acreage: 0.48 acres

Proposed Height: 2 stories

Proposed Dwelling Units: 6

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Parks

General Issues

4. Fees In Lieu

kevinl@franklintn.gov Same comment as before.

An invoice is attached in IDT.

Failed until payment has been received.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

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

Any unposted sureties associated with this development from site plan **COF# 6496 (Rucker Park PUD Subdivision, Site Plan Phase 2)** shall be transferred to this final plat as a condition of approval.

- 1) Existing Zoning: SD-R, 8.03
WHC0-2 Character Area Overlay
Site is subject to Conventional design standards.
- 2) Minimum Required Setback Lines:
MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0 FEET.
MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY
LINES IS 5 FEET.
12 FEET SEPARATION BETWEEN BUILDINGS
- 3) SURVEYOR:
Hyde Park Homes, LLC
144 Southeast Parkway, Suite 230
Franklin, TN 37067
Office Ph: 615-567-4424
Contact : Thomas G. King III
tomking3@gmail.com

John Franks 1406 Coleman Rd Franklin, TN 37064 (615)-207-1820 johnfranks@live.com	Alvin Basel 2433 Lakeshore Drive Spring Hill, TN 37174 (931)-451-5160 alvinbasel@gmail.com
--	---

- 4) THIS IS A CLASS "A" SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3 OF PRACTICE WITH THE ERROR OF CLOSURE BEING 1:10,000+.
- 5) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 6) Referenced to Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 Datum.
- 7) FLOOD NOTE: This parcel is not located within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available to me as of this date. Per Community Panel 47187C0192G dated 12/22/16.
- 8) The Street Improvements and Drainage Infrastructure are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.
- 9) Property consists of Map 78P Group A Parcel 17 and Map 78P, Group J, Parcel 31.
- 10) 6 Units to be sold fee simple. Each unit will be designated by a metes and bounds description prior to conveyance.
- 11) Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- 12) Fee in lieu of parkland will be paid before the final plat is recorded. 5 units x 1200 ft² = 6,000 ft²
(6 units less existing house equals 5 total accountable units.)
- 13) Iron pins to be located at property corners as shown.
- 14) The recording of this plat voids, vacates and supersedes the recording of lot 13 & 14 of Bob Rucker Lot Addition as of record in plat book P1 page 7 and a portion of Lots 131 & 132 of Final Plat Revision One Rucker Park P.U.D. Subd. Replatting of Lot 12 of Rucker Subdivision as of record in plat book P63 Page 34 R.O.W.C.T.
- 15) The purpose of this plat is to consolidate and resubdivide lots 13 & 14 of the Bob Rucker Subdivision into the Rucker Park PUD Subdivision Final Plat. Also to consolidate all Open Space, including Private Drive into one lot, Lot 131. For individual lot dimensions and lot area for Lots 101-130 refer to Revision One Rucker Park P.U.D. SUBD Replatting of Lot 12 of Rucker Subdivision plat as of record in Plat Book P63 Page 34 R.O.W.C.T.
- 16) The recording of this plat void, vacates supersedes the recording of Rucker Park P.U.D. Subd. Replatting of Lot 12 of Rucker Subdivision as of record in plat book P61 page 81
- 17) Sidewalk stippling is to indicate a proposed sidewalk.
- 18) Middle TN. Electric Membership Corp. has electrical service to this development and has a 10' easement centered on line. Location shown is not field located.

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

Williamson County Emergency
Management Agency

City of Franklin

Date

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6966, Pages 851, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6545, Page 14-76, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C.

Owner(s) _____ Date _____

SUBJECT PROPERTY _____
ADJOINING PROPERTY _____
SANITARY SEWER & MH _____
WATER LINE _____
EASEMENT _____
FIRE HYDRANT _____
OVER HEAD ELECT/POLE _____
UNDERGROUND ELECT _____
ELECTRICAL BOX _____
STREET LAMP _____
GAS LINE _____
STORM SEWER _____
LOT NUMBER _____
IRON ROD SET _____
IRON ROD FOUND _____
FENCE POST _____
GREEN INFRASTRUCTURE EASEMENT _____

- 1) A 20' Wide Sewer Easement (except as otherwise shown) extending 10' to each side of all existing and proposed Sewer Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin.
All sewer depths are less than 12 feet.
- 2) A 20' Wide Water Easement Extending 10' to each side of all existing and proposed Water Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin.

- 3) The transfer of lots shall be subject to the provisions of the shared access easement, which shall provide for a guaranteed, unrestricted, right of access to all owners providing easement and that the owners of lots subject to shared access easements shall be required to execute an agreement specifying responsibility for construction and perpetual maintenance of the easements in accordance with the approved access plans.
- 4) There is a drainage easement across open space areas for all drainage swales hereby dedicated to the City of Franklin.
- 5) All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility Drainage and Access Easement.
- 6) No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. 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.
- 7) The City of Franklin Water Management department has untested access to its domestic water, sanitary sewer, reclaim water lines and 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 easement as easement on the homeowners lot at the homeowners expense.
- 8) Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 9) Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

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 applicable provisions of the Tennessee Public Utility Commission's rules maintained 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 approvals, at times, contingent upon compliance with MTEMC's Requirements.

Date	Middle Tennessee Electric Membership Corporation
------	---

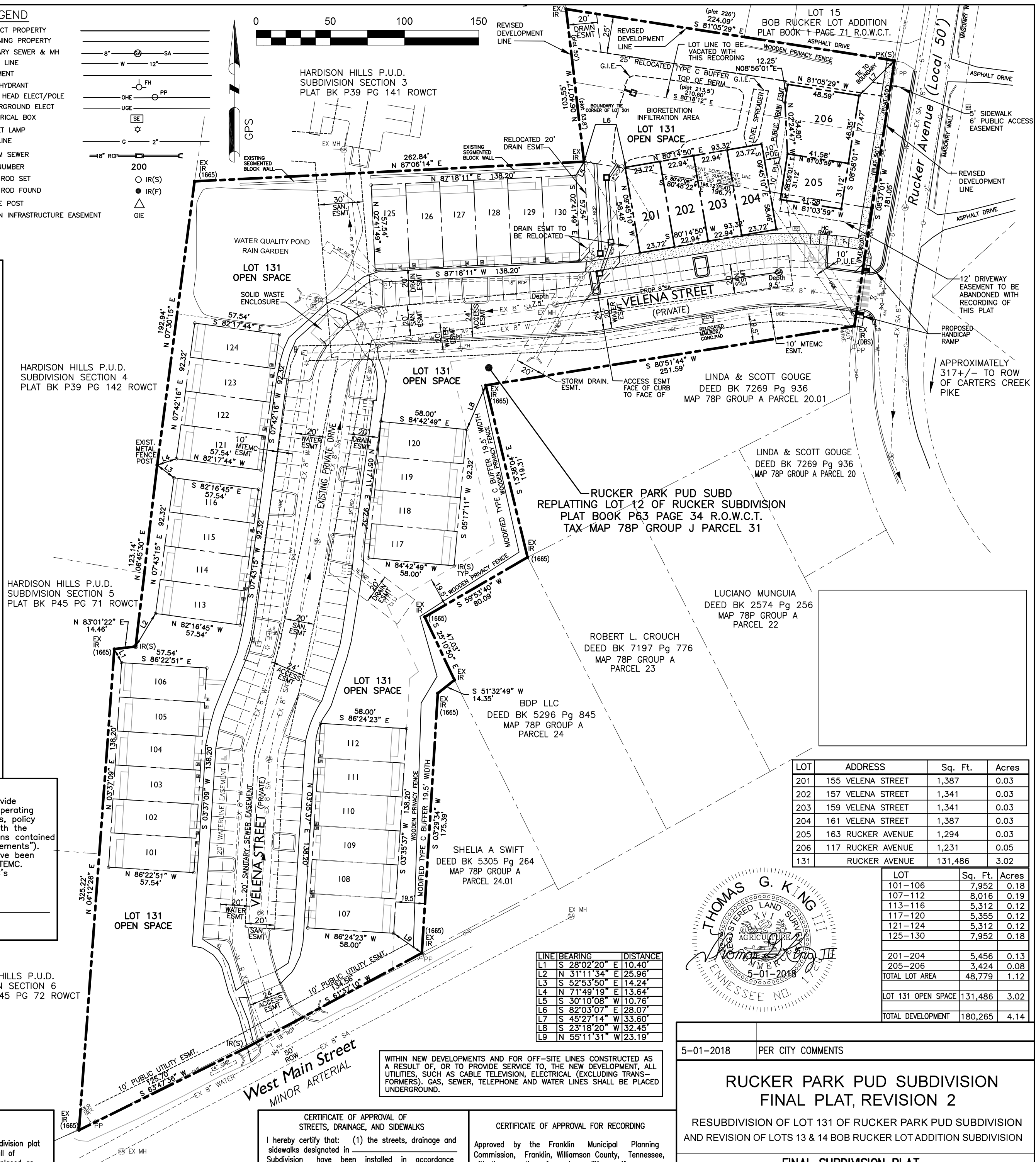
I hereby certify that: (1) the water and sewer systems designated in _____
Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____
for the water system and \$ _____ for the sewer system has been posted with the City of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

Director Water Management Department Date
City of Franklin, TN

HARDISON HILLS P.U.D.
SUBDIVISION SECTION 6
PLAT BK P45 PG 72 ROWCT

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 13th day of December 2016.

Surveyor	Date
Thomas G. King III 1720	
Name/Tennessee License Number	



LOT	ADDRESS	Sq. Ft.	Acres
201	155 VELENA STREET	1,387	0.03
202	157 VELENA STREET	1,341	0.03
203	159 VELENA STREET	1,341	0.03
204	161 VELENA STREET	1,387	0.03
205	163 RUCKER AVENUE	1,294	0.03
206	117 RUCKER AVENUE	1,231	0.05
131	RUCKER AVENUE	131,486	3.02

LOT	Sq. Ft.	Acres
101-106	7,952	0.18
107-112	8,016	0.19
113-116	5,312	0.12
117-120	5,355	0.12
121-124	5,312	0.12
125-130	7,952	0.18

201-204	5,456	0.13
205-206	3,424	0.08
TOTAL LOT AREA	48,779	1.12
LOT 131 OPEN SPACE	131,486	3.02
TOTAL DEVELOPMENT	180,265	4.14

Seal of the Commonwealth of Massachusetts, featuring a Native American figure holding a bow and arrow, surrounded by the text "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS" and "1780".

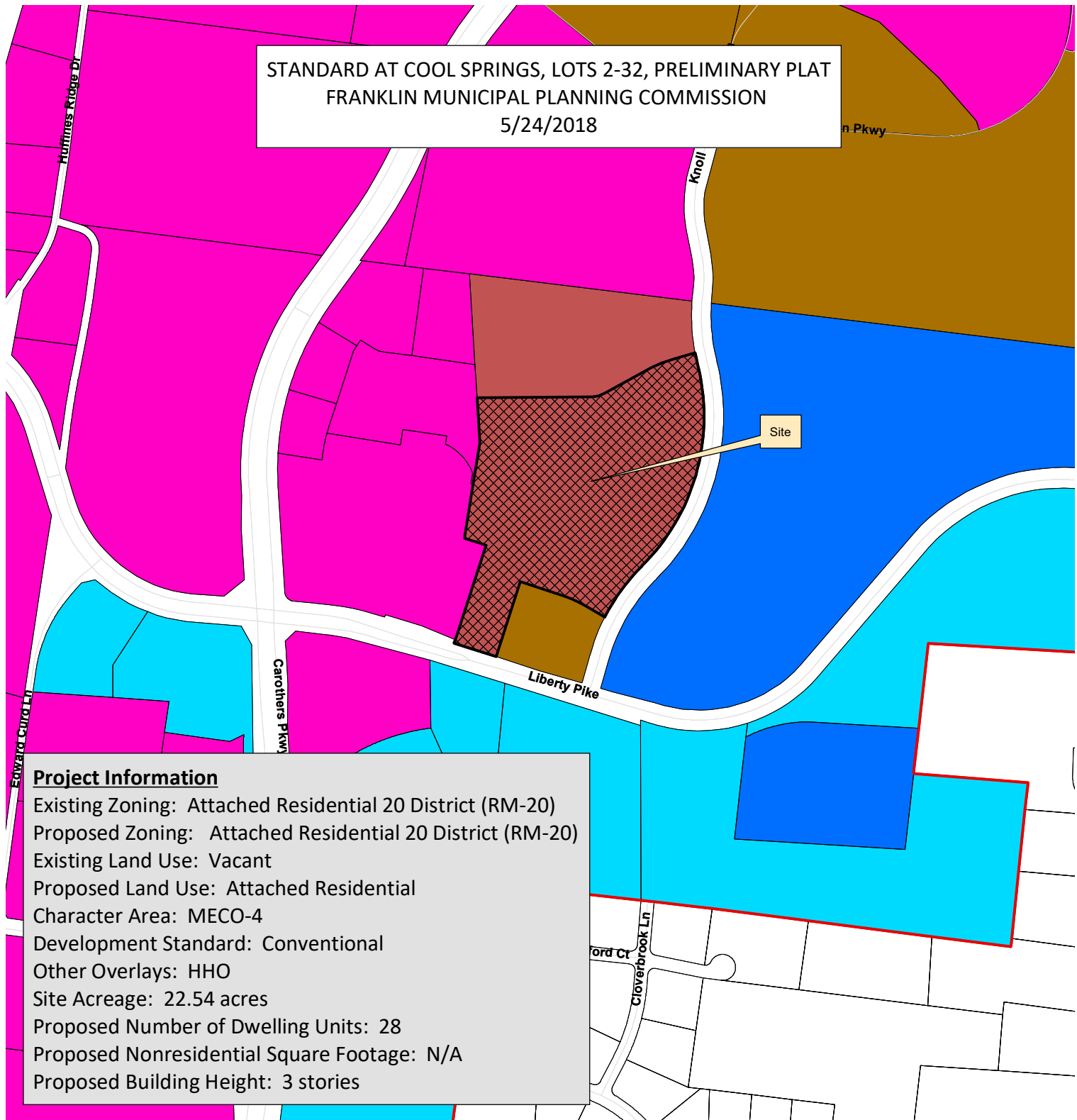
5-01-2018	PER CITY COMMENTS
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RESUBDIVISION OF LOT 131 OF RUCKER PARK PUD SUBDIVISION
AND REVISION OF LOTS 13 & 14 BOB RUCKER LOT ADDITION SUBDIVISION

Total Acres = 4.14 ac.	Total Lots = 7
Acres New Streets = 0.00 ac.	Feet New Streets = 0.0'
Civil District : 9th	Closure Error : 1/10,000+

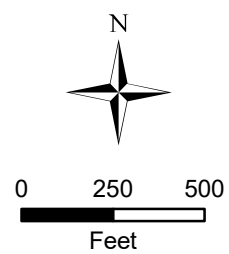
Scale: 1" = 50'	Date : Feb. 17, 2018	Sheet 1 of 1	City Project No. : 6662
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STANDARD AT COOL SPRINGS, LOTS 2-32, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018



Project Information
 Existing Zoning: Attached Residential 20 District (RM-20)
 Proposed Zoning: Attached Residential 20 District (RM-20)
 Existing Land Use: Vacant
 Proposed Land Use: Attached Residential
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 22.54 acres
 Proposed Number of Dwelling Units: 28
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 3 stories

- | | |
|---|---------------------------------------|
| Standard At Cool Springs Subdivision, Lots 2-32, Preliminary Plat | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 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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CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Water/Sewer

[2018-05-02 Standard at Cool Springs Lots 2-32 - Preliminary Plat Resubmittal.pdf](#)

21. General issues

bnutt@mvud.org

- - FYI- No metering shown for the Lots 3-30(townhomes). Developer must submit application and fee so that we can determine design.
 - Water line and FH between Lots 23/24 shows a 6" feeding a FH located to rear of units is not approved, installed nor designed.

THE STANDARD AT COOL SPRINGS

LOTS 2-32

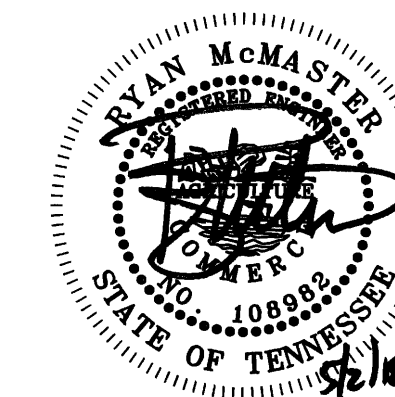
APRIL 9, 2018; MAY 2, 2018

A detailed map of the Cool Springs area in Nashville, Tennessee. The map shows major roads including I-465, E McEwen Dr, Carothers Parkway, and Liberty Pike. A specific parcel, labeled 'THE STANDARD AT COOL SPRINGS SUBDIVISION', is highlighted in black. The map also shows surrounding residential developments and commercial areas.

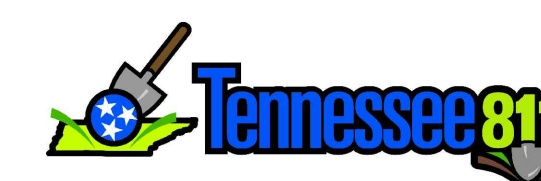
PREPARED BY:

Kimley»Horn

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT NOTES
C5.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN



BARGE WAGGONER SUMNER & CANNON
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: (615) 252-4397
CONTACT: BRAD THOMAS, RLS

[illegible]

The chart displays a site with two main lots, Lot 1 (100,140 SF) and Lot 2 (922,474 SF). It includes a detailed drainage system with retention ponds, outfalls, and various easements. Topographic contours and spot elevations are shown throughout the site. Key features include the Hillside/Hillcrest Overlay Buffer Zone, Knoll Top Lane (25' Public R.O.W.), and Liberty Pike. The chart also indicates areas for existing storm water to be removed and existing outfall structures to be removed.

OUTFALL A GRADING AND DRAINAGE CHART

PRE-DEV TOTAL SITE	
TOTAL AREA (ACRES)	24.74 ±
IMPERVIOUS AREA (ACRES)	0
DISTURBED AREA (ACRES)	0
2-YEAR STORM FLOW RATE	25.10 CFS
5-YEAR STORM FLOW RATE	39.50 CFS
10-YEAR STORM FLOW RATE	52.05 CFS
25-YEAR STORM FLOW RATE	70.78 CFS
50-YEAR STORM FLOW RATE	86.62 CFS
100-YEAR STORM FLOW RATE	103.12 CFS

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	TANGENT
L1	512.02	N73°54'56.00"W	C1	420.00'	88.13'	44.23'

SURVEY NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM A COMBINATION OF

TOTAL AREA (ACRES)	24.74 ±
IMPERVIOUS AREA (ACRES)	0
DISTURBED AREA (ACRES)	0
2-YEAR STORM FLOW RATE	25.10 CFS
5-YEAR STORM FLOW RATE	39.50 CFS
10-YEAR STORM FLOW RATE	52.05 CFS
25-YEAR STORM FLOW RATE	70.78 CFS
50-YEAR STORM FLOW RATE	86.62 CFS
100-YEAR STORM FLOW RATE	103.12 CFS

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	RADIUS	LENGTH	DELTA	TANGENT
L1	512.02	N73°54'56.00"W	C1	420.00'	88.13'	12°01'22"	44.23'
L2	303.30	S17°51'21.00"W	C2	787.50'	400.09'	29°06'33"	204.46'
L3	176.80	N171°32'02.00"W	C3	808.00'	834.96'	59°12'26"	459.08'
L4	88.89	N59°30'39.00"W	C4	780.00'	242.61'	17°49'17"	122.29'
L5	859.91	S83°03'22.23"E	C5	1400.00'	49.66'	2°01'57"	24.83'
L6	649.42	N3°32'50.60"W					
L7	371.89	N8°01'05.40"E					
L8	37.21	N71°08'31.60"W					
L9	390.62	N18°07'34.40"E					
L10	94.99	S15°52'38.40"W					

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, AND NAD 83 DATUM.
2. THE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED MAY 20, 2015 AND PROPOSED BASELINE SURVEY CONDUCTED BY THE SAME FIRM ON FEBRUARY 16, 2016. 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 IN THIS PROJECT BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL AGENCY EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAPS. THE PROJECT IS LOCATED IN FLOOD PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006. ZONE "X".

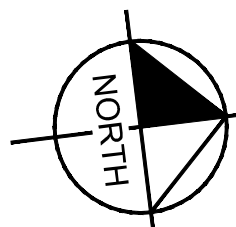
IN THE CURRENT CONDITION, DURING A STORM EVENT
STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING
TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO
WET DETENTION PONDS ON THE SOUTHERN PORTION OF THE SITE
ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO
AN EXISTING OUTLET STRUCTURE AT THE SOUTHWEST CORNER OF
THE SITE AT INVERT = 780.86.

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET

A horizontal scale bar with four segments. The top segment is white and labeled '0' at the left and '25' at the right. The second segment is black and labeled '50' at the right. The third segment is white and labeled '100' at the right. The bottom segment is black.

[illegible]

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	5/2/2018
KIMLEY-HORN PROJECT NO. 118165000	

EXISTING
CONDITIONS PLAN

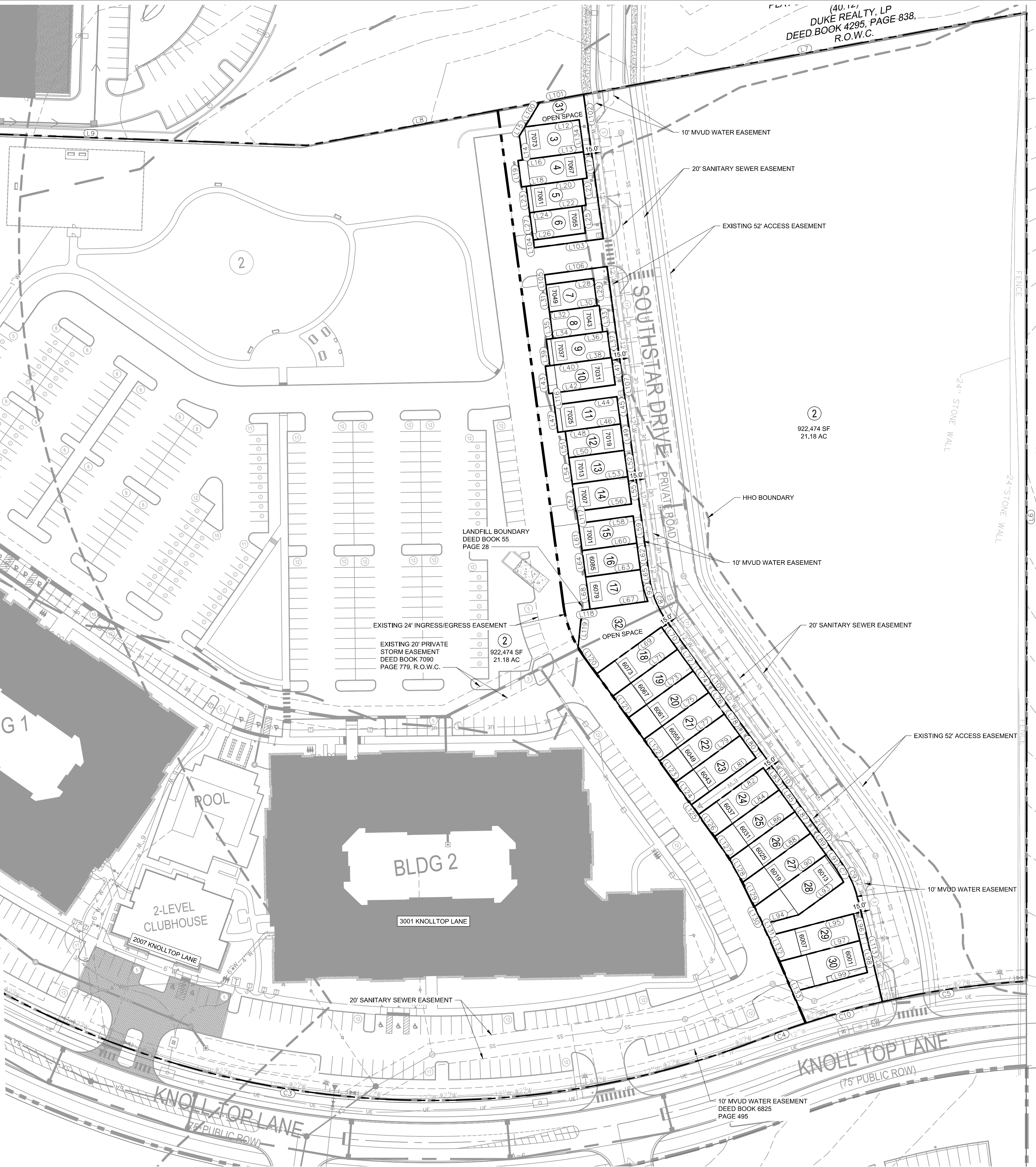
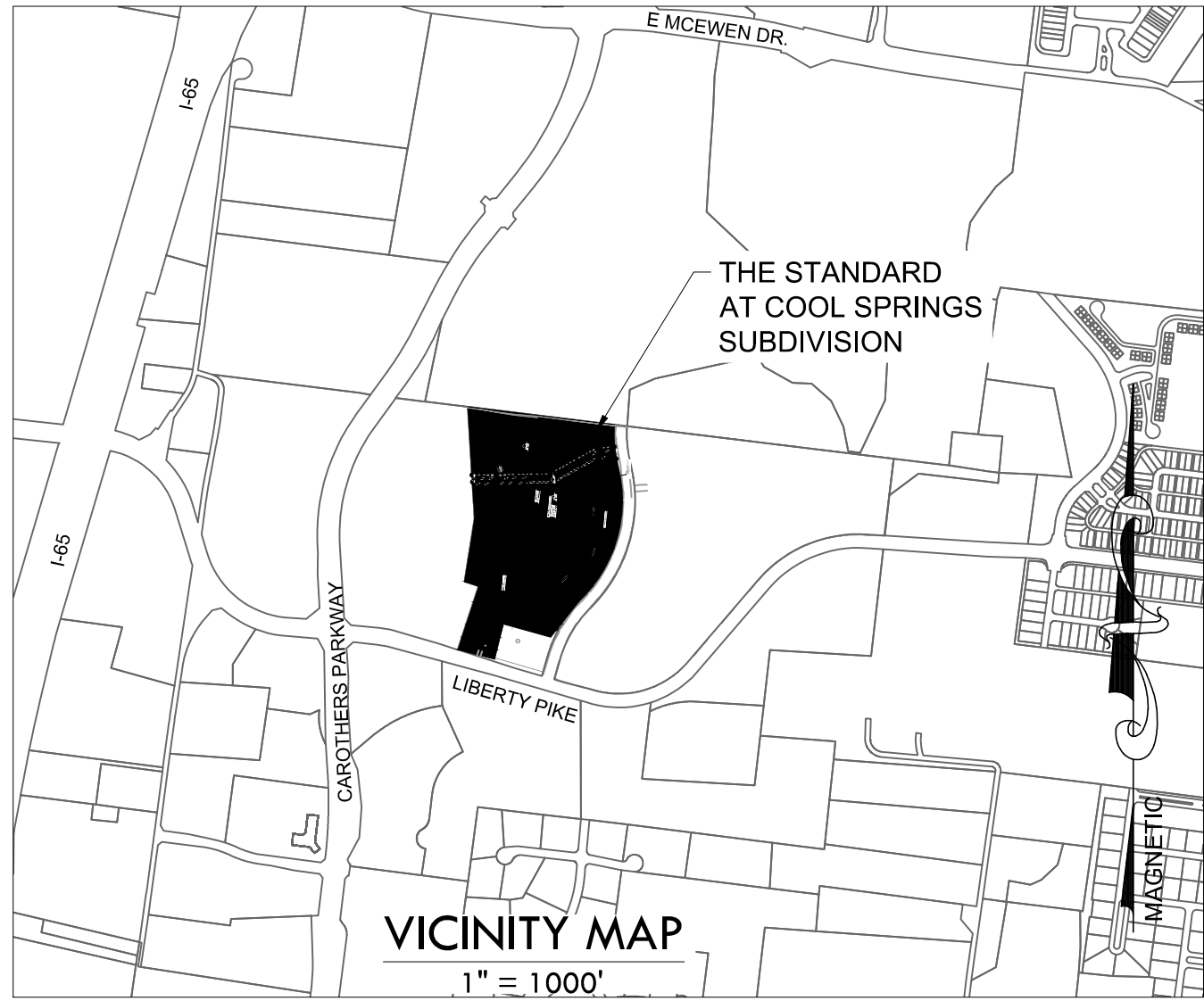
SHEET NUMBER
C1.0

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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FRANKLIN, WILLIAMSON COUNTY TENNESSEE

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SITE DATA TABLE	
PROJECT NAME:	THE STANDARD AT COOL SPRINGS, LOTS 2 - 32
COF PROJECT #:	6689
SUBDIVISION:	THE STANDARD AT COOL SPRINGS
MAP #:	79
PARCEL #:	40.12
ADDRESS:	1222 LIBERTY PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	RM-20
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE OF SITE:	LOT 2 = 21.18 AC LOTS 3-32 = 1.36 AC TOTAL = 22.54
SQUARE FOOTAGE OF SITE:	TOTAL = 1,981,843 SF
OWNERS:	MOSBY COOL SPRINGS, LLC
ADDRESS:	1921 GALLOWAY ROAD, SUITE 700 VIENNA, VA 22182
PHONE:	704-957-7036
EMAIL:	RAYM@MDBGCC.COM
CONTACT NAME:	RAYMOND SMITH
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	214 OCEANSIDE DRIVE NASHVILLE, TN 37204
PHONE:	615-564-2701
EMAIL:	RYAN.MCMMASTER@KIMLEY-HORN.COM
CONTACT NAME:	RYAN MCMMASTER, P.E.
BUILDING SETBACKS:	0'
STORIES:	3
RESIDENTIAL DENSITY:	3.81 DU/A
TOTAL UNITS:	28
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
PROVIDED LANDSCAPE SURFACE RATIO:	0.46 (ENTIRE SUBDIVISION)
PREVIOUS PARKLAND DEDICATION FROM COF #6394:	
FIRST 35 UNITS: (1,200 SF/UNIT)	42,000 SF
REMAINING 324 UNITS: (600 SF/UNIT)	194,400 SF
TOTAL PARKLAND DEDICATION:	236,400 SF
REVISED PARKLAND DEDICATION:	
FIRST 35 UNITS: (1,200 SF/UNIT)	42,000 SF
REMAINING 293 APARTMENT UNITS: (600 SF/UNIT)	175,800 SF
28 TOWNHOME UNITS: (600 SF/UNIT)	16,800 SF
TOTAL PARKLAND DEDICATION:	234,600 SF
DELTA	(1,800 SF)
MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 234,600 S.F. FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO OBTAINING COA, UNLESS AN ALTERNATE APPROACH IS APPROVED BY BOMA.	

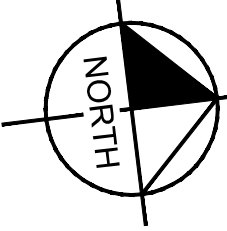
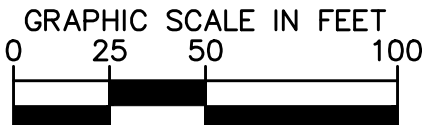


NOTE

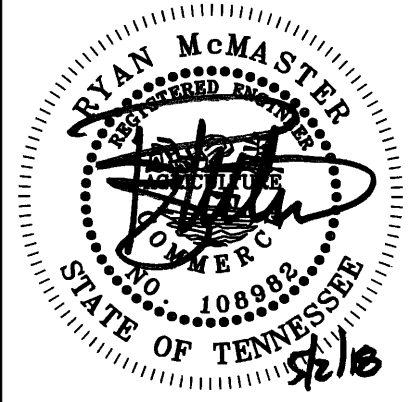
SEE SHEET C2.1 FOR ALL NOTES, BOUNDARY INFORMATION, AND AREA DATA RELATED TO THIS PRELIMINARY PLAT.

SOUTHSTAR DRIVE NOTE

THE 52' ACCESS EASEMENT FOR THE PRIVATE STREET (SOUTHSTAR DRIVE) IS TO BE LOCATED WITHIN LOT 2 OF THIS UNIFIED DEVELOPMENT.



UNIFIED PRELIMINARY PLAT
THE STANDARD
AT COOL SPRINGS
LOTS 2-32
FRANKLIN, WILLIAMSON COUNTY TENNESSEE



DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	5/2/2018
KIMLEY-HORN PROJECT NO.	118165000

PRELIMINARY PLAT

SHEET NUMBER

C2.0

COF# 6689

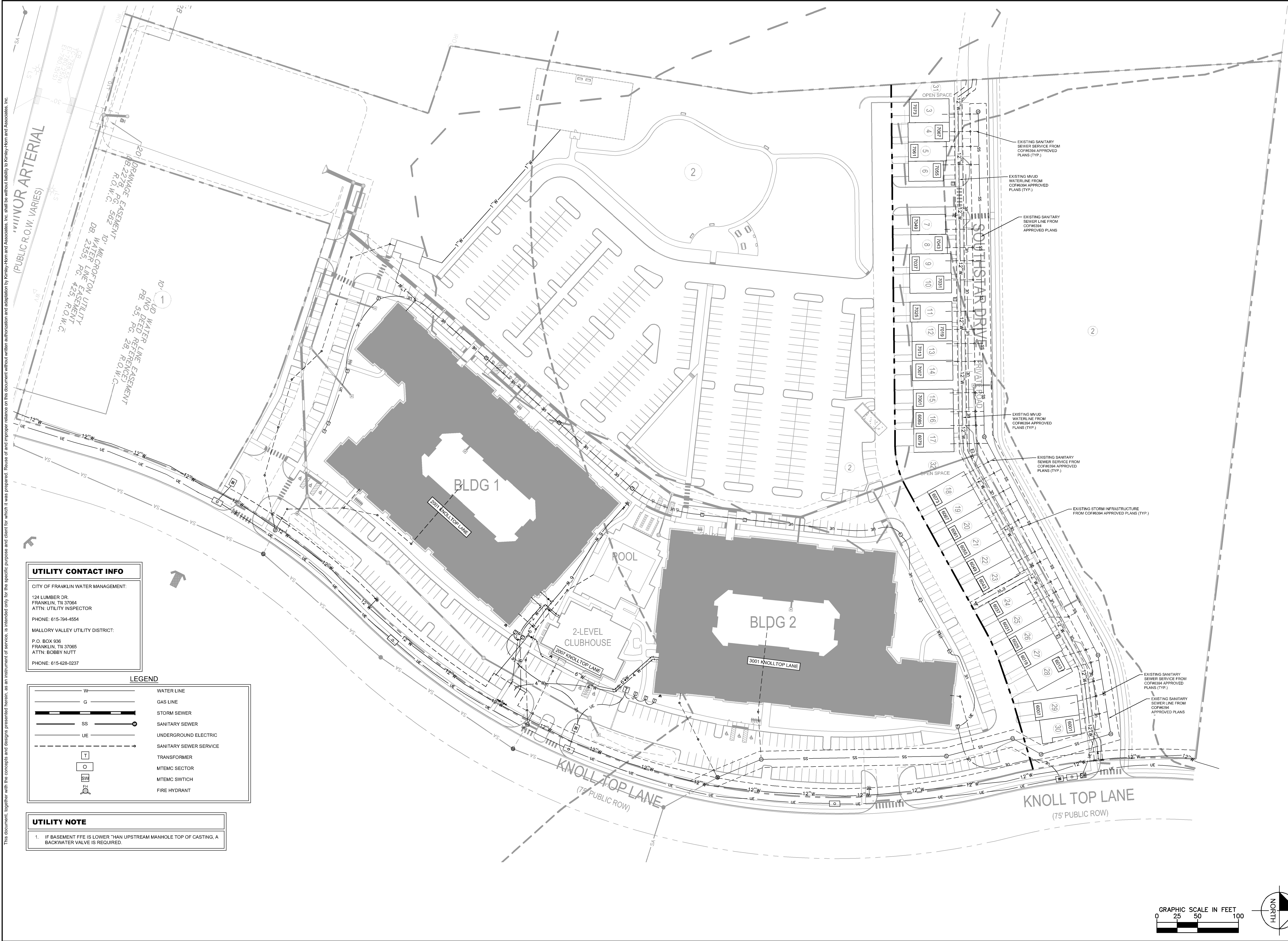
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Drawing name: K:\INSH LDEV\118226000 - Standard at CS Townhomes\4-CADD\PlanSheets\Preliminary Plat\3.0-Preliminary Plat-118226000.dwg C2.1 PRELIMINARY PLAT NOTES May 02, 2018 10:39am by: Talia Leonaro

No.	REVISIONS										DATE	BY
DESIGNED BY:												
DRAWN BY:												
CHECKED BY:												
DATE:										5/2/2018		
KIMLEY-HORN PROJECT NO. 118165000												
PRELIMINARY PLAT NOTES												
SHEET NUMBER C2.1												

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UTILITY CONTACT INFO

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

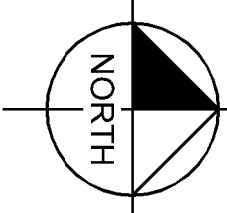
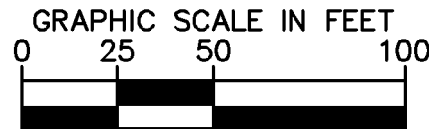
MALLORY VALLEY UTILITY DISTRICT:
P.O. BOX 906
FRANKLIN, TN 37065
ATTN: BOBBY NUTT
PHONE: 615-628-0237

LEGEND

W	WATER LINE
G	GAS LINE
SS	STORM SEWER
SS	SANITARY SEWER
UE	UNDERGROUND ELECTRIC
UE	SANITARY SEWER SERVICE
T	TRANSFORMER
O	MTEMC SECTOR
SW	MTEMC SWITCH
Hyd	FIRE HYDRANT

UTILITY NOTE

1. IF BASEMENT FFE IS LOWER THAN UPSTREAM MANHOLE TOP OF CASTING, A BACKWATER VALVE IS REQUIRED.



UNIFIED PRELIMINARY PLAT
THE STANDARD
AT COOL SPRINGS
LOTS 2-32



NO.	DESIGNED BY:
DATE	DRAWN BY:
REVISIONS	CHECKED BY:
	DATE: 5/2/2018
	KIMLEY-HORN PROJECT NO. 118165000

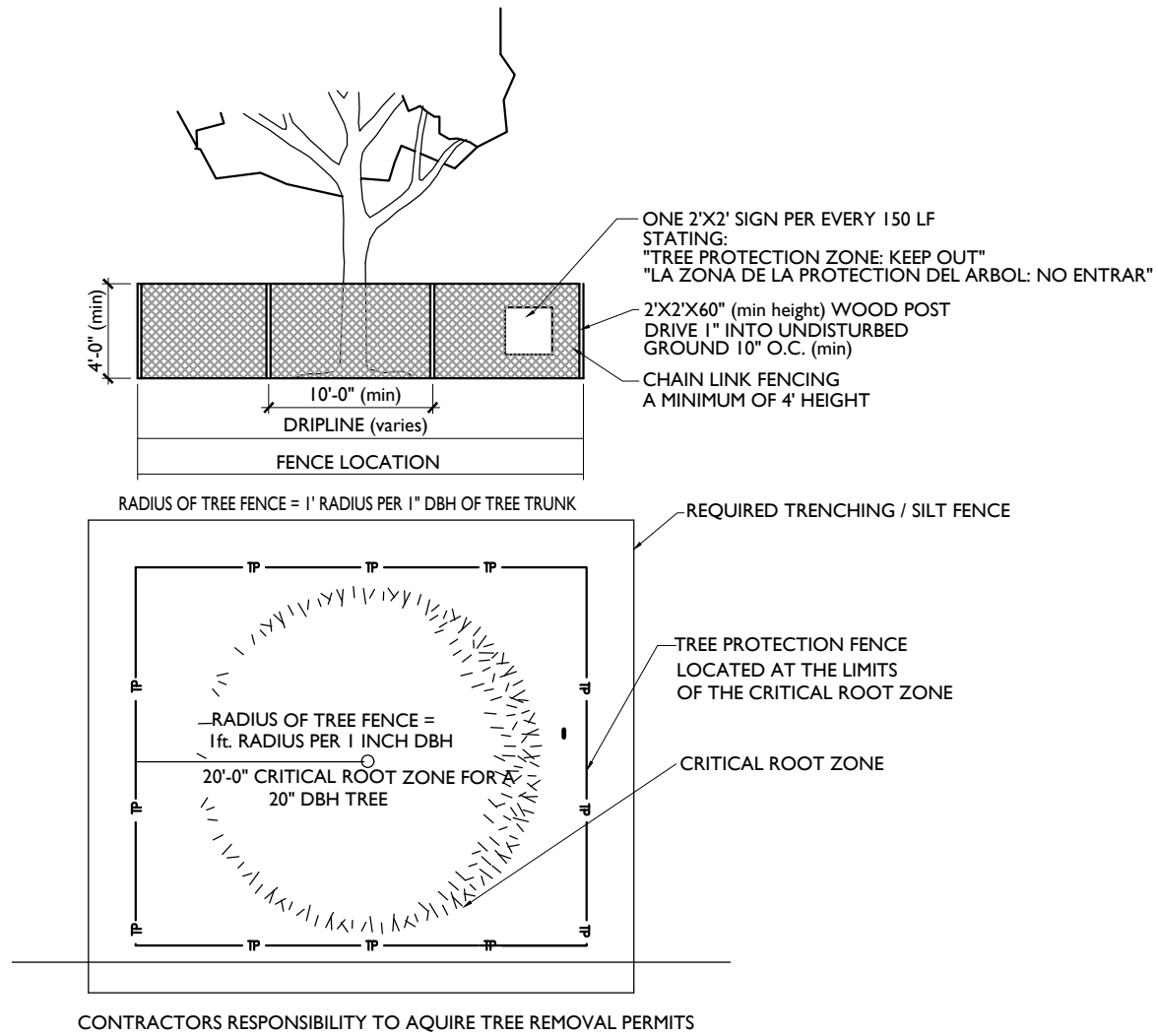
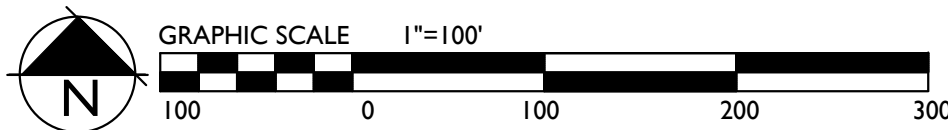
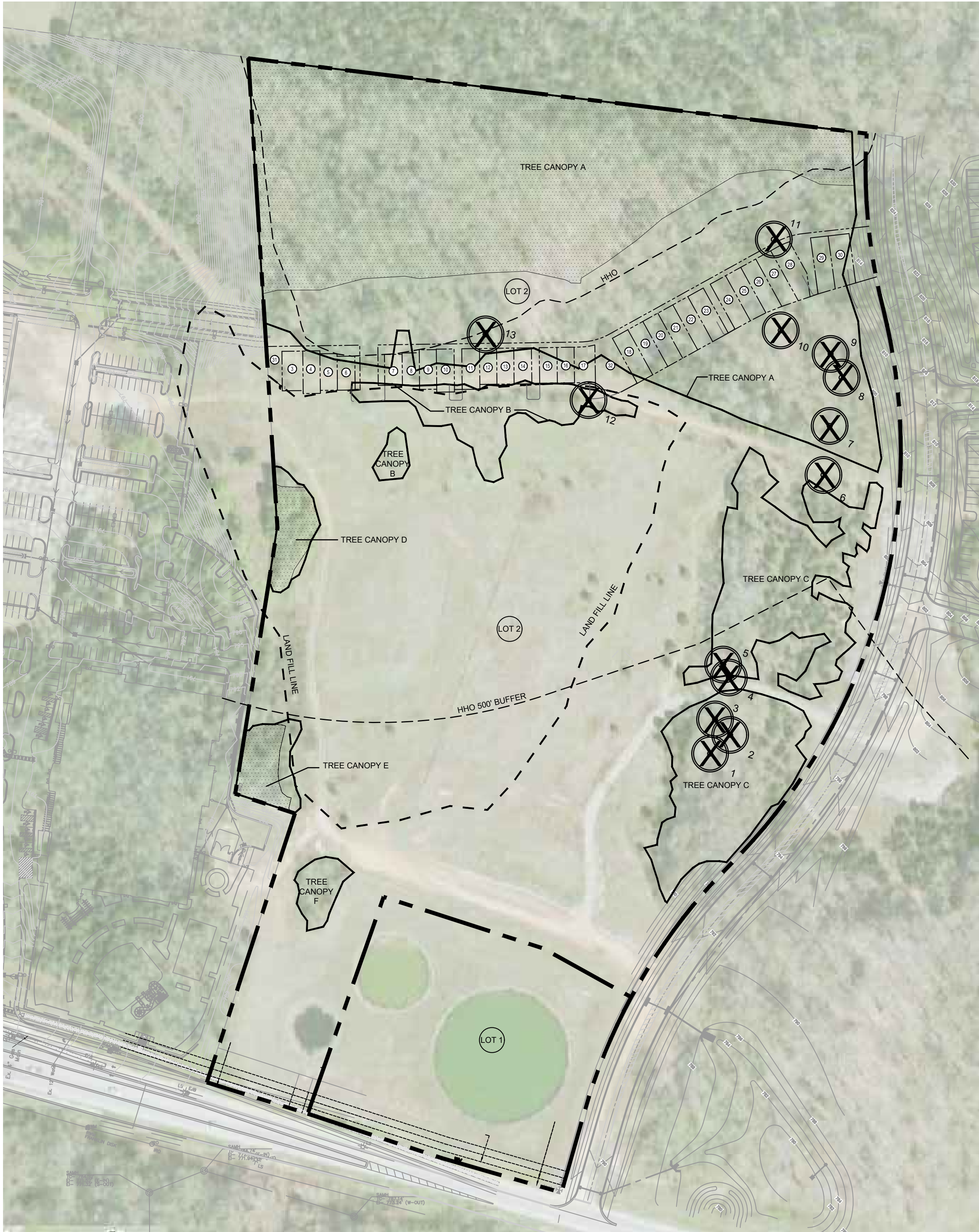
OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

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FRANKLIN, WILLIAMSON COUNTY TENNESSEE



TREE PROTECTION FENCING DETAIL

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 200
Franklin, Tennessee 37064
615.975.5765
greggamblez09@gmail.com

SITE DATA:

PROJECT NAME:	THE STANDARD AT COOL SPRINGS, LOTS 2-32
PROJECT NUMBER:	XXXX
SUBDIVISION:	THE STANDARD AT COOL SPRINGS
SITE ACREAGE:	22.51 AC
ZONING:	RM-20
APPLICABLE OVERLAYS:	MECO-4
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSA:	30% 6.75 AC
PROVIDED LSA:	51% 11.47 AC
ORIGINAL CANOPY COVER:	10.30 AC, 46% OF TOTAL SITE
PRESERVED CANOPY COVER:	4.47 AC, 45% OF ORIGINAL CANOPY
SPECIMEN TREE REMOVAL:	13 TREES, 238 HEALTHY INCHES DBH (REMOVED WITH APPROVED SITE PLAN COF# 6202)

SPECIMEN TREES

NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
1	OAK	24"	FAIR	REMOVED
2	CHERRY	24"	POOR	REMOVED
3	HACKBERRY	26"	FAIR	REMOVED
4	OAK	24"	FAIR	REMOVED
5	OAK, TWIN	38"	FAIR	REMOVED
6	OAK	24"	FAIR	REMOVED
7	SYCAMORE	40"	DEAD	REMOVED
8	HACKBERRY	24"	FAIR	REMOVED
9	CHERRY, SPLIT BASE	36"	POOR	REMOVED
10	OAK, TWIN	26"	FAIR	REMOVED
11	PINE	24"	FAIR	REMOVED
12	OAK	24"	FAIR	REMOVED
13	OAK	24"	DEAD	REMOVED

SPECIMEN TREE NOTES:
1. SPECIMEN TREES WERE REMOVED WITH APPROVED SITE PLAN, COF# 6202
2. THERE ARE NO ADDITIONAL REMOVED SPECIMEN TREES PROPOSED WITH THIS PRELIMINARY PLAT

TREE CANOPY RETENTION

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	325,314 SF	154,927 SF	170,387 SF
B	21,586 SF	21,586 SF	0 SF
C	81,031 SF	81,031 SF	0 SF
D	7,428 SF	676 SF	6,752 SF
E	8,457 SF	2,295 SF	6,162 SF
F	4,825 SF	4,825 SF	0 SF
TOTAL SF	448,641 SF	265,340 SF	184,301 SF
TOTAL ACRES	10.30 AC	6.09 AC	4.23 AC

TREE CANOPY DATA
EXISTING TREE CANOPY: 448,641 SF (46% OF TOTAL SITE)
TOTAL TREE CANOPY EXCLUDING ROW: 406,373
REQUIRED CANOPY PRESERVATION: 45% (182,868 SF / 4.19 AC)
PROVIDED TREE CANOPY PRESERVATION: 184,301 SF (45%)

KEY:

- SPECIMEN TREE
- TREE PRESERVATION AREA

TREE PROTECTION NOTES:

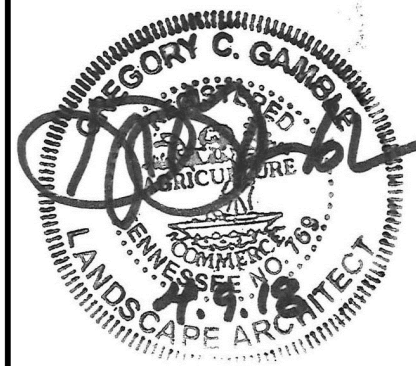
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as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

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THE STANDARD
AT COOL SPRINGS
LOTS 2-32

FRANKLIN, WILLIAMSON COUNTY TENNESSEE



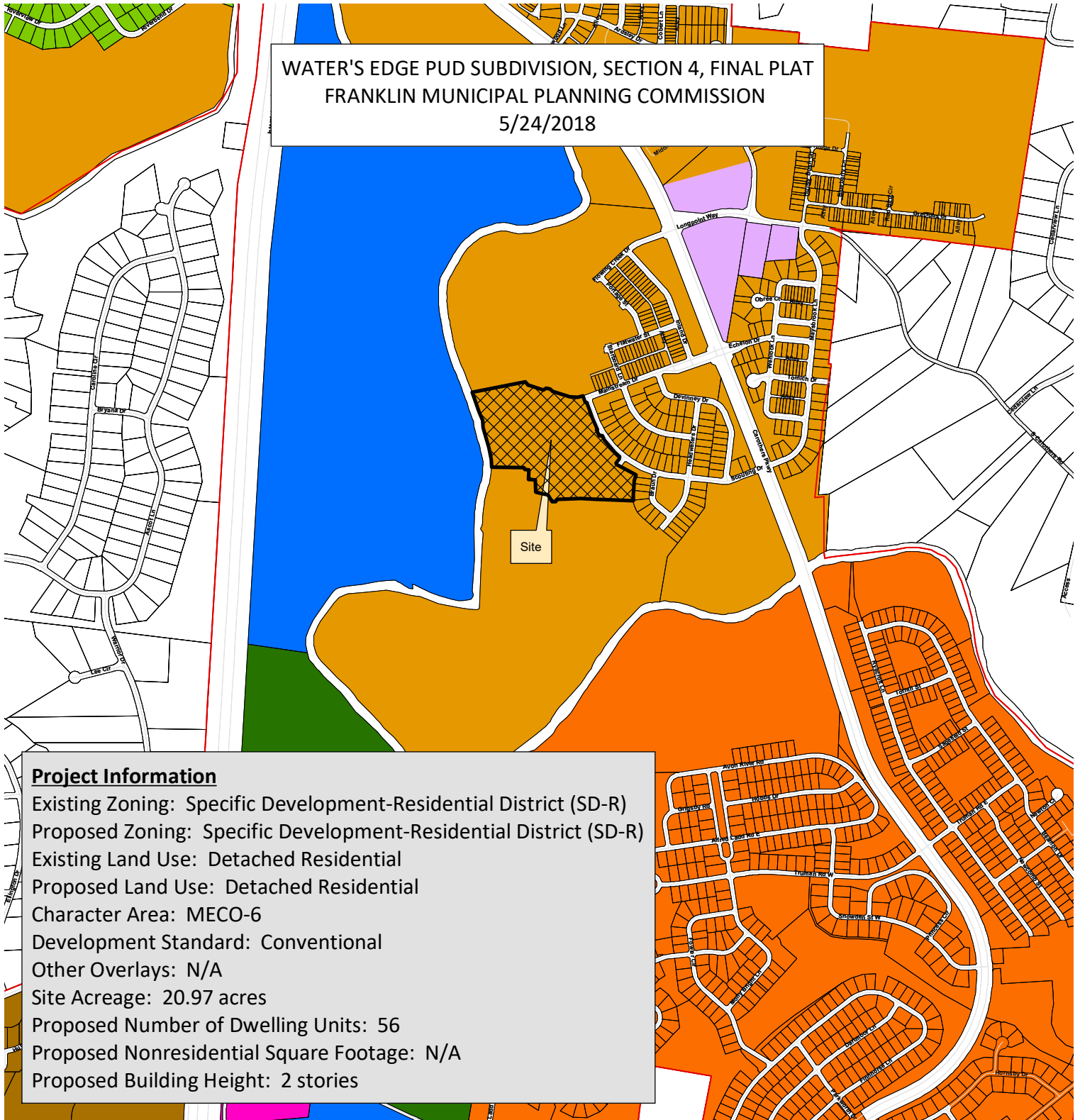
BY	DATE	REVISIONS
No.		
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
DATE:		
KIMLEY-HORN PROJECT NO.	118165000	

TREE PRESERVATION
PLAN

SHEET NUMBER
L1.0

COF# XXXX

WATER'S EDGE PUD SUBDIVISION, SECTION 4, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018



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



0 250 500 1,000 1,500 2,000
Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant shall show a sign stating, "Street to be extended by authority of the City of Franklin" at the end of Mainstream Drive.



24. Floodway

joe.marlo@franklin.tn.gov Comment partially addressed.

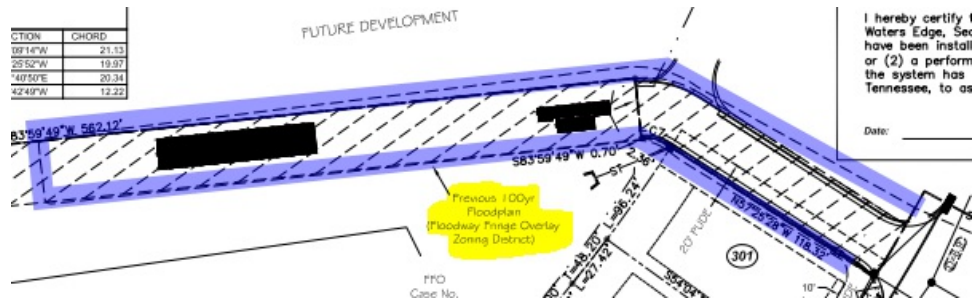
Delete "Fringe" from the FWO label, typical at multiple locations.



25. LOMR / BZA Flood Line

joe.marlo@franklinton.gov Comment not accurately addressed.

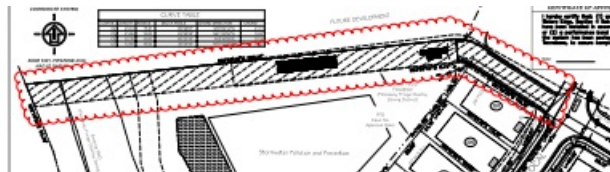
The line highlighted below is not the previous 100-year floodplain. Applicant to revise line locations, line types, and notes to accurately reflect the previous and proposed flood lines.



43. Easement

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

Applicant to label and dimension easement clouded below.



Performance Agreement and Surety

General Issues

22. Engineering Sureties

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

Any unposted sureties associated with this development from site plan COF# 6363 (Waters Edge PUD Subdivision, site plan, section 4) shall be transferred to this final plat as a condition of approval.

Zoning

General Issues

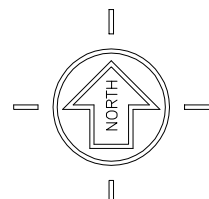
36. FFO

shanna.mccoy@franklinton.gov Comment to remain open as general note.: The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.
[Edited By Amy Diaz-Barriga]

38. FFO

shanna.mccoy@franklin.tn.gov Comment to remain open as a general note: Reference the LOMR-F case number and approval date for the relocated floodplain/FFO boundary.
[Edited By Amy Diaz-Barriga]

TENNESSEE STATE PLANE
COORDINATE SYSTEM,



ZONE 5301, FIPZONE 4100,
NAD 83 DATUM

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C4	23.44	15.01	89°29'07"	S78°09'14"W	21.13
C5	21.85	15.00	83°26'38"	N61°25'52"W	19.97
C6	22.35	15.00	85°23'10"	N15°40'50"E	20.34
C7	12.46	18.50	38°34'44"	N76°42'49"W	12.22

FUTURE DEVELOPMENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date:

Milcrofton Water Utility District

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency

Date

City of Franklin

Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book , Page , R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book , Page , R.O.W.C.

Date:

Owner(s):

CERTIFICATE OF ACCURACY

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 by me, a Registered Professional Surveyor, on the 26th day of March, 2018.

Date:

JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date:

Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date:

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

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date:

Williamson County Management Agency

Date:

City of Franklin

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date:

Secretary, Planning Commission

FINAL PLAT WATER'S EDGE SECTION 4

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED

, 2018

IN BOOK

, PAGE

OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

REV: 5-1-2018
DATE: 3-23-2018
JOB NO. 2018-073

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 2 OF 4

LOT TABLE		
LOT	SQUARE FEET	ACRES
51	11055	0.25
52	9530	0.22
53	9165	0.21
54	7875	0.18
55	9653	0.22
56	16237	0.37
57	12481	0.29
58	11510	0.26
59	10273	0.24
60	10541	0.24
61	7065	0.16
62	7013	0.16
63	7013	0.16
64	7013	0.16
71	8366	0.19
72	9959	0.23
73	8358	0.19
74	8852	0.20
75	10380	0.24
76	13334	0.31
77	15054	0.35
78	14676	0.34
79	17386	0.40
80	14406	0.33
81	10164	0.23
82	8045	0.18
83	8606	0.20
84	9008	0.21

LOT TABLE		
LOT	SQUARE FEET	ACRES
85	9232	0.21
86	9335	0.21
87	9348	0.21
88	9270	0.21
89	9100	0.21
90	9339	0.21
91	11930	0.27
92	9788	0.22
93	9788	0.22
94	9788	0.22
95	11321	0.26
96	10009	0.23
97	10577	0.24
98	8894	0.20
99	8619	0.20
289	6993	0.16
290	6960	0.16
291	7061	0.16
292	6593	0.15
293	7256	0.17
294	7711	0.18
295	8296	0.19
296	8296	0.19
297	6965	0.16
298	6360	0.15
299	6360	0.15
300	6593	0.15
301	8111	0.19

* GENERAL NOTES LOCATED ON SHEET 1 OF 4

LEGEND

- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Fire Hydrant
- Existing Catch Basin
- W- Water Line
- S- Sanitary Sewer Line
- ST- Storm Sewer Line

Performed for:

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

LOT TABLE		
LOT	SQUARE FEET	ACRES
51	11055	0.25
52	9530	0.22
53	9165	0.21
54	7875	0.18
55	9653	0.22
56	16237	0.37
57	12481	0.29
58	11510	0.26
59	10273	0.24
60	10541	0.24
61	7065	0.16
62	7013	0.16
63	7013	0.16
64	7013	0.16
71	8366	0.19
72	9959	0.23
73	8358	0.19
74	8852	0.20
75	10380	0.24
76	13334	0.31
77	15054	0.35
78	14670	0.34
79	17386	0.40
80	14406	0.33
81	10164	0.23
82	8045	0.18
83	8606	0.20
84	9008	0.21

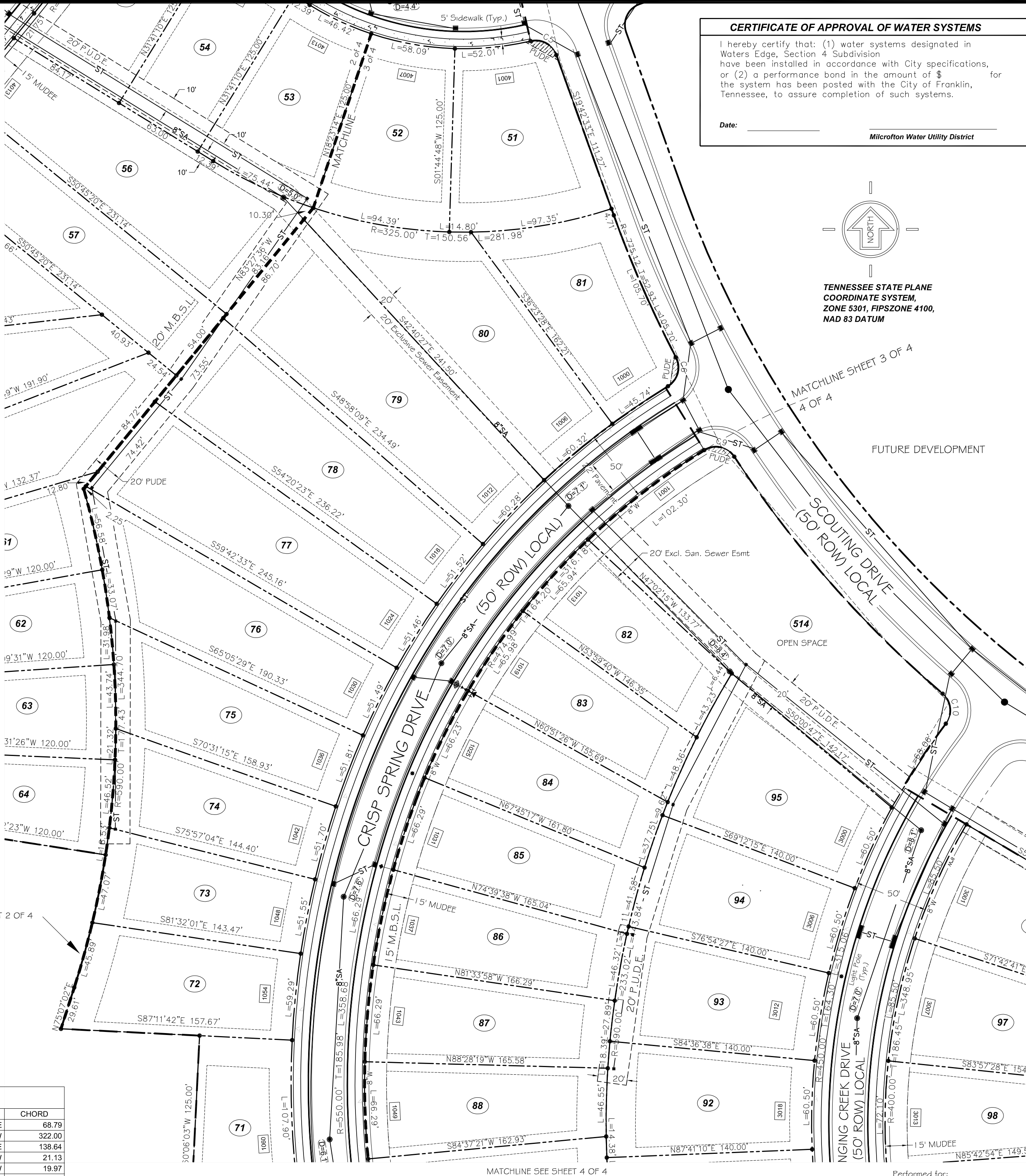
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93	9788	0.22
94	9788	0.22
95	11321	0.26
96	10009	0.23
97	10577	0.24
98	8994	0.20
99	8619	0.20
289	6993	0.16
290	6960	0.16
291	7061	0.16
292	6593	0.15
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294	7711	0.18
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301	8111	0.19

LEGEND

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CURVE TABLE

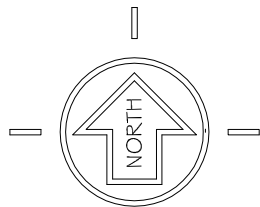
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	68.82	705.00	5°35'34"	S89°10'46"E	68.79
C2	337.42	320.00	60°24'51"	S66°30'32"W	322.00
C3	140.83	230.00	35°04'56"	N53°15'18"E	138.64
C4	23.44	15.01	89°29'07"	S78°09'14"W	21.13
C5	21.85	15.00	83°26'38"	N61°25'52"W	19.97
C6	22.35	15.00	85°23'10"	N15°40'50"E	20.34
C8	26.26	15.00	100°18'12"	N42°39'12"E	23.03
C9	23.17	15.00	88°29'40"	N77°34'38"W	20.93
C10	22.63	15.00	86°26'24"	N06°03'20"W	20.54
C11	22.27	15.00	85°03'55"	N32°57'11"E	20.28
C12	21.46	15.00	81°58'36"	S57°44'47"E	19.68



CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Milcrofton Water Utility District



TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency
City of Franklin
Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Date: _____ Owner(s): _____

CERTIFICATE OF ACCURACY

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. The subdivision plat correctly represents a survey made by me or my subdivision on the 26th day of March, 2018.

Date: _____
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date: _____ Williamson County Management Agency
Date: _____ City of Franklin

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____ Secretary, Planning Commission

FINAL PLAT
WATER'S EDGE
SECTION 4

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE



SCALE: 1"=50'

RECORD

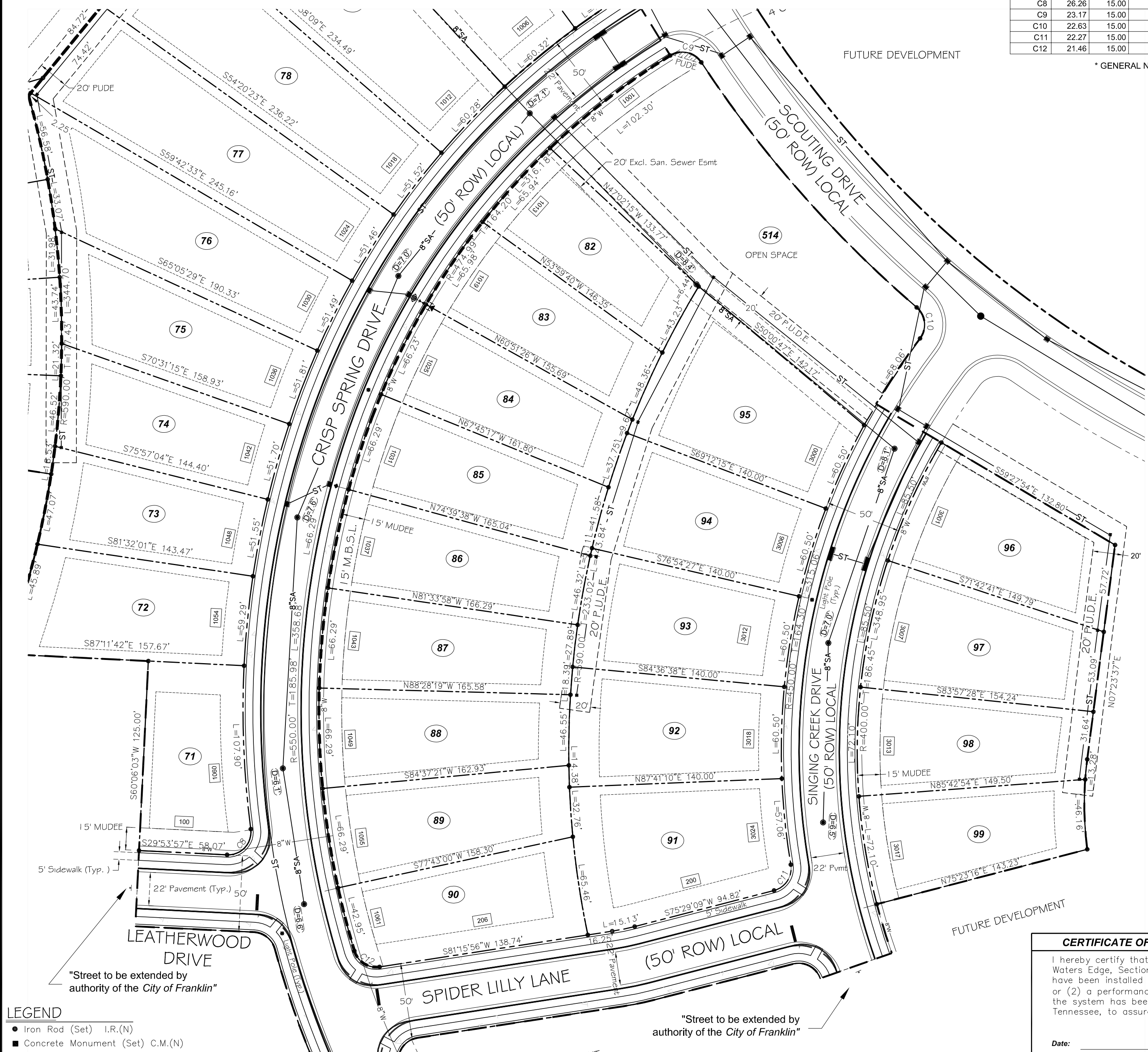
RECORDED _____, 2018
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

REV: 5-1-2018
DATE: 3-23-2018
JOB NO. 2018-073

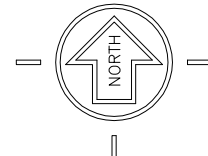


- LEGEND**
- Iron Rod (Set) I.R.(N)
 - Concrete Monument (Set) C.M.(N)
 - ⊙ Sanitary Manhole
 - ⊙ Storm Manhole
 - ⊙ Water Valve
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* GENERAL NOTES LOCATED ON SHEET 1 OF 4

**TENNESSEE STATE PLANE
COORDINATE SYSTEM,**



**ZONE 5301, FIPSSZONE 4100,
NAD 83 DATUM**

LOT TABLE		
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Date: _____

Milcrofton Water Utility District

Performed for:

LS LAND SOLUTIONS

2925 Berry Hill Drive, Nashville, TN 37204

* GENERAL NOTES LOCATED ON SHEET 1 OF 4

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

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CERTIFICATE OF ACCURACY

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. The subdivision plat correctly represents a survey made and acknowledged by me on the 26th day of March, 2018.

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JAMES G. TERRY, RLS TN 2287

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I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____

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

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Date: _____

**Director of Water Management Dept.
City of Franklin, Tennessee.**

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date: _____ Williamson County Management Agency _____

Date: _____ City of Franklin _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____ Secretary, Planning Commission _____

**FINAL PLAT
WATER'S EDGE
SECTION 4**

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED _____, 2018

IN BOOK _____, PAGE _____

OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

REV: 5-1-2018
DATE: 3-23-2018
JOB NO. 2018-073

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 4 OF 4

REV: 5-1-2018
DATE: 3-23-2018
JOB NO. 2018-073

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 4 OF 4

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR WATER'S EDGE PUD SUBDIVISION, SECTION 4 WHICH CONTAINS 56 SINGLE FAMILY RESIDENTIAL LOTS WITH NEW RIGHT OF WAY DEDICATION.
- 2) EXISTING ZONING SD-R 2.02 (SPECIFIC DEVELOPMENT – RESIDENTIAL MECO-6 CHARACTER OVERLAY CONVENTIONAL DEVELOPMENT STANDARD

3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.

5. STREET ADDRESS ARE SHOWN THUS [XXX]

6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TN. 37179
CONTACT: ANDRE JAECKLE
TELEPHONE: (973) 641-1953
EMAIL: _____

8. SURVEYOR: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE – SUITE "R"
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 490-6920
EMAIL: GREG.JTA@COMCAST.NET

9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. 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 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.

13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONED "AE", AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C02146, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22ND, 2016.

14. 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.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMCO.

16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.

18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBDIVIDER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TENNESSEE 37179
CONTACT: ANDRE JAECKLE
TELEPHONE: (973) 641-1953
EMAIL: _____

19. THERE SHALL BE A MINIMUM OF 10-FEET BETWEEN SINGLE FAMILY HOMES.

20. 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, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. WITHIN THE EASEMENTS AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTING OR OTHER 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, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. 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, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

21. REAR YARD FENCES ON LOTS 339, 340, 322 AND 358 SHALL NOT BE LOCATED SO THAT THEY COMPROMISE SAFETY BY BLOCKING THE VISIBILITY AT THE ASSOCIATED INTERSECTIONS.

22. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

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- Concrete Monument (Set) C.M.(N)
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- Existing Catch Basin
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- ST- Storm Sewer Line

OPEN SPACE LOTS		
LOT	SQUARE FEET	ACRES
514	24167	1.55
515	225855	5.18

23. 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.
24. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
25. A LETTER OF AWARENESS RECORDED IN BOOK 6755, PAGE 358, WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE, IS TO PROVIDE NOTIFICATION TO WATERS EDGE RESIDENTS OF THE FUTURE COF WASTEWATER TREATMENT PLANT AND CITY PARK TO BE ADJACENT TO THE WATERS EDGE DEVELOPMENT.
26. 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.

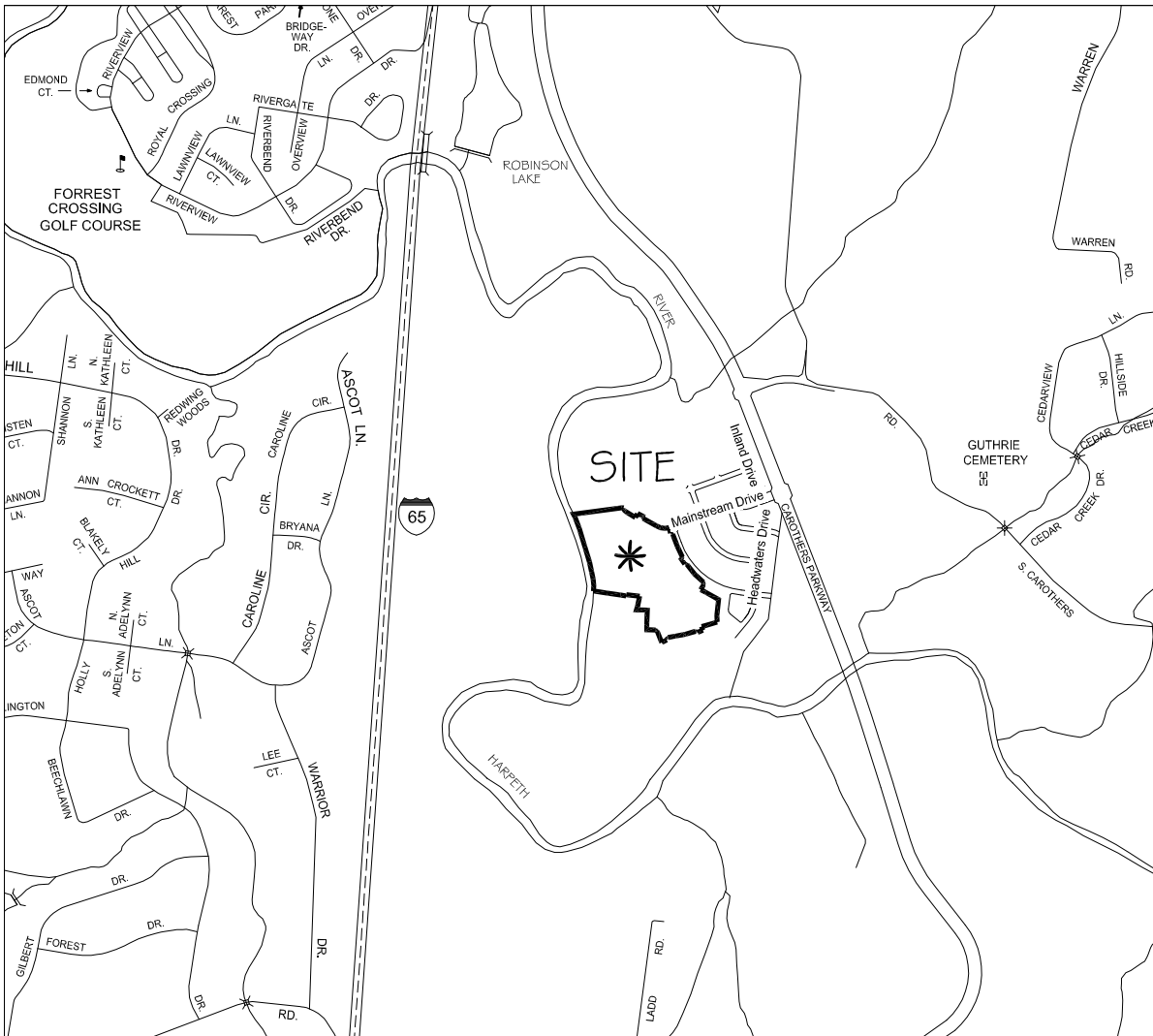
27. THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM/20 PSI IS AVAILABLE.

28. 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.

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

LOT TABLE		
LOT	SQUARE FEET	ACRES
51	11055	0.25
52	9530	0.22
53	9165	0.21
54	7875	0.18
55	9653	0.22
56	16237	0.37
57	12481	0.29
58	11510	0.26
59	10273	0.24
60	10541	0.24
61	7065	0.16
62	7013	0.16
63	7013	0.16
64	7013	0.16
71	8366	0.19
72	9959	0.23
73	8358	0.19
74	8852	0.20
75	10380	0.24
76	13334	0.31
77	15054	0.35
78	14676	0.34
79	17386	0.40
80	14406	0.33
81	10164	0.23
82	8045	0.18
83	8606	0.20
84	9008	0.21

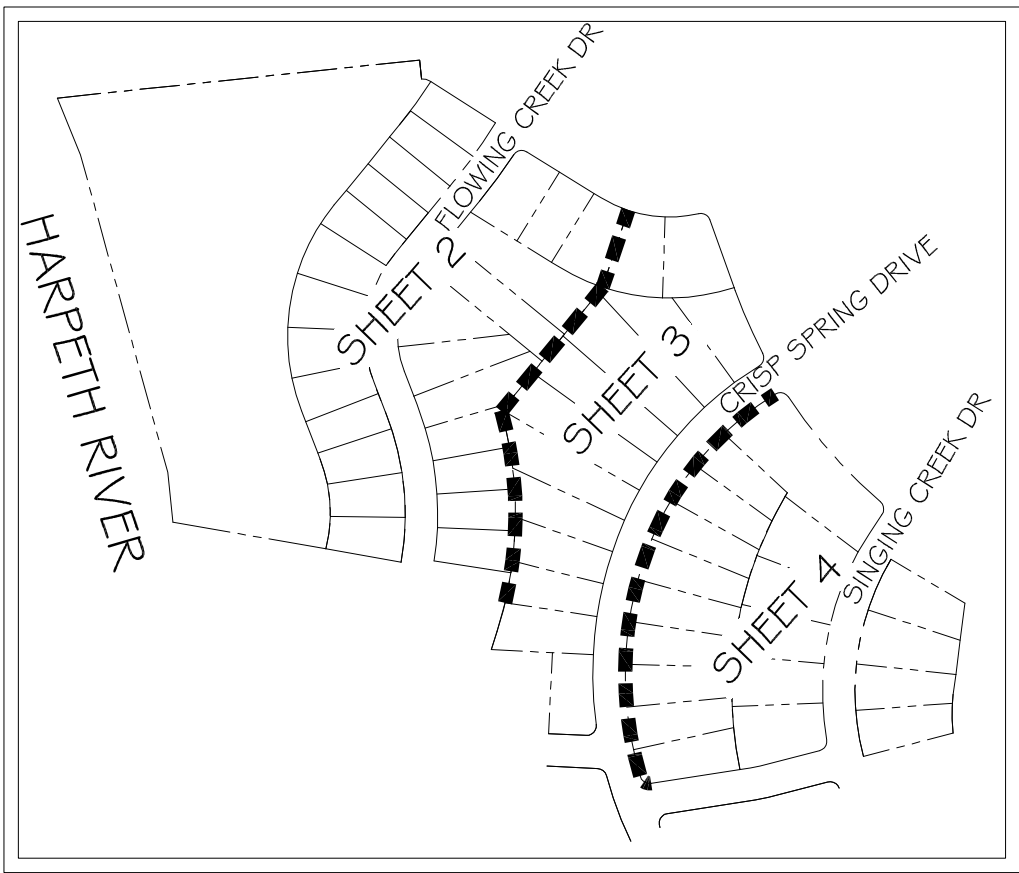
LOT TABLE		
LOT	SQUARE FEET	ACRES
85	9232	0.21
86	9335	0.21
87	9348	0.21
88	9270	0.21
89	9100	0.21
90	9339	0.21
91	11930	0.27
92	9788	0.22
93	9788	0.22
94	9788	0.22
95	11321	0.26
96	10009	0.23
97	10577	0.24
98	8894	0.20
99	8619	0.20
289	6993	0.16
290	6960	0.16
291	7061	0.16
292	6593	0.15
293	7256	0.17
294	7711	0.18
295	8296	0.19
296	8296	0.19
297	6965	0.16
298	6360	0.15
299	6360	0.15
300	6593	0.15
301	8111	0.19



VICINITY MAP

N.T.S.

SHEET INDEX



STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH
FLOWING CREEK DRIVE	LOCAL	50'
MAINSTREAM DRIVE	LOCAL	50'
CRISP SPRING DRIVE	LOCAL	50'
SINGING CREEK DRIVE	LOCAL	50'
SPIDER LILLY LANE	LOCAL	50'
LEATHERWOOD DRIVE	LOCAL	50'

* WIDTH FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F.) / (MI)	AREA (S.F.)
FLOWING CREEK DRIVE	791.7' / 0.15	39,584
MAINSTREAM DRIVE	311.2' / 0.06	14,448
CRISP SPRING DRIVE	793.6' / 0.15	39,682
SINGING CREEK DRIVE	370.8' / 0.07	18,538
SPIDER LILLY LANE	339.4' / 0.06	14,651
LEATHERWOOD DRIVE	108.1' / 0.02	4,289

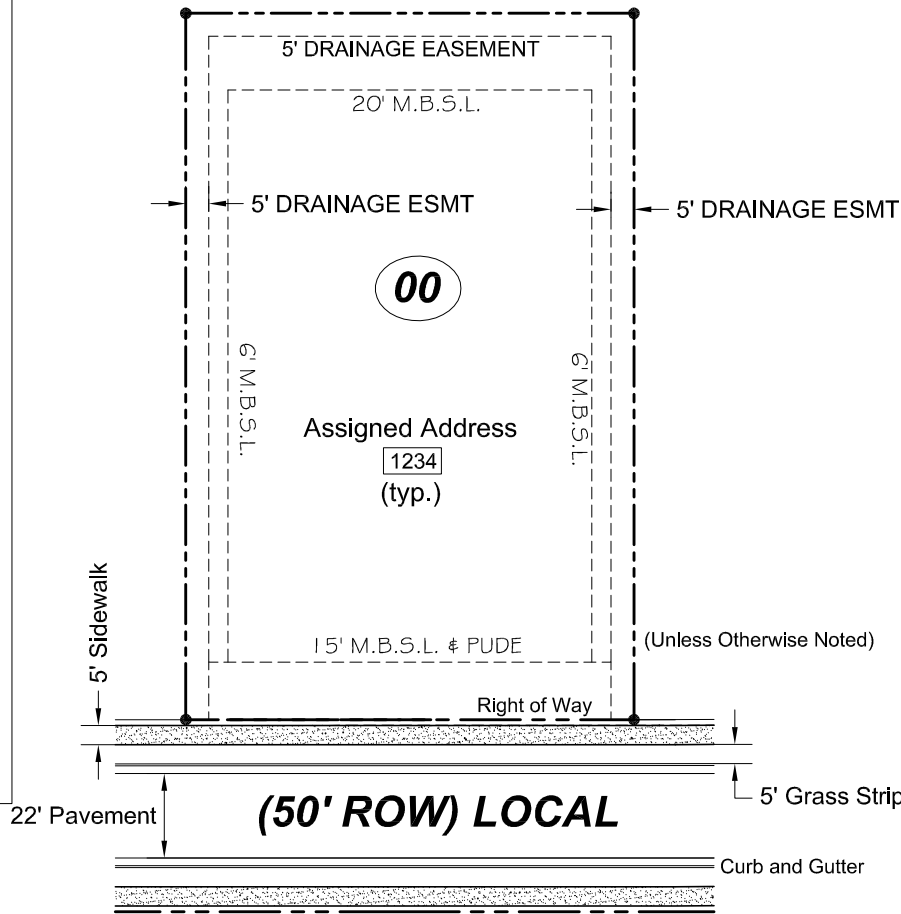
SITE CONTAINING 20.97 ACRES

TENNESSEE STATE PLANE
COORDINATE SYSTEM,



ZONE 5301, FIPSSZONE 4100,
NAD 83 DATUM

TYPICAL SINGLE FAMILY LOT
STANDARDS CHART



CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Milcrofton Water Utility District

Performed for:

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME,
STREET NAMES AND ADDRESSING

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

Williamson County Management Agency

Date

City of Franklin

Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Date: _____ Owner(s): _____

CERTIFICATE OF ACCURACY

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. The subdivision plat correctly represents a survey made and acknowledged by me on the 26th day of March, 2016.

Date: _____
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 4 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF THE APPROVAL
OR SURETY FOR COMPLETION OF ROADS

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

Date: _____
Williamson County Management Agency

Date: _____
City of Franklin

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____
Secretary, Planning Commission

COF PROJECT #6691

FINAL PLAT
WATER'S EDGE
SECTION 4

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED _____, 2018
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

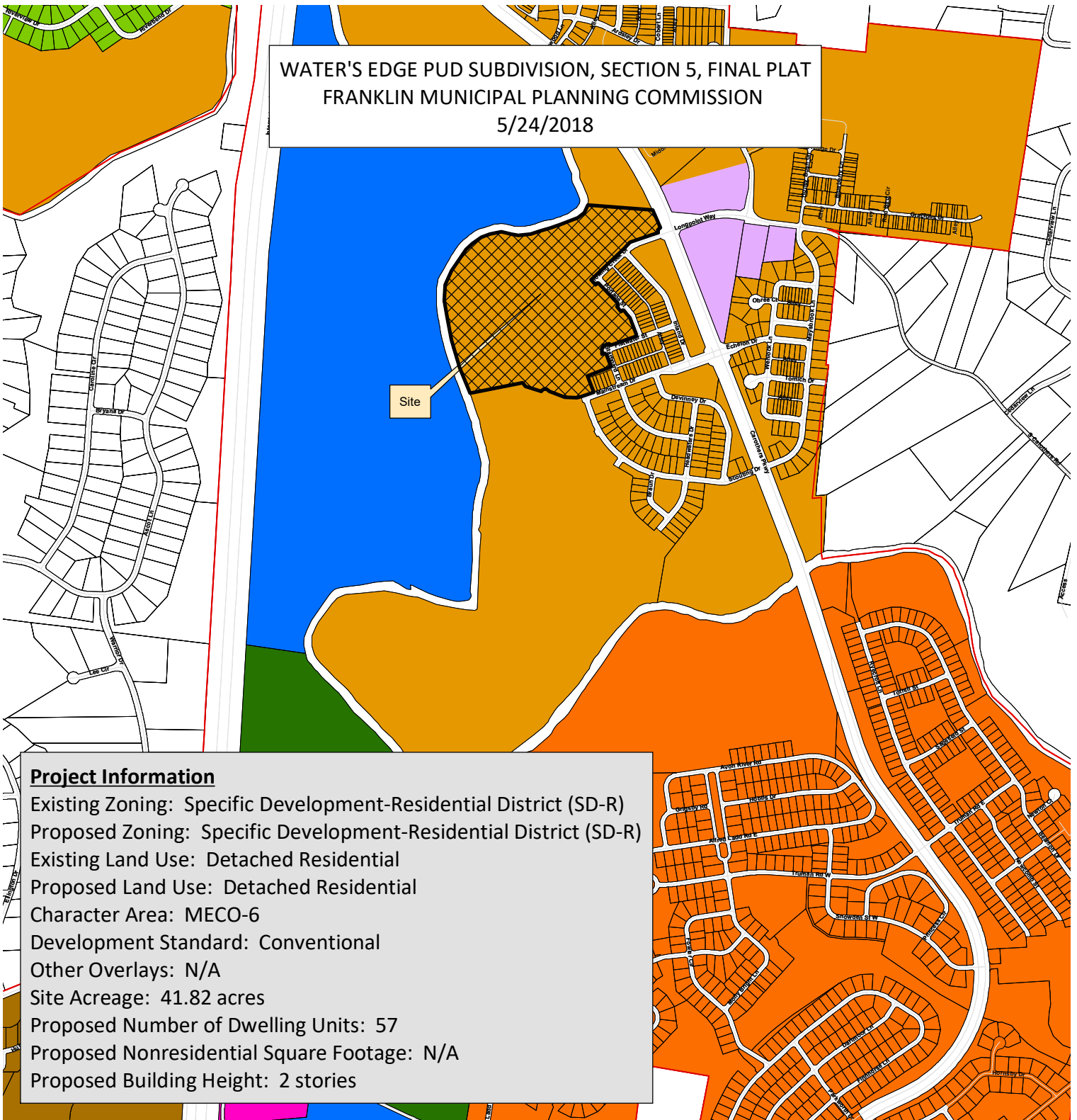
JAMES TERRY & ASSOCIATES

REV: 5-1-2018
DATE: 3-20-2018
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 1 OF 4

WATER'S EDGE PUD SUBDIVISION, SECTION 5, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/24/2018



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



0 250 500 1,000 1,500 2,000
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

7. Addressing

lori.jarosz@franklintn.gov Lots 364 - 375, are these lots to be addressed to Starboard Lane or Laughing Brook? The site plan shows the street name is Starboard Lane. If it is Laughing Brook, addresses for this street will need to be re-done.

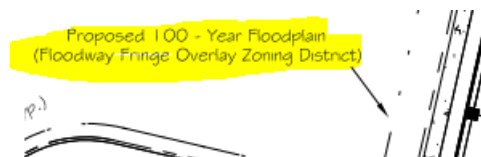
Engineering - Final Plat Checklist

General Issues

19. LOMR / BZA Flood Line

joe.marlo@franklintn.gov Comment partially addressed.

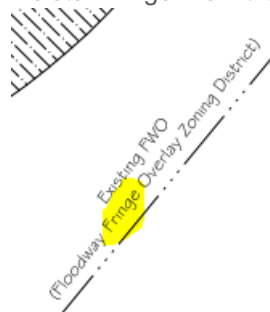
Applicant to remove the "Proposed 100 - Year Floodplain" and reference the LOMR / BZA decision revising the 100-year Floodplain (FFO) on the Final Plat on Sheet 3 of 4.



35. Floodway

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

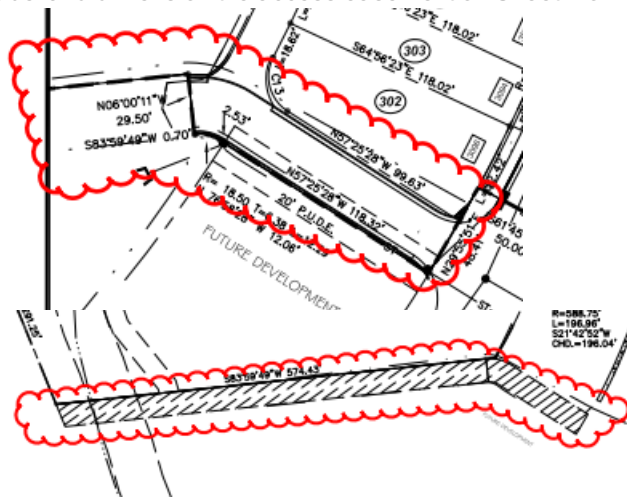
Delete "Fringe" from the FWO label.



36. Easement

joe.marlo@franklin.tn.gov The following is a newcomment based on new information shown.

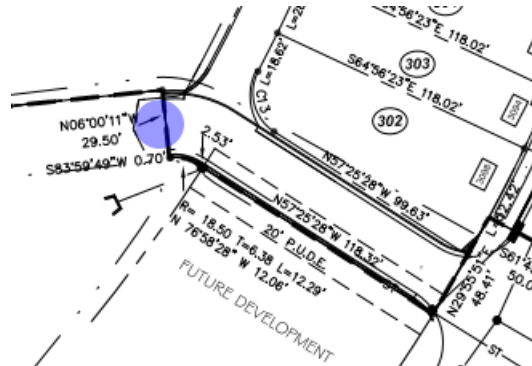
Applicant to show, label, and dimension the access easement on Sheet 3 of 4, and label and dimension the access easement on Sheet 4 of 4.



37. C. Final Plat

joe.marlo@franklin.tn.gov The following is a newcomment that was overlooked on the initial review.

Applicant shall show a sign stating, "Street to be extended by authority of the City of Franklin" at the end of Mainstream Drive.



Performance Agreement and Surety

General Issues

11. Engineering Sureties

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

Any unposted sureties associated with this development from site plan [COF# 6517 \(Waters Edge PUD Subdivision, Site Plan, Section 5\)](#) shall be transferred to this final plat as a condition of approval.

Zoning

General Issues

29. FFO

shanna.mccoy@franklin.tn.gov comment to remain open: The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.
[Edited By Amy Diaz-Barriga]

30. FFO

shanna.mccoy@franklin.tn.gov comment to remain open: Please reference the LOMR-F case number and approval date on the final relocated FFO/floodplain boundary.
[Edited By Amy Diaz-Barriga]

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR WATER'S EDGE PUD SUBDIVISION, SECTION 5 WHICH CONTAINS 57 RESIDENTIAL LOTS WITH NEW RIGHT OF WAY DEDICATION.

2) EXISTING ZONING SD-R 2.02 (SPECIFIC DEVELOPMENT – RESIDENTIAL
MECO-6 CHARACTER OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD

3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.

5. STREET ADDRESS ARE SHOWN THUS [XXX]

6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TN. 37179
CONTACT: ANDRE JAECKLE
TELEPHONE: (973) 641-1953
EMAIL: _____

8. SURVEYOR: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE – SUITE "R"
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 490-6920
EMAIL: GREG.JTA@COMCAST.NET

9. ○ IRON ROD (FOUND)

10. ● IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. 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 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.

13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUN-DATION, ZONED "AE", AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C02146, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22ND, 2016.

14. 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.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.C.

16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.

18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBDIVIDER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TENNESSEE 37179
CONTACT: ANDRE JAECKLE
TELEPHONE: (973) 641-1953
EMAIL: _____

19. THERE SHALL BE A MINIMUM OF 10- FEET BETWEEN SINGLE FAMILY HOMES.

20. 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, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. WITHIN THE EASEMENTS AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTING OR OTHER 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, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. 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, CONCRETE, STEPS OR OTHER STRUCTURES, ETC. REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

21. REAR YARD FENCES ON LOTS 339, 340, 322 AND 358 SHALL NOT BE LOCATED SO THAT THEY COMPROMISE SAFETY BY BLOCKING THE VISIBILITY AT THE ASSOCIATED INTERSECTIONS.

22. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

23. 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.

24. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

25. A LETTER OF AWARENESS RECORDED IN BOOK 6755, PAGE 358, WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE, IS TO PROVIDE NOTIFICATION TO WATERS EDGE RESIDENTS OF THE FUTURE COF WASTEWATER TREATMENT PLANT AND CITY PARK TO BE ADJACENT TO THE WATERS EDGE DEVELOPMENT.

26. 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.

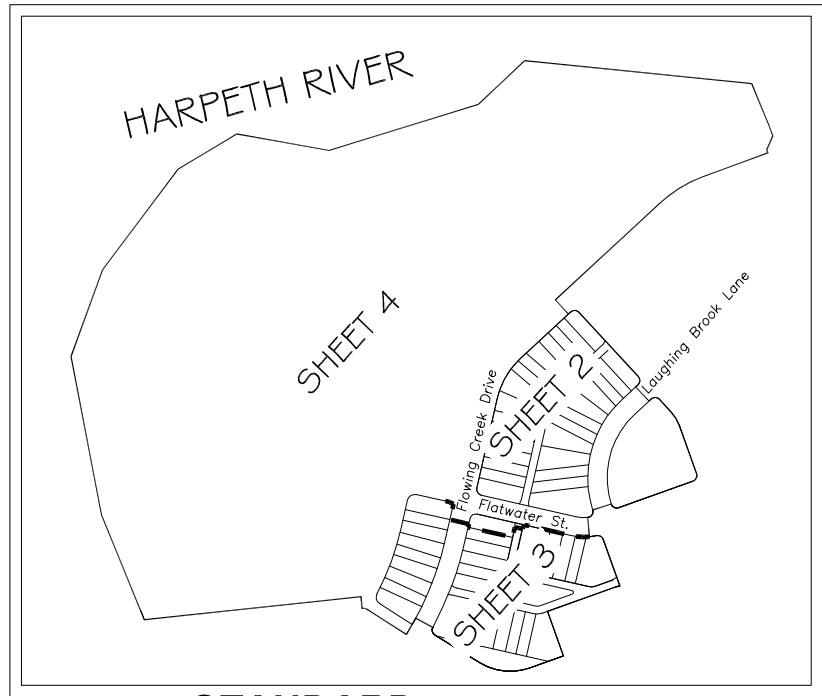
27. THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM/20 PSI IS AVAILABLE.

28. 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.

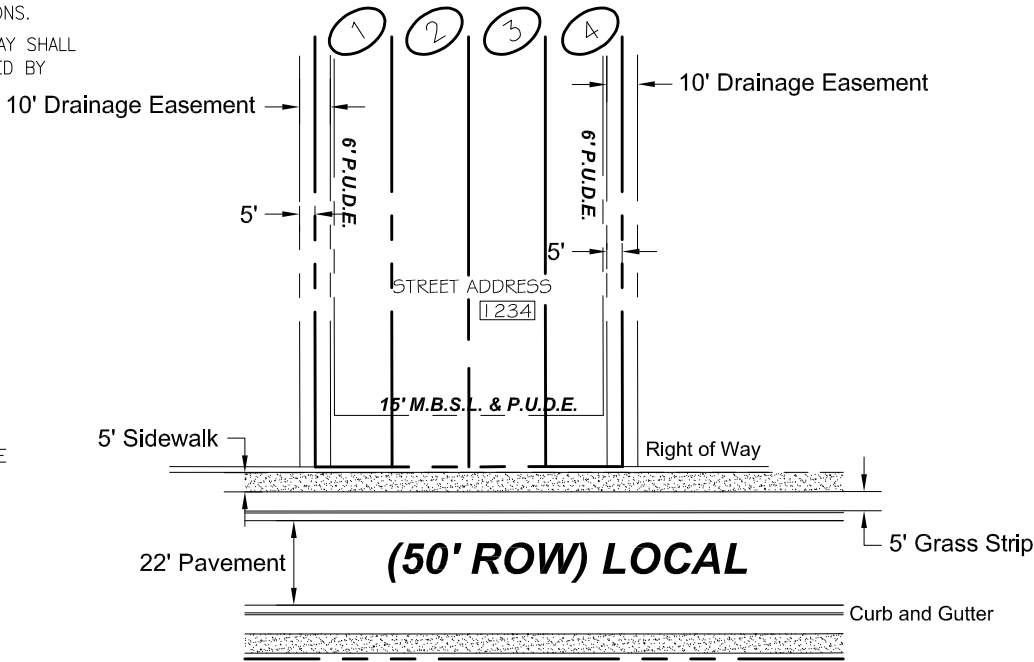
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OPEN SPACE LOTS		
LOT	SQUARE FEET	ACRES
501	1402554	32.20
502	42643	0.98
503	8979	0.21
507	7412	0.17

SHEET INDEX

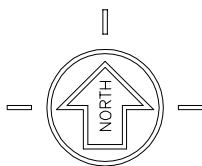


STANDARD LOT DETAIL (TYPICAL RESIDENTIAL)



TOTAL AREA TO BE SUBDIVIDED: 41.82 ACRES

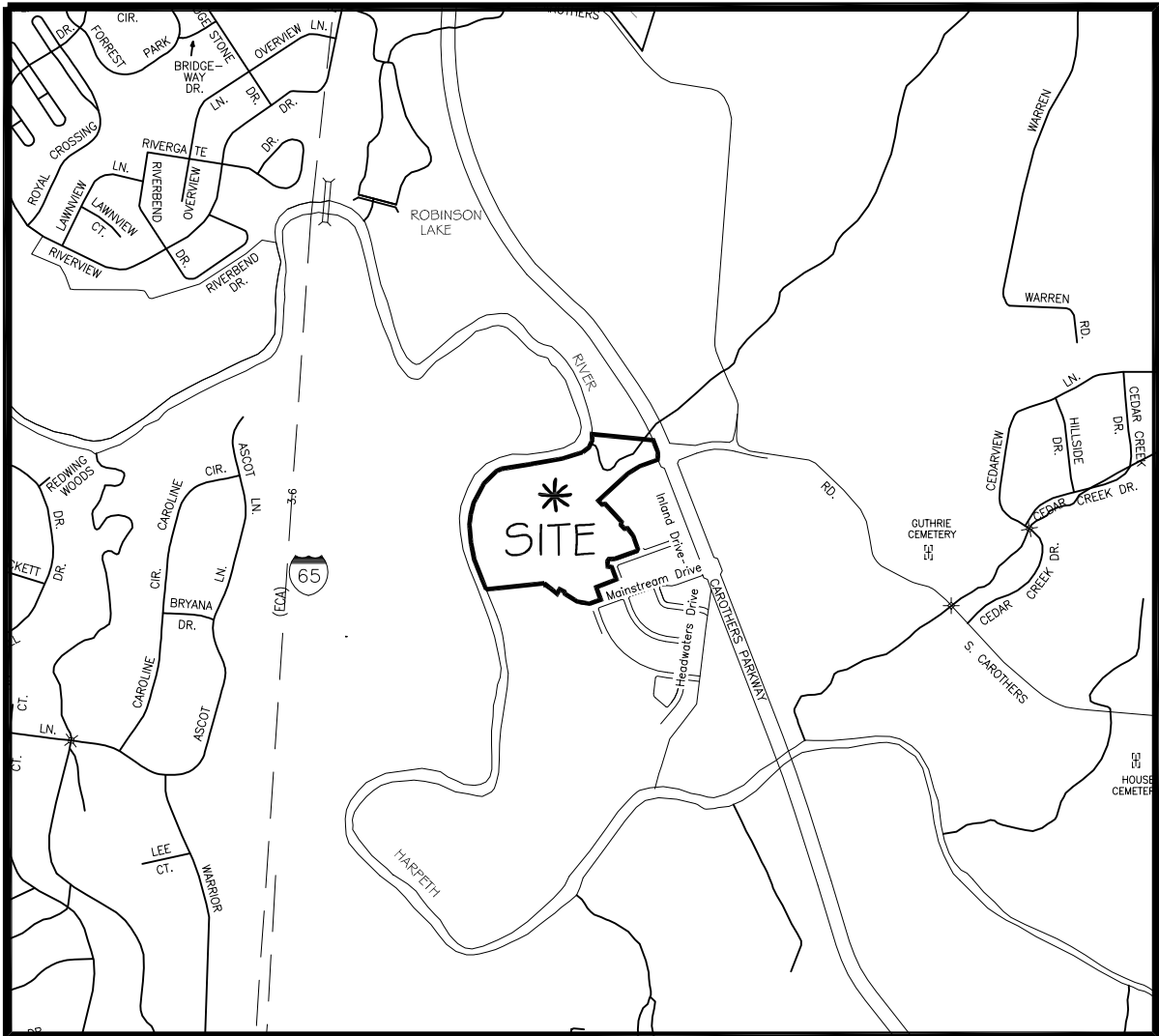
TENNESSEE STATE PLANE COORDINATE SYSTEM,



ZONE 5301, FIPSZONE 4100, NAD 83 DATUM

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F) / (MI)	AREA (S.F.)
FLOWING CREEK DRIVE	914.2' / 0.17	45,707
FLATWATER STREET	328.9' / 0.06	16,445
LAUGHING BROOK LANE	330.8' / 0.06	16,542

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH
FLOWING CREEK DRIVE	LOCAL	50'
FLATWATER STREET	LOCAL	50'
LAUGHING BROOK LANE	LOCAL	50'



VICINITY MAP

N.T.S.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C13	29.67	20.00	84°59'57"	S14°55'29"E	27.02
C14	31.42	20.00	90°00'00"	S57°46'47"W	28.28
C15	11.43	24.00	27°16'47"	N63°34'50"W	11.32
C16	22.66	15.00	86°33'46"	S15°01'57"E	20.57
C17	26.26	15.00	100°18'12"	S81°56'07"E	23.03
C18	23.56	15.00	90°00'00"	S57°46'47"W	21.21
C19	11.43	24.00	27°17'52"	N00°51'04"W	11.33
C20	42.41	27.00	90°00'00"	N57°46'47"E	38.18
C21	14.35	24.00	34°16'01"	S60°05'12"E	14.14
C22	7.22	24.00	17°13'43"	N85°50'04"W	7.19
C23	25.52	45.00	32°29'21"	N86°32'07"E	25.18
C24	23.17	15.00	88°29'40"	N77°34'38"W	20.93
C25	215.68	775.00	15°56'44"	S16°11'37"W	214.99
C26	22.63	15.00	86°26'24"	N06°03'20"W	20.54
C27	315.19	400.00	45°08'50"	S65°26'30"W	307.10
C28	13.28	230.00	3°18'27"	S67°17'24"W	13.28
C29	281.98	325.00	49°42'43"	S25°50'57"E	273.22
C30	11.43	24.00	27°16'47"	S26°25'10"W	11.32
C31	42.41	27.00	90°00'00"	S32°13'13"E	38.18
C32	16.44	29.00	32°29'21"	N86°32'07"E	16.22
C33	21.60	15.00	82°31'15"	N60°58'11"W	19.78
C34	44.03	28.00	90°05'40"	S57°43'57"W	39.63
C35	7.85	5.00	90°00'00"	N32°13'13"W	7.07
C36	7.85	5.00	90°00'00"	S57°46'47"W	7.07
C37	15.45	6.00	147°30'39"	N03°27'53"W	11.52
C38	14.74	26.00	32°29'21"	N86°32'07"E	14.55
C39	43.94	28.00	89°54'20"	S32°16'03"E	39.57
C40	23.56	15.00	90°00'00"	S32°13'13"E	21.21
C41	31.41	100.00	17°59'55"	S86°13'10"E	31.28
C43	26.79	15.00	102°19'00"	N33°37'22"E	23.37
C44	23.56	15.00	89°59'57"	N02°14'53"E	21.21
C46	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C47	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C48	23.56	15.00	90°00'00"	N25°17'27"E	21.21
C51	24.15	15.00	92°15'51"	S63°34'38"E	21.63
C52	24.12	50.00	27°38'13"	S26°35'54"W	23.88
C53	33.76	70.00	27°38'13"	S26°35'54"W	33.44
C54	11.43	24.00	27°16'47"	N33°36'31"E	11.32
C55	11.43	24.00	27°16'47"	S60°53'17"W	11.32
C56	11.43	24.00	27°16'48"	N26°25'10"E	11.32
C57	11.43	24.00	27°16'48"	S00°51'36"E	11.32

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) water systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____

Milcrofton Water Utility District

LOT TABLE

LOT	SQUARE FEET	ACRES
302	5200	0.12
303	3304	0.08
304	4119	0.09
305	4254	0.10
306	3304	0.08
307	4115	0.09
308	4055	0.09
309	3304	0.08
310	5134	0.12
311	5026	0.12
312	3304	0.08
313	3304	0.08
314	3894	0.09
315	3894	0.09
316	3304	0.08
317	3304	0.08
318	4943	0.11
319	5591	0.13
320	3538	0.08
321	3482	0.08
359	4536	0.10
360	3895	0.09
361	3304	0.08
362	3304	0.08
363	4436	0.10
364	4436	0.10
365	3304	0.08
366	3311	0.08
367	4930	0.11
368	5137	0.12
369	3709	0.09
370	3784	0.09
371	3784	0.14
372	6077	0.14
373	3907	0.09
374	4077	0.09
375	9324	0.21
376	9341	0.21
377	3367	0.08
378	3895	0.09
379	3894	0.09
380	3304	0.08
381	4884	0.11
382	4436	0.10
383	3304	0.08
384	3896	0.09
385	3924	0.09
386	3382	0.08
387	4580	0.11
388	7268	0.17
390	3136	0.07
391	3696	0.08
392	3696	0.08
393	3136	0.07
394	3137	0.07
395	7661	0.18

LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ⊙ Utility Pole
- Proposed Catch Basin
- W- Water Line
- SA- Sanitary Sewer Line
- SF- Storm Sewer Line

Performed for:



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency

Date

City of Franklin

Date

CERTIFICATE OF OWNERSHIP

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Date: _____

Owner(s):

CERTIFICATE OF ACCURACY

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 the supervision of the 26th day of March, 2018.

Date: _____

JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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Date: _____

Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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Date: _____

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

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date: _____

Williamson County Management Agency

Date: _____

City of Franklin

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____

Secretary, Planning Commission

COF PROJECT #6692

FINAL PLAT

WATER'S EDGE SECTION 5

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE



SCALE: 1"=50'

RECORD

RECORDED

, 2018

IN BOOK

, PAGE

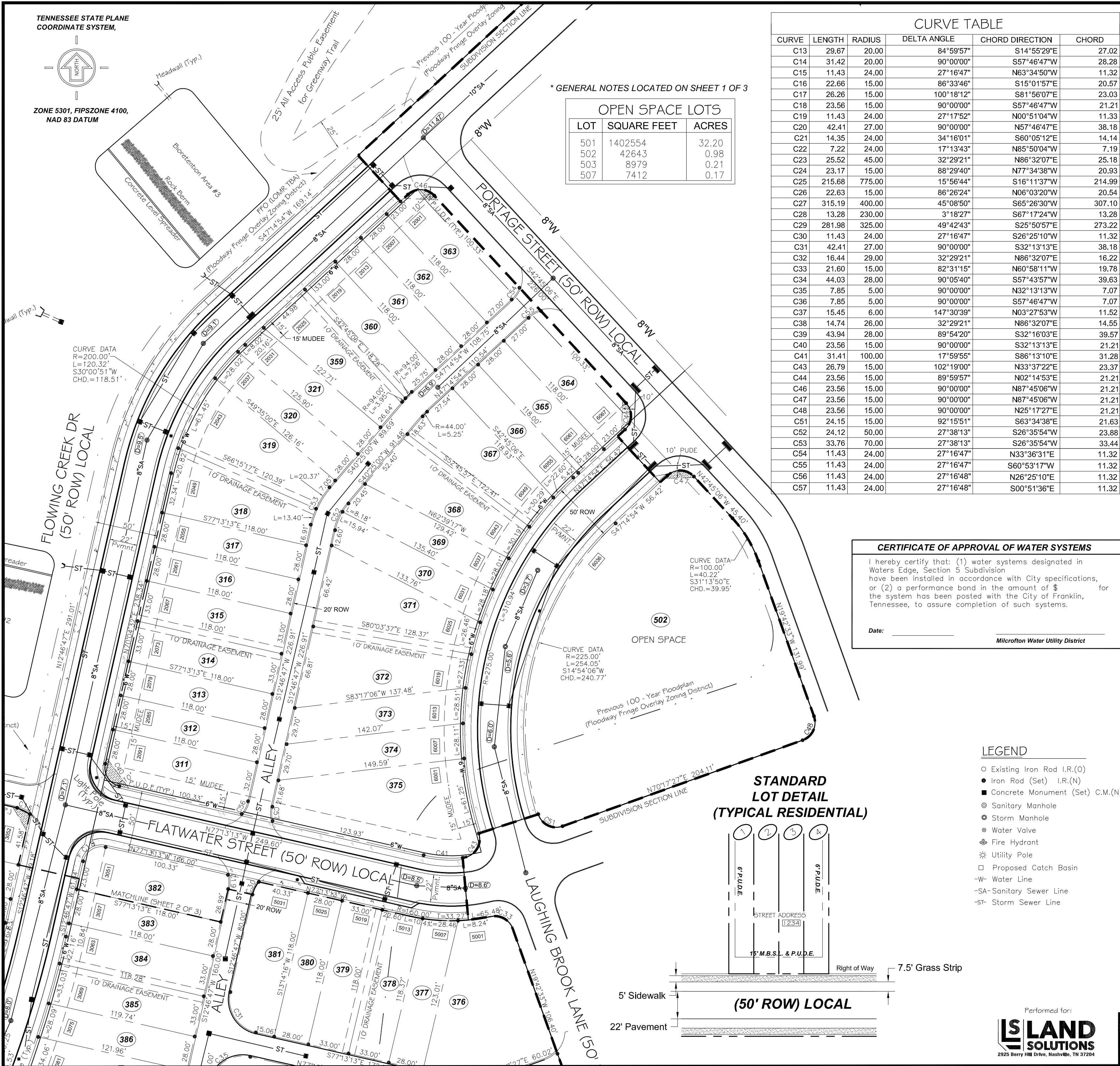
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

DATE: 3-20-2018
REV. 5-1-2018
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 1 OF 4



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C13	29.67	20.00	84°59'57"	S14°55'29"E	27.02
C14	31.42	20.00	90°00'00"	S57°46'47"W	28.28
C15	11.43	24.00	27°16'47"	N63°34'50"W	11.32
C16	22.66	15.00	86°33'46"	S15°01'57"E	20.57
C17	26.26	15.00	100°18'12"	S81°56'07"E	23.03
C18	23.56	15.00	90°00'00"	S57°46'47"W	21.21
C19	11.43	24.00	27°17'52"	N00°51'04"W	11.33
C20	42.41	27.00	90°00'00"	N57°46'47"E	38.18
C21	14.35	24.00	34°16'01"	S60°05'12"E	14.14
C22	7.22	24.00	17°13'43"	N85°50'04"W	7.19
C23	25.52	45.00	32°29'21"	N86°32'07"E	25.18
C24	23.17	15.00	88°29'40"	N77°34'38"W	20.93
C25	215.68	775.00	15°56'44"	S16°11'37"W	214.99
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C27	315.19	400.00	45°08'50"	S65°26'30"W	307.10
C28	13.28	230.00	3°18'27"	S67°17'24"W	13.28
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C33	21.60	15.00	82°31'15"	N60°58'11"W	19.78
C34	44.03	28.00	90°05'40"	S57°43'57"W	39.63
C35	7.85	5.00	90°00'00"	N32°13'13"W	7.07
C36	7.85	5.00	90°00'00"	S57°46'47"W	7.07
C37	15.45	6.00	147°30'39"	N03°27'53"W	11.52
C38	14.74	26.00	32°29'21"	N86°32'07"E	14.55
C39	43.94	28.00	89°54'20"	S32°16'03"E	39.57
C40	23.56	15.00	90°00'00"	S32°13'13"E	21.21
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C52	24.12	50.00	27°38'13"	S26°35'54"W	23.88
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C55	11.43	24.00	27°16'47"	S60°53'17"W	11.32
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I hereby certify that: (1) water systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____

Milcrofton Water Utility District

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency

Date

City of Franklin

Date

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Director, Streets Department
City of Franklin, Tennessee

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Date: _____

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

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date: _____

Williamson County Management Agency

Date: _____

City of Franklin

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

Date: _____

Secretary, Planning Commission

COF PROJECT #6692

FINAL PLAT

WATER'S EDGE

SECTION 5

SOUTH CAROTHERS ROAD

FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED _____, 2018

IN BOOK _____, PAGE _____

OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

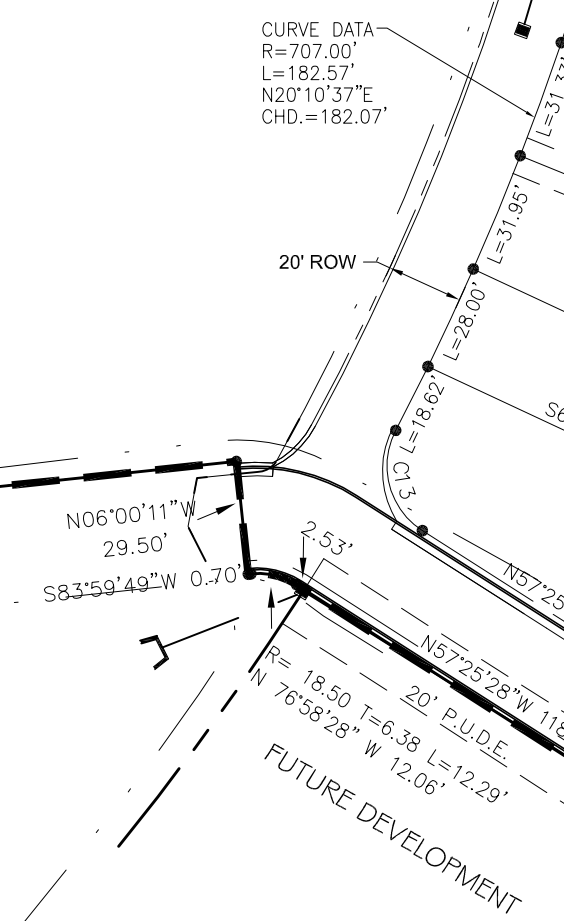
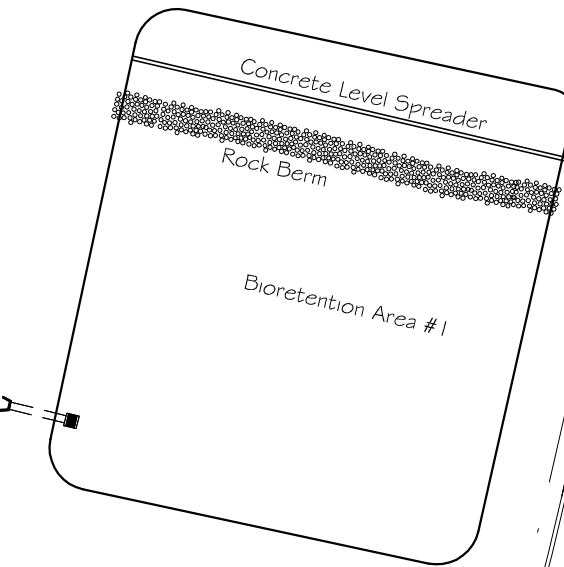
JAMES TERRY & ASSOCIATES

DATE: 3-20-2018
REV. 5-1-2018
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 2 OF 4

* GENERAL NOTES LOCATED ON SHEET 1 OF 3

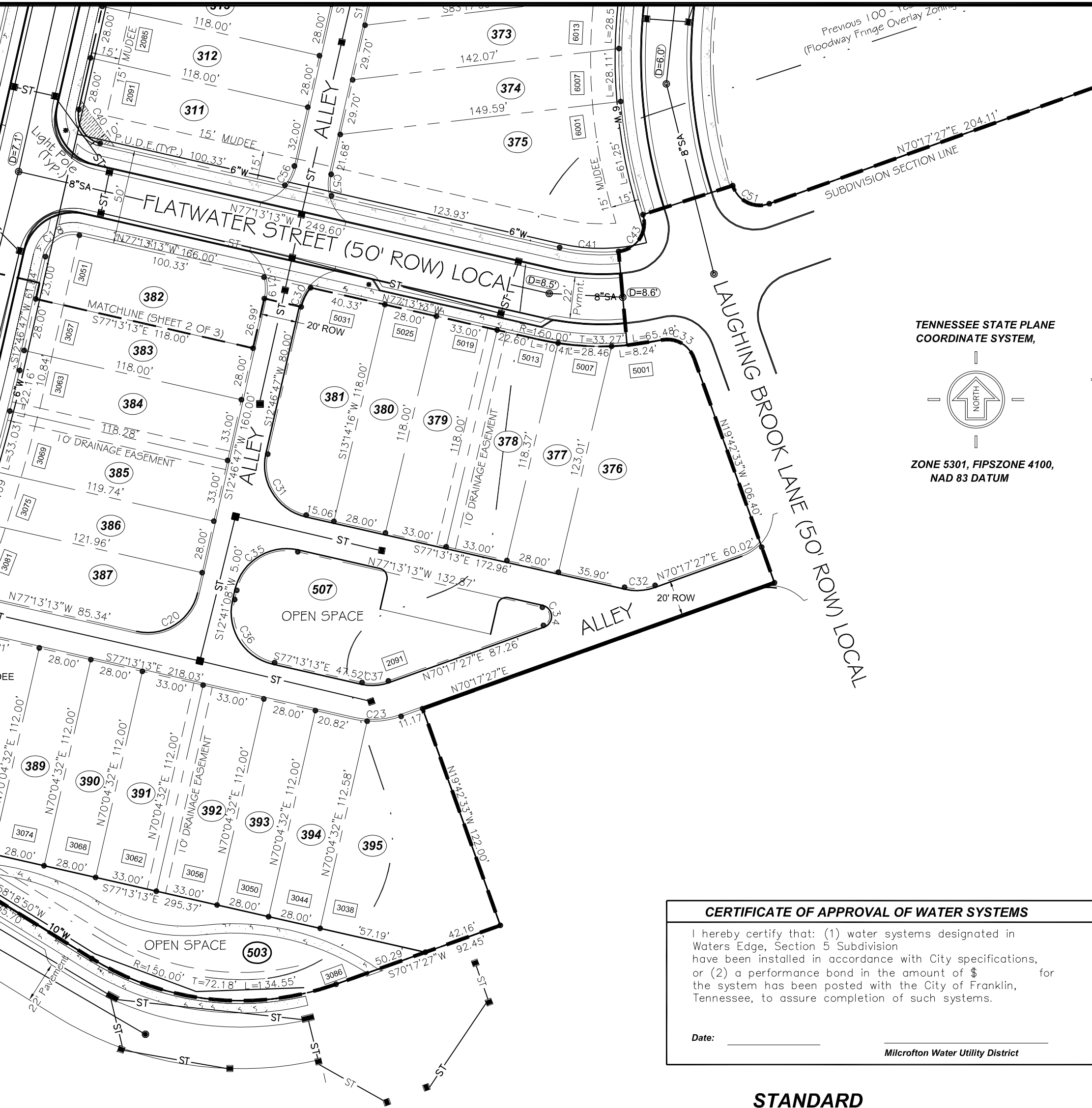


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C36	7.85	5.00	90°00'00"	S57°46'47"W	7.07
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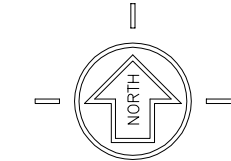
OPEN SPACE LOTS		
LOT	SQUARE FEET	ACRES
501	1402554	32.20
502	42643	0.98
503	8979	0.21
507	7412	0.17

LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ✱ Utility Pole
- Proposed Catch Basin
- W- Water Line
- SA- Sanitary Sewer Line
- ST- Storm Sewer Line



TENNESSEE STATE PLANE
COORDINATE SYSTEM,



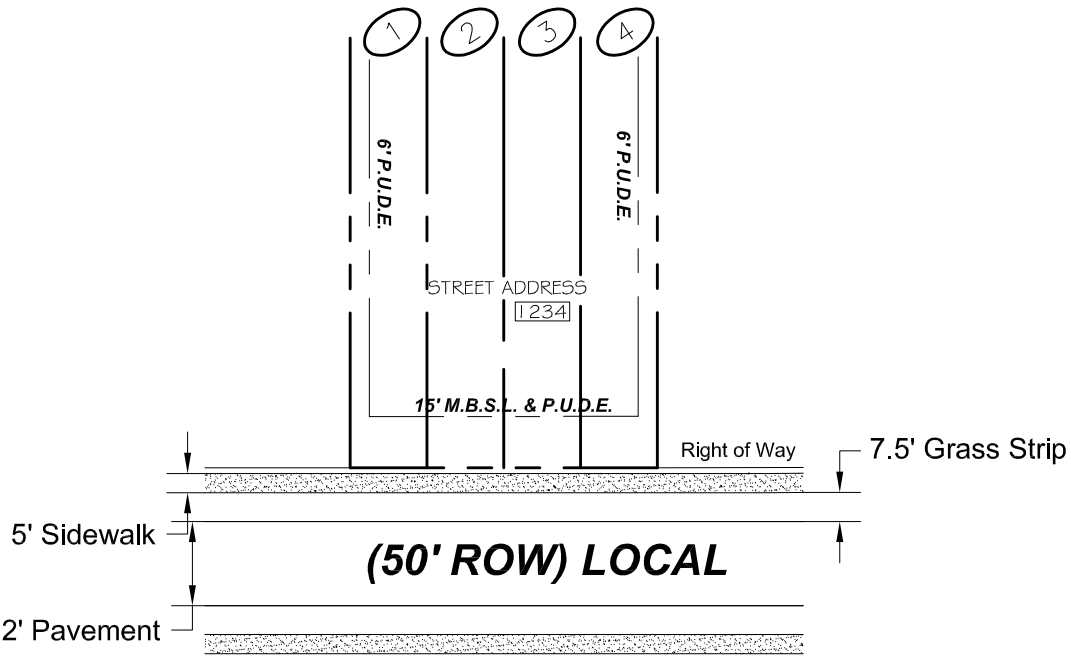
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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Date: _____
Milcrofton Water Utility District

STANDARD LOT DETAIL (TYPICAL RESIDENTIAL)



Performed for:
LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency Date
City of Franklin Date

CERTIFICATE OF OWNERSHIP

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City of Franklin, Tennessee

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Date: _____ Director of Water Management Dept.
City of Franklin, Tennessee.

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

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Date: _____ City of Franklin

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Date: _____ Secretary, Planning Commission

COF PROJECT #6692

FINAL PLAT WATER'S EDGE SECTION 5

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

RECORD

RECORDED _____, 2018
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

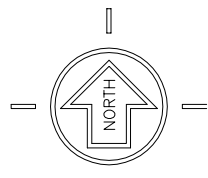
DATE: 3-20-2018
REV. 5-1-2018
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

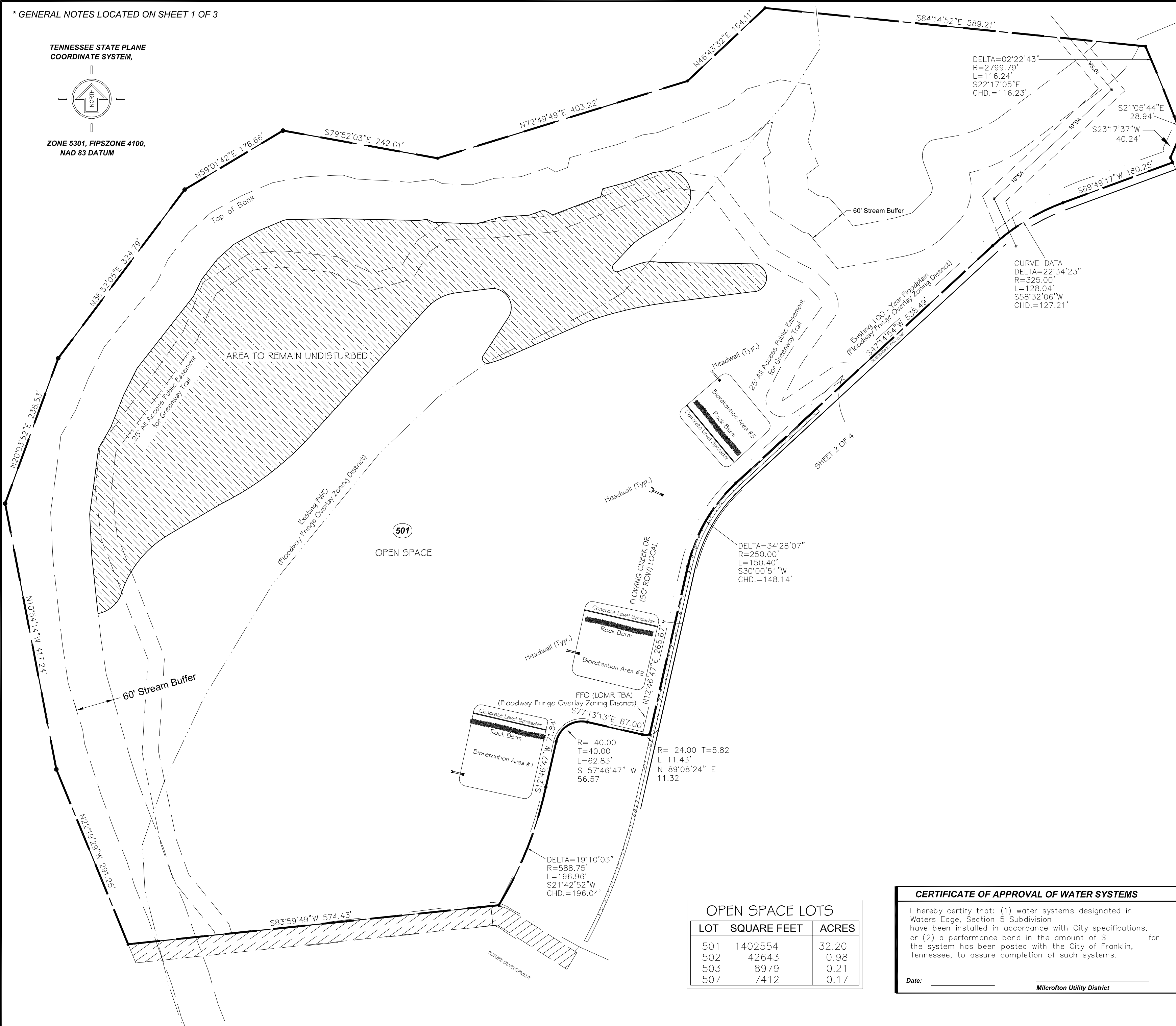
SHEET 3 OF 4

* GENERAL NOTES LOCATED ON SHEET 1 OF 3

TENNESSEE STATE PLANE
COORDINATE SYSTEM,



ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM



OPEN SPACE LOTS		
LOT	SQUARE FEET	ACRES
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Date: _____
Microclon Utility District



Performed for:

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency Date

City of Franklin Date

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book , Page , R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book , Page , R.O.W.C.

Date: _____ Owner(s): _____

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under the supervision of the 26th day of March, 2018.

Date: _____
JAMES G. TERRY, RLS TN 2287

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____
Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF THE APPROVAL
OR SURETY FOR COMPLETION OF ROADS

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

Date: _____
Williamson County Management Agency

Date: _____
City of Franklin

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: _____
Secretary, Planning Commission

COF PROJECT #6692
FINAL PLAT
WATER'S EDGE
SECTION 5

SOUTH CAROTHERS ROAD
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE



SCALE: 1"=100'

RECORD

RECORDED _____, 2018
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES

DATE: 3-20-2018
REV. 5-1-2018
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

SHEET 4 OF 4