



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 27, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 27, 2017, 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. [17-0349](#) Approval of the March 23, 2017 FMPC minutes.

Attachments: [March 23 2017 DRAFT FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [17-0323](#) Amelia Park PUD Subdivision, site plan, sections 2-6; accept the landscaping section 2 improvements, release the performance agreement and establish a maintenance agreement for one year; reduce and extend the performance agreement for landscaping section 3 improvements for six months; extend the performance agreement for landscaping section 4 improvements for one year; extend the performance agreement for landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)
3. [17-0324](#) Artesa PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0325](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [17-0326](#) Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); release the maintenance agreement for streets improvements. (CONSENT AGENDA)
6. [17-0327](#) Franklin First United Methodist Church PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

7. [17-0328](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
8. [17-0329](#) Galleria Commercial Complex Subdivision, site plan, lot 9, revision 1 (Town Place Suites); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
9. [17-0330](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)
10. [17-0331](#) Highlands at Ladd Park PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
11. [17-0332](#) Highlands at Ladd Park PUD Subdivision, site plan, section 12; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
12. [17-0333](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [17-0334](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
14. [17-0335](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
15. [17-0336](#) Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); accept the sidewalk and access improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for drainage improvements for eleven months. (CONSENT AGENDA)
16. [17-0337](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
17. [17-0338](#) Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
18. [17-0339](#) Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

19. [17-0311](#) Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Ordinance 2017-11 John B McEwen Addition Subd RZ 1226 Adams Map](#)
[2017-11 John B McEwen PUD 1226 Adams St RZ Ordinance](#)
[6395 1226 Adams Street Rezoning package](#)
20. [17-0313](#) PUBLIC HEARING: Consideration of Resolution 2017-21, To Be Entitled: "A Resolution Approving A Development Plan For The John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street." (04/27/17 FMPC 7-0, 5/9/17 WS)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Resolution 2017-21 John B McEwen Addition Subd DP 1226 Adams Map](#)
[1226 Adams DP Conditions of Approval_01](#)
[John B McEwen Development Plan package](#)
[Plan Layout and Elevations for John B McEwen Development Plan](#)
[2017-21 John B McEwen PUD 1226 Adams St DP Resolution_with Attachment](#)
21. [17-0312](#) Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane." (04/27/17 FMPC 7-0; 08-22-17 WS; 9/12/17 BOMA 1st Reading 8-0; 10/10/17 BOMA 2nd Reading 7-0) THIRD AND FINAL READING
- Sponsors:** Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner
- Attachments:** [Ordinance 2017-13 Shadow Green RZ Map](#)
[2017-13 Shadow Green Ordinance with Map.Law Approved 4](#)
[Shadow Green Rezoning package](#)

22. [17-0314](#) PUBLIC HEARING: Consideration Of Resolution 2017-20, To Be Entitled:
"A Resolution Approving A Development Plan For The Shadow Green
PUD Subdivision, For The Property Located At 1152 Hillview Lane."
(04/27/17 FMPC 7-0; 08-22-17 WS)

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

Attachments: [Resolution 2017-20 Shadow Green DP Map](#)
[2017-20 RES Shadow Green PUD with attachment.Law Approved 3](#)
[Conditions of Approval 02 AS AMENDED 08.11.2017](#)
[Shadow Green Development Plan package](#)
[elevations Shadow Green Development Plan package](#)
[Site Layout Shadow Green Development Plan](#)

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

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

Attachments: [2017-18 RES RiverbluffPUDSubdivision with Map.pdf](#)
[MAP_RiverbluffPUD.pdf](#)
[Riverbluff Conditions of Approval 01.pdf](#)
[COF 6382_12012_RiverBluff_PUD Dev Plan_REV 2_04_05_17.pdf](#)
[Elevations.pdf](#)

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

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_GatewayVillage_Lot136.pdf](#)
[GV_Conditions of Approval 01.pdf](#)
[Gateway Village Lot 136 Office Development Plans.pdf](#)
[LayoutSheet.pdf](#)
[Elevations.pdf](#)
[SiteSheet.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. [17-0342](#) Downs Boulevard Properties Subdivision, Site Plan, Lot 4, A 53,595 Square-Foot, Two-Story Commercial Building On 1.23 Acres, Located At 472 Downs Boulevard. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [MAPTempleFitnessSP.pdf](#)
 [Downs_Conditions of Approval_01.pdf](#)
 [6192 Temple Fitness Construction Plans.pdf](#)
 [Elevations.pdf](#)
26. [17-0350](#) The Standard At Cool Springs Subdivision, Final Plat, Revision 1, One Open Space Lot and One Residential Lot On 22.51 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments: [MAP_StandardAtCoolSprings.pdf](#)
 [Standard_Conditions of Approval_01.pdf](#)
 [3546118 STANDARD RESUB PLAT 2017 0406.pdf](#)
27. [17-0302](#) Tap Roots Hills PUD Subdivision, Final Plat, Section 3, 17 Single-Family Lots On 5.00 Acres, Located Near The Intersection Of Market Street And Clovercroft Road. (CONSENT AGENDA)
- Attachments: [MAP 6393 Tap Root Hills PUD Subd. FP, Sec 3](#)
 [Tap Root Hills, FP, Sec 3 Conditions of Approval_01](#)
 [Tap Root Hills, FP, Sec 3 Plat](#)
28. [17-0322](#) Williamson Square Subdivision, Final Plat, Section 1, Revision 5, Subdividing Lot 9 Into Two Lots, On 17.28 Acres, Located At 1127 Murfreesboro Road. (CONSENT AGENDA)
- Attachments: [MAP 6390 Williamson Square Sub, FP, Sec 1, Rev 5](#)
 [Williamson Sq FP, Sec 1, Rev 5 Conditions of Approval_01](#)
 [Williamson Square Resubdivision of Lot 9 Final Plat](#)

ZONING ORDINANCE TEXT AMENDMENTS

29. [17-0316](#) Consideration of Ordinance 2017-08, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings." (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [ORD 2017-08 Amend Chapter 5 Building Design and Standards Law Approve](#)

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, March 23, 2017

7:00 PM

Board Room

CALL TO ORDER

Present 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison

Absent 2 - Commissioner Gregory, and Commissioner Allen

MINUTES

1. Approval of the February 23, 2017 FMPC Minutes

Attachments: [Draft MeetingMinutes 2-23-2017](#)

Alderman Petersen moved, seconded by Commissioner Harrison to approve the February 23, 2017, Minutes as presented. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked for announcements from Staff. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Alderman Petersen requested that Item 9 be pulled from the consent agenda and placed on the regular agenda.

Chair Hathaway asked for any discussion. There was none.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve Items 2,3,4,5, and 13 on the Initial Consent Agenda.

The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Chairing: 0

Approval of the Consent Agenda

Chair Hathaway recused himself and passed the Chair to Vice-Chair Lindsey.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to approve Items 11,12, and 14 on the Secondary Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Recused: 1 - Chairperson Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. PUBLIC HEARING: Consideration of Ordinance 2017-06, To Be Entitled: "An Ordinance To Rezone 4.66 Acres From Specific Development Variety (33.4/35000/115) District To Specific Development Variety (33.4/35000/119) District For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street (Harpeth Square PUD Subdivision)."; (3/23/17 FMPC 6-0, 04/11/17 1ST BOMA Reading 8-0) SECOND OF THREE READINGS

Attachments: [ORD 2017-06HarpethSquarePUDRezoning with MapLaw Approved.pdf](#)
[REZONEMAP_HarpethSquarePUDSubdivision_Rezone.pdf](#)
[HarpethSquare Rezoning Revision 2-3.2.2017.pdf](#)

Chair Hathaway recused himself from Item 6 and passed the Chair to Vice-Chair Lindsey.

Ms. Amy Diaz- Barriga stated that Ordinance 2017-06 will add four (4) additional hotel units to the existing Harpeth Square PUD Subdivision. She stated that no changes are proposed to the approved building footprint on the associated development plan.

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

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

Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated he was available to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-06 be recommended to the Board of Mayor and Alderman for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Recused: 1 - Chairperson Hathaway

Chairing: 0

7. PULIC HEARING: Consideration of Resolution 2017-14, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision, With 5 Existing Modifications Of Development Standards For The Property Located Within The Block Of 1st Avenue, Bridge Street, 2nd Avenue North And East Main Street."; (3/23/17 FMPC 6-0, 04/11/17 WS)

Attachments: [MAP_HarpethSquarePUDSubdivision.pdf](#)
[2017-14 RES Harpeth Square PUD Subdivision Rev 2_with MapLaw Approved.pdf](#)
[6356 Harpeth Square DP Revision 2 Conditions of Approval_01 Layout_HarpethSquare.pdf](#)
[HarpethSquare_Arch.pdf](#)
[HarpethSquare DevelpPlan Rev2 3.2.2017.pdf](#)
[FULLSET_HarpethSquare DevelpPlan Rev2 3.2.2017.pdf](#)

Chair Hathaway recused himself from Item 7 and passed the Chair to Vice-Chair Lindsey.

Ms. Diaz-Barriga stated the applicant is adding four additional hotel units to the existing hotel entitlements. The applicant is accomplishing this without modifying the existing footprint of the hotel or changing the elevations of the hotel.

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

Vice-Chair Lindsey asked if the Modification of Standards was already approved. Ms. Diaz-Barriga confirmed that there were no changes being made.

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

Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated that he was available to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2017-14 be recommended to the Board of Mayor and Alderman for approval with conditions. The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Recused: 1 - Chairperson Hathaway

Chairing: 0

8. PUBLIC HEARING: Consideration Of Resolution 2017-09, To Be Entitled: "A Resolution Approving A Revised Development Plan For Simmons Ridge PUD Subdivision, With One (1) Modification of Standards (Backing onto City Streets) For The Property Located East Of Carothers Parkway And North Of South Carothers Road."; (3/23/17 FMPC 6-0, 04/11/17 WS).

Attachments: [MAP_SimmonsRidgeDevPlan.pdf](#)
[6339 Simmons Ridge DP rev 4 Conditions of Approval_03](#)
[2017-09 SimmonsRidgePUDSubdivisionRev4_with Map_Law](#)
[Approved\(2\).pdf](#)
[LAYOUT_SimmonsRidge.pdf](#)
[ARCH_SimmonsRidge.pdf](#)
[Simmons Ridge Dev Rev 4 Resubmittal Set 3.2.2017.pdf](#)

Vice-Chair Lindsey passed the chair to Chair Hathaway.

Commissioner Franks recused himself from Item 8.

Ms. Diaz-Barriga stated the Simmons Ridge Development Plan was originally approved by BOMA on November 23, 2010. This revision keeps the same number of units but adjusts the layout of the development to better preserve wetlands and a stream located on-site. Ms. Diaz-Barriga stated that an external access point along the northern property limits has also been relocated with this proposed revision, and a potential connection to Warren Road is being relocated to a more feasible location within the development. This proposed revision also adds a new housing type, an alley loaded single-family product, and adds a three-story option for the townhomes.

Ms. Diaz-Barriga stated there is a Modification of Standards (MOS-1: Backing onto public streets). With revision 2 of the Simmons Ridge PUD Subdivision Development Plan in 2012, a modification of standards was approved from Section 5.9.3 (4)(b) of the Zoning Ordinance to allow vehicles to back out of guest parking spaces proposed within this development onto City streets, with the condition that the off-street parking areas be set off from the traveled way by a rolled curb, be constructed of pervious pavers, and be maintained by the Homeowners Association. The application is requesting a revision to the condition that was placed on the originally-granted modification of standards to allow the parking spaces to be constructed of a pavement surface approved by the City Engineer, rather than strictly pervious pavers. The original intent of the pavers was to provide a parking surface that was distinguishable from the asphalt surfacing of the roadway.

Staff recommends approval of the revised Modification of Standards and favorable recommendation to the Board of Mayor and Aldermen with conditions of the PUD development plan.

Chairman Hathaway asked for citizen comments. There were none.

Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated that he was available for questions.

Chair Hathaway stated they would start with the main motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend approval to the Board of Mayor and Aldermen with Staff conditions.

Chair Hathaway stated the Modification of Standards would be addressed. The Modification of Standards would allow the parking spaces to be constructed of a pavement surface approved by the City Engineer, rather than strictly pervious pavers. Chair Hathaway asked if there was an amendment to that motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the revision to the Modification of Standards.

Alderman Petersen stated that she did not have an objection changing the pavers because they did not work as well as other materials. Alderman Petersen stated she was concerned about citizens backing out of parking spaces onto city streets.

Chairman Hathaway stated the vote on the amendment would take place first.

The amendment to the Modification of Standards was approved by a vote of 6 to 0, with one abstention.

Alderman Petersen asked why "backing out" parking spaces would be allowed here.

Mr. Gamble stated that the design changes had been made and the number of perpendicular spaces had been greatly reduced.

Alderman Petersen stated that she did not think it was ever a good idea have parking spaces that required the driver to back out.

Commissioner Orr stated that this only concerned the subdivision streets. Alderman Petersen stated she would still not want anyone to have to back out in her own neighborhood.

Emily Hunter, Director of Planning and Sustainability, stated the Zoning Ordinance does not allow it, and that a Modification of Standards request was required originally. Any future request for this type of parking space would require a Modification of Standards.

Chair Hathaway stated they were back to the main motion as amended. The motion carried by a vote of 6 to 0, with one abstention.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2017-09, including one Modification of Standard (MOS 1: 6-0) be recommended to the Board of Mayor and Alderman for approval. The motion carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Orr, and Commissioner Harrison

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Recused: 1 - Commissioner Franks

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. 382 Natchez Street Subdivision, Final Plat, Recording Easements
Associated With Properties Located At 370, 382, And 402 Natchez Street.
(CONSENT AGENDA)

Attachments: [MAP_382NatchezStreet.pdf](#)
[382NatchezSt-FinalPlat.pdf](#)

Alderman Petersen requested that Item 9 be pulled from the consent agenda and placed on the regular agenda.

Ms. Diaz-Barriga stated this plat is recording a utility, access, and parking agreement for the property located at 382 Natchez Street. A site plan was approved administratively for 370 Natchez street in February of 2017. The parking easement/agreement covers the parcels located at 370, 402, and 382 Natchez Street.

Staff recommends approval of this Final Plat.

Chair Hathaway asked for citizen comments. There were none.

The Applicant was not present.

Alderman Petersen stated that there was a shared parking agreement between parcels.

Ms. Diaz-Barriga concurred.

Alderman Petersen said this was a concern to tell how this would work. Ms. Diaz-Barriga said there was a site plan proposed that lays out how the parking will be assigned. This was recording the easements to allow the shared driveways.

Chair Hathaway asked for a motion. Commissioner Harrison moved, seconded by Commissioner Lindsey. The motion carried unanimously (7-0).

Commissioner Harrison moved, seconded by Commissioner Lindsey that Item 9 be approved. The vote was carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Chairing: 0

10. Avondale Cottages PUD Subdivision, Site Plan, 40 Residential Units And 5 Open Space Lots On 5.31 Acres, with 1 Design Modification (Street Facing Garages), Located South Of Avondale Drive And East Of Columbia Avenue.

Attachments: [6303 Avondale Cottages PUD Subd, SP, Map](#)
[6303 Avondale SP Conditions of Approval 01](#)
[Avondale Site Plan Resubmittal Architecture](#)
[Avondale Site Plan Resubmittal Site Plan Only](#)
[IMG 3577](#)
[IMG 3578](#)
[IMG 3579](#)
[IMG 3580](#)

Chair Hathaway recused himself from Item 10 and passed the Chair to Vice-Chair Lindsey.

Mr. Brad Baumgartner stated this Site plan is for 40 residential units (1 single-family unit, 14 two-family/duplex units, and 25 townhomes) on a 5.31 acre site. The site plan is consistent with the Development Plan that was approved by BOMA on October 11, 2016. The applicant is requesting one design modification regarding garage orientation on some of the duplex units.

Mr. Baumgartner stated the applicant is requesting one design modification to allow attached residential units to have street facing garages and carports. The applicant is requesting a modification of Section 5.3.5 (g) (i) of the Zoning Ordinance, which states, "Garages and car ports serving attached residential structures shall be located to the side or rear of such buildings and shall be oriented perpendicular to the primary streets located around the perimeter of the development." The applicant is proposing street-facing garages for 7 duplex units and street-facing carports for 4 duplex units. The garages are proposed to be for one car only and to be recessed 26 feet from the front façade of the home (36 feet from the R.O.W.). The carports are proposed to cover one car, as well, and to be recessed 10 feet from the front façade of the home (20 feet from the R.O.W.).

Mr. Baumgartner stated Staff finds that the request is not detrimental to public health, safety, or welfare (#1). Staff also finds that, while there are no unique conditions that directly dictate the request for a design modification, the context of the adjacent neighborhood show a mixture of street-facing garages, carports, detached garages, and no garages along the street, making the request consistent with the established pattern of garage placement and not generally applicable to other property (#2). This design modification request varies from the provisions of the recently adopted Envision Franklin and its policies on garage location for attached residential units. However, this PUD Development Plan was approved under the previous Land Use Plan, where there were policies regarding infill sites and development that stated, "New infill development shall be designed in a way that is sensitive to existing uses." Since a mix of street-facing garages and carports are currently existing in the area, staff finds this modification request to be justified. Furthermore, the proposed garages and carports will be recessed significantly from the front façade of the homes and street to minimize their impact on the design and character of the proposed neighborhood, which is consistent with the

intent of Envision Franklin and the previous Land Use Plan (#4).

Staff recommends approval with conditions for the Site Plan and approval of the Design Modification.

Vice-Chair Lindsey asked for citizen comments.

Alderman Mike Skinner commented that he agreed with Staff. He also stated that the Modification of Standards is consistent with what is existing in the neighborhood. He also stated that this unit was self-contained within its own neighborhood. He requested approval for this Modification of Standards.

Adam Crunk, Crunk Engineering, was there to represent the Applicant, Bristol Development. Mr. Crunk stated he was available to answer questions.

Commissioner Harrison moved, seconded by Commissioner McLemore that the main motion for Item 10 be approved with Staff conditions.

Vice-Chair Lindsey asked for discussion.

Commissioner Orr asked for what the carport would look like and if it would be attached to the structure.

Mr. Baumgartner confirmed that it would be attached to the structure.

Ms. Diaz-Barriga stated that there was livable floor space above the carport and that it was more like a niche that the car would go in.

Alderman Petersen agreed that she liked this design better.

Vice-Chair Lindsey asked for a motion on the Modification of Standards.

Commissioner Harrison moved, seconded by Commissioner McLemore that the Modification of Standards be approved.

Vice-Chair Lindsey asked if there was any discussion.

Alderman Petersen asked when were carports allowed. Ms. Diaz-Barriga stated maybe on single family homes, but it was not typical. Ms. Hunter stated that the Zoning Ordinance allowed for carports.

Commissioner McLemore asked why a Modification of Standards was needed. Ms. Diaz-Barriga stated that carports were currently not allowed on attached homes such as duplexes. She stated that they are allowed but not as street facing.

The motion for the approval of the Modification of Standards was approved by a vote of 6 to 0, with one abstention.

Commissioner Franks asked if the neighborhood Covenants and Restrictions (CCRC's) would prevent people from working on their cars. The Applicant stated that these issues concerning the use of the carports are addressed in the neighborhood CCRC's.

The main motion, as amended, was approved by a vote of 6 to 0, with one abstention.

Commissioner Harrison moved, seconded by Commissioner McLemore, that the site plan for Item 10 be approved with conditions, including one Design Modification (DM1: 6-0). The motion carried by the following vote:

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

Absent: 2 - Commissioner Gregory, and Commissioner Allen

Recused: 1 - Chairperson Hathaway

Chairing: 0

11. Avondale Cottages PUD Subdivision, Final Plat, 40 Residential Lots And 5 Open Space Lots On 5.31 Acres, Located South Of Avondale Drive And East Of Columbia Avenue. (CONSENT AGENDA)

Attachments: [6302 Avondale Cottages PUD Subd, FP, Map](#)
[6302 Avondale Cottages FP Conditions of Approval_01](#)
[15-095 SPT Avondale Cottages - Final Plat signed 3-2-17](#)

This Planning Item was approved.

12. Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creation Of Four Buildable Mixed Use Lots And One Non-Buildable Lot, Associated With The Harpeth Square PUD Subdivision, In A Block Surrounded By East Main Street, 2nd Avenue North, And Bridge Street. (CONSENT AGENDA)

Attachments: [MAP_HarpethSquareFPpdf.pdf](#)
[6355 harpeth square FP rev 2 Conditions of Approval_01](#)
[Harpeth Square Final Plat - Rev 2 - 3-1-17.pdf](#)

This Planning Item was approved.

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 34, 29 Detached Residential And 5 Open Space Lots, Located On 18.59 Acres North Of Long Lane And East Of Carothers Parkway. (CONSENT AGENDA)

Attachments: [6362 Highlands at Ladd Park Sec 34 PUD Subd, FP, Map](#)
[6362 Ladd Park Sec 34 Conditions of Approval_01](#)
[2016029 plat-RESUBMITTED 3-2-17-COF 6362](#)

This Planning Item was approved.

14. Ironhorse PUD Subdivision, Final Plat, (Aspen Grove Subdivision, Section V, Revision 1), Platting Easements For An Attached Residential Development, On 19.99 Acres, Located At The Northeast Corner Of Mack Hatcher Parkway And Franklin Road, Located At 145 Legends Club Lane. (CONSENT AGENDA)

Attachments: [MAP.pdf](#)
[6344 Ironhorse FP Conditions of Approval_01](#)
[Ironhorse_2017-03-02_Final Plat.pdf](#)

This Planning Item was approved.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

*Commissioner Harrison moved, seconded by Commissioner Orr to adjourn the meeting.
The motion carried unanimously.*

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

Chair, Mike Hathaway

ORDINANCE 2017-11

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.43 ACRES FROM DETACHED RESIDENTIAL 3 (R-3) DISTRICT TO SPECIFIC DEVELOPMENT - RESIDENTIAL (SD-R 4.7) DISTRICT FOR JOHN B. MCEWEN ADDITION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1226 ADAMS STREET."

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

WHEREAS, the Specific Development – Residential (SD-R4.7) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-120, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 3 (R-3) District to Specific Development – Residential (SD-R 4.7) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen's Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08' 08" W 195 feet to a point, thence S09° 10' 14" W 99 feet to a point, thence N85° 07' 35" E 195 feet to the point of beginning, containing 0.437 acres ±.

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

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

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

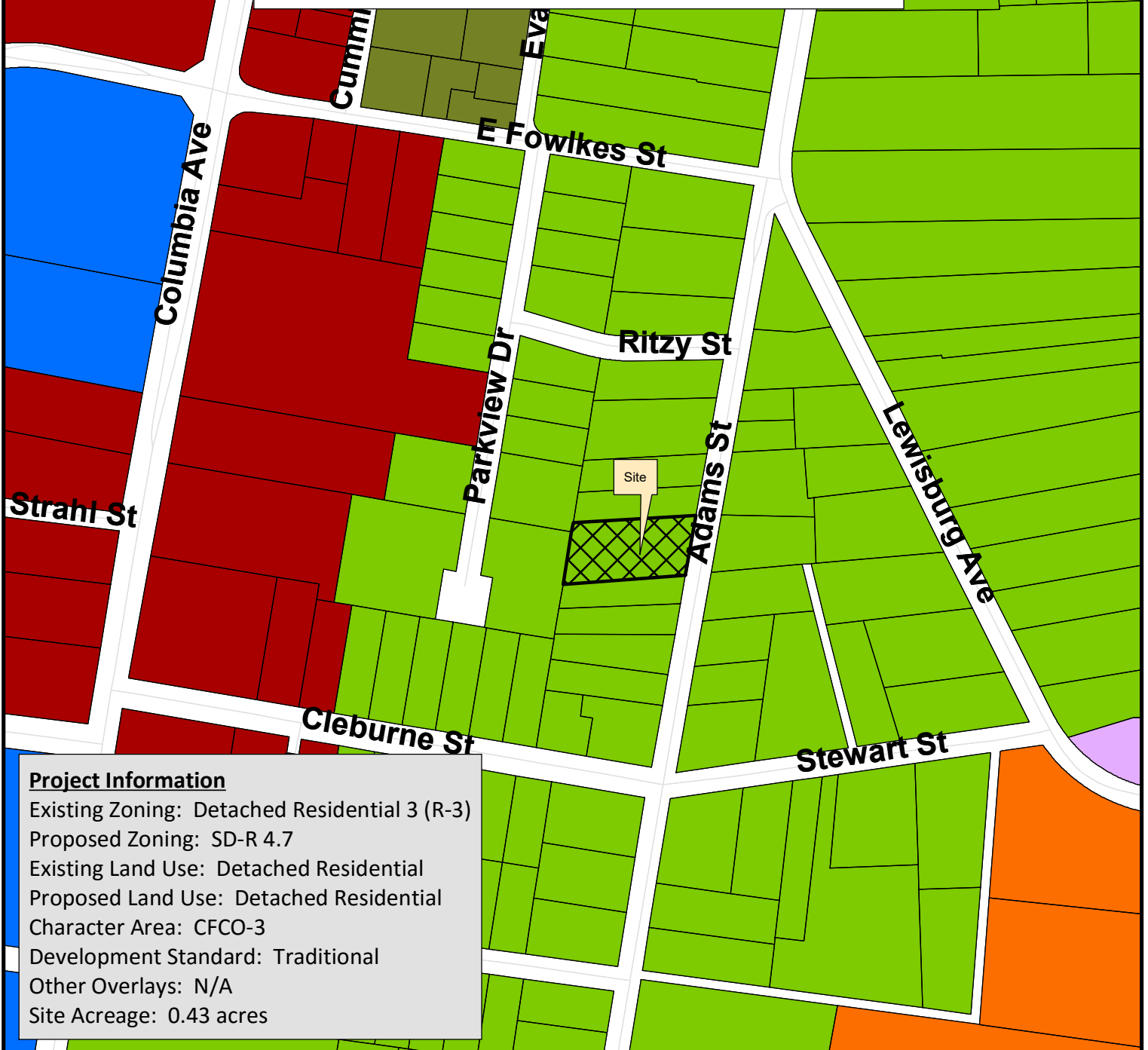
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2017-11, JOHN B MCEWEN ADDITION SUBDIVISION
REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



- | | |
|--|-------------------------------------|
| 1226 Development Plan | 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 | |



0 150 300 600
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2017-11

Consideration of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.43 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."

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

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

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-20 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 3 (R-3) District to Specific Development – Residential (SD-R 4.7) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen's Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08' 08" W 195 feet to a point, thence S09° 10' 14" W 99 feet to a point, thence N85° 07' 35" E 195 feet to the point of beginning, containing 0.437 acres ±

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

APRIL 6, 2017

ADDRESS: 1226 ADAM ST., FRANKLIN, TN 37064
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH
 MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00

EXISTING ZONING: R-3
 PROPOSED ZONING: (RESIDENTIAL DISTRICT)
 SDR - 4.7
 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
 CHARACTER AREA: CENTRAL FRANKLIN (CFCO - 3)
 ACREAGE OF SITE: 0.429 ACRES - TOTAL
 0.215 ACRES (9,379 SF) - PROPOSED LOT 1
 0.214 ACRES (9,215 SF) - PROPOSED LOT 2
 RIGHTS RETAINED BY OWNER
 2 DETACHED SINGLE FAMILY
 2,500 SF TO 3,000 SF
 TWO STORY
 15 FT FRONT

MINERAL RIGHTS
 PROPOSED LOTS
 UNIT SIZES
 BUILDING HEIGHTS
 SETBACKS

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

DEVELOPER: GARDEN GATE HOMES
427 MURFREESBORO RD.
FRANKLIN, TN 37064
matt.christensen@comcast.net
(615) 456-5515

OWNER: ROY AND ROBERTA MANGRUM
6641 FANNIE DANIEL DR.
COLLEGE GROVE, TN 37046
(615) 794-4201



PREPARED FOR:
GARDEN GATE HOMES
427 MURFREESBORO RD.
FRANKLIN, TENNESSEE 37064
(615)-456-5515

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

STATEMENT OF LUP COMPLIANCE:

This project complies with the land use plan as a continuation of surrounding residential development with similar lot sizes.

STATEMENT OF IMPACTS

Traffic - The proposed property is currently one single family home. This development would add one additional home.

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.

Drainage - Currently, the property drains north and east toward Adam Street. Proposed drainage would be designed to follow a similar path.

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

Solid Waste - One new home will be constructed and shall be served using residential dumpsters consistent with the surrounding neighborhood.

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



1226 ADAMS STREET
REZONING PLAN, COF #6395
FRANKLIN, TENNESSEE

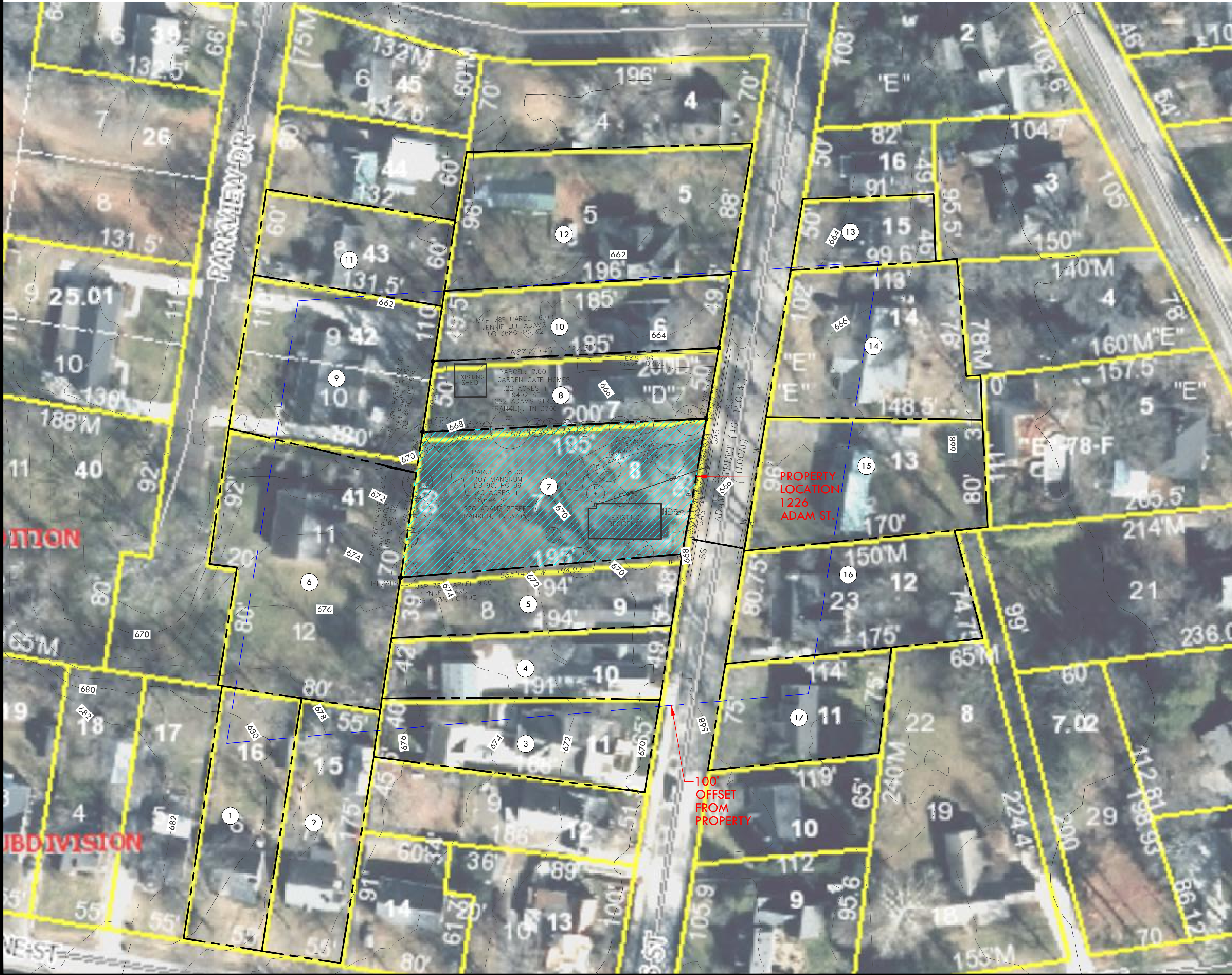
[illegible]

04/06/17

16063

C0.0

COVER SHEET



SITE DATA

ADDRESS: 1226 ADAMS ST., FRANKLIN, TN 37064
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: SDR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
CHARACTER AREA: CENTRAL FRANKLIN
ACREAGE OF SITE: 0.429 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

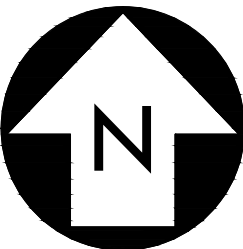
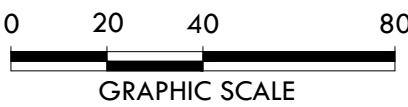
DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MARCH 13, 2017
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com
DEVELOPER: GARDEN GATE HOMES
427 MURFREESBORO RD.
FRANKLIN, TN 37064
matt.christensen@comcast.net
(615) 456-5515
OWNER: ROY AND ROBERTA MANGRUM
6641 FANNIE DANIEL DR.
COLLEGE GROVE, TN 37046
(615) 794-4201

ID	PRCLID	DEED/PLAT	OWNER	ZONING
1	078F-D01600	DB-N/A DP-N/A, PB-71 PP-433	SPENCER PAUL E	R-3
2	078F-D01500	DB-2011 DP-123, PB-71 PP-433	ABINGTON MELISSA C	R-3
3	078F-D01100	DB-5535 DP-666, PB-N/A PP-N/A	SHAW JOHN & SHAW JANET D	R-3
4	078F-D01000	DB-6632 DP-146, PB-16 PP-1	ORR DAVID G LIV TRUST	R-3
5	078F-D00900	DB-6731 DP-493, PB-1 PP-126	EVANS LYNNE S	R-3
6	078F-D04100	DB-N/A DP-N/A, PB-1 PP-82	SPENCER PAUL	R-3
7	078F-D00800	DB-N/A DP-N/A, PB-N/A PP-N/A	MANGRUM ROY & MANGRUM ROBERTA	R-3
8	078F-D00700	DB-3885 DP-22, PB-N/A PP-N/A	GARDEN GATE HOMES	R-3
9	078F-D04200	DB-4876 DP-816, PB-1 PP-82	TIREY FAMILY TRUST	R-3
10	078F-D00600	DB-837 DP-868, PB-N/A PP-N/A	ADAMS JENNIE L	R-3
11	078F-D04300	DB-6862 DP-639, PB-1 PP-81	BINKLEY TIM & BINKLEY LAURA S	R-3
12	078F-D00500	DB-2276 DP-753, PB-N/A PP-N/A	ADAMS JENNIE LEE	R-3
13	078F-E01500	DB-N/A DP-N/A, PB-N/A PP-N/A	JEFFERSON JAMES C & JEFFERSON ANN MCGHEE	R-3
14	078F-E01400	DB-2719 DP-219, PB-N/A PP-N/A	LINDLEY MATTHEW WINSTON & LINDLEY MARGARET SHAFFER	R-3
15	078F-E01300	DB-5612 DP-569, PB-N/A PP-N/A	PEACH CECIL W & PEACH PAT	R-3
16	078F-E01200	DB-2714 DP-799, PB-N/A PP-N/A	RUSSELL BRENDA ANN	R-3
17	078F-E01100	DB-5007 DP-493, PB-1 PP-126	COOK JEFFREY W & COOK JULIE A	R-3

NOTES

- 1) BOUNDARY AND PLANIMETRIC INFORMATION PROVIDED BY ARROWHEAD SURVEYING.
TOPOGRAPHY INFORMATION TAKEN FROM FRANKLIN GIS INFORMATION.



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



1226 ADAMS STREET
REZONING PLAN, COF #6395
FRANKLIN, TENNESSEE

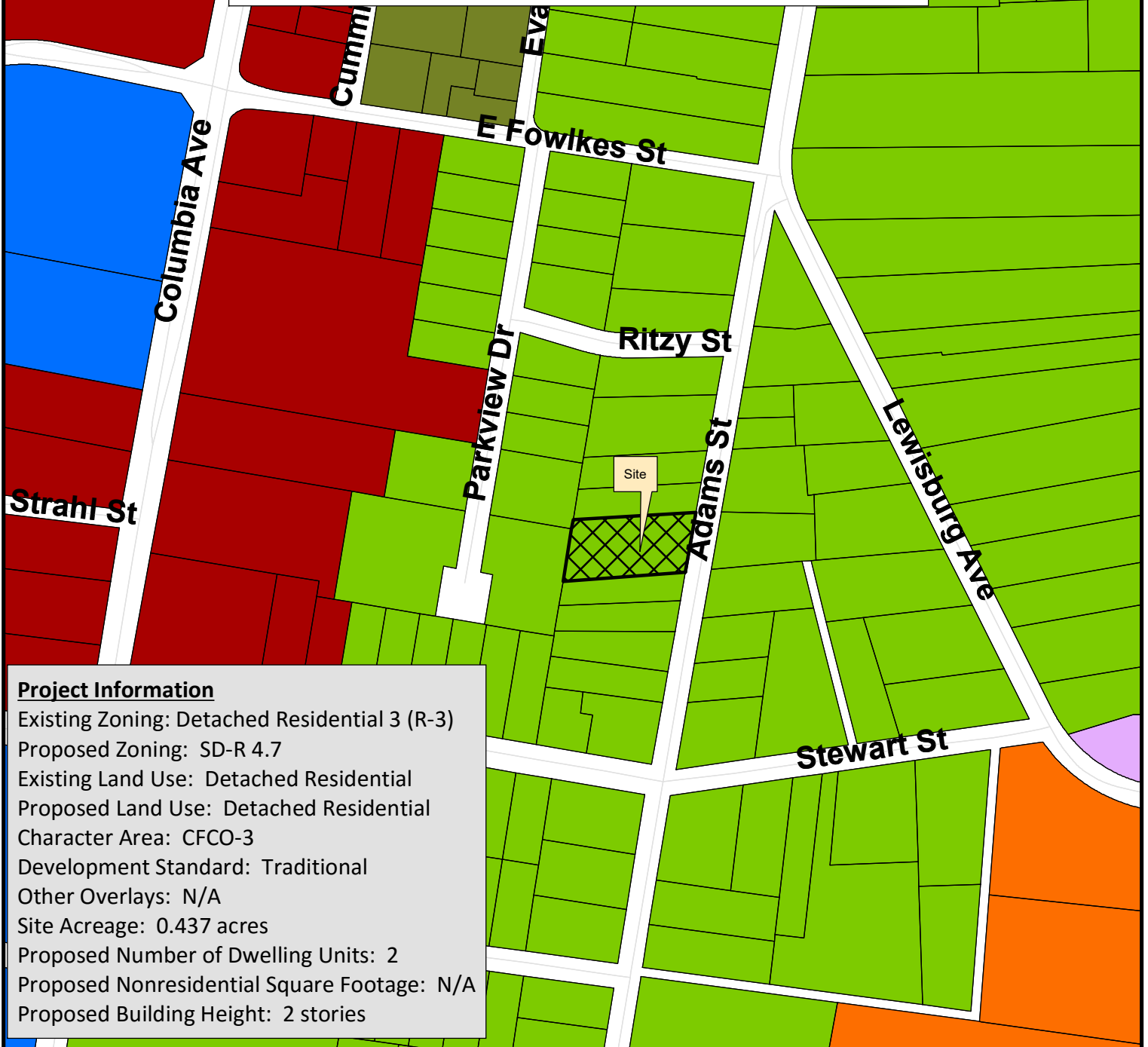
REVISONS	DATE				
	No.				

04/06/17 16063

C1.0

EXISTING
CONDITIONS

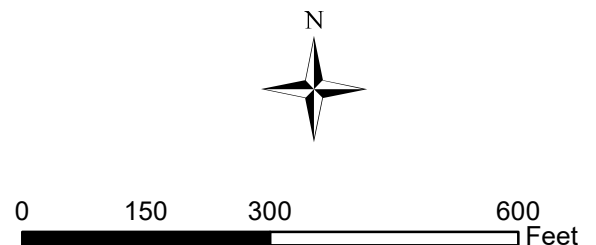
RESOLUTION 2017-21,
JOHN B MCEWEN ADDITION SUBDIVISION PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Detached Residential 3 (R-3)
Proposed Zoning: SD-R 4.7
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.437 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

- | | |
|--|-------------------------------------|
| 1226 Development Plan | 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 | |



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CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. H. Stormwater Management Plan

tomi@franklintn.gov

This is an advisory comment to be addressed at Site Plan and will remain open:

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.

Per Sec. 23-106.(2)(f)(iii) of the Stormwater Ordinance, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties. Keep this in mind when laying out the development, particularly where structures are to be located adjacent to easements.

A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan, at the latest.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results likewise shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan.**

Planning (Landscape)

General Issues

2. Tree Preservation

larry.mizell@franklintn.gov

Need a letter certificated from land owner to the south that he is okay with the trees being removed on the property line next to him.

Zoning

1226 Adams Street Development Plan - submittal 001.pdf

3. Driveway

tomm@franklin.tn.gov

Exceptions and discretion as used in section 12-502 (3) of the Municipal Code are available to the Building and Neighborhood Services Department in the case of existing lots that may not be wide enough to comply with all requirements of the Code. In the case of a new development proposal such as this application, the development should be designed from the beginning to comply with existing City Code requirements.

The shared driveway solution mentioned previously is provided in the Code as an example of an "alternative design" that may be approved by the Building and Neighborhood Services Director.

[Edited By Thomas Marsh]

PUD & REZONING

1226 ADAMS STREET

PUD SUBDIVISION, DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

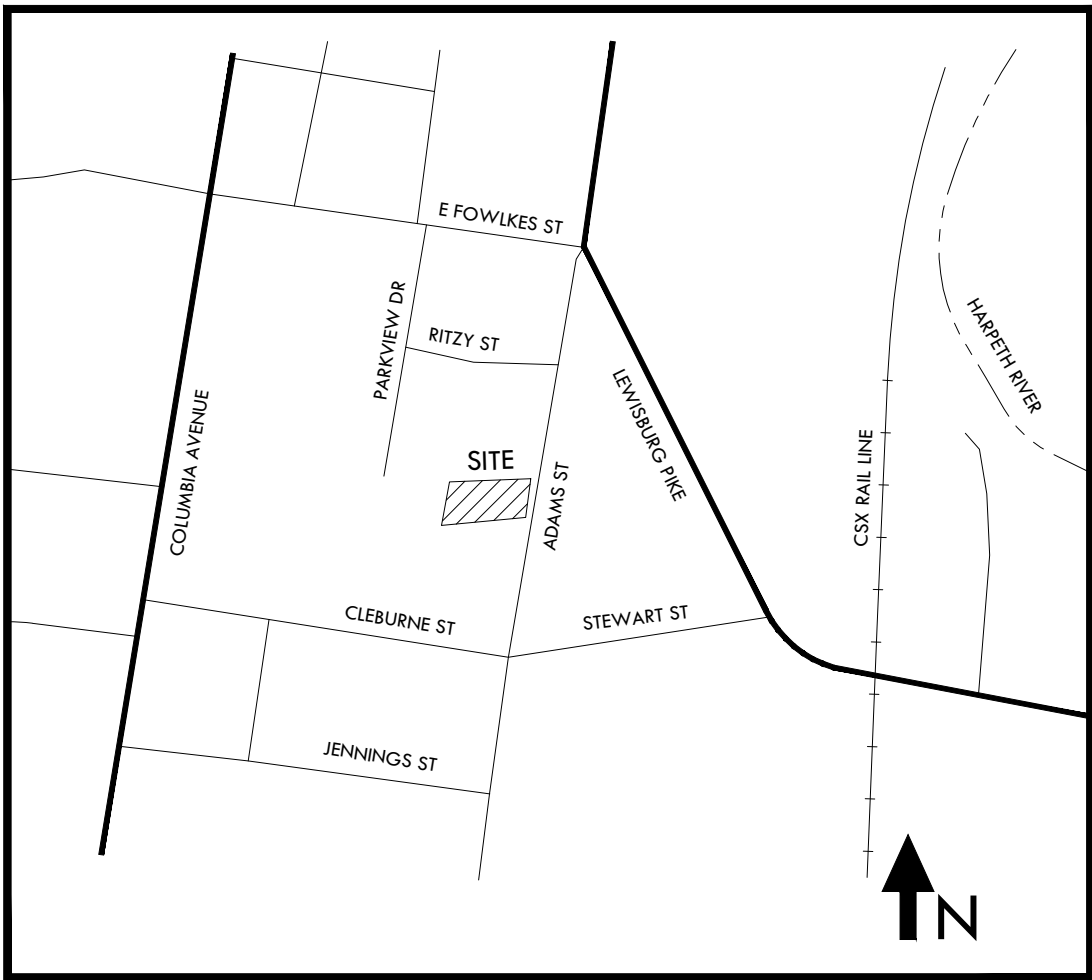
CITY OF FRANKLIN PROJECT NO. 6386

APRIL 06, 2017

SITE DATA	
ADDRESS:	1226 ADAM ST., FRANKLIN, TN 37064
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING:	R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	SUR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
CHARACTER AREA:	CENTRAL FRANKLIN (CFCO - 3)
ACREAGE OF SITE:	0.429 ACRES - TOTAL 0.215 ACRES (9,379 SF) - PROPOSED LOT 1 0.214 ACRES (9,315 SF) - PROPOSED LOT 2
MINERAL RIGHTS	RIGHTS RETAINED BY OWNER
PROPOSED LOTS	2 DETACHED SINGLE FAMILY
UNIT SIZES	2,500 SF TO 3,000 SF
BUILDING HEIGHTS	TWO STORY
SETBACKS	15 FT FRONT 5 FT REAR 5 FT SIDE

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE:	MARCH 13, 2017
CIVIL ENGINEER:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 615-873-1795 CONTACT: ADAM CRUNK, PE adam@crunkeng.com
DEVELOPER:	GARDEN GATE HOMES 427 MURFREESBORO RD. FRANKLIN, TN 37064 matt.christensen@comcast.net (615) 456-5515
OWNER:	ROY AND ROBERTA MANGRUM 6641 FANNIE DANIEL DR. COLLEGE GROVE, TN 37046 (615) 794-4201



VICINITY MAP
NO SCALE



PREPARED FOR:

GARDEN GATE HOMES

427 MURFREESBORO RD.

FRANKLIN, TENNESSEE 37064

(615)-456-5515

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	TREE REMOVAL PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.0	ACCESS PLAN
C5.0	UTILITY PLAN

STATEMENT OF LUP COMPLIANCE:

This project complies with the land use plan as a continuation of surrounding residential development with similar lot sizes.

STATEMENT OF IMPACTS

Traffic - The proposed property is currently one single family home. This development would add one additional home.

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.

Drainage - Currently, the property drains north and east toward Adam Street. Proposed drainage would be designed to follow a similar path.

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

Solid Waste - One new home will be constructed and shall be served using residential dumpsters consistent with the surrounding neighborhood.

CRUNK ENGINEERING LLC

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



COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386

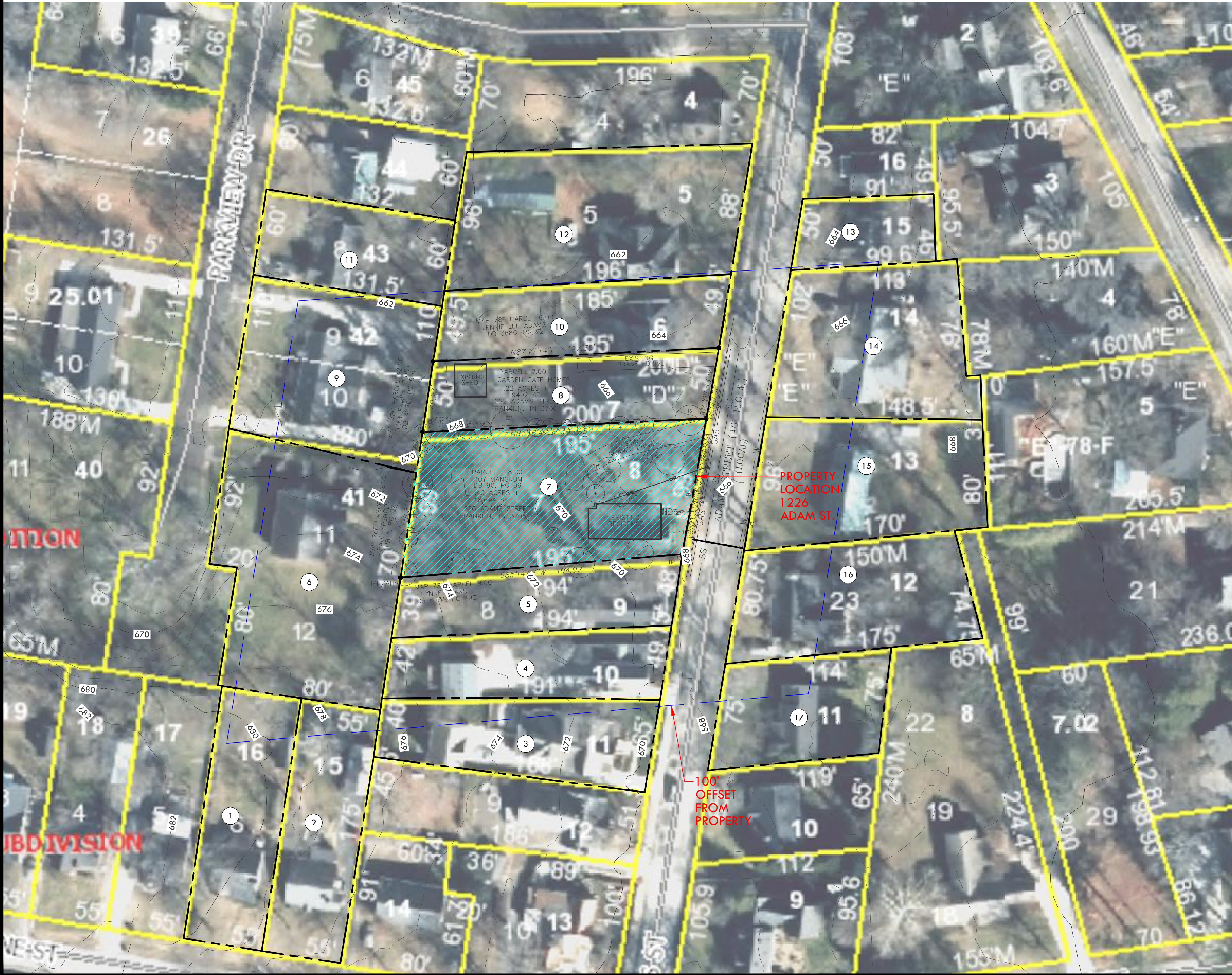
FRANKLIN, TENNESSEE

REVISIONS	
No.	DATE

04/06/17 16063

C0.0

COVER SHEET



SITE DATA

ADDRESS: 1226 ADAM ST., FRANKLIN, TN 37064
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: SDR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
CHARACTER AREA: CENTRAL FRANKLIN
ACREAGE OF SITE: 0.429 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

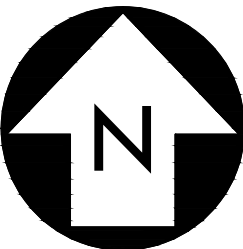
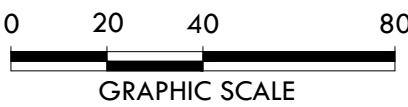
DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MARCH 13, 2017
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com
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(615) 456-5515
OWNER: ROY AND ROBERTA MANGRUM
6641 FANNIE DANIEL DR.
COLLEGE GROVE, TN 37046
(615) 794-4201

ID	PRCLID	DEED/PLAT	OWNER	ZONING
1	078F-D01600	DB-N/A DP-N/A , PB-71 PP-433	SPENCER PAUL E	R-3
2	078F-D01500	DB-2011 DP-123 , PB-71 PP-433	ABINGTON MELISSA C	R-3
3	078F-D01100	DB-5535 DP-666 , PB-N/A PP-N/A	SHAW JOHN & SHAW JANET D	R-3
4	078F-D01000	DB-6632 DP-146 , PB-16 PP-1	ORR DAVID G LIV TRUST	R-3
5	078F-D00900	DB-6731 DP-493 , PB-1 PP-126	EVANS LYNNE S	R-3
6	078F-D04100	DB-N/A DP-N/A , PB-1 PP-82	SPENCER PAUL	R-3
7	078F-D00800	DB-N/A DP-N/A , PB-N/A PP-N/A	MANGRUM ROY & MANGRUM ROBERTA	R-3
8	078F-D00700	DB-3885 DP-22 , PB-N/A PP-N/A	GARDEN GATE HOMES	R-3
9	078F-D04200	DB-4876 DP-816 , PB-1 PP-82	TIREY FAMILY TRUST	R-3
10	078F-D00600	DB-837 DP-868 , PB-N/A PP-N/A	ADAMS JENNIE L	R-3
11	078F-D04300	DB-6862 DP-639 , PB-1 PP-81	BINKLEY TIM & BINKLEY LAURA S	R-3
12	078F-D00500	DB-2276 DP-753 , PB-N/A PP-N/A	ADAMS JENNIE LEE	R-3
13	078F-E01500	DB-N/A DP-N/A , PB-N/A PP-N/A	JEFFERSON JAMES C & JEFFERSON ANN MCGHEE	R-3
14	078F-E01400	DB-2719 DP-219 , PB-N/A PP-N/A	LINDLEY MATTHEW WINSTON & LINDLEY MARGARET SHAFFER	R-3
15	078F-E01300	DB-5612 DP-569 , PB-N/A PP-N/A	PEACH CECIL W & PEACH PAT	R-3
16	078F-E01200	DB-2714 DP-799 , PB-N/A PP-N/A	RUSSELL BRENDA ANN	R-3
17	078F-E01100	DB-5007 DP-493 , PB-1 PP-126	COOK JEFFREY W & COOK JULIE A	R-3

NOTES

- 1) BOUNDARY AND PLANIMETRIC INFORMATION PROVIDED BY ARROWHEAD SURVEYING.
TOPOGRAPHY INFORMATION TAKEN FROM FRANKLIN GIS INFORMATION.



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

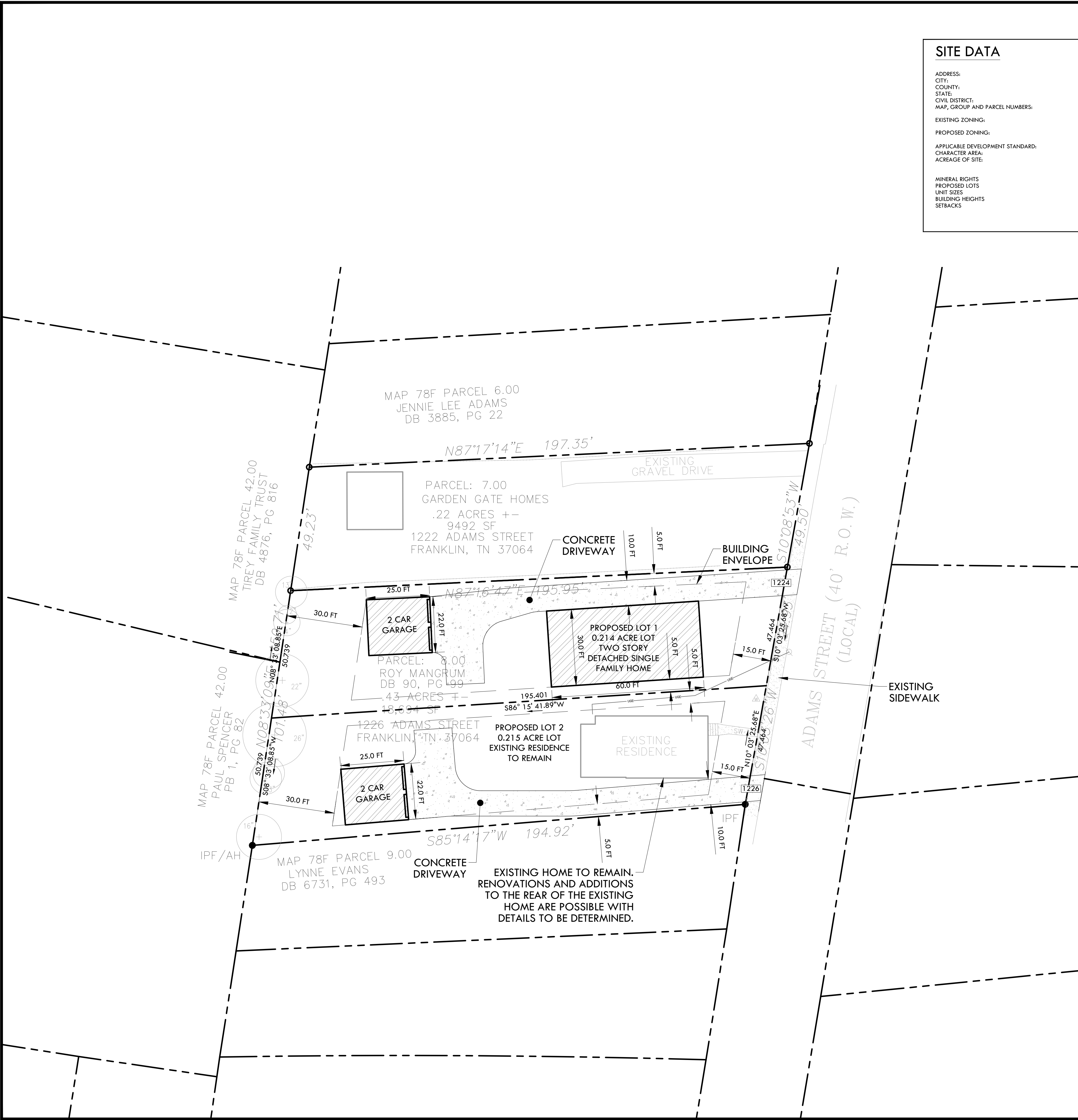


COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISONS	DATE				
	No.				

04/06/17 16063

C1.0
EXISTING
CONDITIONS

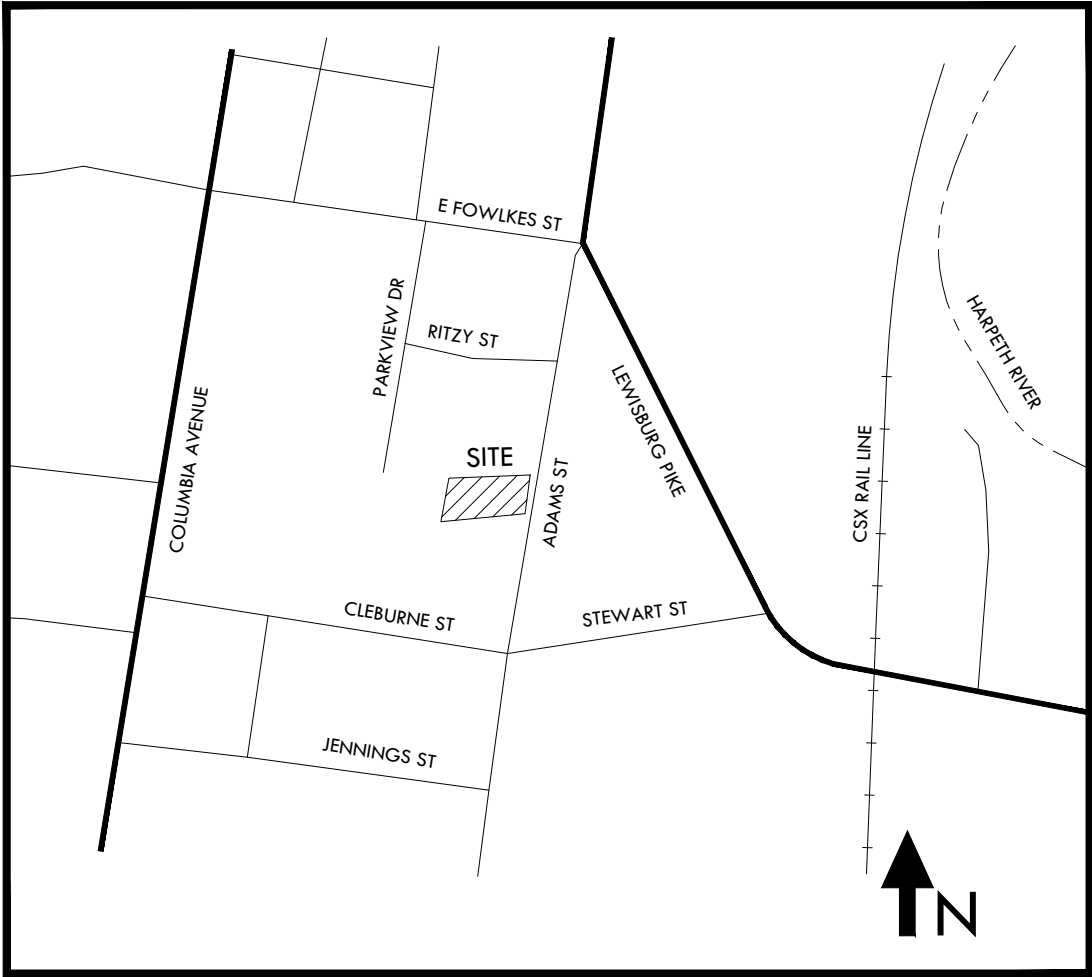


SITE DATA	
ADDRESS:	1226 ADAMS ST., FRANKLIN, TN 37064
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING:	R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	SUR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
CHARACTER AREA:	CENTRAL FRANKLIN
ACREAGE OF SITE:	0.429 ACRES - TOTAL 0.215 ACRES (9,379 SF) - PROPOSED LOT 1 0.214 ACRES (9,315 SF) - PROPOSED LOT 2 RIGHTS RETAINED BY OWNER 2 DETACHED SINGLE FAMILY 2,500 SF TO 3,000 SF TWO STORY 15 FT FRONT 5 FT REAR 5 FT SIDE
MINERAL RIGHTS	
PROPOSED LOTS	
UNIT SIZES	
BUILDING HEIGHTS	
SETBACKS	

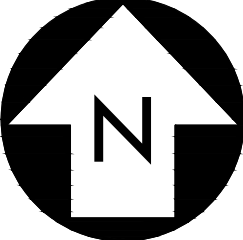
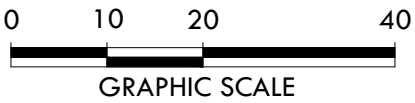
DEVELOPMENT SUMMARY	
PLAN PREPARATION DATE:	MARCH 13, 2017
CIVIL ENGINEER:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 615-873-1795 CONTACT: ADAM CRUNK, PE adam@crunkeng.com
DEVELOPER:	GARDEN GATE HOMES 427 MURFREESBORO RD. FRANKLIN, TN 37064 matt.christensen@comcast.net (615) 456-5515
OWNER:	ROY AND ROBERTA MANGRUM 6641 FANNIE DANIEL DR. COLLEGE GROVE, TN 37046 (615) 794-4201

- NOTES:
- ALL SURROUNDING PARCELS ARE ZONED R3.
 - NO NEW LIGHT POLES ARE PROPOSED ALONG THE ADAMS STREET R.O.W. EXTERIOR LIGHTING WILL BE LIMITED TO RESIDENTIAL FLOOD LIGHTS.

PROPOSED ARCHITECTURAL CONCEPT



VICINITY MAP
NO SCALE



COF JOHN B McEWEEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	
No.	DATE

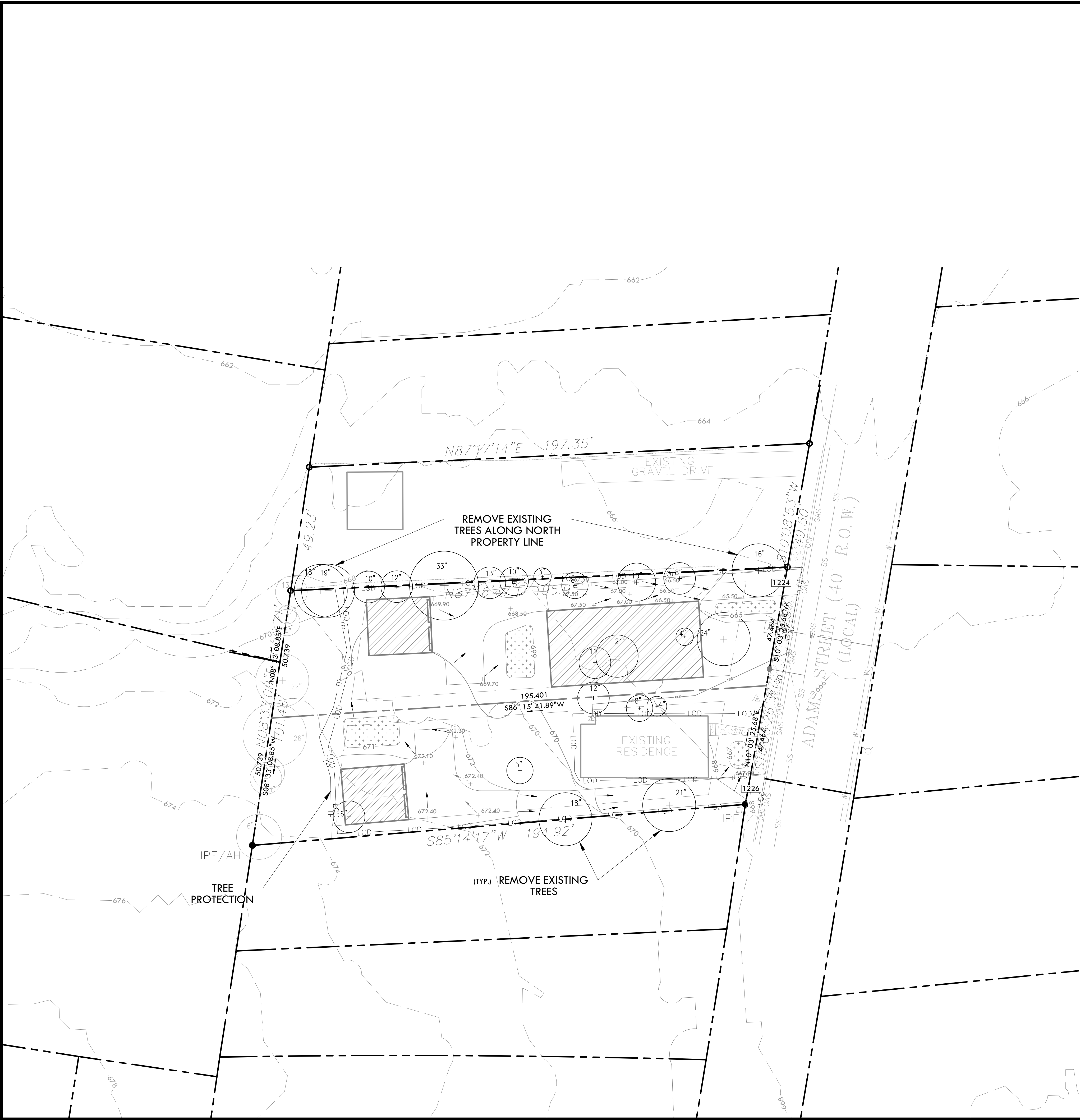
04/06/17 16063

C2.0
DEVELOPMENT
PLAN

CRUNK ENGINEERING

CRUNK

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



TREE CANOPY RETENTION

ACCORDING TO THE CITY OF FRANKLIN ZONING ORDINANCE, SITES LESS THAN ONE ACRE ARE NOT REQUIRED TO COMPLY WITH THE TREE CANOPY RETENTION REQUIREMENTS. THE EXISTING PROPERTY IS 0.429 ACRES.

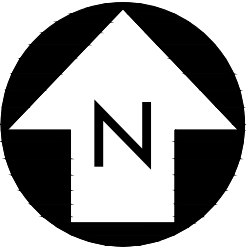
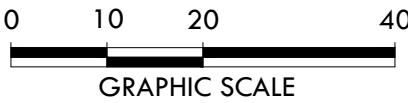
SPECIMEN TREES: 5.2.6 1 c. SINGLE-FAMILY RESIDENTIAL LOTS OF ONE ACRE OR LESS IN SIZE AND USED AS A SINGLE-FAMILY RESIDENCE, SHALL BE EXEMPT FROM THIS SECTION EXCEPT WHEN LOCATED IN SPECIAL AREAS 1 AND 2 OF THE CFCD DISTRICT. THIS PROPERTY IS USED AS A SINGLE-FAMILY RESIDENCE AND IS 0.429 ACRES, AND IS CFCD - 3.

*NOTE THAT THE PROPOSED DEVELOPER OWNS THE PROPERTY TO THE NORTH AND CAN RECEIVE A WAIVER FOR CONSTRUCTION BENEATH THOSE TREES.

EXISTING TREES REMOVED

MAPLE	= 24"
MAPLE	= 12"
MAPLE	= 8"
MAPLE	= 10"
SUGAR MAPLE	= 21"
OAK	= 18"
OAK	= 33"
OAK	= 16"
OAK	= 21"
OAK	= 11"
OAK	= 13"
OAK	= 8"
CEDAR	= 4"
HACKBERRY	= 13"
HACKBERRY	= 12"
HACKBERRY	= 10"
HACKBERRY	= 6"
HACKBERRY	= 3"
DOGWOOD	= 5"
REDBUD	= 8"
REDBUD	= 4"
WALNUT	= 19"
WALNUT	= 18"

TOTAL CALIPER INCHES REMOVED = 297"



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COF JOHN B McEWEEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	DATE
No.	

04/06/17 16063

C3.0
TREE REMOVAL
PLAN

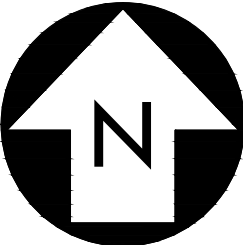
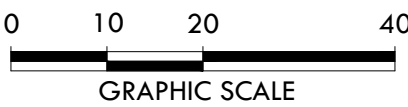


STATEMENT OF IMPACTS

Traffic - The proposed property is currently one single family home. This development would add one additional home.

NOTES:

- 1) ADAMS STREET IS A LOCAL STREET. THEREFORE NO NEW R.O.W. IS PROPOSED FOR DEDICATION.
- 2) CONNECTIVITY INDEX IS NOT REQUIRED SINCE NO NEW STREETS ARE PROPOSED.
- 3) ACCESS DRIVES ARE PROPOSED WITHIN 5 FEET OF THE PROPERTY LINE AND WILL REQUIRE APPROVAL FROM BUILDING AND NEIGHBORHOOD SERVICES AS STIPULATED IN THE MUNICIPAL CODE. NOTE THAT THIS DRIVEWAY CONFIGURATION IS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD.
- 4) ACCESS FOR FIRE AND SOLID WASTE WILL BE LIMITED TO ADAMS STREET AS IT IS CURRENTLY PROVIDED FOR THE EXISTING HOME.



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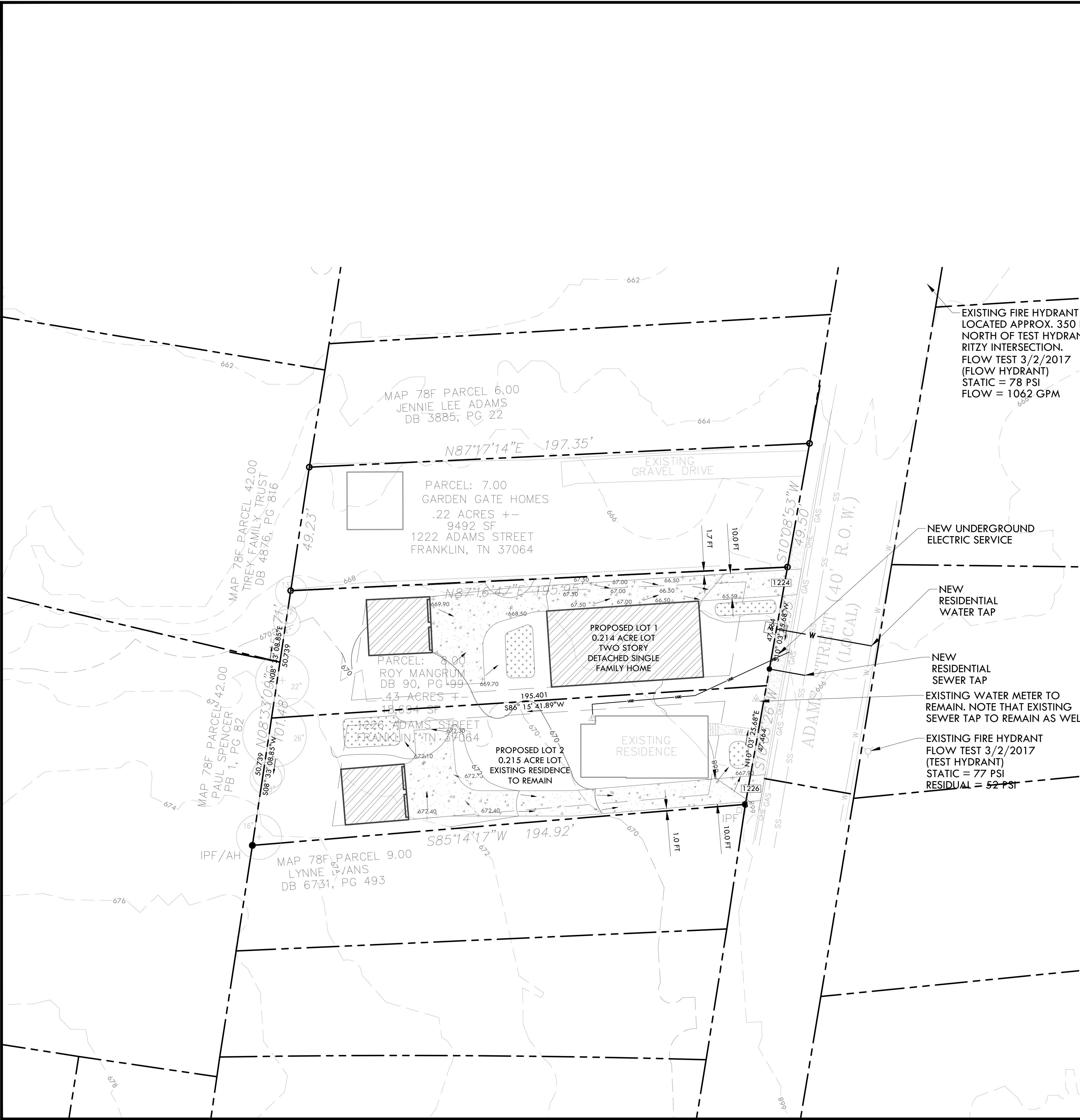
COF JOHN B McEWEEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	DATE		No.						

04/06/17 16063

C4.0

ACCESS
PLAN



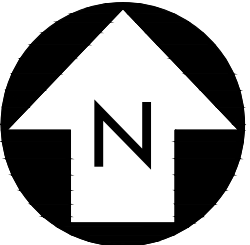
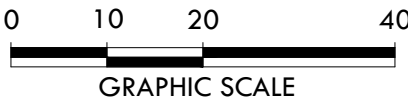
STATEMENT OF IMPACTS

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.

NOTES:

- 1) NEITHER OF THE HOMES ARE PROPOSED TO HAVE FIRE SPRINKLER SYSTEMS AS THE NEAREST HYDRANT CAN PROVIDE MORE THAN 1500 GPM AT 20 PSI, AS INDICATED BY THE FLOW TEST CONDUCTED ON 3/2/2017
- 2) SERVICE TAPS TO EXISTING HOME TO REMAIN IN PLACE
- 3) NO PUBLIC MAIN EXTENSIONS ARE PROPOSED AS PART OF THIS PROJECT.

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 Lumber Dr.
Franklin, TN 37064
615-794-4554
Attn: Utility Inspector



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



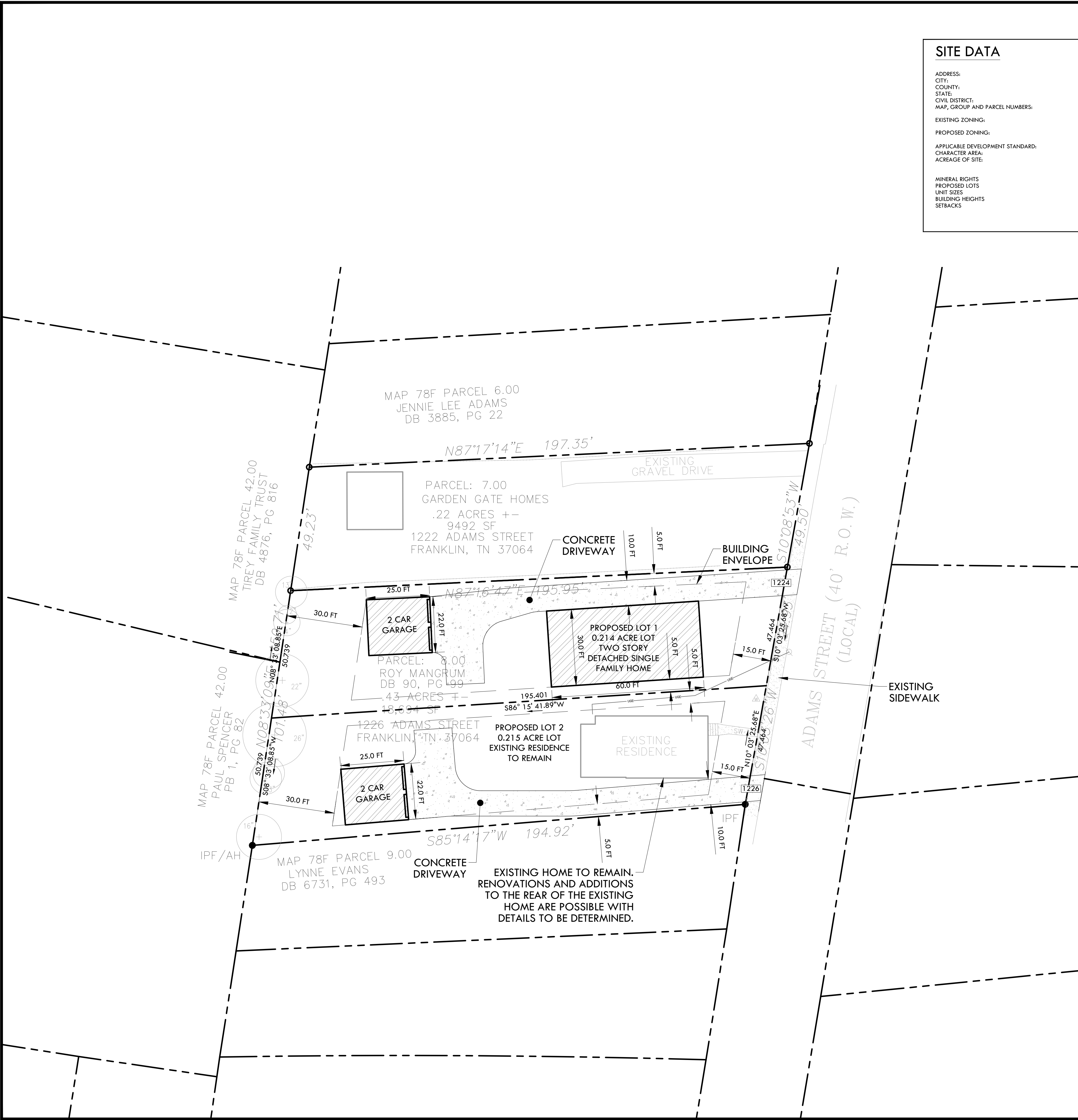
COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	DATE					
	No.					

04/06/17 16063

C5.0

UTILITY
PLAN

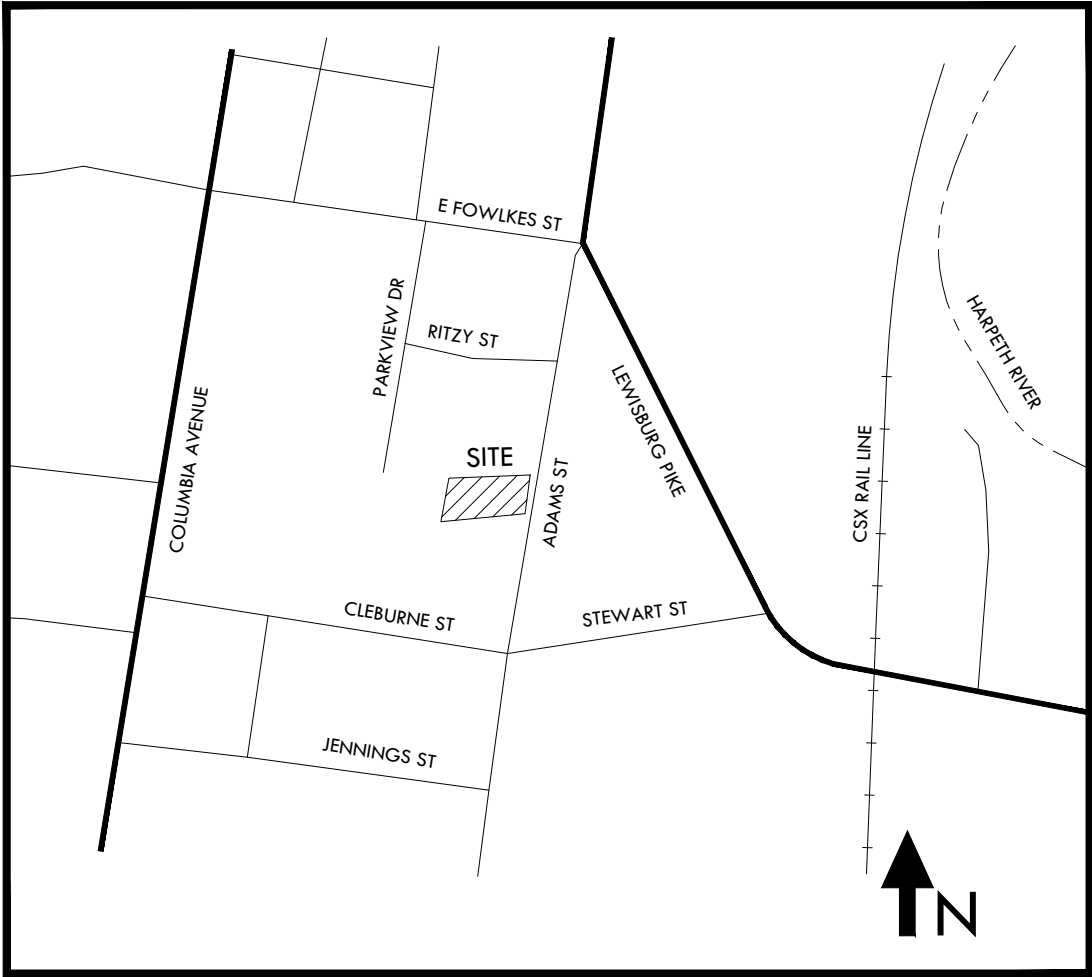


SITE DATA	
ADDRESS:	1226 ADAMS ST., FRANKLIN, TN 37064
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING:	R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	SUR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
CHARACTER AREA:	CENTRAL FRANKLIN
ACREAGE OF SITE:	0.429 ACRES - TOTAL 0.215 ACRES (9,379 SF) - PROPOSED LOT 1 0.214 ACRES (9,315 SF) - PROPOSED LOT 2 RIGHTS RETAINED BY OWNER 2 DETACHED SINGLE FAMILY 2,500 SF TO 3,000 SF TWO STORY 15 FT FRONT 5 FT REAR 5 FT SIDE
MINERAL RIGHTS	
PROPOSED LOTS	
UNIT SIZES	
BUILDING HEIGHTS	
SETBACKS	

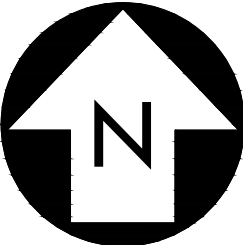
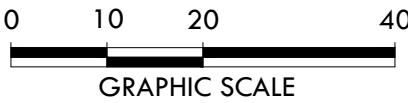
DEVELOPMENT SUMMARY	
PLAN PREPARATION DATE:	MARCH 13, 2017
CIVIL ENGINEER:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 615-873-1795 CONTACT: ADAM CRUNK, PE adam@crunkeng.com
DEVELOPER:	GARDEN GATE HOMES 427 MURFREESBORO RD. FRANKLIN, TN 37064 matt.christensen@comcast.net (615) 456-5515
OWNER:	ROY AND ROBERTA MANGRUM 6641 FANNIE DANIEL DR. COLLEGE GROVE, TN 37046 (615) 794-4201

- NOTES:
- ALL SURROUNDING PARCELS ARE ZONED R3.
 - NO NEW LIGHT POLES ARE PROPOSED ALONG THE ADAMS STREET R.O.W. EXTERIOR LIGHTING WILL BE LIMITED TO RESIDENTIAL FLOOD LIGHTS.

PROPOSED ARCHITECTURAL CONCEPT



VICINITY MAP
NO SCALE



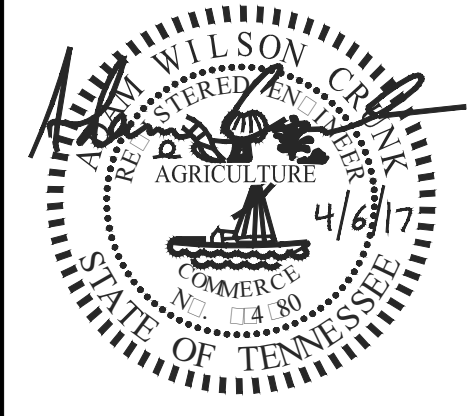
COF JOHN B McEWEEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	
No.	DATE

04/06/17 16063

C2.0
DEVELOPMENT
PLAN

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



RESOLUTION 2017-21

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE JOHN B. MCEWEN ADDITION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1226 ADAMS STREET.”

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.

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).

WHEREAS, in accordance with the provisions of *Tennessee Code Annotated* § 13-4-310, as amended, and subject to the exceptions set forth in said statute, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen’s Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08’ 08”W 195 feet to a point, thence S09° 10’ 14”W 99 feet to a point, thence N85° 07’ 35”E 195 feet to the point of beginning, containing 0.437 acres ±.

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 for John B McEwen Addition PUD Subdivision are as follows:

Entitlements	John B McEwen Addition
Base Zone District	Specific Development Residential- 4.7
Character Area Overlay	CFCO-3
Other Zoning Overlays	N/A
Development Standard	Traditional
Number of Dwelling Units	2
Number of Phases in Development	1

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: _____2/14/2017_____

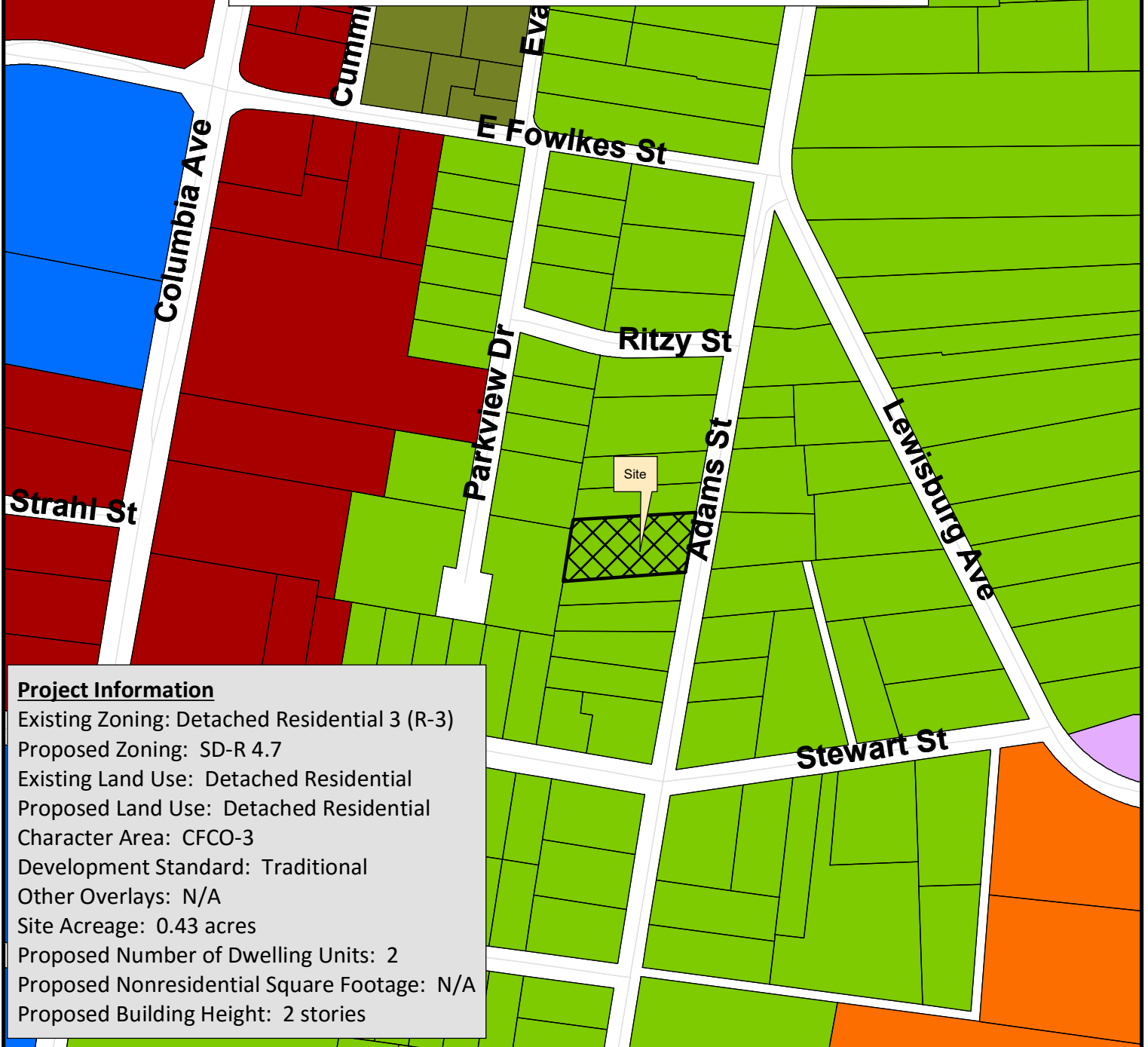
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/23/2017_____

NEIGHBORHOOD MEETING: _____2/21/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

RESOLUTION 2017-21,
JOHN B MCEWEN ADDITION SUBDIVISION PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Detached Residential 3 (R-3)
Proposed Zoning: SD-R 4.7
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.43 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

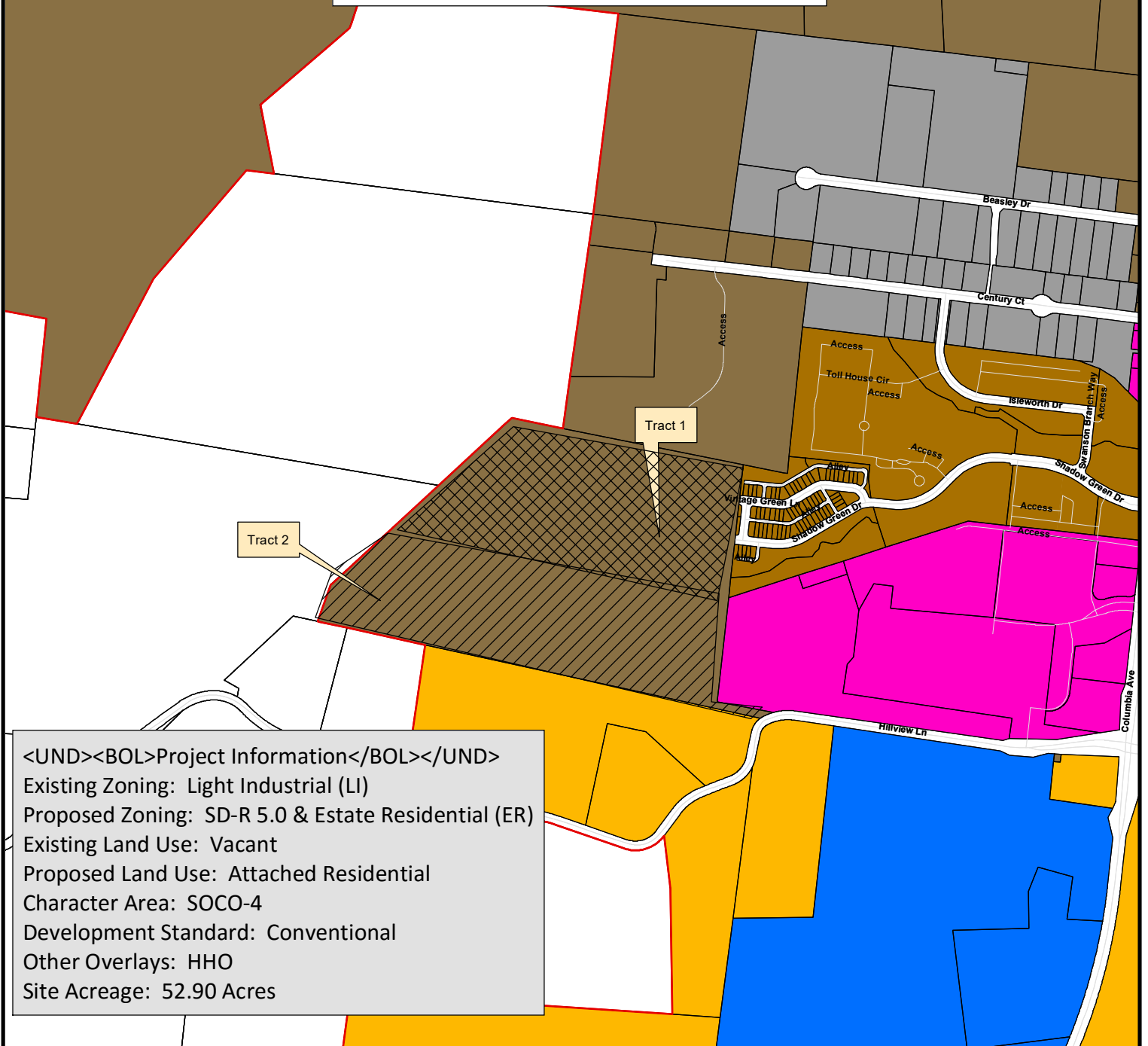
- | | |
|--|-------------------------------------|
| 1226 Development Plan | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential 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 | |



0 150 300 600
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2017-13
SHADOW GREEN REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



<UND><BOL>Project Information</BOL></UND>
Existing Zoning: Light Industrial (LI)
Proposed Zoning: SD-R 5.0 & Estate Residential (ER)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: SOCO-4
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 52.90 Acres

- | | |
|--|-------------------------------------|
| 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 | |
| SD-X Specific Development-Variety | |

ORDINANCE 2017-13

TO BE ENTITLED: “AN ORDINANCE TO REZONE 36.71 ACRES FROM LIGHT INDUSTRIAL (LI) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 5.0) DISTRICT & 15.84 ACRES FROM LIGHT INDUSTRIAL (LI) DISTRICT TO ESTATE RESIDENTIAL (ER) DISTRICT FOR THE SHADOW GREEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1152 HILLVIEW LANE.”

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

WHEREAS, the SD-R 5.0 & Estate Residential district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-20, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

NOW, THEREFORE, BE IT 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 Rezoning, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
090-2800	
Tract 1	36.71
Tract 2	15.83
Total	52.90

Tract 1

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTER’S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED “REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX”, OF RECORD IN PLAT BOOK P35, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED “THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51” OF RECORD IN PLAT BOOK P58, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED “PARKWAY COMMONS” OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1465, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED

“REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX”, THE NORTHWEST CORNER OF THE PLAN ENTITLED “THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51” AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND; THENCE, LEAVING SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED “REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX” WITH THE WESTERLY LINE OF THE PLAN ENTITLED “THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51” SOUTH 05 DEGREES 54 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED “PARKWAY COMMONS”;

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED “PARKWAY COMMONS”; SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
3. NORTH 60 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO THE EASTERLY LINE OF THE EMILY MAGID PROPERTY (TRACT 1);

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
2. NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
3. NORTH 40 DEGREES 45 MINUTES 29 SECONDS EAST, 139.25 FEET TO A 5/8” IRON PIN (SET) WITH CAP STAMPED “IDE ASSOCIATES” AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. NORTH 42 DEGREES 08 MINUTES 38 SECONDS EAST, 383.61 FEET TO A 5/8” IRON PIN (SET) WITH CAP STAMPED “IDE ASSOCIATES”;
2. SOUTH 78 DEGREES 27 MINUTES 56 SECONDS EAST, 327.63 FEET TO AN 1” IRON PIPE (SET) AT THE SOUTHWESTERLY CORNER OF SAID CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED “REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX”;

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. SOUTH 78 DEGREES 31 MINUTES 44 SECONDS EAST, 463.68 FEET TO A 30" HACKBERRY;
2. SOUTH 78 DEGREES 44 MINUTES 34 SECONDS EAST, 133.84 FEET AN 1" IRON PIPE (SET);
3. SOUTH 78 DEGREES 48 MINUTES 58 SECONDS EAST, 378.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1,599,067 SQUARE FEET, OR 36.71 ACRES, MORE OR LESS.

Tract 2

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.); ON THE EAST PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39 R.O.W.C.T.; ON THE SOUTH BY THE JAMES EWEL ADKINS AND CHANDRA KAY ADKINS AS CO-TRUSTEES OF THE ADKINS LIVING TRUST PROPERTY OF RECORD IN DEED BOOK 5651, PAGE 908, R.O.W.C.T., THE JAMES J. CUNNINGHAM PROPERTY OF RECORD IN DEED BOOK 1128, PAGE 709, R.O.W.C.T. AND THE JAMIE K. DURARD CARR PROPERTY OF RECORD IN DEED BOOK 460, PAGE 824, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1465, PAGE 61 (TRACT 1), R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A AN IRON PIN (SET) AT THE SOUTHEAST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS" AND AT A NORTHWEST CORNER OF THE JAMES EWEL ADKINS AND CHANDRA KAY ADKINS AS CO-TRUSTEES OF THE ADKINS LIVING TRUST PROPERTY; THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF ADKINS THE FOLLOWING TEN BEARINGS AND DISTANCES:

1. SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 20.14 FEET TO AN IRON PIN FOUND;
2. NORTH 77 DEGREES 57 MINUTES 45 SECONDS WEST, 155.36 FEET;
3. NORTH 79 DEGREES 48 MINUTES 34 SECONDS WEST, 65.47 FEET;
4. NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST, 96.48 FEET;
5. NORTH 80 DEGREES 04 MINUTES 26 SECONDS WEST, 48.29 FEET;
6. NORTH 78 DEGREES 13 MINUTES 18 SECONDS WEST, 106.35 FEET;
7. NORTH 77 DEGREES 22 MINUTES 04 SECONDS WEST, 225.46 FEET;
8. NORTH 78 DEGREES 30 MINUTES 33 SECONDS WEST, 167.02 FEET;

9. NORTH 77 DEGREES 29 MINUTES 33 SECONDS WEST, 311.97 FEET TO AN IRON PIN (SET);

10. NORTH 78 DEGREES 07 MINUTES 13 SECONDS WEST, 409.41 FEET TO AN IRON STAKE (FOUND) AT THE NORTHEAST CORNER OF SAID CUNNINGHAM PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF CUNNINGHAM THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 79 DEGREES 13 MINUTES 56 SECONDS WEST, 260.22 FEET TO A T-POST (FOUND);

2. SOUTH 83 DEGREES 52 MINUTES 29 SECONDS WEST, 55.43 FEET TO AN IRON PIN (SET);

3. NORTH 78 DEGREES 09 MINUTES 38 SECONDS WEST, 127.52 FEET TO A T-POST (FOUND) AT THE NORTHEAST CORNER OF SAID DURARD PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF DURARD, NORTH 78 DEGREES 04 MINUTES 25 SECONDS WEST, 166.53 FEET TO AN IRON PIN (SET) IN THE SOUTHERLY LINE OF SAID MAGID PROPERTY;

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 19 DEGREES 36 MINUTES 39 SECONDS EAST, 235.25 FEET TO A WOOD FENCE POST;

2. NORTH 50 DEGREES 19 MINUTES 04 SECONDS EAST, 219.23 FEET TO AN IRON PIN (SET);

3. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 137.35 FEET;

THENCE, LEAVING SAID EASTERLY LINE OF MAGID WITH THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. SOUTH 60 DEGREES 46 MINUTES 23 SECONDS EAST, 123.63 FEET;

2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 02 MINUTES 39 SECONDS EAST, 569.58 FEET;

3. SOUTH 71 DEGREES 18 MINUTES 55 SECONDS EAST, 1256.52 FEET TO THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH SAID WESTERLY LINE, SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 170.06 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 689,730 SQUARE FEET, OR 15.83 ACRES, MORE OR LESS.

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

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

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____2/16/2017_____

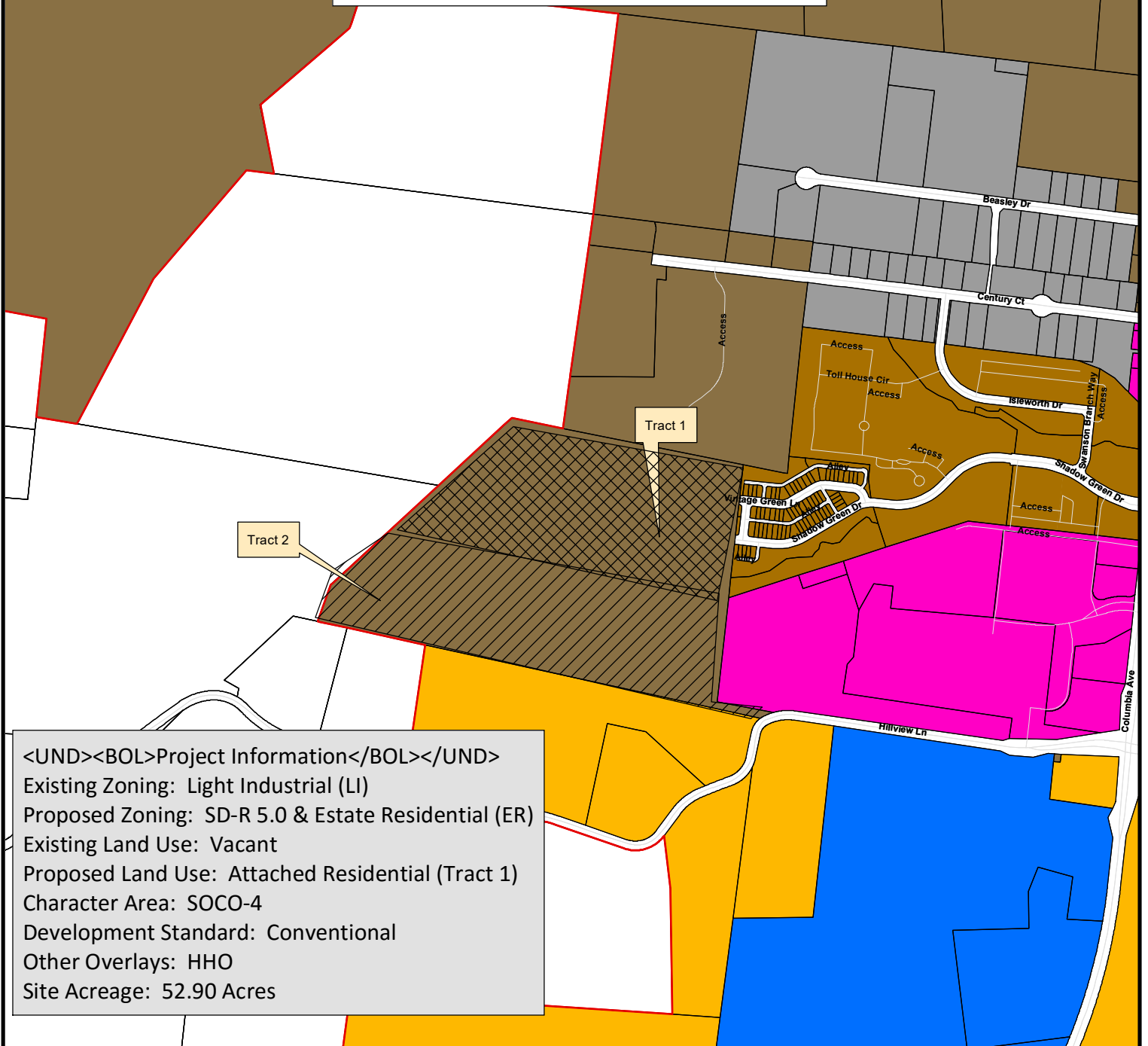
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/23/2017_____

NEIGHBORHOOD MEETING: _____2/20/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

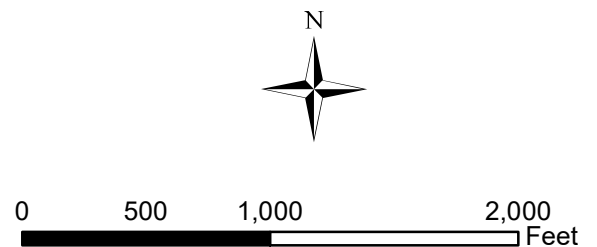
PUBLIC HEARING AND BOMA APPROVAL: _____

ORDINANCE 2017-13
SHADOW GREEN REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



<UND><BOL>Project Information</BOL></UND>
Existing Zoning: Light Industrial (LI)
Proposed Zoning: SD-R 5.0 & Estate Residential (ER)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential (Tract 1)
Character Area: SOCO-4
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 52.90 Acres

- | | |
|--|-------------------------------------|
| 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 | |
| SD-X Specific Development-Variety | |



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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SHADOW GREEN PUD SUBDIVISION REZONING REQUEST

TAX MAP 090, PARCEL 02800

OWNER

BARBARA HOLT
208 ASHEBORO PLACE
FRANKLIN, TN 37064

DEVELOPER

CLAYTON PROPERITES GROUP, INC.
DBA GOODALL HOMES
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
CONTACT: MAVERICK GREEN
EMAIL: mgreen@goodallhomes.com

APPLICANT/ LANDSCAPE ARCHITECT

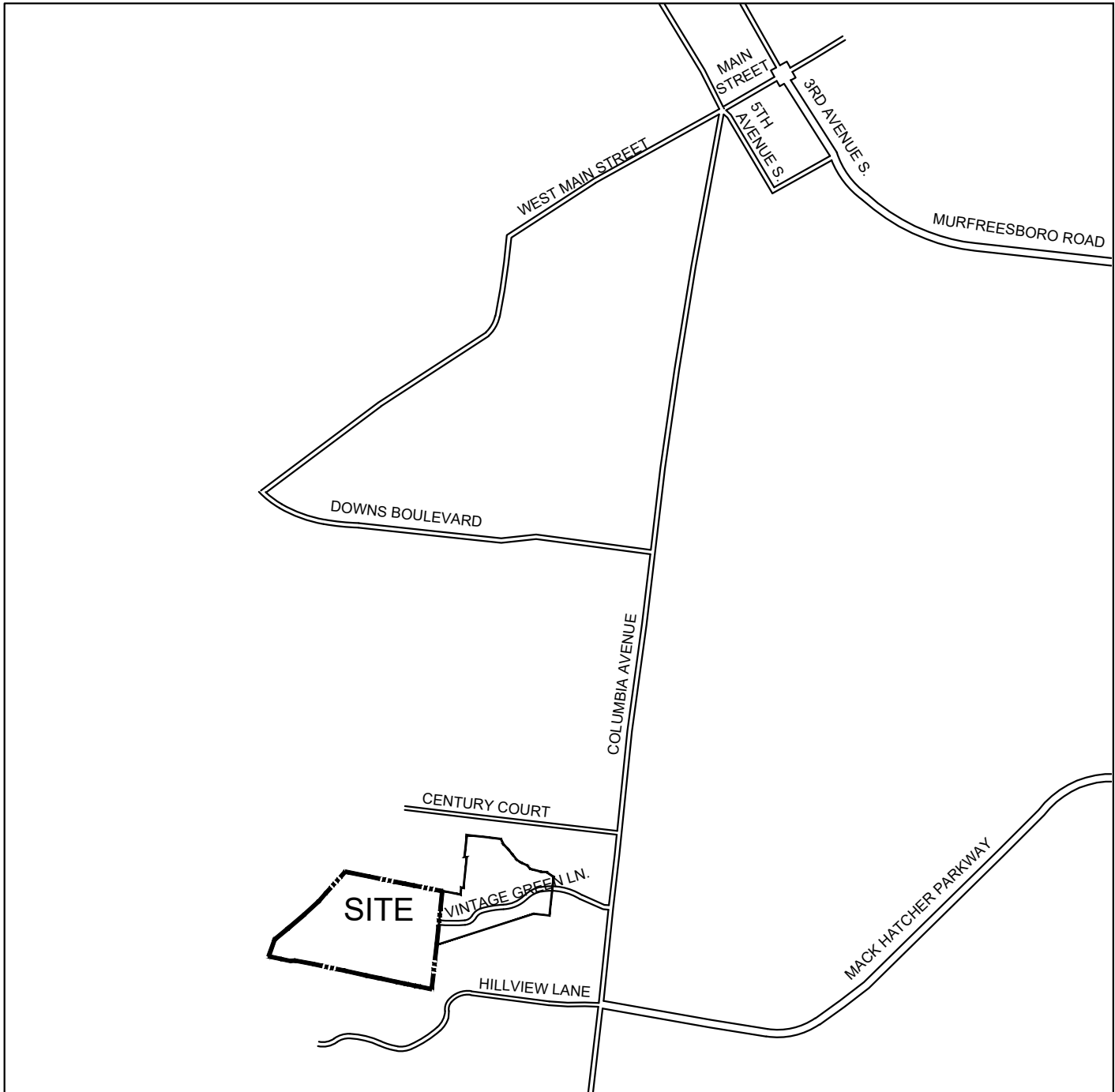
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: 615.975.5765

CIVIL ENGINEER

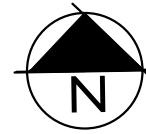
RAGAN-SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
CONTACT: JACOB VINCENT, P.E.
EMAIL: jvincent@ragansmith.com
PHONE: 615.244.8159

SURVEYOR

BYRD SURVEYING, INC.
230 WEST DUNBAR CAVE ROAD
P.O. BOX 31392
CLARKSVILLE, TN 37040
CONTACT: MIKE PAYNE, RLS
EMAIL: mpayne@byrdsurveying.com
PHONE: 615.733.3131



VICINITY MAP



SCALE 1" = 2000'

5TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS



COF # 6388
MARCH 13, 2017

Revisions
April 6, 2017

GDC

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



ISSUED: MARCH 13, 2017

Revision Date:
04.06.2017

SITE DATA:

PROJECT NAME:	SHADOW GREEN REZONING REQUEST
PROJECT NUMBER:	6388
SUBDIVISION:	SHADOW GREEN PUD
LOT NUMBER:	N/A
ADDRESS:	1152 HILLVIEW LANE
CITY:	FRANKLIN
COUNTY:	FRANKLIN
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH CIVIL DISTRICT
EXISTING ZONING:	LI
PROPOSED ZONING:	SD-R (5.0), ER
CHARACTER AREA OVERLAY:	SD-C07
OTHER APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	52.54 AC TOTAL 36.71 AC TRACT 1 15.83 AC TRACT 2
MINIMUM REQUIRED SETBACK LINES:	FRONT: 10' SIDE: 0'-6" REAR: 0'-20'
OWNER:	BARBARA HOLT
ADDRESS:	208 ASHEBORO PLACE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	.53 / 14.52 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	.20 / 5.48 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	406 SPACES
MAXIMUM PARKING LIMIT:	1 BEDROOM = 1.5 SPACES
PARKING PROVIDED:	2 BEDROOM = 2.5 SPACES
RESIDENTIAL DENSITY:	3 BEDROOM = 3 SPACES
TREE CANOPY:	SEE PARKING CHART C2.0
PARKLAND (IF APPLICABLE):	SEE PARKING CHART C2.0
OPEN SPACE:	5.0 DUA
OPEN SPACE ACREAGE REQUIRED:	12.25 AC (33% OF TOTAL SITE)
FORMAL OPEN SPACE REQUIRED:	FEES IN LIEU
INFORMAL OPEN SPACE REQUIRED:	(35x1200 SF) + (147 x 600 SF) = 130,200 SF
OVERALL DENSITY:	15% (4.11 AC)
NET DENSITY (MINUS ROW):	34% (1.40 AC)
NET DENSITY (MINUS ROW AND OVERLAY):	66% (2.71 AC)
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	5.0 DUA 6.64 DUA 12.10 UNITS/AC 22 TOWN HOMES 10 BIG HOUSE BUILDINGS (16 CONDOS EACH) 6 1-BEDROOM CONDOS PER BIG HOUSE 10 2-BEDROOM CONDOS PER BIG HOUSE
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	15.55 AC OPEN SPACE 9.42 AC ROW 11.74 AC RESIDENTIAL LOTS

500' ADJACENT PROPERTY OWNERS:

PARCEL ID	PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONING	CHARACTER AREA	DEV STANDARD
090 00300	COLUMBIA PK	VULCAN LANDS INC	1200 URBAN CENTER DR	BIRMINGHAM	AL	35242-2545	N/A	SD-C03	CONVENTIONAL
090 00301	429 CENTURY CT	SMYRNA READY MIX LLC	4472 HICKORY GROVE RD	MURFREESBORO	TN	37129	LI	SD-C01	CONVENTIONAL
090 00305	CENTURY CT	CITY OF FRANKLIN	PO BOX 305	FRANKLIN	TN	37065-0305	LI	SD-C01	CONVENTIONAL
090 02400	4023 COLUMBIA PK	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065-0305	LI	SD-C01	CONVENTIONAL
090 02607	3064 COLUMBIA AVE	TARGET CORPORATION	P O BOX 9456	MINNEAPOLIS	MN	55440-9456	GC	SD-C01	CONVENTIONAL
090 02608	COLUMBIA AVE	ASHLEY OUTLOTS LLC	5217 MARYLAND WAY #300	BRENTWOOD	TN	37027	GC	SD-C01	CONVENTIONAL
090 02609	COLUMBIA AVE	WOLFE FIELDS DEV LLC	808 ANNMARIE CT	BOWLING GREEN	KY	42103	GC	SD-C01	CONVENTIONAL
090 02618	2000 SHADOW GREEN DR	BEL FRANKLIN LLC	2 INTERNATIONAL PLACE	BOSTON	MA	02110	SD-X	SD-C01	CONVENTIONAL
090 02800	1152 HILLVIEW LN	HOLT BARBARA	208 ASHEBORO PL	FRANKLIN	TN	37064	LI	SD-C03	CONVENTIONAL
090 03000	1154 HILLVIEW LN	WAKE DON N	1154 HILLVIEW LN	FRANKLIN	TN	37064	ER	SD-C03	CONVENTIONAL
090 03100	1154 HILLVIEW LN	ADKINS 2007 LIVING TRUST	1154 HILLVIEW LN	FRANKLIN	TN	37064	ER	SD-C03	CONVENTIONAL
090 03102	1155 HILLVIEW LN	THOMPSON JOE EDWARD III	1155 HILLVIEW LN	FRANKLIN	TN	37064	ER	SD-C03	CONVENTIONAL
090 03103	1158 HILLVIEW LN	LATIMER-BILBREY LESLIE	1158 HILLVIEW DR	FRANKLIN	TN	37064	ER	SD-C03	CONVENTIONAL
090 03300	1178 HILLVIEW LN	CUNNINGHAM JAMES J	1178 HILLVIEW LN	FRANKLIN	TN	37064	N/A	SD-C03	CONVENTIONAL
090 03400	1196 HILLVIEW LN	CARR JAMIE K DURARD	1196 HILLVIEW LANE	FRANKLIN	TN	37064	N/A	SD-C03	CONVENTIONAL
090 03600	1208 HILLVIEW LN	MAGID EMILY	1208 HILLVIEW LN	FRANKLIN	TN	37064	N/A	SD-C03	CONVENTIONAL
0906 F 00600	510 VINTAGE GREEN LN	FRANCIS ASHLEY C	510 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 00700	512 VINTAGE GREEN LN	PAGE RICHARD G	501 SPINNAKER CT	SMYRNA	TN	37167	SD-X	SD-C07	CONVENTIONAL
0906 F 00800	514 VINTAGE GREEN LN	POSS MIRLUKA K	514 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 00900	516 VINTAGE GREEN LN	LAMMING KIMBERLY	516 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01000	507 VINTAGE GREEN LN	FREEMAN DEBORAH A	507 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01100	505 VINTAGE GREEN LN	KUYKENDALL PATRICK L JR	505 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01400	1600 SHADOW GREEN DR	GRIFFIN SANDRA T	1600 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01500	1602 SHADOW GREEN DR	HADLEY THOMAS L	1602 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01600	1604 SHADOW GREEN DR	CANNON JOSEPH J	347 GILLETTE DR	FRANKLIN	TN	37069	SD-X	SD-C07	CONVENTIONAL
0906 F 01700	1606 SHADOW GREEN DR	HOBGOOD SETH H	1606 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01800	1608 SHADOW GREEN DR	BARTON ADAM R	1608 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 01900	1610 SHADOW GREEN DR	RATCLIFF GEORGE M	308 WHITE MOSS PLACE	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02000	1612 SHADOW GREEN DR	KILBURN MARLENE A	1612 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02100	1614 SHADOW GREEN DR	HASER AUDRIN L IV	1614 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02200	1620 SHADOW GREEN DR	ELEFANTE DINO	330 FRANKLIN RD 35-46	BRENTWOOD	TN	37027	SD-X	SD-C07	CONVENTIONAL
0906 F 02300	1622 SHADOW GREEN DR	MAYNARD CAIN R	1622 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02400	1624 SHADOW GREEN DR	HENRY NICHOLE	1624 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02500	1626 SHADOW GREEN DR	STARK CAROL	1626 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02600	1628 SHADOW GREEN DR	JEPPSEN ZACHARY B	1628 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02700	1630 SHADOW GREEN DR	LAUEINSESE HAZEL S	1630 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02800	1632 SHADOW GREEN DR	SMITH LACEY N	1632 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 02900	1634 SHADOW GREEN DR	JOHNSON BRETT M	1634 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 03000	1636 SHADOW GREEN DR	BUTLER THOMAS W	PO BOX 611323	ROSEMARY BEACH	FL	32461	SD-X	SD-C07	CONVENTIONAL
0906 F 03100	1637 SHADOW GREEN DR	BELL KATHRYN L	1637 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 03200	1639 SHADOW GREEN DR	BACHMAN A BRENT	1639 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 03300	1641 SHADOW GREEN DR	WALKER JOEL P	1641 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SD-C07	CONVENTIONAL
0906 F 03400	1701 SHADOW GREEN DR	PARTHENON INV PARTNERS LLC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 F 03500	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 F 03600	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 F 03700	SHADOW GREEN DR	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-0000	SD-X	SD-C07	CONVENTIONAL
0906 F 03800	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 F 03900	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 F 04000	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 F 04100	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 F 04200	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 G 00100	518 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 00200	520 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 00300	522 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 00400	524 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 00500	526 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 00600	528 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 00700	530 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 00800	532 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 00900	534 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01000	536 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01100	538 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01200	540 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01300	542 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01400	544 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01500	600 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01600	545 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01700	543 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01800	541 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 01900	539 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SD-C07	CONVENTIONAL
0906 G 02000	537 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02100	535 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02200	533 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02300	531 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02400	529 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02500	527 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02600	525 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02700	523 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02800	521 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 02900	519 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 03000	517 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SD-C07	CONVENTIONAL
0906 G 03100	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 G 03200	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL
0906 G 03300	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SD-C07	CONVENTIONAL

LEGAL DESCRIPTION:

TRACT 1
SHADOW GREEN PUD

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE, PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTERS OFFICE, OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", OF RECORD IN PLAT BOOK P38, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" OF RECORD IN PLAT BOOK P38, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1485, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", THE NORTHWEST CORNER OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, LEAVING, SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", THE WESTERLY LINE OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" SOUTH 05 DEGREES 54 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS", SOUTH 06 DEGREES 34 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

- NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
- NORTH 60 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO THE EASTERLY LINE OF THE EMILY MAGID PROPERTY (TRACT 1);

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

- NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
- NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
- NORTH 40 DEGREES 45 MINUTES 29 SECONDS EAST, 139.25 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "DE ASSOCIATES" AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DISTANCES:

- NORTH 42 DEGREES 08 MINUTES 38 SECONDS EAST, 383.61 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "DE ASSOCIATES";
- SOUTH 78 DEGREES 27 MINUTES 56 SECONDS EAST, 377.83 FEET TO AN 1" IRON PIPE (SET) AT THE SOUTHWESTERLY CORNER OF SAID CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX";

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

- SOUTH 78 DEGREES 31 MINUTES 44 SECONDS EAST, 463.68 FEET TO A 3/8" HACKBERRY;
- SOUTH 78 DEGREES 44 MINUTES 34 SECONDS EAST, 133.84 FEET AN 1" IRON PIPE (SET);
- SOUTH 78 DEGREES 48 MINUTES 58



SITE DATA:	
PROJECT NAME:	SHADOW GREEN REZONING REQUEST
PROJECT NUMBER:	6388
SUBDIVISION:	SHADOW GREEN PUD
LOT NUMBER:	N/A
ADDRESS:	1152 HILLVIEW LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH CIVIL DISTRICT
EXISTING ZONING:	LI
PROPOSED ZONING:	SD-R (5.0), ER
CHARACTER AREA OVERLAY:	SOC07
OTHER APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	52.54 AC TOTAL 38.71 AC TRACT 1 15.83 AC TRACT 2
MINIMUM REQUIRED SETBACK LINES:	FRONT: 10' SIDE: 0'-6" REAR: 0'-20'
OWNER:	BARBARA HOLT
ADDRESS:	208 ASHEBORO PLACE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble200@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	.53 / 14.52 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	.20 / 5.48 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	406 SPACES 1 BEDROOM = 1.5 SPACES 2 BEDROOM = 2.5 SPACES 3 BEDROOM = 3 SPACES SEE PARKING CHART C2.0
MAXIMUM PARKING LIMIT:	SEE PARKING CHART C2.0
PARKING PROVIDED:	5.0 DUA
RESIDENTIAL DENSITY:	12.25 AC (33% OF TOTAL SITE)
TREE CANOPY:	FEES IN LIEU (35x1200 SF) + (147 x 600 SF) = 130,200 SF
PARKLAND (IF APPLICABLE):	
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	15% (4.11 AC)
FORMAL OPEN SPACE REQUIRED:	34% (1.40 AC)
INFORMAL OPEN SPACE REQUIRED:	66% (2.71 AC)
OVERALL DENSITY:	5.0 DUA
NET DENSITY (MINUS ROW):	6.64 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	12.10 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	22 TOWN HOMES 10 BIG HOUSE BUILDINGS (16 CONDOS EACH) 6 1-BEDROOM CONDOS PER BIG HOUSE 10 2-BEDROOM CONDOS PER BIG HOUSE
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	15.55 AC OPEN SPACE 9.42 AC ROW 11.74 AC RESIDENTIAL LOTS

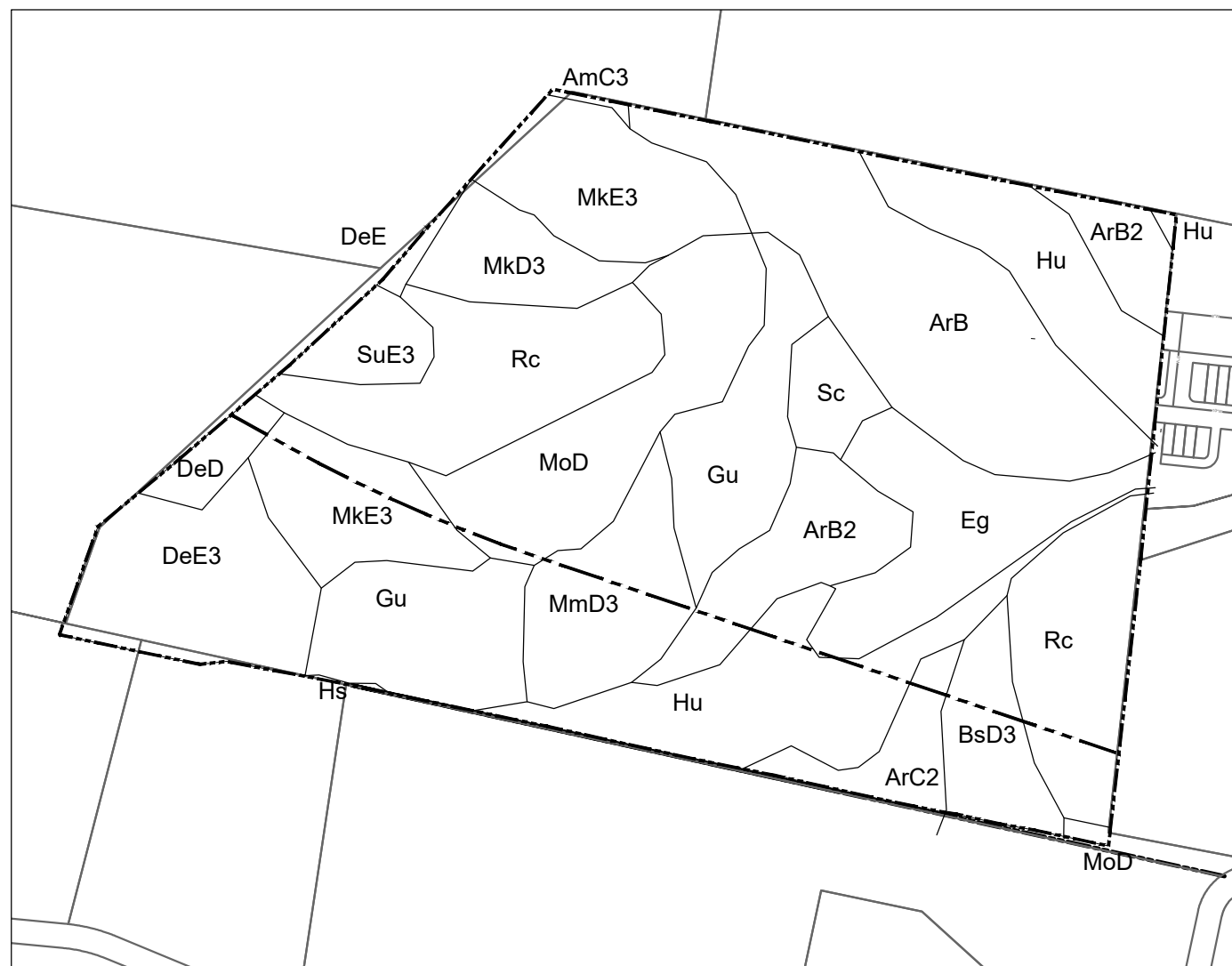
EXISTING TREE CANOPY

TRACT 1 OVERALL AREA = 1,642,647 SF, 37.71 AC			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	507,014 SF	124,030 SF	382,984 SF
TREE B	26,377 SF	1,364 SF	25,013 SF
TOTAL SF	533,391 SF	125,394 SF	407,997 SF
TOTAL ACRES	12.25 AC	2.88 AC	9.37 AC
TREE CANOPY DATA:			
TOTAL EXISTING TREE CANOPY: 533,391 (33% OF TRACT 1)			
REQUIRED CANOPY PRESERVATION: 24%			
24% X 12.25 AC TOTAL CANOPY = 128,868 SF, 2.94 AC			
PROVIDED TREE CANOPY PRESERVATION: 407,997 SF, 9.37 AC (76% OF EXISTING CANOPY)			

SPECIMEN TREES

Point	Description	Status	Point	Description	Status
1	30" HACKBERRY	TRACT 2	61	24" WALNUT	ROW
2	30" WHITE OAK	TRACT 2	62	26" WALNUT	ROW
3	24" HICKORY	TRACT 2	63	26" LOCUST	ROW
4	24" WHITE OAK	TRACT 2	64	24" BOX ELDER	REMOVED
5	30" WHITE OAK	TRACT 2	65	28" HACKBERRY	REMOVED
6	26" WHITE OAK	TRACT 2	66	28" ELM	
7	24" BEECH	TRACT 2	67	29" WHITE OAK	TRACT 2
8	30" WHITE OAK	TRACT 2	68	29" WHITE OAK	ROW
9	28" WHITE OAK	TRACT 2	69	31" WHITE OAK	ROW
10	27" WHITE OAK	TRACT 2	70	40" ASH	ROW
11	26" BEECH	TRACT 2	71	27" WHITE OAK	ROW
12	26" HICKORY	TRACT 2	72	25" WHITE OAK	ROW
13	26" HICKORY	TRACT 2	73	25" RED OAK	ROW
14	23" WHITE OAK	ROW	74	26" WHITE OAK	ROW
15	23" WHITE OAK	ROW	75	24" WHITE OAK	ROW
16	30" WHITE OAK	ROW	76	25" RED OAK	ROW
17	42" RED OAK	TRACT 2	77	24" WHITE OAK	ROW
18	48" RED OAK	TRACT 2	78	24" WHITE OAK	ROW
19	29" RED OAK	TRACT 2	79	25" WHITE OAK	
20	29" RED OAK	TRACT 2	80	28" WHITE OAK	
21	24" WHITE OAK	TRACT 2	81	40" TWIN WHITE OAK	
22	46" RED OAK	TRACT 2	82	24" WHITE OAK	ROW
23	40" POPLAR	TRACT 2	83	24" WHITE OAK	ROW
24	26" HACKBERRY	TRACT 2	84	28" WHITE OAK	
25	28" HACKBERRY	TRACT 2	85	25" WHITE OAK	
26	24" WALNUT	TRACT 2	86	24" WHITE OAK	
27	24" BEECH	TRACT 2	87	26" WHITE OAK	
28	30" CRAB APPLE	TRACT 2	88	36" WHITE OAK	
29	25" BEECH	TRACT 2	89	26" ASH	
30	30" HACKBERRY	ROW	90	42" WHITE OAK	
31	25" HACKBERRY	ROW	91	25" WHITE OAK	
32	35" WALNUT	ROW	92	35" WHITE OAK	
33	26" BEECH	TRACT 2	93	45" WHITE OAK	
34	28" HACKBERRY	TRACT 2	94	27" WHITE OAK	
35	25" HACKBERRY	TRACT 2	95	24" ASH	
36	24" LOCUST	REMOVED	96	30" WHITE OAK	
37	57" DOUBLE ASH	REMOVED	97	27" ASH	
38	30" WALNUT	TRACT 2	98	25" WHITE OAK	
39	25" WHITE OAK	TRACT 2	99	26" WHITE OAK	
40	36" HACKBERRY	TRACT 2	100	24" WALNUT	
41	32" HACKBERRY	TRACT 2	101	24" WHITE OAK	
42	28" HACKBERRY	TRACT 2	102	26" ASH	REMOVED
43	24" WALNUT	TRACT 2	103	30" WHITE OAK	REMOVED
44	26" HACKBERRY	TRACT 2	104	25" WHITE OAK	
45	32" HACKBERRY	TRACT 2	105	26" WHITE OAK	
46	40" LOCUST	TRACT 2	106	24" HICKORY	REMOVED
47	24" WALNUT	TRACT 2	107	25" WHITE OAK	REMOVED
48	25" WALNUT	TRACT 2	108	30" WHITE OAK	ROW
49	25" HACKBERRY	TRACT 2	109	28" SUGAR MAPLE	REMOVED
50	25" LOCUST	TRACT 2	110	26" WHITE OAK	REMOVED
51	26" LOCUST	TRACT 2	111	24" CEDAR	ROW
52	32" LOCUST	TRACT 2	112	25" CEDAR	ROW
53	30" HACKBERRY	TRACT 2	113	26" CEDAR	ROW
54	24" LOCUST	TRACT 2	114	30" HACKBERRY	
55	25" WALNUT	TRACT 2			
56	27" WALNUT	TRACT 2			
57	25" HACKBERRY	TRACT 2			

*ROW DENOTES TREES LOCATED IN FUTURE ROWS OF MACK HATCHER AND THE CONNECTOR ROAD



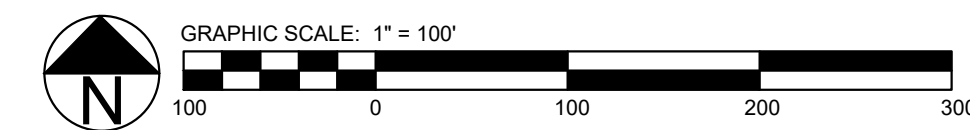
SOILS:

AmC3: ARMOUR CHERTY SILTY CLAY LOAM, 5-12% SLOPES, SEVERELY ERODED
ArB: ARMOUR SILT LOAM, 2-5% SLOPES
ArC2: ARMOUR SILT LOAM, 2-5% SLOPES, ERODED
ArC3: ARMOUR SILT LOAM, 5-12% SLOPES, ERODED
BdD3: BRATTON CHERTY SILTY CLAY LOAM, 12-30% SLOPES, SEVERELY ERODED
DnD: DELLROSE CHERTY SILT LOAM, 12-30% SLOPES
DeE: DELLROSE CHERTY SILT LOAM, 20-30% SLOPES, SEVERELY ERODED
Eg: EGAM SILT LOAM, PHOSPHATE
Gu: GULLIED LAND
Hu: HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC
Hu: HUNTINGTON SILT LOAM, PHOSPHATIC
MkD3: MIMOSA CHERTY SILTY CLAY, 10-20% SLOPES, SEVERELY ERODED
MkE3: MIMOSA CHERTY SILTY CLAY, 20-30% SLOPES, SEVERELY ERODED
MmD3: MIMOSA SILTY CLAY, 10-20% SLOPES, SEVERELY ERODED
MoD: MIMOSA AND ASHWOOD VERY ROCK SOILS, 5-20% SLOPES
Rc: ROCKLAND
Sc: SEES SILTY CLAY LOAM
SuE3: SULPHURA CHERTY SILT LOAM, 20-50% SLOPES, SEVERELY ERODED

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

SLOPE ANALYSIS KEY:

- 14%-19% SLOPES
- 20% AND GREATER SLOPES



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
BYRD SURVEYING, INC.
MIKE PAYNE, RLS
615.733.3101
230 WEST DUNBAR CAVE ROAD
P.O. BOX 31392
CLARKSVILLE, TN 37040

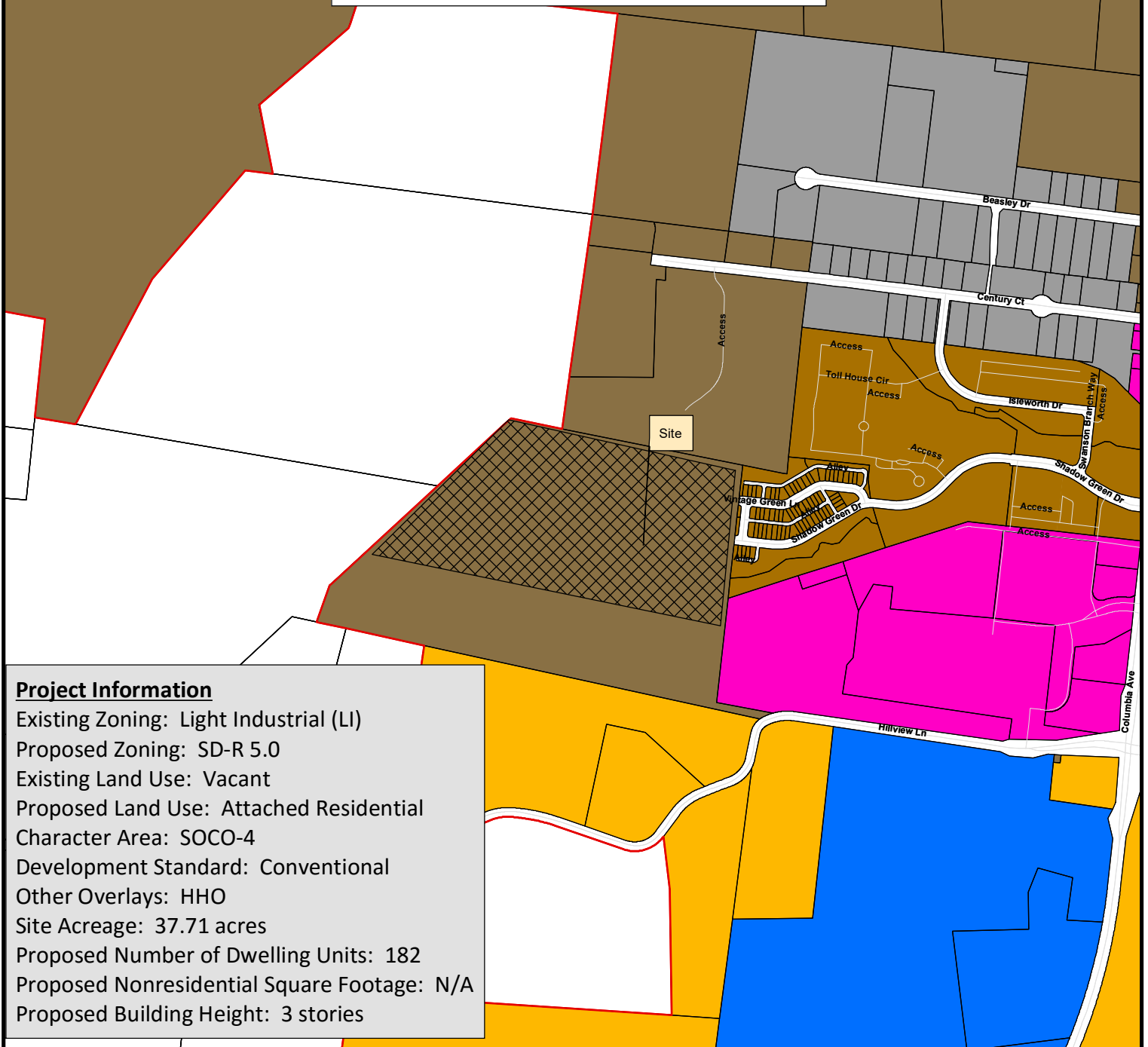


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble200@gmail.com
615.975.5765

ISSUED: MARCH 13, 2017

Revision Date:	
04.06.2017	

RESOLUTION 2017-20,
SHADOW GREEN PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Light Industrial (LI)
Proposed Zoning: SD-R 5.0
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: SOCO-4
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 37.71 acres
Proposed Number of Dwelling Units: 182
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 3 stories

- | | |
|--|-------------------------------------|
| 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 | |
| SD-X Specific Development-Variety | |



0 500 1,000 2,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2017-20

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE SHADOW GREEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1152 HILLVIEW LANE."

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).

WHEREAS, in accordance with the provisions of *Tennessee Code Annotated* § 13-4-310, as amended, and subject to the exceptions set forth in said statute, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
Part of 090-02800 Tract 1	36.71
Total	36.71

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3,

RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", OF RECORD IN PLAT BOOK P35, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" OF RECORD IN PLAT BOOK P58, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1465, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", THE NORTHWEST CORNER OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, LEAVING SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX" WITH THE WESTERLY LINE OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" SOUTH 05 DEGREES 54 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS"; SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
3. NORTH 60 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO THE EASTERLY LINE OF THE EMILY MAGID PROPERTY (TRACT 1);

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
2. NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
3. NORTH 40 DEGREES 45 MINUTES 29 SECONDS EAST, 139.25 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "IDE ASSOCIATES" AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. NORTH 42 DEGREES 08 MINUTES 38 SECONDS EAST, 383.61 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "IDE ASSOCIATES";

2. SOUTH 78 DEGREES 27 MINUTES 56 SECONDS EAST, 327.63 FEET TO AN 1" IRON PIPE (SET) AT THE SOUTHWESTERLY CORNER OF SAID CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX";

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. SOUTH 78 DEGREES 31 MINUTES 44 SECONDS EAST, 463.68 FEET TO A 30" HACKBERRY;
2. SOUTH 78 DEGREES 44 MINUTES 34 SECONDS EAST, 133.84 FEET AN 1" IRON PIPE (SET);
3. SOUTH 78 DEGREES 48 MINUTES 58 SECONDS EAST, 378.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1,599,067 SQUARE FEET, OR 36.71 ACRES, MORE OR LESS.

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

SECTION III: That the overall entitlements for Shadow Green PUD Subdivision are as follows:

Entitlements	Shadow Green
Base Zone District	Specific Development Residential- 5.0
Character Area Overlay	SOCO-7
Other Zoning Overlays	HHO
Development Standard	Conventional
Number of Dwelling Units	182
Number of Phases in Development	1

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: _____2/16/2017_____

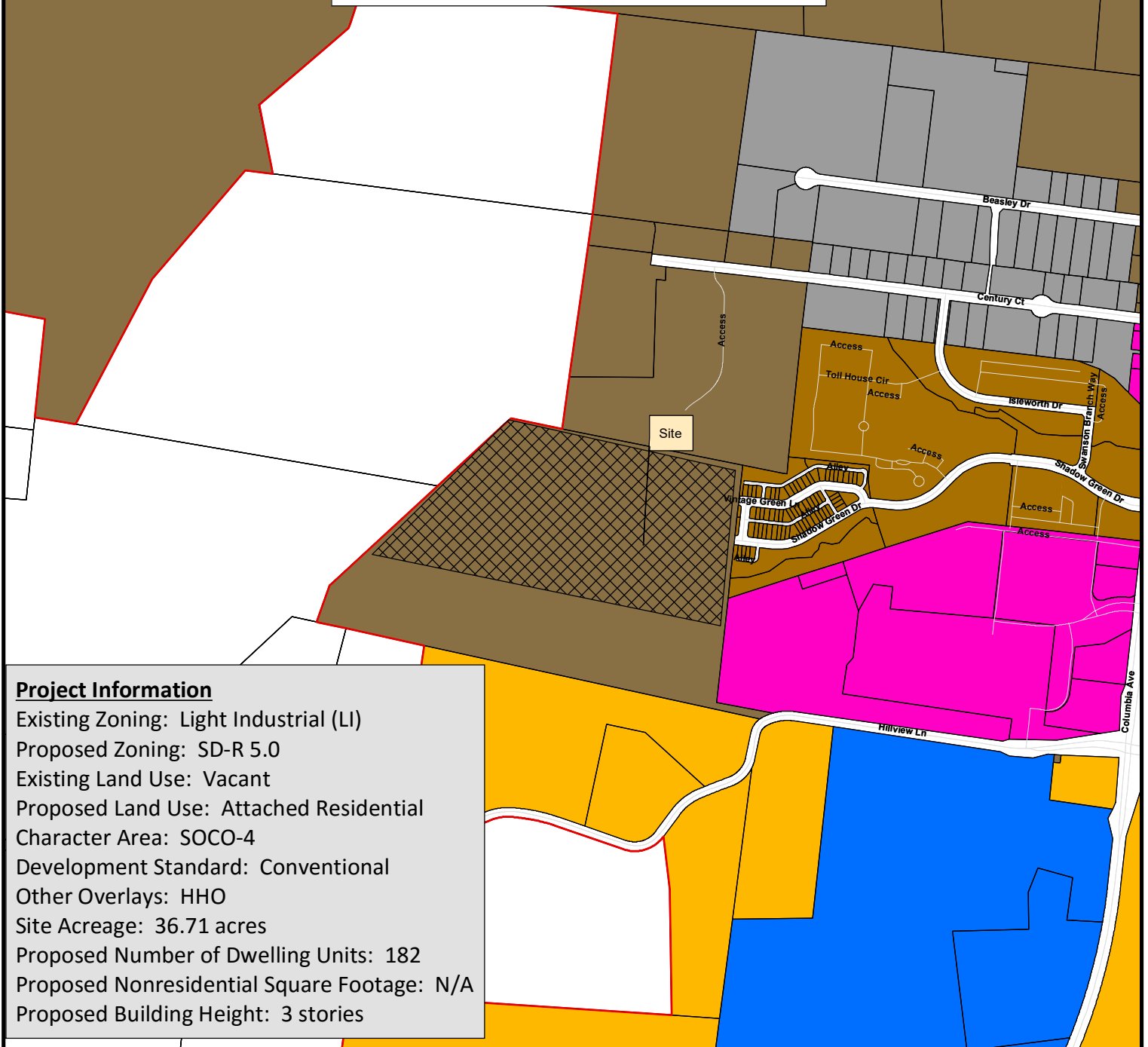
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/23/2017_____

NEIGHBORHOOD MEETING: _____2/20/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

RESOLUTION 2017-20,
SHADOW GREEN PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Light Industrial (LI)
Proposed Zoning: SD-R 5.0
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: SOCO-4
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 36.71 acres
Proposed Number of Dwelling Units: 182
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 3 stories

- | | |
|--|-------------------------------------|
| 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 | |
| SD-X Specific Development-Variety | |



0 500 1,000 2,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

39. Modification of Standards for Retaining Walls

jimmy.wiseman@franklin.tn.gov The applicant shall revise the plan to show two 6' walls as provided to staff on 4/17/2017, and included in IDT as an exhibit. If the final wall design, based on geotechnical findings during Site Plan, cannot meet the 6' maximum height requirement, then a Modification of Standards will need to be requested with a PUD revision, prior to approval of the Site Plan.
[Edited By Amy Diaz-Barriga]

40. Existing Drainage Pond

joe.marlo@franklin.tn.gov *This comment to remain open until completed by the Applicant.*

Applicant to survey and show the existing drainage pond on the property to the north any modifications required for stormwater capacity.

42. Emergency Access Gates

joe.marlo@franklin.tn.gov Applicant to revise the grading to provide a 50-foot length of road on each side of the access gates with a minimal (2% maximum) slope. The gates are to located to be fully on the City of Franklin property to the north. Revise the gate note on C2.0 to state the following: *"Applicant to provide security gates for emergency access and to revise existing fencing layout to accommodate gates. Gate and fencing design to be approved by the City of Franklin and be coordinated at site plan."*

59. Traffic Impact Study

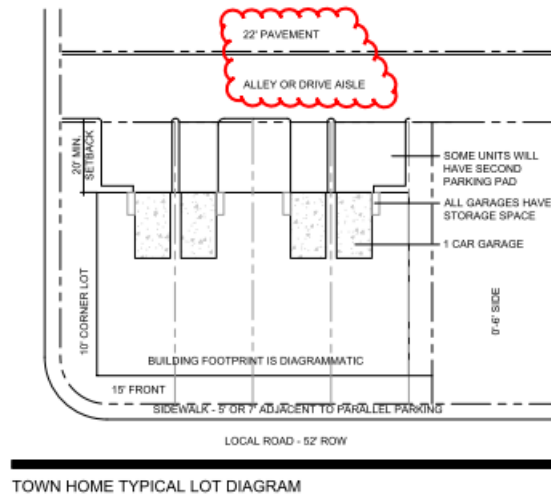
carlb@franklin.tn.gov The applicant shall finalize the TIA according to the review provided by the 3rd party consultant, see the approved review uploaded into IDT.

The results of the study and review show that the applicant shall mitigate the excessive stacking for the Shadow Green EBR movement at Columbia Avenue. At the site plan stage the applicant shall design and install dual-optional right turn signalization, signing and striping as an off-site improvement, and post surety for these improvements.

63. Alley Pavement Width

joe.marlo@franklin.tn.gov This is a new comment based on new information shown on the drawings.

Alleys are not allowed to have 22 feet of pavement. Applicant to remove the "Alley" designation from the Town home Typical Lot Diagram on C2.1.



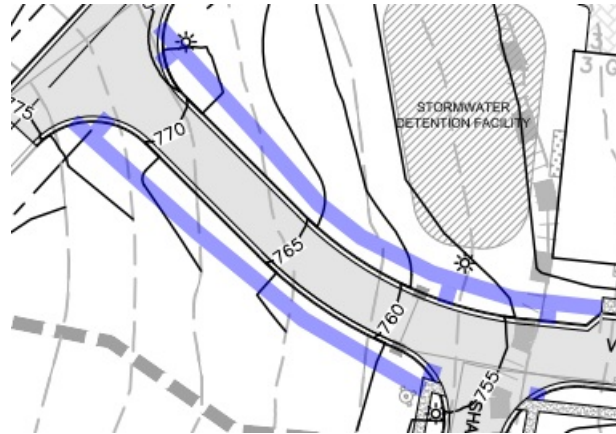
64. F. Development Plan

carlb@franklin.tn.gov Applicant shall comply with the minimum Vertical and Horizontal Alignment per City Standards (Sections 3.3.8 & 2.2.9 of Street Standards). Applicant shall ensure and demonstrate on the plans that adequate parking operation sight distance is provided for the four on-street parallel parking spaces at the inside curve on the south side of Shadow Green Drive near the east end of the site.

65. Sidewalks

joe.marlo@franklntn.gov This is a newcomment based on newinformation shown on the drawings.

Applicant to show the sidewalks along Vintage Green Lane to the future access road that have been removed in the most recent submittal. No sidewalks are to be shown along the future access road itself. Provide sidewalk connections from Shadow Green Drive as schematically shown below.



Fire-Planning

Shadow Green Dev Plan_2.6.2017.pdf

27. Fire Protection

geoffw@franklntn.gov This item has not been addressed.

The applicant shall provide the results of a full demand, two-hydrant flow test.

Original reviewcomment, 2/16/2017:

C5.0 Overall Utility Plan

Please provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.

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

Parks

General Issues

31. Parkland information

kevinl@franklintn.gov Please continue to work on the trail system with a connection to the sidewalk system. The main entrance shall make that connection to Mack Hatcher multi-use trail.

Planning

General Issues

66. Mack Hatcher Alignment

amy.diaz-barriga@franklintn.gov Prior to final approval of the Development Plan, to include entitlements associated with the Development Plan, the applicant shall be required to work with City and TDOT staff to obtain approval on the realignment associated with Mack Hatcher. The applicant shall be required to provide sufficient information to City Staff, TDOT Staff, and the Board of Mayor and Aldermen to approve the realignment. This may include, but is not limited to the following: vertical and horizontal alignment associated with the existing and proposed alignment, full environmental report, detailed cost estimates, and any additional studies or information requested by the City or TDOT. The applicant shall be required to obtain a formal letter from TDOT approving the revisions and then obtain formal approval from the Board of Mayor and Aldermen approving the realignment. It should be noted that the Board and TDOT staff may require the applicant to host multiple public meetings to obtain public feedback on the proposed realignment, and there is no guarantee the TDOT and the Board of Mayor and Aldermen will approve the realignment. Should the realignment be disapproved by TDOT, City Staff, or the Board of Mayor and Aldermen, then the Development plan shall also be disapproved, including all entitlements associated with the Development Plan. The applicant is proceeding at risk on this project and will be responsible for 100% of the cost associated with the project. No site plans or permits shall be submitted, reviewed, or approved until City staff, TDOT staff, and the Board of Mayor and Aldermen have approved the realignment. The applicant shall be required to reserve the future right-of-way, slope easement and construction easements necessary to accommodate the final alignment of Mack Hatcher.
[Edited By Amy Diaz-Barriga]

Shadow Green Dev Plan_2.6.2017.pdf

11. Envision Franklin

kellyd@franklintn.gov Thank you for providing the elevations of the future Mack Hatcher Parkway grading and where the development is situated.

The applicant shall place a note on the development plan and future final plat(s) that the landscape buffer along Mack Hatcher Parkway shall be replaced if the TDOT extension of Mack Hatcher Parkway requires removal of the landscape buffer.

Planning (Landscape)

General Issues

61. Parking Area

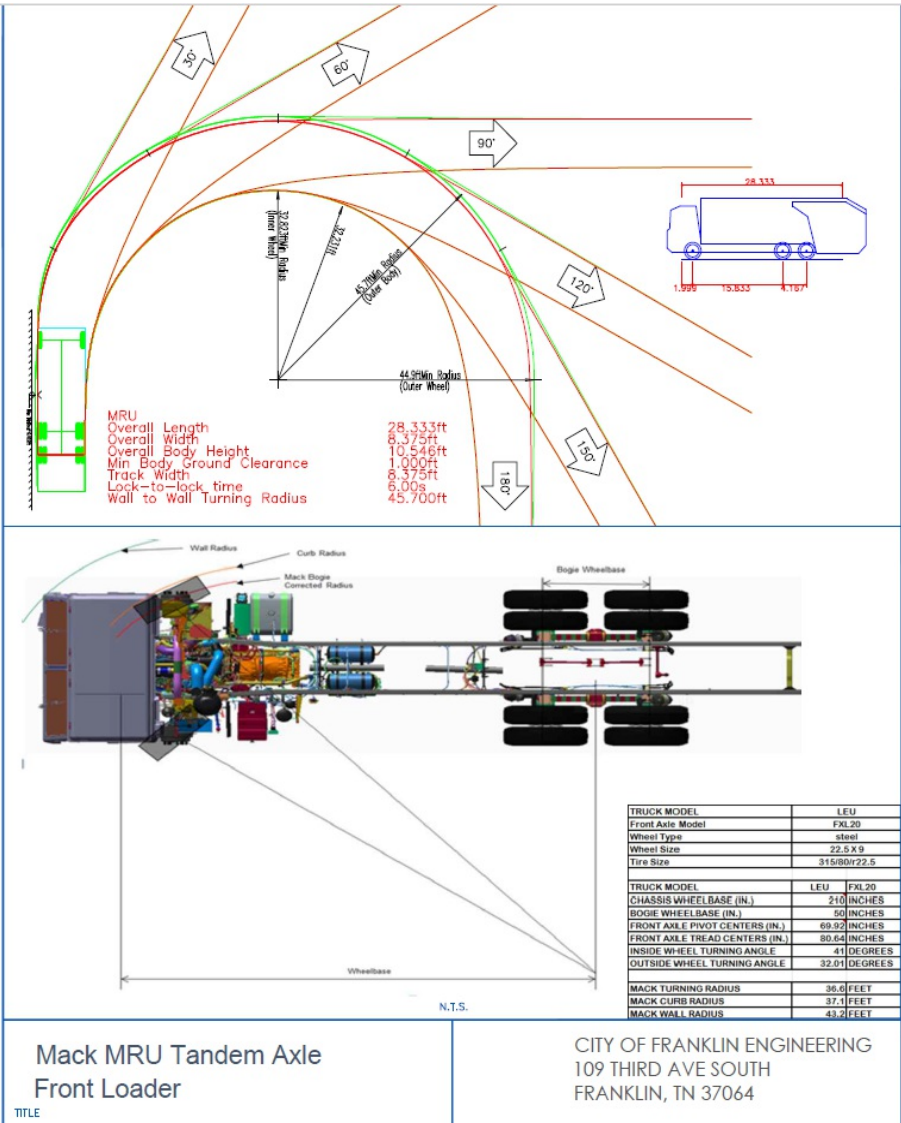
larry.mizell@franklintn.gov The large parking area in the core shall at site plan be redesigned so as to make it look forested and not amass of parking.

Sanitation and Environmental Services

Shadow Green Development Plan 04.06.2017.pdf

60. Solid Waste Service

Please provide a side-loader auto-turn to service the refuse collection points in the plan.
Below are the standard specifications for this type collection truck.



Water/Sewer

General Issues

55. Additional off site utility upgrades

ben.mcneil@franklntn.gov The final layout of the domestic water extension to the north will be finalized at site plan. The extent of the sanitary sewer upgrades will be finalized at site plan stage. This is an advisory comment.
[Edited By Ben Mcneil]

52. Domestic water

ben.mcneil@franklin.tn.gov Applicant did not fully address comment, applicant shall show the domestic water in the street. The water shall maintain 10' separation where at all possible and adequate separation between storm sewer. This comment is in relation to the site plan, but should be evaluated at this stage. Applicant shall make final design and layout at site plan. This is an advisory comment for separation between the utilities.

53. Sanitary sewer

ben.mcneil@franklin.tn.gov Applicant did not fully address comment, Sanitary sewer mains shall maintain centerline of the street. 10' separation shall be maintained between storm sewers, domestic water and sanitary line where at all possible. This is a site plan issue that can be finalized at the site plan stage. This is an advisory comment.

SHADOW GREEN PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 090, PARCEL 02800

OWNER

BARBARA HOLT
208 ASHEBORO PLACE
FRANKLIN, TN 37064

DEVELOPER

CLAYTON PROPERITES GROUP, INC.
DBA GOODALL HOMES
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
CONTACT: MAVERICK GREEN
EMAIL: mgreen@goodallhomes.com

APPLICANT/ LANDSCAPE ARCHITECT

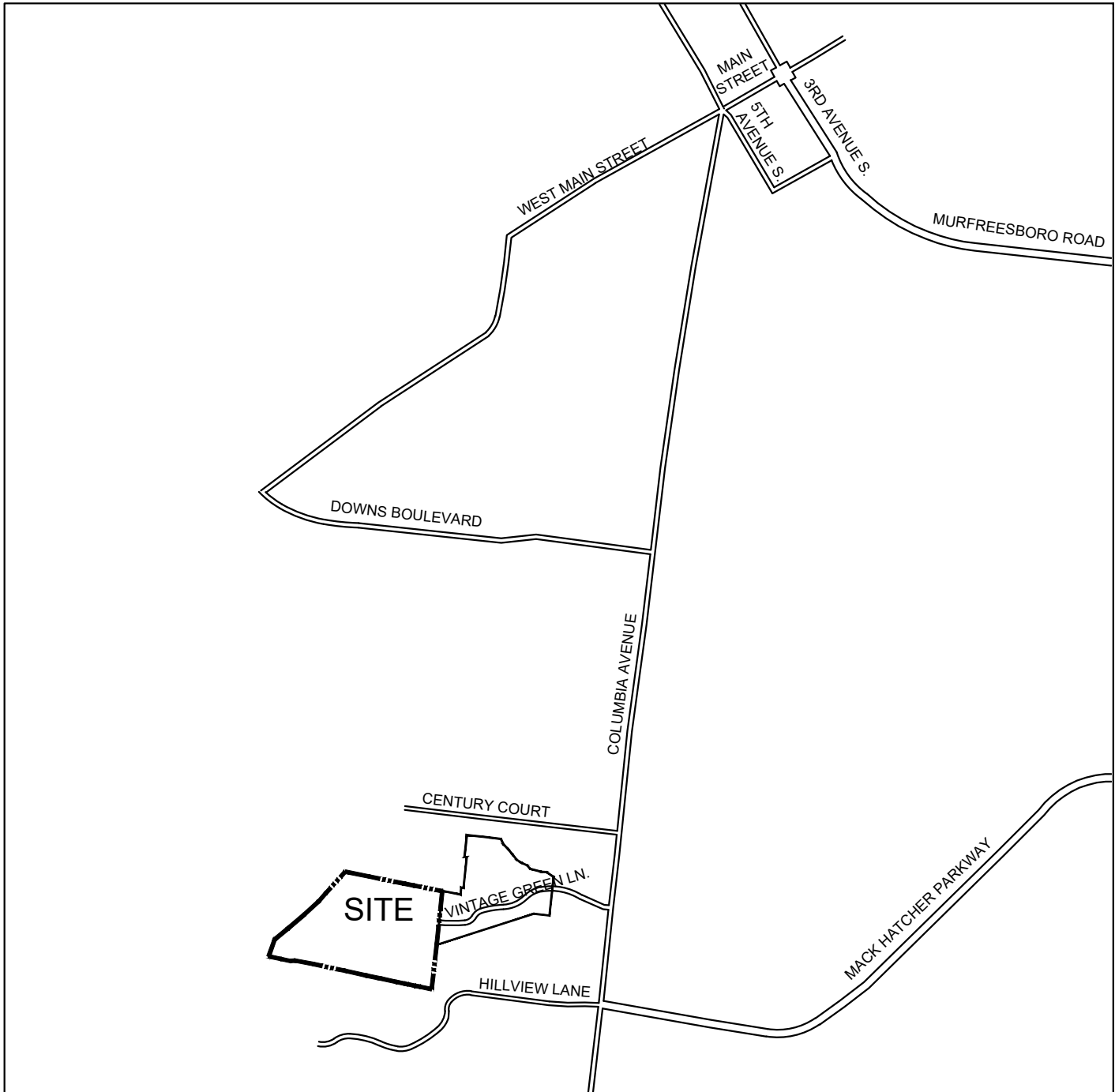
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: 615.975.5765

CIVIL ENGINEER

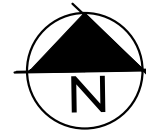
RAGAN-SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
CONTACT: JACOB VINCENT, P.E.
EMAIL: jvincent@ragansmith.com
PHONE: 615.244.8159

SURVEYOR

BYRD SURVEYING, INC.
230 WEST DUNBAR CAVE ROAD
P.O. BOX 31392
CLARKSVILLE, TN 37040
CONTACT: MIKE PAYNE, RLS
EMAIL: mpayne@byrdsurveying.com
PHONE: 615.733.3131



VICINITY MAP



SCALE 1" = 2000'

5TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 2.2	TYPICAL ARCHITECTURE
C 3.0	GRADING AND DRAINAGE PLAN
C 3.1	MACK HATCHER EXHIBIT
C 4.0	OVERALL ROW AND ACCESS PLAN
C 5.0	OVERALL UTILITY PLAN
C 6.0	AUTOTURN EXHIBIT
C 7.0	DETAILS
C 8.0	EXISTING DRAINAGE MAP
C 9.0	PROPOSED DRAINAGE MAP
C 10.0	CROSS SECTION WITH WALL
C 11.0	CROSS SECTION WITH WALL & MACK HATCHER



COF# 6389

MARCH 13, 2017

Revisions

1. April 6, 2017

GDC

GAMBLE
DESIGN COLLABORATIVE

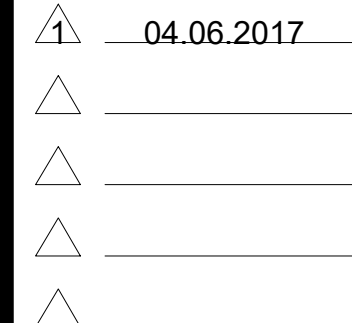
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



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

ISSUED: MARCH 13, 2017

Revision Date:
04.06.2017



REZONING REQUEST
THE APPLICANT IS SEEKING TO SEPARATE
THE SUBJECT PROPERTY INTO TWO TRACTS
WITH TWO SEPARATE PROPOSED ZONES:

TRACT 1: SHADOW GREEN PUD
36.71 AC. ZONED SD-R (XX)
TRACT 2: REMAINING LANDS
15.84 AC. ZONED ER

SITE DATA:

PROJECT NAME: SHADOW GREEN DEVELOPMENT PLAN
PROJECT NUMBER: 6389
SUBDIVISION: SHADOW GREEN PUD
LOT NUMBER: N/A
ADDRESS: 1152 HILLVIEW LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 5TH CIVIL DISTRICT

EXISTING ZONING: LI
PROPOSED ZONING: SD-R (5.0), ER
SD-CO7
CHARACTER AREA OVERLAY: SDCO7
OTHER APPLICABLE OVERLAYS: HHQ, HHQ 500' BUFFER
CONVENTIONAL
ACREAGE OF SITE: 52.54 AC TOTAL
36.71 AC TRACT 1
15.83 AC TRACT 2
FRONT: 10'
SIDE: 0'-6"
REAR: 0'-20'

MINIMUM REQUIRED SETBACK LINES:

OWNER: BARBARA HOLT
ADDRESS: 208 ASHEBORO PLACE
FRANKLIN, TN 37064

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

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 3 STORIES
LANDSCAPE SURFACE RATIO: .53 / 14.52 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: .20 / 5.48 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 406 SPACES
1 BEDROOM = 1.5 SPACES
2 BEDROOM = 2.5 SPACES
3 BEDROOM = 3 SPACES
SEE PARKING CHART C2.0
SEE PARKING CHART C2.0
5.0 DUA
12.25 AC (33% OF TOTAL SITE)
FEES IN LIEU
(35x1200 SF) + (147 x 600 SF) = 130,200 SF

MAXIMUM PARKING LIMIT:
PARKING PROVIDED: 406 SPACES
RESIDENTIAL DENSITY: 5.0 DUA
TREE CANOPY: 12.25 AC (33% OF TOTAL SITE)
PARKLAND (IF APPLICABLE): FEES IN LIEU
(35x1200 SF) + (147 x 600 SF) = 130,200 SF

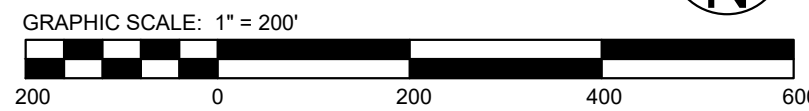
OPEN SPACE:
OPEN SPACE ACREAGE REQUIRED: 15% (4.11 AC)
FORMAL OPEN SPACE REQUIRED: 34% (14.40 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (2.71 AC)

OVERALL DENSITY: 5.0 DUA
NET DENSITY (MINUS ROW): 6.64 DUA
NET DENSITY (MINUS ROW AND OVERLAY): 12.10 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 22 TOWN HOMES
10 BIG HOUSE BUILDINGS (16 CONDOS EACH)
6 1-BEDROOM CONDOS PER BIG HOUSE
10 2-BEDROOM CONDOS PER BIG HOUSE

NONRESIDENTIAL SQUARE FOOTAGE: N/A
TOTAL ACREAGE BY USE, ENTIRE SITE: 15.55 AC OPEN SPACE
9.42 AC ROW
11.74 AC RESIDENTIAL LOTS

500' ADJACENT PROPERTY OWNERS:

PARCEL ID	PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONING	CHARACTER AREA	DEV STANDARD
090 00300	COLUMBIA PK	VULCAN LANDS INC	1200 URBAN CENTER DR	BIRMINGHAM	AL	35242-2545	N/A	SOCO-3	NEITHER
090 00301	429 CENTURY CT	SMYRNA READY MIX LLC	4472 HICKORY GROVE RD	MURFREESBORO	TN	37129	LI	SOCO-1	CONVENTIONAL
090 00305	CENTURY CT	FRANKLIN	P O BOX 305	FRANKLIN	TN	37065-0305	LI	SOCO-1	CONVENTIONAL
090 02600	4623 COLUMBIA PK	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065-0305	LI	SOCO-1	CONVENTIONAL
090 02607	3064 COLUMBIA AVE	TARGET CORPORATION	P O BOX 9456	MINNEAPOLIS	MN	55440-9456	GC	SOCO-1	CONVENTIONAL
090 02608	COLUMBIA AVE	ASHLEY OUTLOTS LLC	5217 MARYLAND WAY #300	BRENTWOOD	TN	37027	GC	SOCO-1	CONVENTIONAL
090 02609	COLUMBIA AVE	WOLFE FIELDS DEV LLC	808 ANNAMARIE CT	BOWLING GREEN	KY	42103	GC	SOCO-1	CONVENTIONAL
090 02618	2000 SHADOW GREEN DR	BEL FRANKLIN LLC	2 INTERNATIONAL PLACE	BOSTON	MA	02110	SD-X	SOCO-1	CONVENTIONAL
090 02800	1152 HILLVIEW LN	HOLT BARBARA	208 ASHEBORO PL	FRANKLIN	TN	37064	LI	SOCO-3	NEITHER
090 03000	1151 HILLVIEW LN	WADE DON N	1151 HILLVIEW LN	FRANKLIN	TN	37064	ER	CCO-2	NEITHER
090 03100	1154 HILLVIEW LN	ADKINS 2007 LIVING TRUST	1154 HILLVIEW LN	FRANKLIN	TN	37064	ER	SOCO-3	NEITHER
090 03102	1155 HILLVIEW LN	THOMPSON JOE EDWARD III	1155 HILLVIEW LN	FRANKLIN	TN	37064	ER	CCO-2	NEITHER
090 03103	1158 HILLVIEW LN	LATIMER-BILBREY LESLIE	1158 HILLVIEW DR	FRANKLIN	TN	37064	ER	SOCO-3	NEITHER
090 03300	1178 HILLVIEW LN	CUNNINGHAM JAMES J	1178 HILLVIEW LN	FRANKLIN	TN	37064	N/A	SOCO-3	NEITHER
090 03400	1196 HILLVIEW LN	CARR JAMIE K DURARD	1196 HILLVIEW LANE	FRANKLIN	TN	37064	N/A	SOCO-3	NEITHER
090 03600	1208 HILLVIEW LN	MAGID EMILY	1208 HILLVIEW LN	FRANKLIN	TN	37064	N/A	SOCO-3	NEITHER
0906 F 00600	510 VINTAGE GREEN LN	FRANCIS ASHLEY C	510 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 00700	512 VINTAGE GREEN LN	PAGE RICHARD G	501 SPINNAKER CT	SMYRNA	TN	37167	SD-X	SOCO-7	CONVENTIONAL
0906 F 00800	514 VINTAGE GREEN LN	POSS MIRUKA K	514 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 00900	516 VINTAGE GREEN LN	LAMMING KIMBERLY	516 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01000	507 VINTAGE GREEN LN	FREEMAN DEBORAH A	507 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01100	505 VINTAGE GREEN LN	KUYKENDALL PATRICK L JR	505 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01400	1600 SHADOW GREEN DR	GRIFFIN SANDRA T	1600 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01500	1602 SHADOW GREEN DR	HADLEY THOMAS L	1602 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01600	1604 SHADOW GREEN DR	CANNON JOSEPH J	347 GILLETTE DR	FRANKLIN	TN	37069	SD-X	SOCO-7	CONVENTIONAL
0906 F 01700	1606 SHADOW GREEN DR	HOBGOOD SETH H	1606 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01800	1608 SHADOW GREEN DR	BARTON ADAM R	1608 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01900	1610 SHADOW GREEN DR	RATCLIFF GEORGE M	308 WHITE MOSS PLACE	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02000	1612 SHADOW GREEN DR	KILBURN MARLENE A	1612 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02100	1614 SHADOW GREEN DR	HAGER AUDRIN L IV	1614 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02200	1620 SHADOW GREEN DR	ELEFANTE DINO	330 FRANKLIN RD 135-460	BRENTWOOD	TN	37027	SD-X	SOCO-7	CONVENTIONAL
0906 F 02300	1622 SHADOW GREEN DR	MAYNARD CAIN R	1622 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02400	1624 SHADOW GREEN DR	HENRY NICHOLE	1624 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02500	1626 SHADOW GREEN DR	STARK CAROL	1626 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02600	1628 SHADOW GREEN DR	JEPPSEN ZACHARY B	1628 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02700	1630 SHADOW GREEN DR	LAUEINSESE HAZEL S	1630 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02800	1632 SHADOW GREEN DR	SWITH LACEY N	1632 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02900	1634 SHADOW GREEN DR	JOHNSON BRETT M	1634 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03000	1636 SHADOW GREEN DR	BUTLER THOMAS W	PO BOX 611323	ROSEMARY BEACH	FL	32461	SD-X	SOCO-7	CONVENTIONAL
0906 F 03100	1637 SHADOW GREEN DR	BELL KATHRYN L	1637 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03200	1639 SHADOW GREEN DR	BACHMAN A BRENT	1639 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03300	1641 SHADOW GREEN DR	WALKER JOEL P	1641 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03400	1701 SHADOW GREEN DR	PARTHENON INV PARTNERS LLC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 F 03500	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 03600	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 03700	SHADOW GREEN DR	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-0000	SD-X	SOCO-7	CONVENTIONAL
0906 F 03800	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 03900	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 04000	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 04100	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 04200	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 G 00100	518 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 00200	520 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 00300	522 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 00400	524 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00500	526 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00600	528 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00700	530 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00800	532 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00900	534 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01000	536 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01100	538 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01200	540 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01300	542 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01400	544 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01500	600 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01600	545 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01700	543 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01800	541 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01900	539 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 02000	537 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02100	535 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02200	533 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02300	531 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02400	529 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02500	527 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02600	525 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02700	523 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02800	521 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02900	519 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 03000	517 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 03100	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 G 03200	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 G 03300	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL



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P.O. BOX 31392
CLARKSVILLE, TN 37040



LEGAL DESCRIPTION:

**TRACT 1
SHADOW GREEN PUD**

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE, PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX," OF RECORD IN PLAT BOOK P38, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" OF RECORD IN PLAT BOOK P38, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1485, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX," THE NORTHWEST CORNER OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, LEAVING, SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX," WITH THE WESTERLY LINE OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" SOUTH 05 DEGREES 45 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS," SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

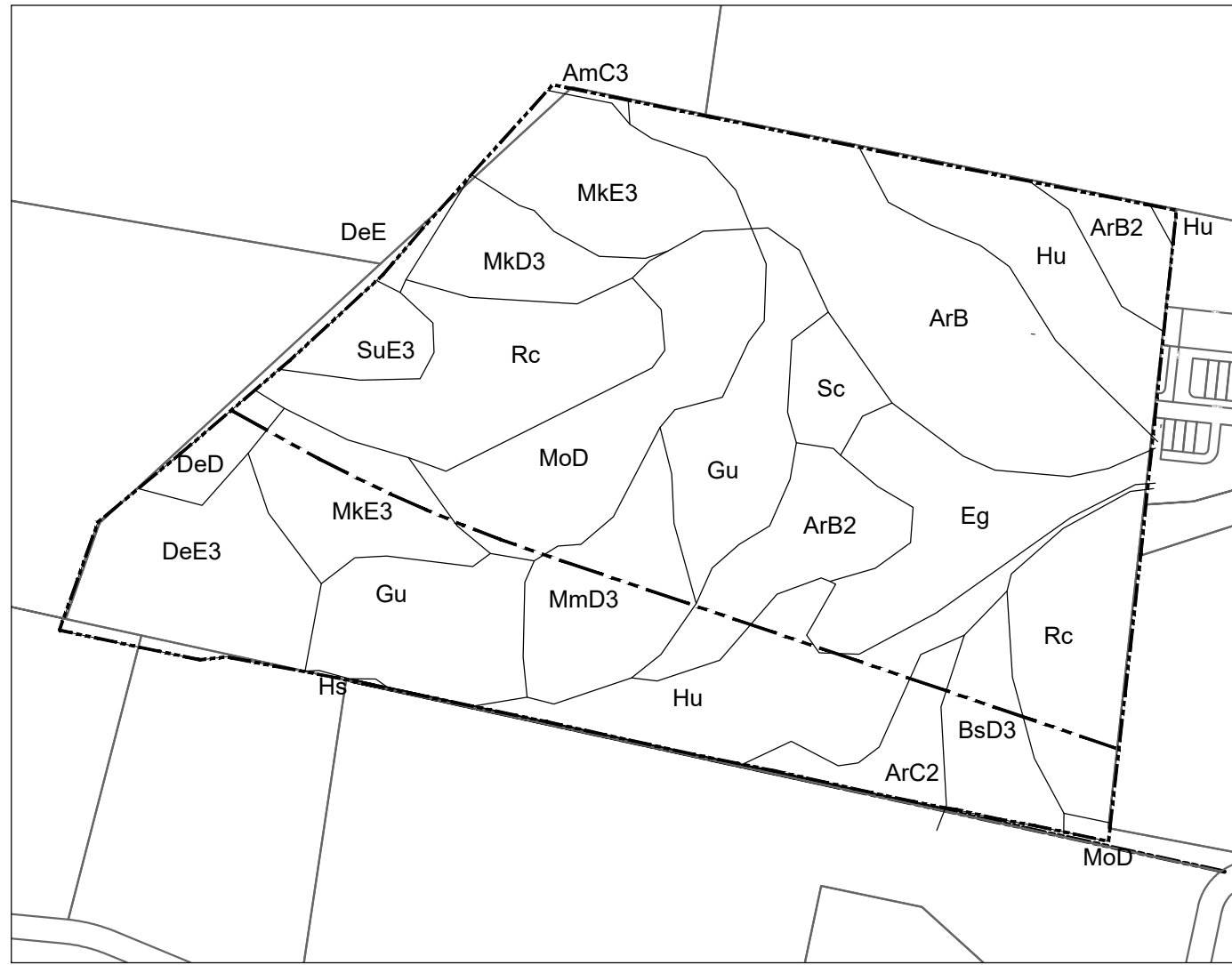
THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
3. NORTH 40 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "DE ASSOCIATES" AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
2. NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
3. NORTH 40 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "DE ASSOCIATES" AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DIST



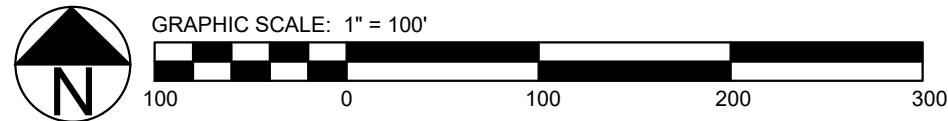
SOILS:

AmC3: ARMOUR CHERTY SILTY CLAY LOAM, 5-12% SLOPES, SEVERELY ERODED
ArB: ARMOUR SILT LOAM, 2-5% SLOPES, ERODED
ArC2: ARMOUR SILT LOAM, 2-5% SLOPES, ERODED
ArC3: ARMOUR SILT LOAM, 5-12% SLOPES, ERODED
BdD3: BRATTON CHERTY SILTY CLAY LOAM, 12-30% SLOPES, SEVERELY ERODED
DnD: DELLROSE CHERTY SILT LOAM, 12-30% SLOPES
DeE: DELLROSE CHERTY SILT LOAM, 20-30% SLOPES, SEVERELY ERODED
Eg: EGAM SILT LOAM, PHOSPHATE
Gu: GULLIED LAND
Hu: HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC
Hu: HUNTINGTON SILT LOAM, PHOSPHATIC
MkD3: MIMOSA CHERTY SILTY CLAY, 10-20% SLOPES, SEVERELY ERODED
MkE3: MIMOSA CHERTY SILTY CLAY, 20-30% SLOPES, SEVERELY ERODED
MmD3: MIMOSA SILTY CLAY, 10-20% SLOPES, SEVERELY ERODED
MoD: MIMOSA AND ASHWOOD VERY ROCK SOILS, 5-20% SLOPES
Rc: ROCKLAND
Sc: SEES SILTY CLAY LOAM
SuE3: SULPHURA CHERTY SILT LOAM, 20-50% SLOPES, SEVERELY ERODED

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

SLOPE ANALYSIS KEY:

- 14%-19% SLOPES
- 20% AND GREATER SLOPES



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BYRD SURVEYING, INC.
MIKE PAYNE, RLS
615.733.3101
230 WEST DUNBAR CAVE ROAD
P.O. BOX 31392
CLARKSVILLE, TN 37040

SITE DATA:

PROJECT NAME: SHADOW GREEN DEVELOPMENT PLAN
PROJECT NUMBER: 6389
SUBDIVISION: SHADOW GREEN PUD
LOT NUMBER: N/A
ADDRESS: 1152 HILLVIEW LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 5TH CIVIL DISTRICT

EXISTING ZONING: LI
PROPOSED ZONING: SD-R (5.0), ER
CHARACTER AREA OVERLAY: SOC07
OTHER APPLICABLE OVERLAYS: HHO, HHO 500' BUFFER
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 52.54 AC TOTAL
38.71 AC TRACT 1
15.83 AC TRACT 2
FRONT: 10'
SIDE: 0'-6"
REAR: 0'-20'

MINIMUM REQUIRED SETBACK LINES:

OWNER: BARBARA HOLT
ADDRESS: 208 ASHEBORO PLACE
FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: 615.975.5765
EMAIL ADDRESS: greggamble200@gmail.com

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 3 STORIES
LANDSCAPE SURFACE RATIO: .53 / 14.52 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: .20 / 5.48 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 406 SPACES
1 BEDROOM = 1.5 SPACES
2 BEDROOM = 2.5 SPACES
3 BEDROOM = 3 SPACES
SEE PARKING CHART C2.0
SEE PARKING CHART C2.0

MAXIMUM PARKING LIMIT:
PARKING PROVIDED: 5.0 DUA
RESIDENTIAL DENSITY: 12.25 AC (33% OF TOTAL SITE)
PARKLAND (IF APPLICABLE): FEES IN LIEU
(35x1200 SF) + (147 x 600 SF) = 130,200 SF

OPEN SPACE:
OPEN SPACE ACREAGE REQUIRED: 15% (4.11 AC)
FORMAL OPEN SPACE REQUIRED: 34% (1.40 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (2.71 AC)

OVERALL DENSITY: 5.0 DUA
NET DENSITY (MINUS ROW): 6.64 DUA
NET DENSITY (MINUS ROW AND OVERLAY): 12.10 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 22 TOWN HOMES
10 BIG HOUSE BUILDINGS (16 CONDOS EACH)
6 1-BEDROOM CONDOS PER BIG HOUSE
10 2-BEDROOM CONDOS PER BIG HOUSE

NONRESIDENTIAL SQUARE FOOTAGE: N/A
TOTAL ACREAGE BY USE, ENTIRE SITE: 15.55 AC OPEN SPACE
9.42 AC ROW
11.74 AC RESIDENTIAL LOTS

EXISTING TREE CANOPY

TRACT 1 OVERALL AREA = 1,642,647 SF, 37.71 AC			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	507,014 SF	124,030 SF	382,984 SF
TREE B	26,377 SF	1,364 SF	25,013 SF
TOTAL SF	533,391 SF	125,394 SF	407,997 SF
TOTAL ACRES	12.25 AC	2.88 AC	9.37 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 533,391 (33% OF TRACT 1)
REQUIRED CANOPY PRESERVATION: 24%
24% X 12.25 AC TOTAL CANOPY = 128,868 SF, 2.94 AC
PROVIDED TREE CANOPY PRESERVATION: 407,997 SF, 9.37 AC
(76% OF EXISTING CANOPY)

SPECIMEN TREES

Point	Description	Status	Point	Description	Status
1	30" HACKBERRY	TRACT 2	61	24" WALNUT	ROW
2	30" WHITE OAK	TRACT 2	62	26" WALNUT	ROW
3	24" HICKORY	TRACT 2	63	26" LOCUST	ROW
4	24" WHITE OAK	TRACT 2	64	24" BOX ELDER	REMOVED
5	30" WHITE OAK	TRACT 2	65	28" HACKBERRY	REMOVED
6	26" WHITE OAK	TRACT 2	66	28" ELM	TRACT 2
7	24" BEECH	TRACT 2	67	29" WHITE OAK	TRACT 2
8	30" WHITE OAK	TRACT 2	68	29" WHITE OAK	ROW
9	28" WHITE OAK	TRACT 2	69	31" WHITE OAK	ROW
10	27" WHITE OAK	TRACT 2	70	40" ASH	ROW
11	26" BEECH	TRACT 2	71	27" WHITE OAK	ROW
12	26" HICKORY	TRACT 2	72	25" WHITE OAK	ROW
13	26" HICKORY	TRACT 2	73	25" RED OAK	ROW
14	23" WHITE OAK	ROW	74	26" WHITE OAK	ROW
15	23" WHITE OAK	ROW	75	24" WHITE OAK	ROW
16	30" WHITE OAK	ROW	76	25" RED OAK	ROW
17	42" RED OAK	TRACT 2	77	24" WHITE OAK	ROW
18	48" RED OAK	TRACT 2	78	24" WHITE OAK	ROW
19	29" RED OAK	TRACT 2	79	25" WHITE OAK	ROW
20	29" RED OAK	TRACT 2	80	28" WHITE OAK	ROW
21	24" WHITE OAK	TRACT 2	81	40" TWIN WHITE OAK	ROW
22	46" RED OAK	TRACT 2	82	24" WHITE OAK	ROW
23	40" POPLAR	TRACT 2	83	24" WHITE OAK	ROW
24	26" HACKBERRY	TRACT 2	84	28" WHITE OAK	ROW
25	26" HACKBERRY	TRACT 2	85	25" WHITE OAK	ROW
26	24" WALNUT	TRACT 2	86	24" WHITE OAK	ROW
27	24" BEECH	TRACT 2	87	26" WHITE OAK	ROW
28	30" CRAB APPLE	TRACT 2	88	36" WHITE OAK	ROW
29	25" BEECH	TRACT 2	89	26" ASH	ROW
30	30" HACKBERRY	TRACT 2	90	42" WHITE OAK	ROW
31	25" HACKBERRY	ROW	91	25" WHITE OAK	ROW
32	35" WALNUT	ROW	92	35" WHITE OAK	ROW
33	26" BEECH	TRACT 2	93	45" WHITE OAK	ROW
34	28" HACKBERRY	TRACT 2	94	27" WHITE OAK	ROW
35	25" HACKBERRY	TRACT 2	95	24" ASH	ROW
36	24" LOCUST	REMOVED	96	30" WHITE OAK	ROW
37	57" DOUBLE ASH	REMOVED	97	27" ASH	ROW
38	30" WALNUT	TRACT 2	98	25" WHITE OAK	ROW
39	25" WHITE OAK	TRACT 2	99	26" WHITE OAK	ROW
40	36" HACKBERRY	TRACT 2	100	24" WALNUT	ROW
41	32" HACKBERRY	TRACT 2	101	24" WHITE OAK	ROW
42	28" HACKBERRY	TRACT 2	102	26" ASH	REMOVED
43	24" WALNUT	TRACT 2	103	30" WHITE OAK	REMOVED
44	26" HACKBERRY	TRACT 2	104	25" WHITE OAK	ROW
45	32" HACKBERRY	TRACT 2	105	26" WHITE OAK	ROW
46	40" LOCUST	TRACT 2	106	24" HICKORY	REMOVED
47	24" WALNUT	TRACT 2	107	25" WHITE OAK	REMOVED
48	25" WALNUT	TRACT 2	108	30" WHITE OAK	ROW
49	25" HACKBERRY	TRACT 2	109	28" SUGAR MAPLE	REMOVED
50	25" LOCUST	TRACT 2	110	26" WHITE OAK	REMOVED
51	26" LOCUST	TRACT 2	111	24" CEDAR	ROW
52	32" LOCUST	TRACT 2	112	25" CEDAR	ROW
53	30" HACKBERRY	TRACT 2	113	26" CEDAR	ROW
54	24" LOCUST	TRACT 2	114	30" HACKBERRY	ROW
55	25" WALNUT	TRACT 2			
56	27" WALNUT	TRACT 2			
57	25" HACKBERRY	TRACT 2			

*ROW DENOTES TREES LOCATED IN FUTURE ROWS OF MACK HATCHER AND THE CONNECTOR ROAD

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SHADOW GREEN PUD SUBDIVISION DEVELOPMENT PLAN TAX MAP 90, PARCEL 28 FRANKLIN, TENNESSEE



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greggamble200@gmail.com
615.975.5765

ISSUED: MARCH 13, 2017

Revision Date:

04.06.2017

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SHEET
C1.1

EXISTING
CONDITIONS

COF# 6389



PHASING	
6 PHASES ARE PROPOSED:	
PHASE 1: 22 TOWN HOMES	
1 BIG HOUSE BUILDING	
AMENITY / POOL	
PHASE 2: 1 BIG HOUSE BUILDING	
PHASE 3: 1 BIG HOUSE BUILDING	
PHASE 4: 2 BIG HOUSE BUILDINGS	
PHASE 5: 2 BIG HOUSE BUILDINGS	
PHASE 6: 3 BIG HOUSE BUILDINGS	

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
15% * 27.42 AC (TOTAL AREA MINUS RESERVED R.O.W.s) = 4.11 AC / 179,032 SF
NOTE: 34% OF OPEN SPACE IS FORMAL = 1.40 AC / 60,984 SF
66% OF OPEN SPACE IS INFORMAL = 2.71 AC / 118,048 SF

KEY	CLASSIFICATION	TYPE	AREA (SF)
101	FORMAL	POOL / AMENITY	45,055
102	FORMAL	PARK	19,242
103	INFORMAL	PRESERVATION	318,195
103	INFORMAL	PARK	297,459

TREE CANOPY RETENTION

TRACT 1			
OVERALL AREA = 1,642,647 SF, 37.71 AC			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	507,014 SF	124,030 SF	382,984 SF
TREE B	26,377 SF	1,364 SF	25,013 SF

TOTAL SF	533,391 SF	125,394 SF	407,997 SF
TOTAL ACRES	12.25 AC	2.88 AC	9.37 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 533,391 (33% OF TRACT 1)
REQUIRED CANOPY PRESERVATION: 24%
24% X 12.25 AC TOTAL CANOPY = 128,066 SF, 2.94 AC
PROVIDED TREE CANOPY PRESERVATION: 407,997 SF, 9.37 AC
(76% OF EXISTING CANOPY)

PROVIDED PARKING

REQUIRED:
1 BEDROOM = 1.5 SPACES
2 BEDROOM = 2.5 SPACES
3 BEDROOM = 3 SPACES

TOWN HOME:

TOTAL UNITS: 22
REQUIRED SPACES PER UNIT: 3
TOTAL REQUIRED SPACES: 66

BIG HOUSE:

TOTAL BUILDINGS: 10
TOTAL UNITS: 16 UNITS PER BUILDING
6 1-BEDROOM CONDOS, 10 2-BEDROOM CONDOS
REQUIRED SPACES PER BUILDING: 34 SPACES
1.5 SPACES X 6 = 9
2.5 SPACES X 10 = 25
TOTAL REQUIRED SPACES: 340

TOTAL REQUIRED PARKING: 406 SPACES
TOTAL PROVIDED PARKING: 431 SPACES
TOWN HOME GARAGE: 22
TOWN HOME TANDEM SPACES: 33 (20' MINIMUM LENGTH)
BIG HOUSE GARAGE: 60
BIG HOUSE TANDEM SPACES: 60 (20' MINIMUM LENGTH)
OFF-STREET PARKING: 179
ON-STREET PARKING: 77
TOTAL MAXIMUM PARKING LIMIT: 447 (10% OF REQUIRED)

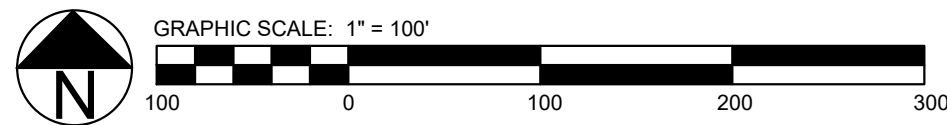
*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH

KEY

TREE PRESERVATION AREA

14%-19% SLOPES

20% AND GREATER SLOPES



LOCAL COMPATIBILITY

THE DEVELOPMENT AREA IS A COMPACT SECTION OF THE PROPERTY BOUND BY FUTURE MACK HATCHER PARKWAY AND HHO OVERLAYS WHICH CREATES A NATURAL BUFFER TO ADJACENT PROPERTIES. THIS DEVELOPMENT UTILIZES THE SAME TOWN HOME DEVELOPMENT PATTERN AS THE NEIGHBORS TO THE EAST.

DESIGN CONCEPT

DESIGNED AS AN EXTENSION OF THE EXISTING SHADOW GREEN TOWN HOME COMMUNITY, THIS DEVELOPMENT PLAN INCLUDES THE ADDITION OF A "BIG HOUSE" STYLE RESIDENTIAL BUILDING AND AN AMENITY CENTER / POOL FOR USE BY THE RESIDENTS OF THIS DEVELOPMENT AND THE EXISTING SHADOW GREEN COMMUNITY. WALKING TRAILS AND SIDEWALKS WILL CONNECT BACK INTO THROUGH THE GREEN WHICH PROMOTES RESIDENTIAL CONNECTIVITY.

ALL ATTACHED DWELLINGS ARE IN THE FORM OF TOWN HOMES AND "BIG HOUSE" BUILDINGS WHERE MULTIPLE DWELLING UNITS RESEMBLE DETACHED RESIDENTIAL.

MACK HATCHER PARKWAY IS THE LIMIT OF THE PROPOSED DEVELOPMENT AREA.

SITE DATA:

PROJECT NAME: SHADOW GREEN DEVELOPMENT PLAN
PROJECT NUMBER: 6389
SUBDIVISION: SHADOW GREEN PUD
LOT NUMBER: N/A
ADDRESS: 1152 HILLVIEW LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 5TH CIVIL DISTRICT

EXISTING ZONING: LI
PROPOSED ZONING: SD-R (5.0), ER
CHARACTER AREA OVERLAY: SOCC07
OTHER APPLICABLE OVERLAYS: HHO, HHO 500' BUFFER
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 52.54 AC TOTAL
36.71 AC TRACT 1
15.83 AC TRACT 2

MINIMUM REQUIRED SETBACK LINES:
FRONT: 10'
SIDE: 0'-6"
REAR: 0'-20'

OWNER: BARBARA HOLT
ADDRESS: 206 ASHEBORO PLACE
FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
GREG GAMBLE
615.975.5765
greggambles209@gmail.com

CONTACT: GREG GAMBLE
PHONE: 615.975.5765
EMAIL ADDRESS: greggambles209@gmail.com

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 3 STORIES
LANDSCAPE SURFACE RATIO: 53 / 14.52 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 20 / 5.48 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 406 SPACES
1 BEDROOM = 1.5 SPACES
2 BEDROOM = 2.5 SPACES
3 BEDROOM = 3 SPACES
SEE PARKING CHART C2.0
SEE PARKING CHART C2.0
5.0 DUA
12.25 AC (33% OF TRACT 1)
FEES IN LIEU
(35x1200 SF) + (147 x 600 SF) = 130,200 SF

OPEN SPACE:
OPEN SPACE ACREAGE REQUIRED: 15% (4.11 AC)
FORMAL OPEN SPACE REQUIRED: 34% (1.40 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (2.71 AC)

OVERALL DENSITY: 5.0 DUA
NET DENSITY (MINUS ROW): 6.64 DUA
NET DENSITY (MINUS ROW AND OVERLAY): 12.10 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 22 TOWN HOMES
10 BIG HOUSE BUILDINGS (16 CONDOS EACH)
6 1-BEDROOM CONDOS PER BIG HOUSE
10 2-BEDROOM CONDOS PER BIG HOUSE

NONRESIDENTIAL SQUARE FOOTAGE: N/A
TOTAL ACREAGE BY USE, ENTIRE SITE: 15.55 AC OPEN SPACE
9.42 AC ROW
11.74 AC RESIDENTIAL LOTS

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE WATER MAIN IS LOCATED ALONG THE EASTERN PROPERTY BOUNDARY.
182 UNITS * 350 GPD = 63,700 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT ALONG THE EASTERN PROPERTY BOUNDARY.

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

STREET NETWORK
THE PROPOSED EXTENSION OF MACK HATCHER PARKWAY IS SHOWN TRAVERSING THIS PROPERTY, AND THIS ALIGNMENT PLAYED A LARGE ROLE IN THE DEVELOPMENT OF THE MASTER PLAN DESIGN. AS A PART THIS PUD, GOODALL HOMES INITIATED A STUDY OF THE MACK HATCHER ALIGNMENT BY CDM SMITH, WHICH AS BEEN ACCEPTED BY TDO. THIS FUNCTIONAL ALIGNMENT SERVES AS THE EDGE OF TEH PUD BOUNDARY AND DIVISION LINE BETWEEN TRACTS 1 AND 2. THE LOCAL ROAD NETWORK FROM THROUGH THE GREEN (VINTAGE GREEN LANE AND SHADOW GREEN DRIVE) EXTEND THROUGH THIS PROPERTY AND EVENTUALLY PROVIDE A CONNECTION TO FUTURE MACK HATCHER PARKWAY, AS DIRECTED BY THE CONNECT FRANKLIN PLAN. THE CDM SMITH STUDY ALSO ESTABLISHED THE LOCATION WHERE THE LOCAL ROAD NETWORK PROPOSED IN TEH SHADOW GREEN PUD COULD CONNECT TO MACK HATCHER, AS A PART OF THE CONSTRUCTION OF THIS PUD, GOODALL HOMES SHALL BE GRADING THIS FUTURE CONNECTION ROAD.

DRAINAGE FACILITIES
A STORM SEWER NETWORK SHALL COLLECT STORMWATER RUNOFF FROM THE STREETS AND OTHER IMPERVIOUS SURFACES. THE WATER SHALL BE TREATED BY USE OF A GREEN INFRASTRUCTURE PRACTICE PRIOR TO DISCHARGE TO A DETENTION FACILITY FOR ATTENUATION. THE SITE SHALL DISCHARGE NEAR THE SOUTHEASTERN CORNER OF THE PROPERTY. POST DEVELOPED PEAK FLOWS SHALL BE REDUCED TO THAT OF PRE-DEVELOPED PEAK FLOWS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.3 MI (900 COLUMBIA AVE.)
NEAREST FIRE STATION: 1.2 MI (STATION NO. 5, 215 NOAH DR.)
NEAREST RECREATIONAL FACILITY: 0.6 MI (WINSTEAD HILL PARK, 4023 COLUMBIA AVE.)

PROJECTED STUDENT POPULATION
182 * 0.23 = 42 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
TOWNHOMES TO BE ROLL OUT TRASH CAN. REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER WILL ALSO BE PROVIDED TO SERVE THE BIG HOUSE CONDO UNITS.

RESTRICTIVE COVENANTS
THE SHADOW GREEN PUD WILL JOIN THE EXISTING SHADOW GREEN HOMEOWNERS ASSOCIATION. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY AS WELL AS MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND TOWNHOME YARDS.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: SOCC07
ENVISION FRANKLIN: MIXED RESIDENTIAL / CONSERVATION

THE CURRENT BASE ZONE OF LIGHT INDUSTRIAL IS NOT CONSISTENT WITH THE LAND USE PLAN OR ENVISION FRANKLIN. THE CHARACTER OF THIS AREA SUPPORTS A RESIDENTIAL USE. THE HILLSIDE HHO ZONE AND ROW OF FUTURE MACK HATCHER HAVE CREATED FIRM DEVELOPMENT BOUNDARIES FOR THE RESIDENTIAL DEVELOPMENT.

THE SHADOW GREEN PUD WAS DESIGNED AS AN EXTENSION OF THE SHADOW GREEN TOWNHOME COMMUNITY IN THE THROUGH THE GREEN PUD. THE SAME ARCHITECTURALLY DIVERSE TOWNHOMES CONTINUE INTO THE SHADOW GREEN PUD AND WRAP AROUND THE COMMUNITY'S AMENITY AREA, WHICH WILL INCLUDE A POOL AND CABANA. EXTENDING OUT FROM THIS RING OF TOWNHOMES IS A SERIES OF BIG HOUSE RESIDENTIAL BUILDINGS. DESIGNED TO APPEAR MORE LIKE A LARGE ESTATE HOME. EACH ARCHITECTURALLY DIFFERENT BIG HOUSE BUILDING CONTAINS 1 AND 2 BEDROOM CONDO UNITS. PEDESTRIAN CONNECTIVITY THROUGH THIS DEVELOPMENT AND BACK TO THE ESTABLISHED PEDESTRIAN NETWORK IN THROUGH THE GREEN WAS ALSO A KEY DESIGN ELEMENT.

WHILE THE APPLICANT WAS WORKING THROUGH THIS MASTER PLAN, THE ENVISION FRANKLIN WAS ADOPTED. LABELED AS MIXED RESIDENTIAL, THE DESIGN ELEMENTS REMAIN LARGELY CONSISTENT AND FURTHER ENFORCE THE CONCEPTS OF BEING COMPATIBLE WITH THE EXISTING DEVELOPMENT CHARACTER OF EXISTING STREETS AND NEIGHBORHOODS, SUCH AS THE THROUGH THE GREEN NEIGHBORHOOD. BIG HOUSES ARE PUSHED TO THE EDGE OF THE DEVELOPMENT ADJACENT TO MACK HATCHER, WHICH SERVES AS THE PHYSICAL BOUNDARY FOR MIXED RESIDENTIAL. KEY ELEMENTS SUCH AS ARCHITECTURAL VARIETY, PEDESTRIAN CONNECTIVITY AND HOUSING CHOICE ARE HIGHLIGHTED BY MIXED RESIDENTIAL AND FEATURED IN THIS DEVELOPMENT.

TRACT 2 IS PROPOSED TO BE ZONED ESTATE RESIDENTIAL, WHICH IS TO BE CONSISTENT WITH THE ER PROPERTIES ADJACENT TO IT.

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SHADOW GREEN PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 90, PARCEL 28
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.975.5765

ISSUED: MARCH 13, 2017

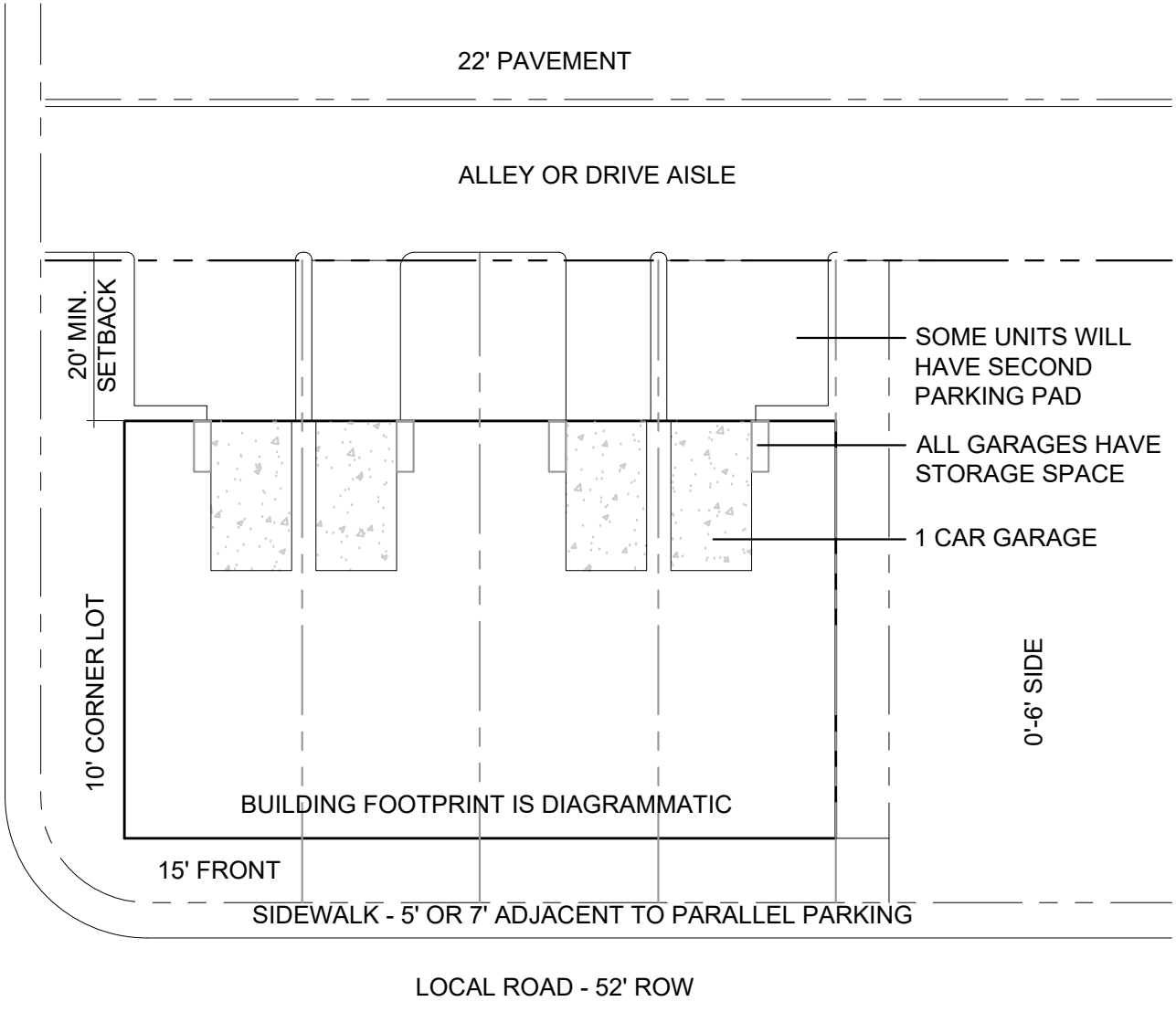
Revision Date: 04.06.2017



SHEET
C2.0
OVERALL
DEVELOPMENT
PLAN
COF# 6389



TOWN HOME TYPICAL ARCHITECTURE - IMAGE OF TOWN HOMES IN EXISTING SHADOW GREEN NEIGHBORHOOD

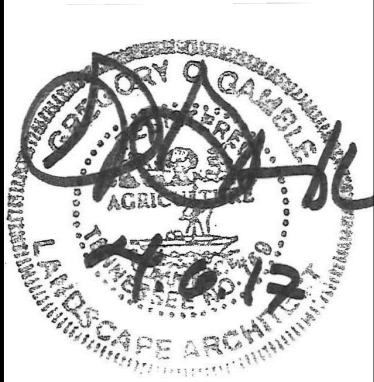


TOWN HOME TYPICAL LOT DIAGRAM

TOWN HOME LOT STANDARDS

TYPICAL SETBACKS:
FRONT: 15'
SIDE: 0'-6", 12' MIN. BETWEEN BUILDINGS
REAR: 20'

PROVIDED PARKING:
1 GARAGE PARKING SPACE PER UNIT
1 DRIVEWAY PARKING SPACE PER UNIT



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ISSUED: MARCH 13, 2017

Revision Date:	
△	04.06.2017
△	
△	
△	
△	



FRONT ELEVATION - OPTION 1
SCALE: 1/8" = 1'0"



FRONT ELEVATION - OPTION 2
SCALE: 1/8" = 1'0"



FRONT ELEVATION - OPTION 3
SCALE: 1/8" = 1'0"

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.

GRADING AND DRAINAGE DATA TABLE
• SITE AREA: 36.7 AC
• IMPERVIOUS AREA: 4.31 AC
• DISTURBED AREA: 17.3 AC
• R_v VALUE: 0.85
• PEAK FLOW RUNOFF
• 2 YEAR: 14 CFS
• 5 YEAR: 21 CFS
• 10 YEAR: 25 CFS
• 25 YEAR: 31 CFS
• 50 YEAR: 35 CFS
• 100 YEAR: 40 CFS

TAX MAP 090, PARCEL 003.03
DEED BOOK 2123, PAGE 124
PLAT BOOK P35, PAGE 93
R.O.W.C.T.

NOTE: THE COMMON BOUNDARY CITY OF FRANKLIN PROPERTY V ESTABLISHED FROM FOUND MOI CALLED FOR IN DEED BOOK 6 540, R.O.W.C.T.

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

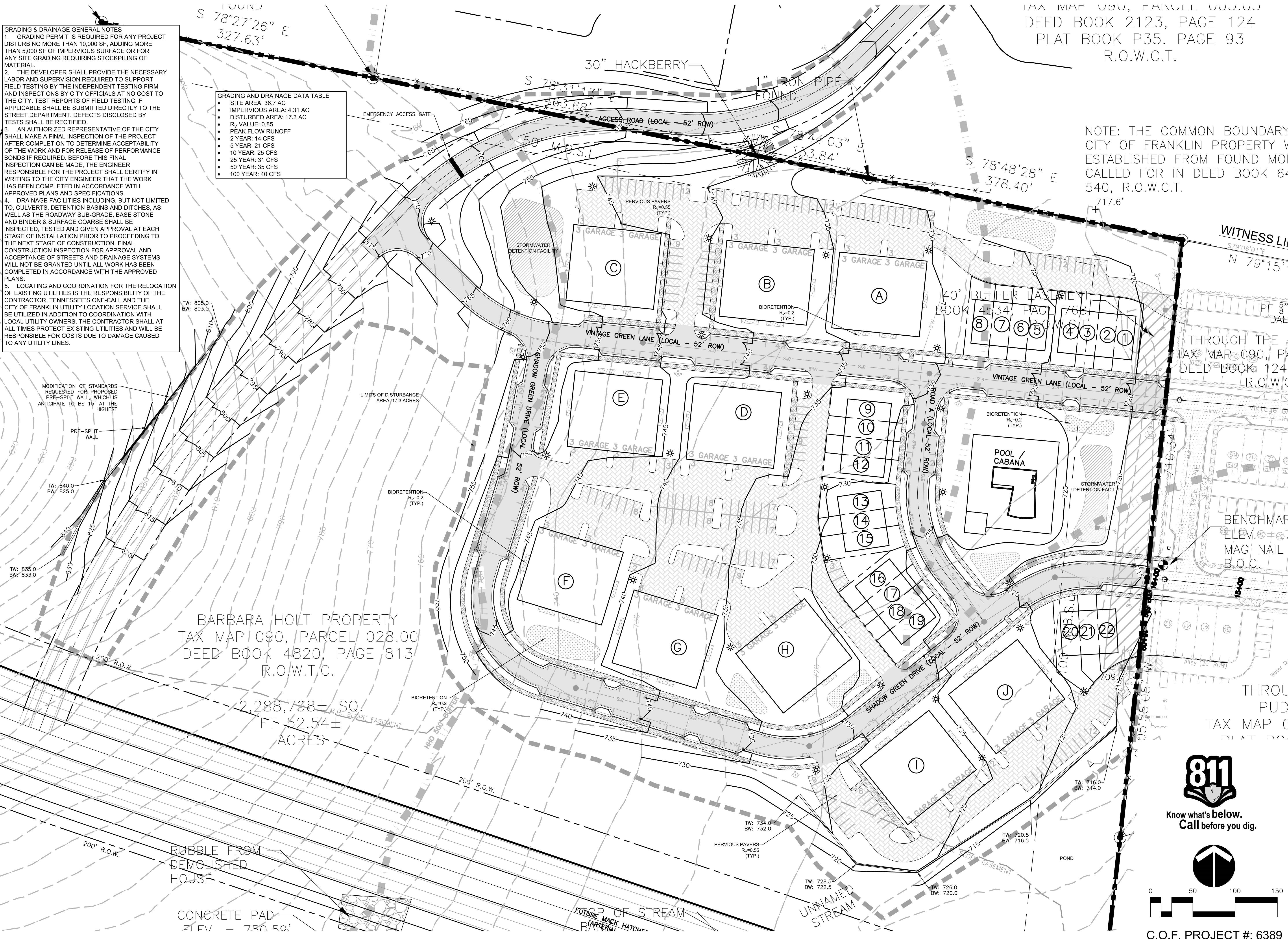
NASHVILLE
1000 BROADWAY, SUITE 200
CHATTANOOGA, TN 37403
(615) 344-8591
www.ragan-smith.com

JACOB F. VINCENT

REGISTERED PROFESSIONAL ENGINEER
No. 00004553
STATE OF TENNESSEE

SHADOW GREEN
FOR
GOODALL HOMES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



811

Know what's below.
Call before you dig.

0 50 100 150

C.O.F. PROJECT #: 6389

JOB NO. 16155		WK. ORDER 0722	DESIGNED: MHN				DRAWN: NLF		SCALE: 1"=50'		DATE: MARCH 13, 2017		04/06/2017 REVISIONS PER CITY COMMENTS		
GRADING AND DRAINAGE PLAN														REVISIONS	
C3.0															



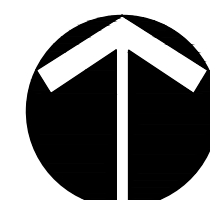
TAX MAP 090, PARCEL 003.00
DEED BOOK 2123, PAGE 124
PLAT BOOK P35, PAGE 93
R.O.W.C.T.

BARBARA HOLT PROPERTY
TAX MAP 090, PARCEL 028.00
DEED BOOK 4820, PAGE 813
R.O.W.C.T.

2,288,798 ± SQ.
FT. 52.54 ±
ACRES

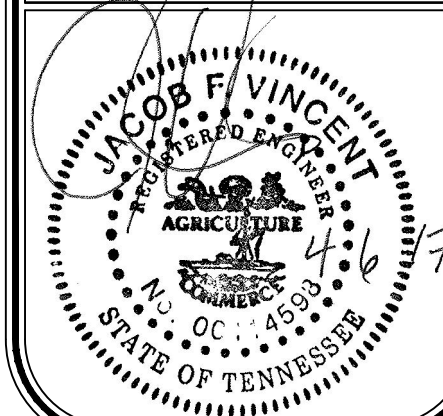


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(615) 344-8591
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SHADOW GREEN FOR GOODALL HOMES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	0722	DESIGNED:	JFV	DRAWN:	MHN	SCALE:	1"=50'	DATE:	MARCH 13, 2017
JOB NO.	16155								
24/09/2017 REVISIONS PER CITY COMMENTS									

MACK HATCHER
EXHIBIT

C3.1

R.O.W. & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.

2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.

3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.

4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.

7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Shadow Green R.O.W. & Access Data Chart

Daily Trip Generation: 1,058 veh per day
Peak Hour Trip Generation: 66 veh per hour
Traffic Impact Study Required: yes or no
Circulation Plan Required: yes or no

[Street Name] Design Parameters
Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle:
Design Speed / Posted Speed: 30 mph / 25 mph
Stopping Sight Distance: 200ft
Intersection/Driveway Sight Distance: 200 ft

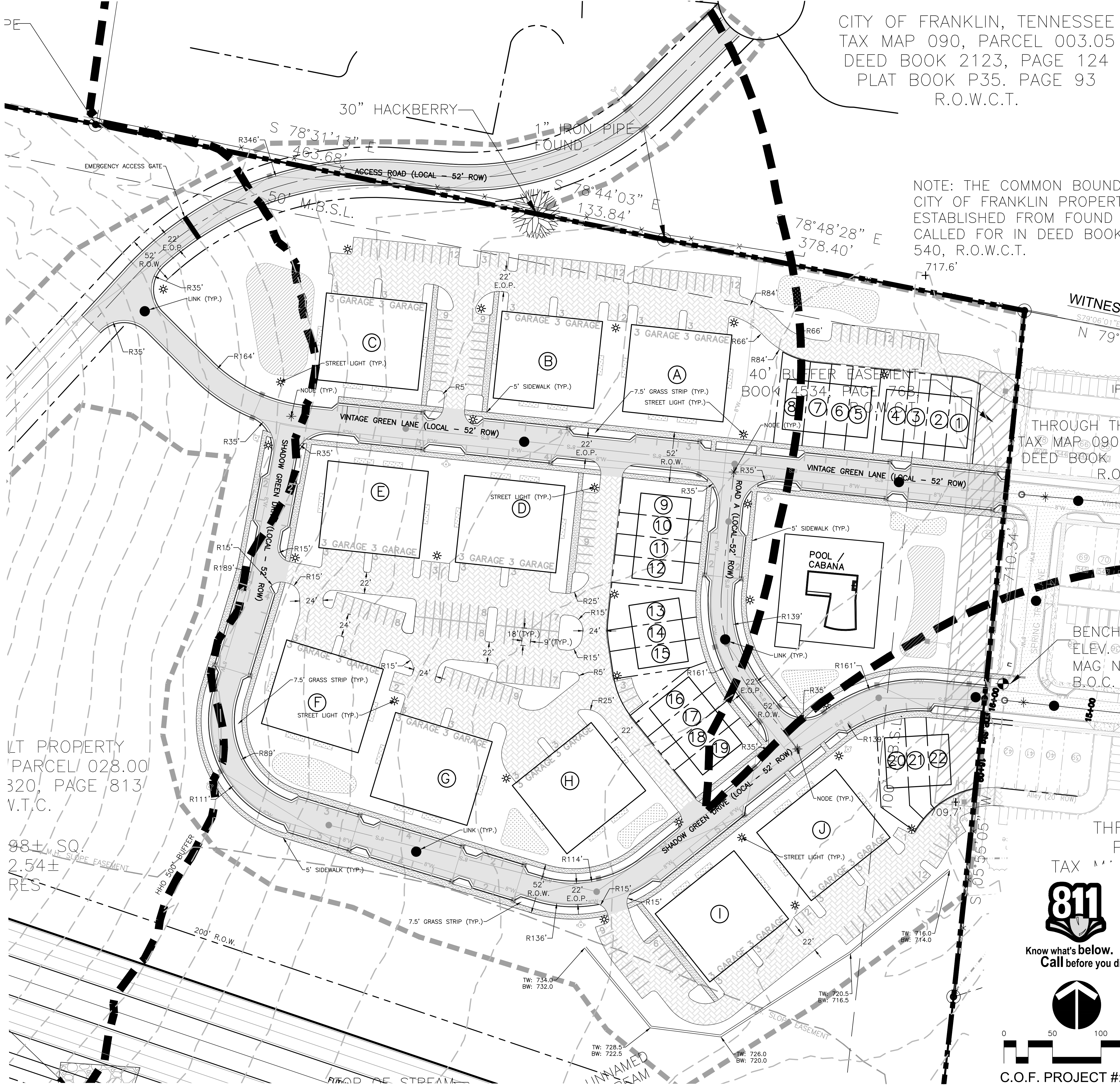
Horizontal Alignment
Min. Centerline Radius: 100 ft
Min. Tangent Between Curves/Intersections: 73 ft
Min. Centerline Arc Length: 158 ft

Vertical Alignment
Min. / Max. Centerline Grade: 1% / 10%
Max. Approach Centerline Grade: 4% for 8 ft
Min. Crest / Sag Curve K-Value: 19 / 37

Access Management
Min. Distance Between Intersection: 318 ft
Min. Distance Between high volume/alleys & Intersections: 130 ft
Min. Distance Between driveway & Intersections: N/A
Driveway Width (two-way): N/A
Driveway Approach Street Configuration: N/A

CONNECTIVITY INDEX

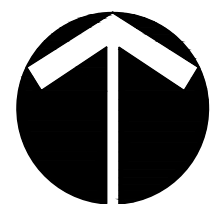
* NODES: 5
● LINKS: 9
9 LINKS / 5 NODES = 1.8
CONNECTIVITY INDEX = 1.8



CITY OF FRANKLIN, TENNESSEE
TAX MAP 090, PARCEL 003.05
DEED BOOK 2123, PAGE 124
PLAT BOOK P35. PAGE 93
R.O.W.C.T.

NOTE: THE COMMON BOUND.
CITY OF FRANKLIN PROPERTY
ESTABLISHED FROM FOUND
CALLED FOR IN DEED BOOK
540, R.O.W.C.T.

WITNES.
S 79° 06' 01" E
N 79°



C.O.F. PROJECT #: 6389

RAGAN SMITH

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SHADOW GREEN
FOR
GOODALL HOMES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	0722	DESIGNED:	JFV	DRAWN:	MHN	SCALE:	1"=50'	DATE:	MARCH 13, 2017
JOB NO.	16155								
24/05/2017 REVISIONS PER CITY COMMENTS									

OVERALL ROW
AND ACCESS PLAN

C4.0

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 PreConstruction Site Meeting prior to commencing with construction.

3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:

- Approved, Stamped and Signed Water and/or Sewer Plans
- Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
- Copy of approved availability request response letter.
- 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

Facility Type: WATER/SEWER
Unit Flow in GPD: 350 GPD per [unit]
Number of Units: 182
Total Flow in GPD: 63,700 GPD

Utility Providers & Contact Information

Water/Sanitary Sewer

Name: City of Franklin
Address: 124 Lumber Drive
Franklin, Tennessee 37064
Phone: (615) 794-4554

Electric

Name: Middle Tennessee Electric Membership Corporation (MTEMC)
Address: 2156 Edward Curd Lane
Franklin, TN 37067
Phone: (877) 777-9020

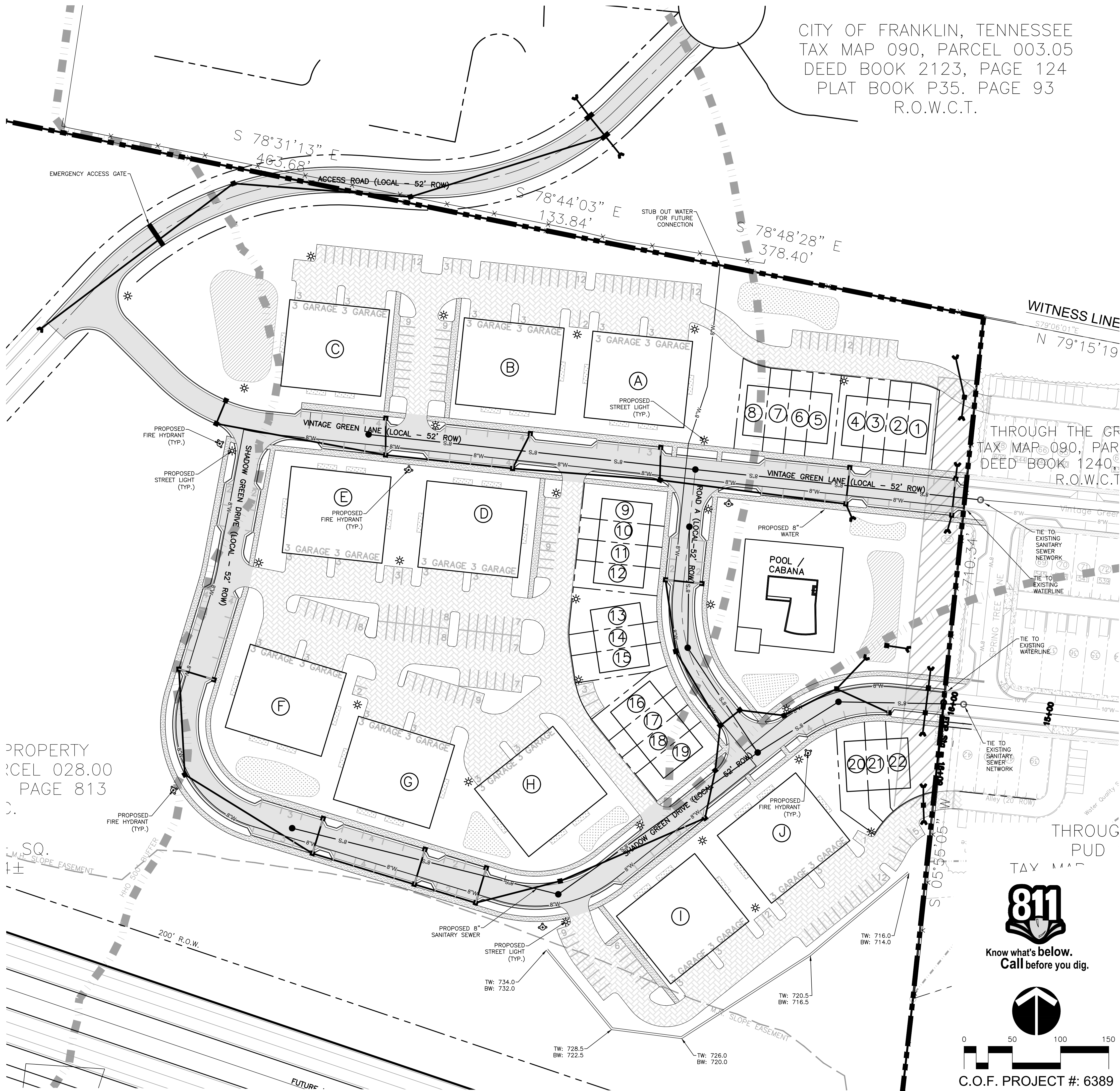
Gas

Name: Atmos Energy Corporation
Address: Attn: Customer Care
P.O. Box 650205
Dallas, Texas 75265
Phone: (866) 322-8667 (Natural Gas Emergency)
(888) 286-6700 (Customer Service)

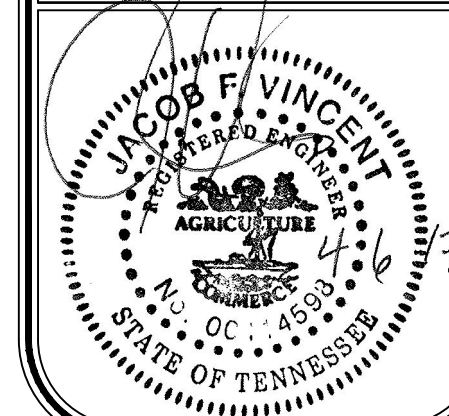
SEWER FACILITIES IMPACT STATEMENT:

WITH 182 PROPOSED RESIDENTIAL UNITS AT 350 GPD, THIS PRODUCES A PEAK FLOW OF 63,700 GPD. OFFSITE SANITARY SEWER UPGRADES MAY BE NEEDED, BUT THE EXTENT OF THE UPGRADES ARE NOT KNOWN AT THIS TIME. THE CITY OF FRANKLIN IS INSPECTING THE EXISTING SANITARY SEWER SYSTEM AND WILL NOTIFY THE DEVELOPER OF THE EXTENT OF THE OFFSITE SANITARY SEWER UPGRADES.

CITY OF FRANKLIN, TENNESSEE
TAX MAP 090, PARCEL 003.05
DEED BOOK 2123, PAGE 124
PLAT BOOK P35. PAGE 93
R.O.W.C.T.



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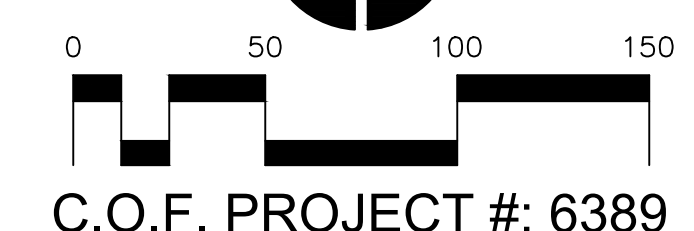
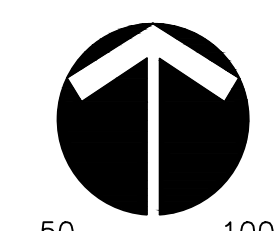


SHADOW GREEN
FOR
GOODALL HOMES
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	DESIGNED	DRAWN	SCALE	DATE
0722	MHN	NLF	1"=40'	MARCH 13, 2017
16155				
24/05/2017 REVISIONS PER CITY COMMENTS				

OVERALL UTILITY PLAN

C5.0



C.O.F. PROJECT #: 6389

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CHATTANOOGA, TN 37408
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C6.0

City of Franklin/Franklin Fire
Department Tower 2

Number of Front Axles = 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316' (Front Axle to
Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

MODIFICATION OF STANDARDS-
REQUESTED FOR PROPOSED
PRE-SPLIT WALL, WHICH IS
ANTICIPATE TO BE 15' AT THE
HIGHEST

BARBARA HOLT PROPERTY
TAX MAP 090, PARCEL 028.00
DEED BOOK 4820, PAGE 813
R.O.W.T.C.

~~2,288,798 ± SQ.~~
~~FT- 52.54 ± M.H. SLOP~~
~~ACRES~~

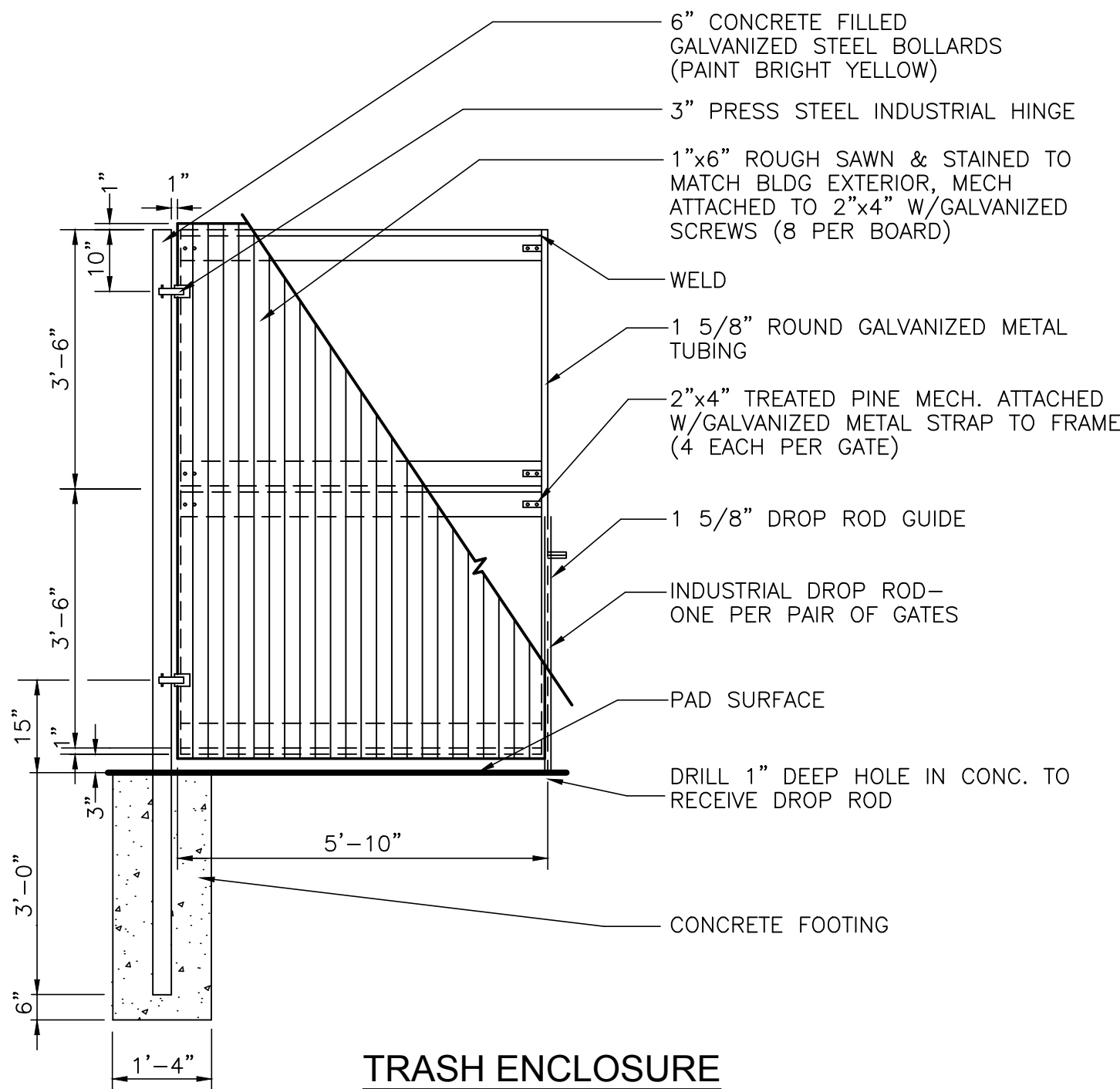
~~RUBBLE FROM
DEMOLISHED
HOUSE -~~

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

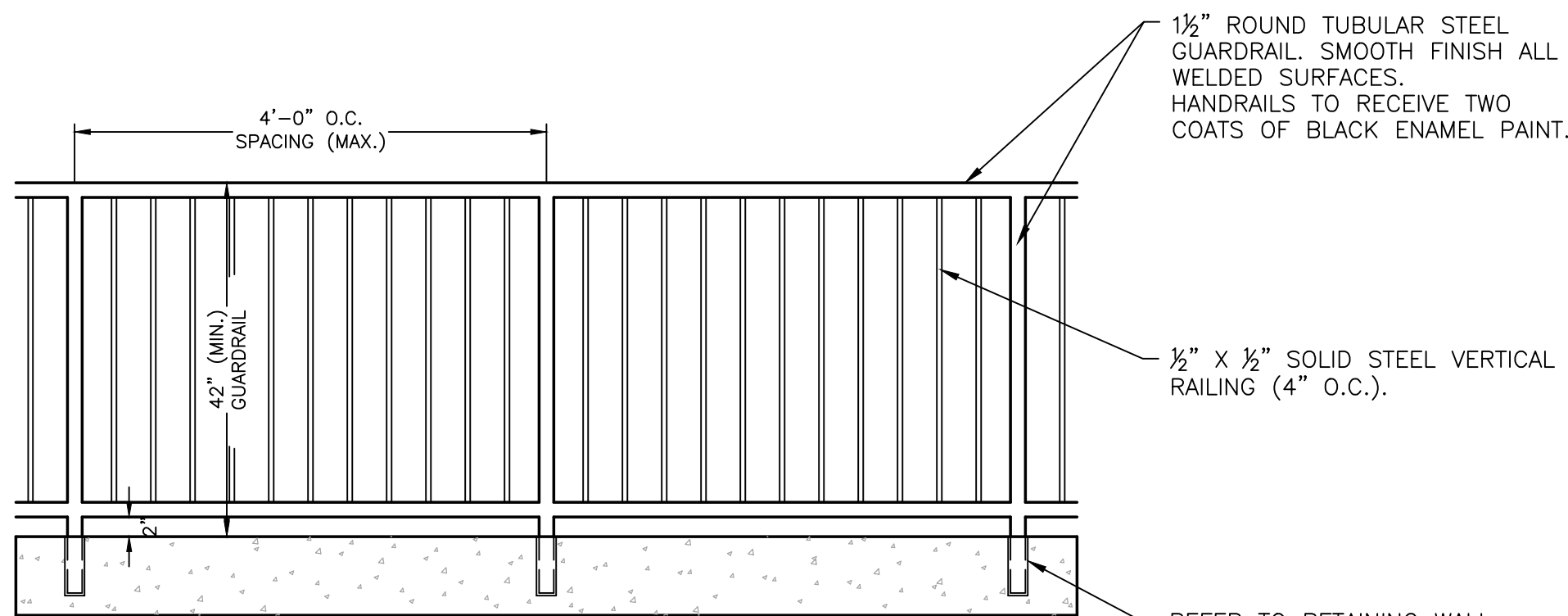


C.O.F. PROJECT #: 6389

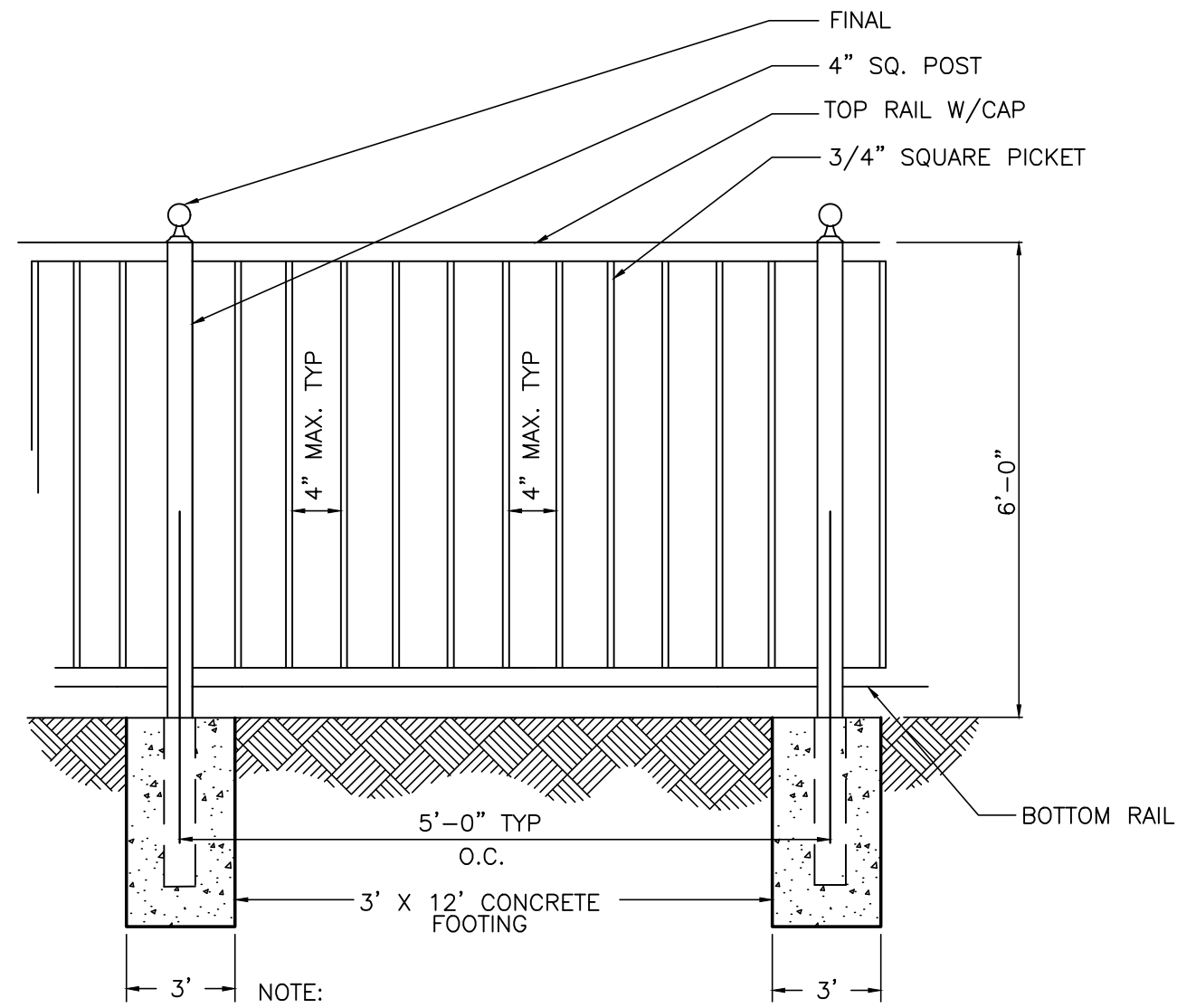
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LAST UPDATED BY: RAGAN, 4/20/2017 9:39 AM



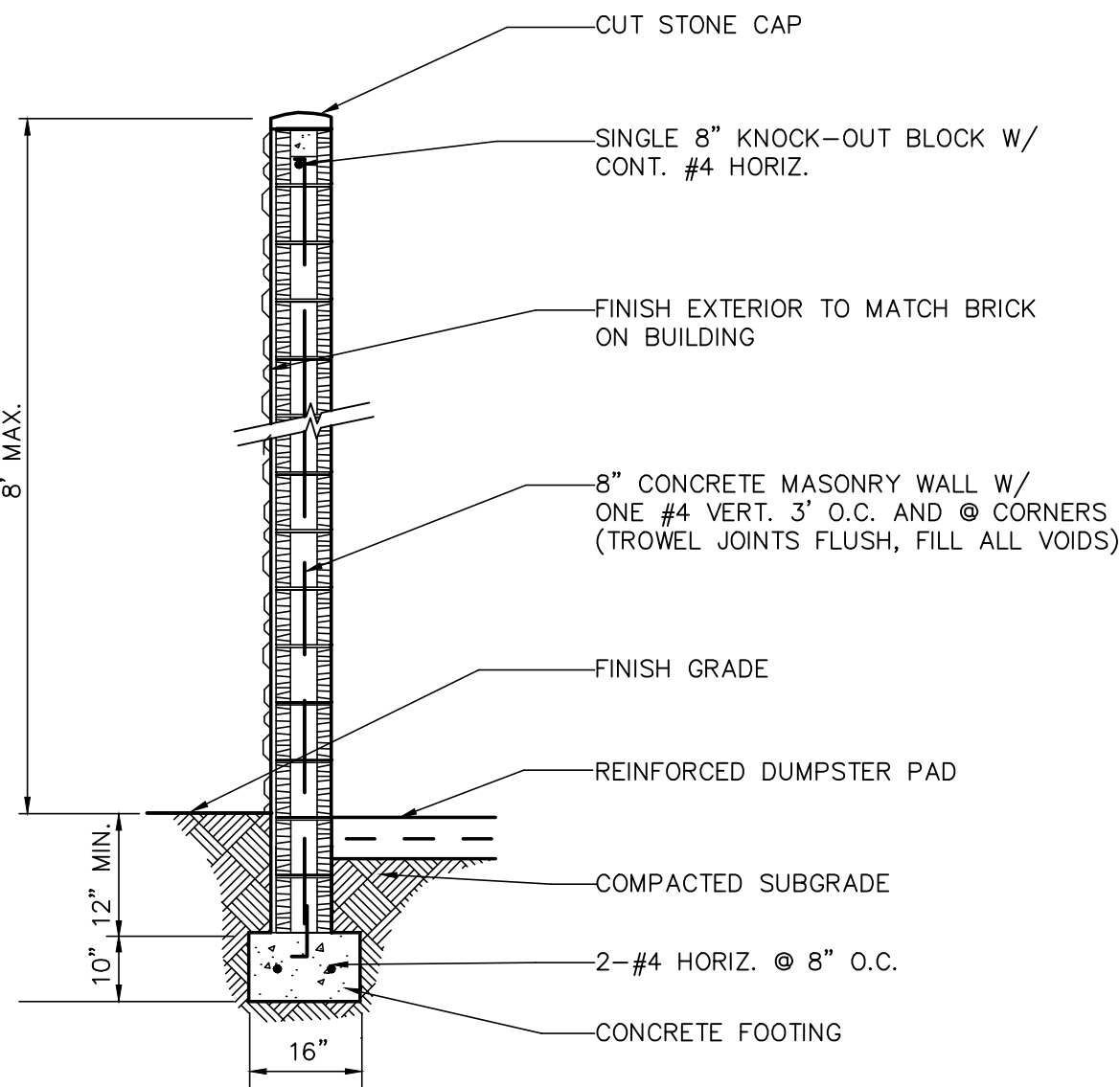
TRASH ENCLOSURE
GATE DETAIL
NOT TO SCALE



GUARDRAIL DETAIL
NOT TO SCALE

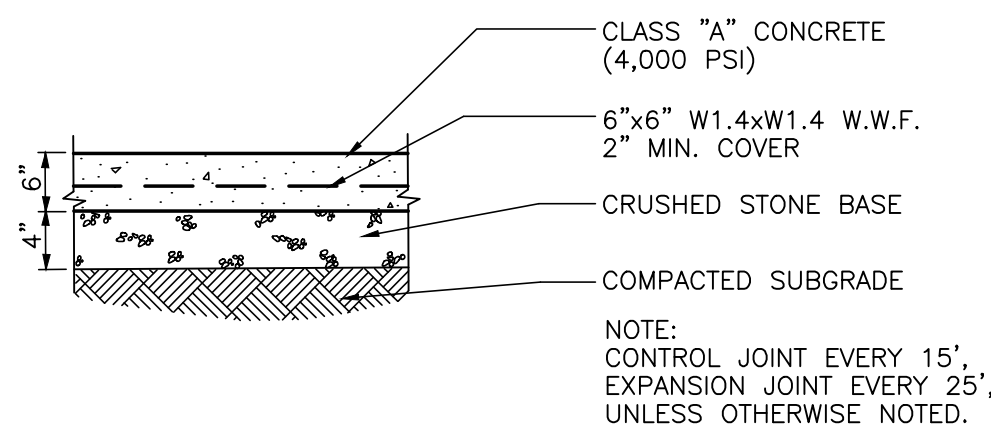
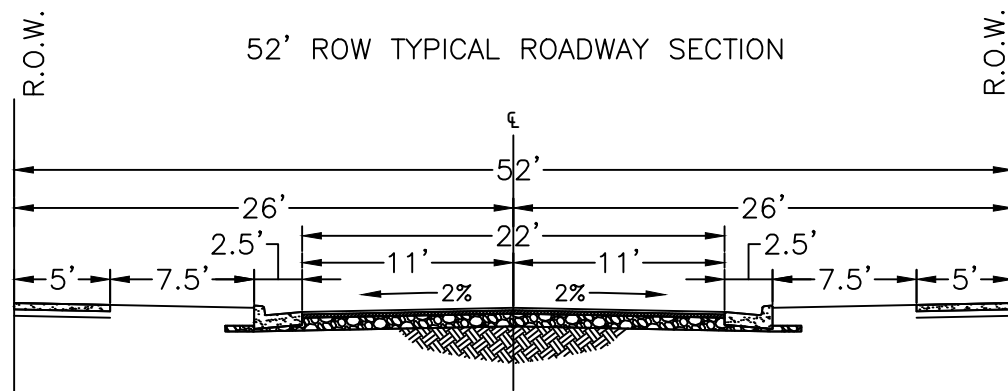


ALUMINUM FENCE DETAIL
NOT TO SCALE

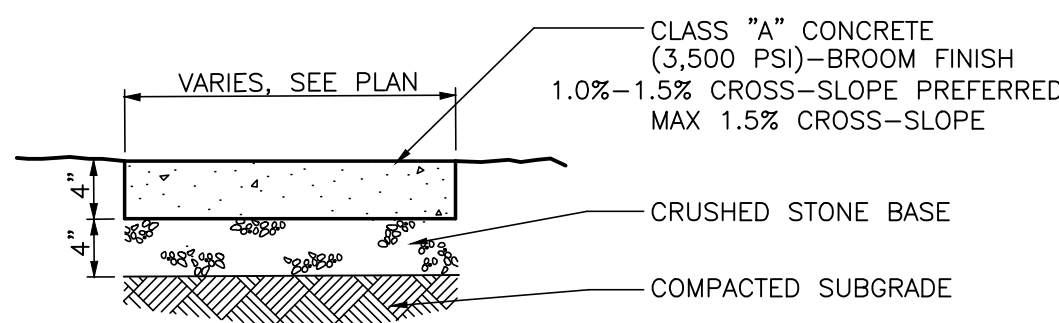


NOTE:
MINIMUM HEIGHT OF ENCLOSURE
IS 2' ABOVE DUMPSTER

DUMPSTER WALL SECTION
NOT TO SCALE



CONCRETE PAVEMENT
NOT TO SCALE



CONCRETE WALK
NOT TO SCALE



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for parking lots, walkways and entrances.

CONSTRUCTION — Rugged, heavy-gauge, lightweight aluminum housing. Rectilinear shape, continuously seam-welded for weather-tight integrity. Naturally anodized, extruded, aluminum doorframe with mitered corners is retained with (two) .188" diameter hinge pins and secured with (one) quarter-turn, quick release fastener. Weather-proof seal between housing and door frame is accomplished with an integrally designed, extruded, silicone gasket that snaps into door frame.

Less is .125" thick, impact-resistant, tempered glass with thermally-applied, silk screened power door shield.

Finish: Standard finish is dark bronze (DOB), polyester powder with optional architectural colors available.

OPTICS — High reflectance, white reflector,IES cutoff distribution.

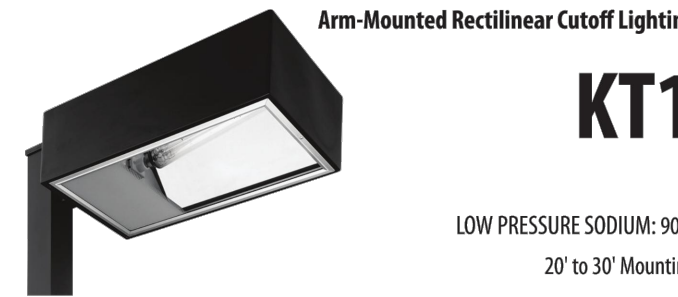
ELECTRICAL — High reactance autotransformer is 100% factory tested. Double contact bayonet socket.

INSTALLATION — Extruded, 4" aluminum arm for pole or wall mounting.

LISTINGS — UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type



Specification
EPR: 2.3 ft (2.1m) (includes arm)
Length: 29 3/4 (75.6)
Width: 15 3/4 (40.0)
Depth: 8 1/4 (21.0)
Arm length: 4 (10.2)
*Weight: 42 lbs (19 kg)
All dimensions are inches (centimeters) unless otherwise specified.
*Weight as configured in example below.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options**. Example: KT1 2/90L 120 SP04 LPI

Series	Wattage	Voltage	Ballast	Mounting ¹	Options	Finish ²	Lamp ³
KT1	90L 2/90L	120 208 ⁴ 240 ⁵ 277 347 480 ⁶	(blank) Magnetic	Shipped separately ⁷ SP04 4" square pole arm RPO4 4" round pole arm WW04 4" wood pole or wall arm WS04 4" wall bracket arm SP06 6" square pole arm RPO6 6" round pole arm WW06 6" wood pole or wall arm WS06 6" wall bracket arm DA12P Degree arm (pole) DA12WB Degree arm (wall) RMA Mast arm adapter KTMB Twin mounting bar	Shipped installed in fixture SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) PER NEMA twist-lock photoelectric receptacle ⁴ EC Emergency circuit ⁵ CSA Listed and labeled to comply with Canadian Standards Shipped separately PE1 NEMA twist-lock photocontrol (120, 208, 240V) PE3 NEMA twist-lock photocontrol (347V) PE4 NEMA twist-lock photocontrol (480V) PE7 NEMA twist-lock photocontrol (277V) SC Shorting cap for PER option	(blank) Dark bronze DWH White DBL Black DMB Medium bronze DMA Natural aluminum CR Corrosion resistant finish	LPI Lamp included L/LP Less lamp

Accessories: Tenon Mounting Slipfitter Order as separate catalog number.						
Tenon O.D.	One	Two#180*	Two#90*	Three#120*	Three#90*	Four#90*
2 1/8"	T20-190	T20-200	T20-290	T20-320	T20-390	T20-490
2 1/8"	T25-190	T25-200	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-200	T35-290	T35-320	T35-390	T35-490

Notes
1 Consult factory for availability in Canada.
2 Reorder ballast.
3 The SF04, RPO4 or WW04 must be used when two or more luminaires are oriented on a 90° drilling pattern.
4 May be ordered as accessory.
5 Must specify finish when ordered as an accessory.
6 Maximum allowable wattage lamp included.
7 See www.lithonia.com/catalogs for additional color options.

OUTDOOR

KT1-L

SHADOW GREEN
FOR
GOODALL HOMES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

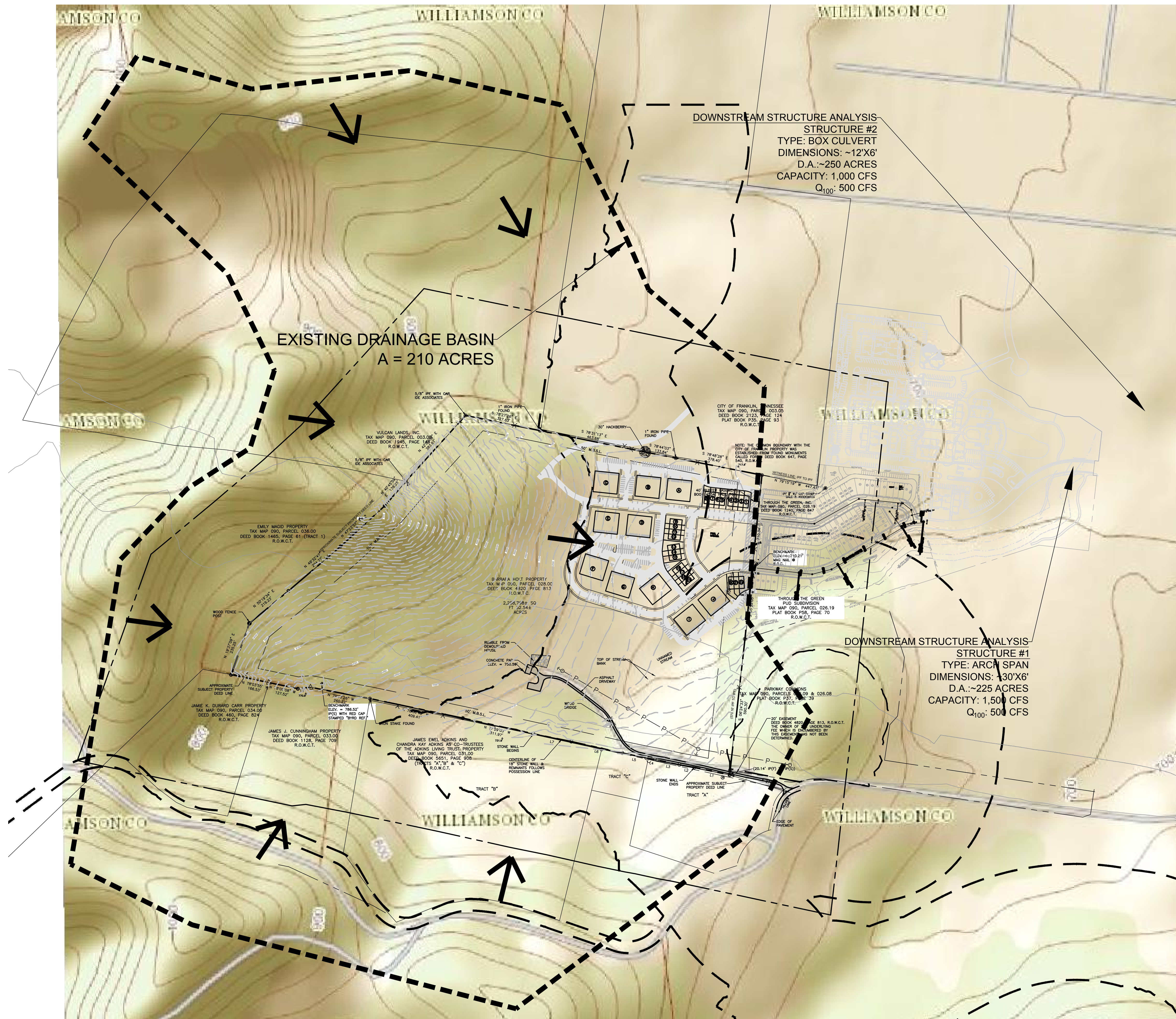
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
16155	0722	JFV	MHN	N.T.S.	MARCH 13, 2017
24/09/2017 REVISIONS PER CITY COMMENTS					
REVISIONS					

DETAILS

C7.0

C.O.F. PROJECT #: 6389

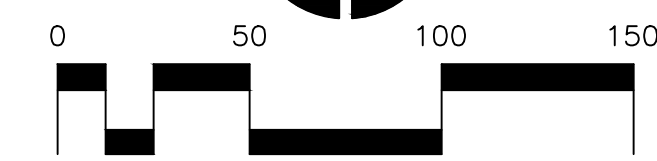
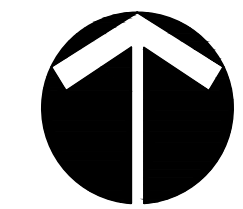
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REFERENCE- USGS TOPO

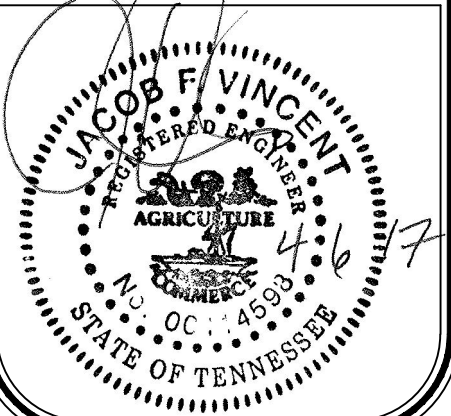


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C.O.F. PROJECT #: 6389

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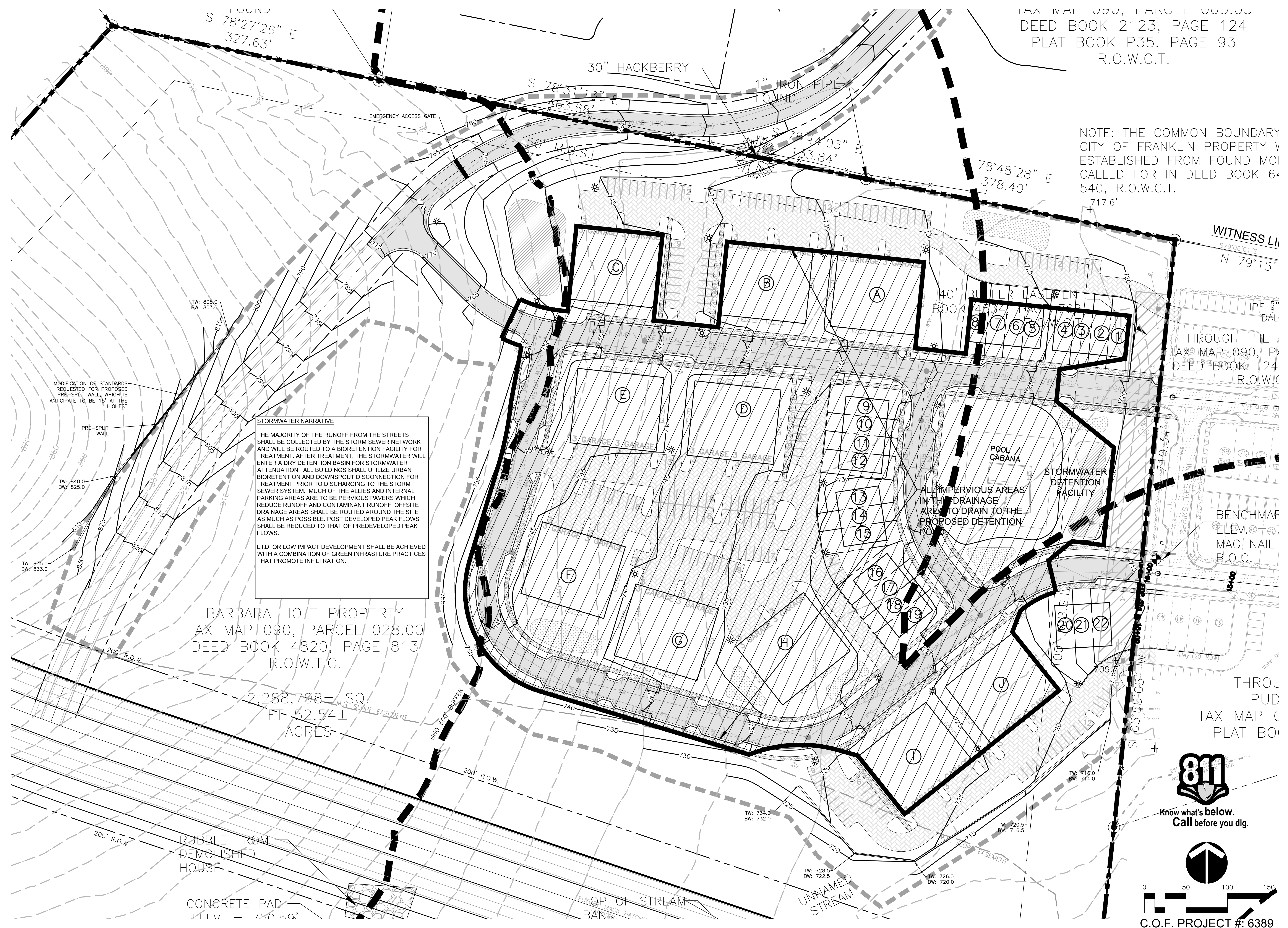
SHADOW GREEN
FOR
GOODALL HOMES
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
16155	0722	JFV	MHN	1"=50'	MARCH 13, 2017
REVISIONS					
24/08/2017 REVISIONS PER CITY COMMENTS					

EXISTING
DRAINAGE MAP

C8.0

CHATTANOOGA COUNTY, TENNESSEE
ROUTED BY TAYLOR HARRISON ON: 08/07/17 10:27 AM
LAST UPDATED BY TAYLOR HARRISON 08/07/17 10:27 AM



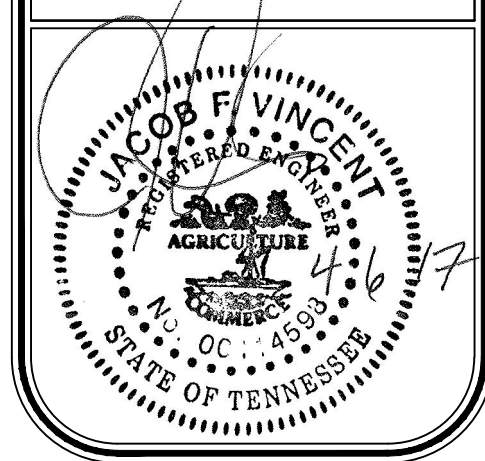
TAX MAP 090, PARCEL 003.00
DEED BOOK 2123, PAGE 124
PLAT BOOK P35, PAGE 93
R.O.W.C.T.

NOTE: THE COMMON BOUNDARY
CITY OF FRANKLIN PROPERTY V
ESTABLISHED FROM FOUND MOI
CALLED FOR IN DEED BOOK 64
540, R.O.W.C.T.

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SHADOW GREEN

FOR

GOODALL HOMES

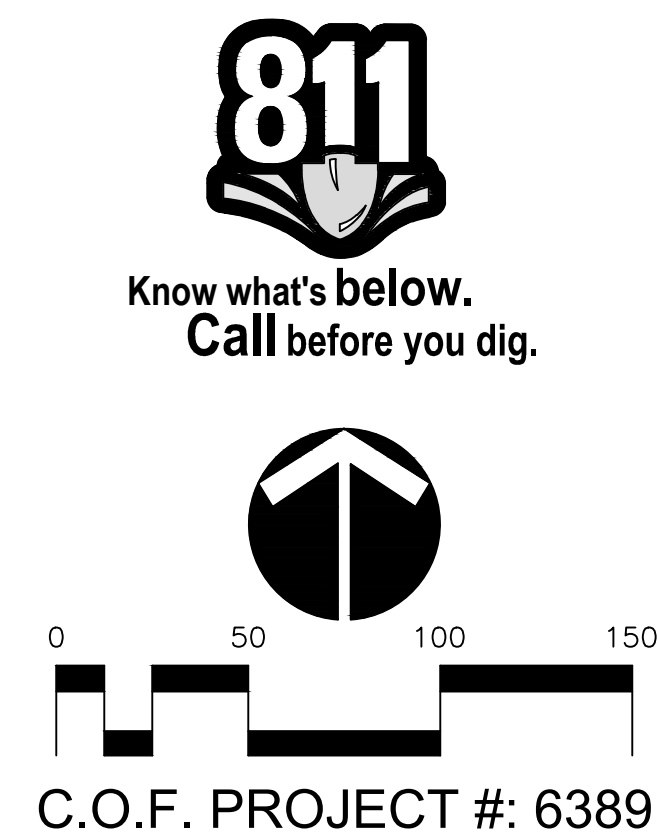
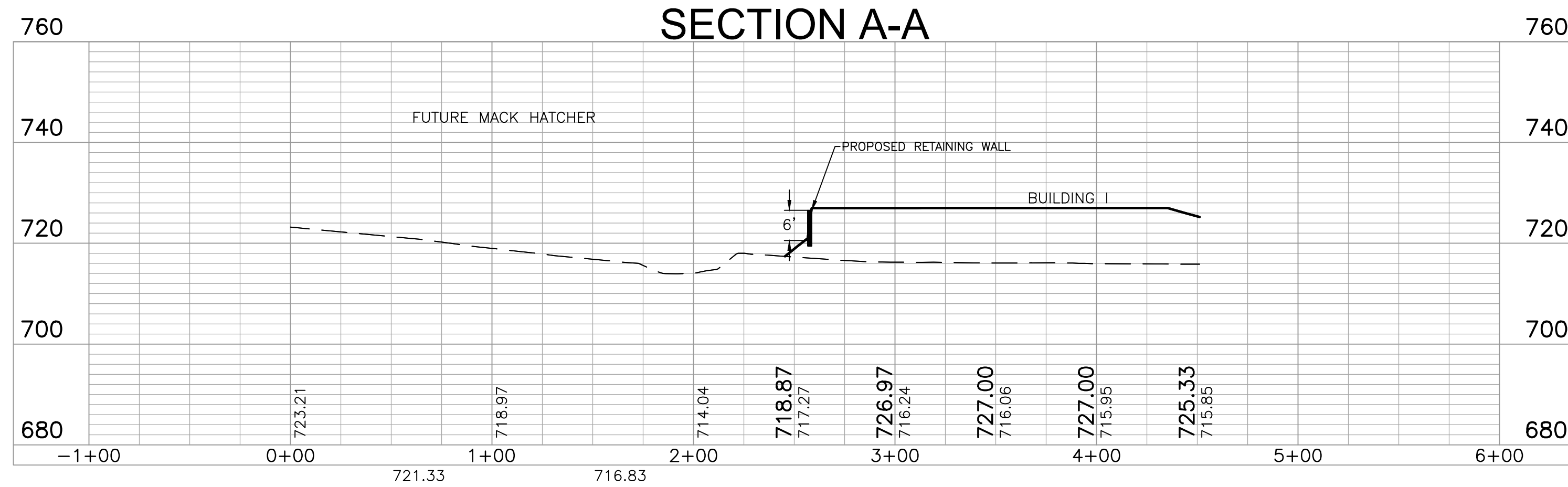
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	0722	DESIGNED:	JFV	MIN	SCALE:	1"=50'	DATE:	MARCH 13, 2017
JOB NO.	16155	DRAWN:						

PROPOSED DRAINAGE MAP

C9.0

01/16/2017 CIVIL ENGINEERING PROJECTS/COMPANY PLANS/AN INSTRUCTIONS OF WALLS AND RINGS
PLOTED BY TAYLOR HENNINGSON ON 4/20/17 10:28 AM LAST UPDATED BY TAYLOR HENNINGSON 4/20/17 10:28 AM



SHADOW GREEN
FOR
GOODALL HOMES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
16155	0722	JFV	MHN	1"=50'	MARCH 13, 2017
CITY COMMENTS:					
REVISIONS					
04/08/2017 REVISIONS PER					

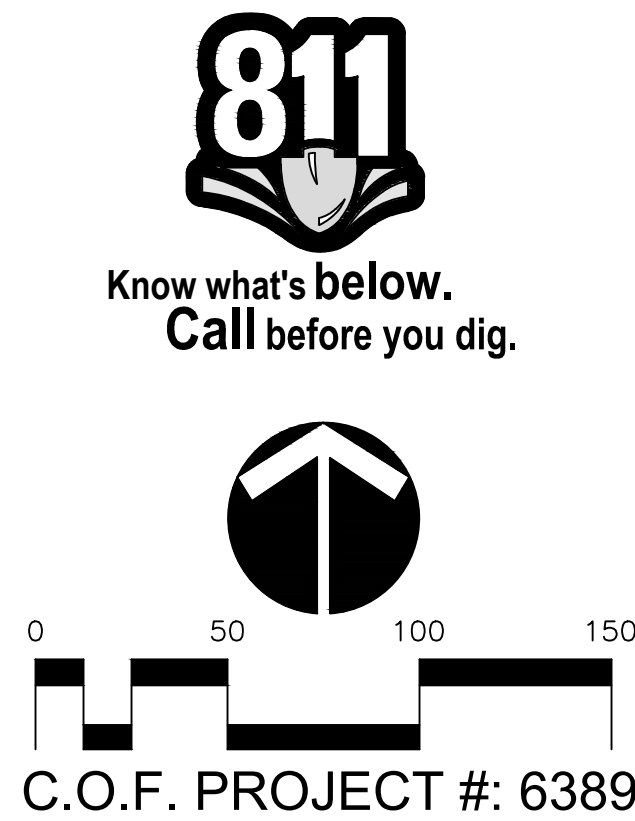
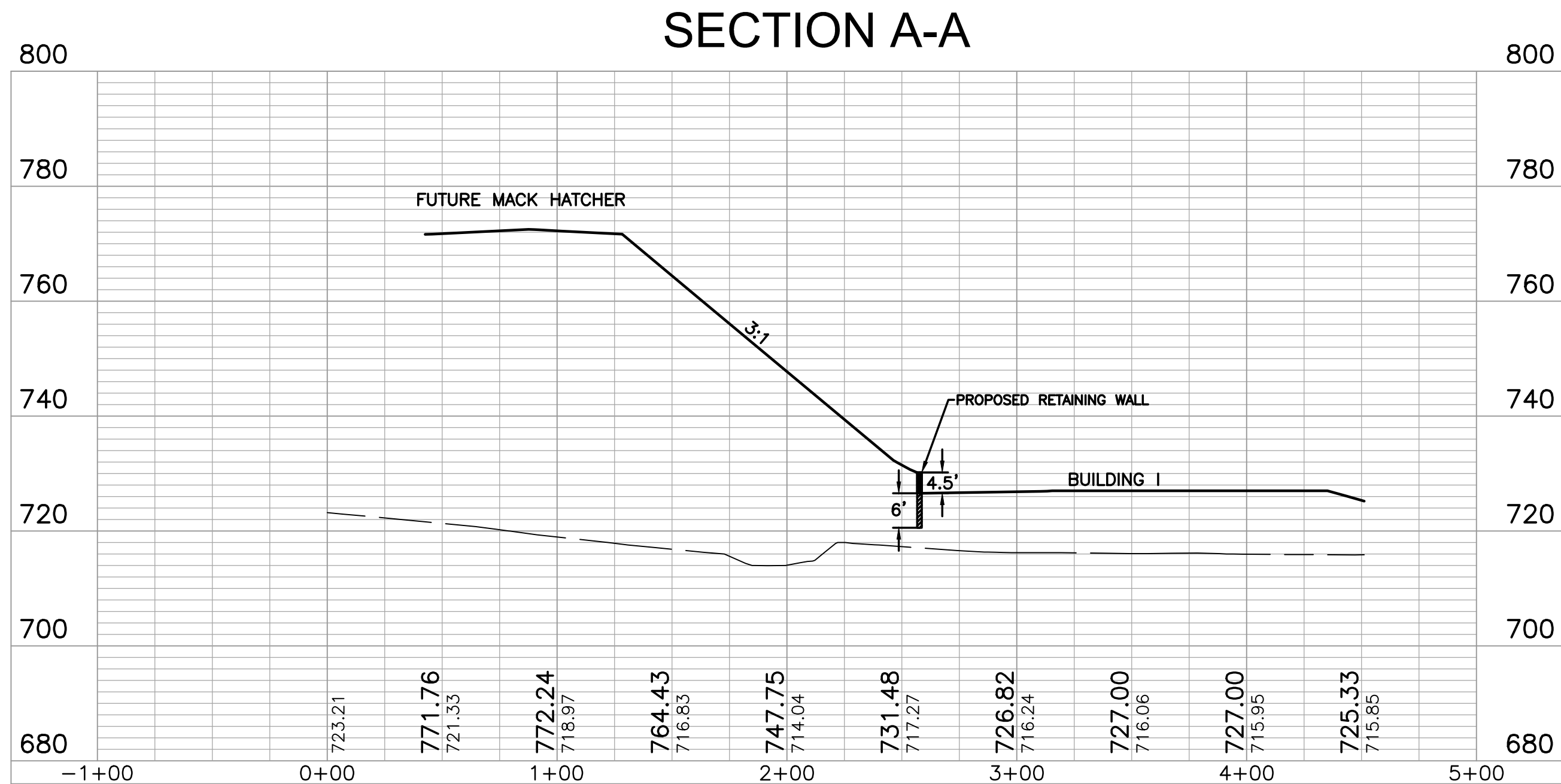
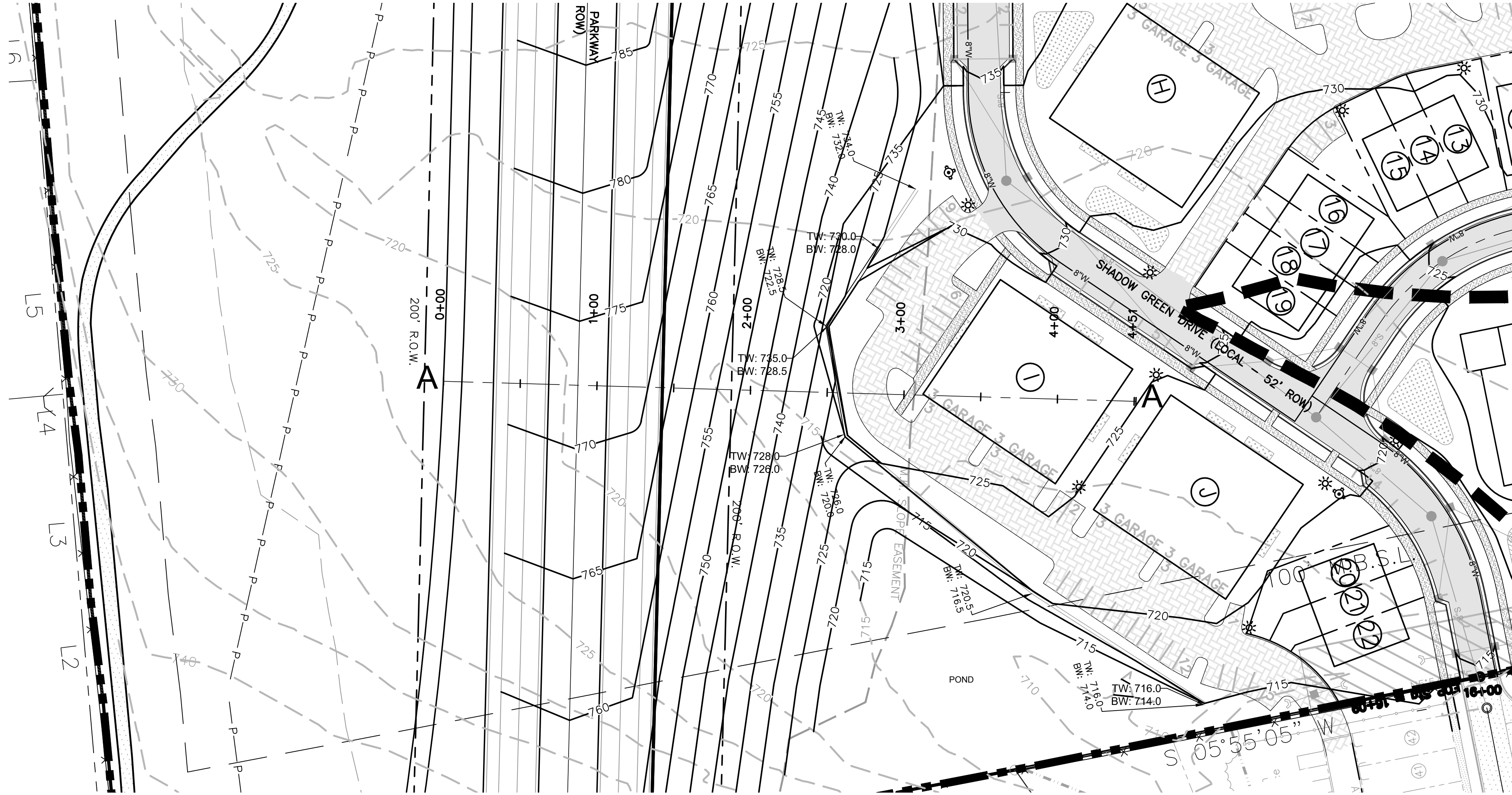
CROSS SECTION
WITH WALL

C10.0



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01/16/2017 CIVIL ENGINEERING PROJECTS/COMPONENT PLANS/SECTION A-A SECTION OF WALL AND POND
PLOT BY TAYLOR HENNINGER ON 4/20/17 10:28 AM LAST UPDATED BY HENNINGER 4/20/17 10:28 AM



SHADOW GREEN
FOR
GOODALL HOMES

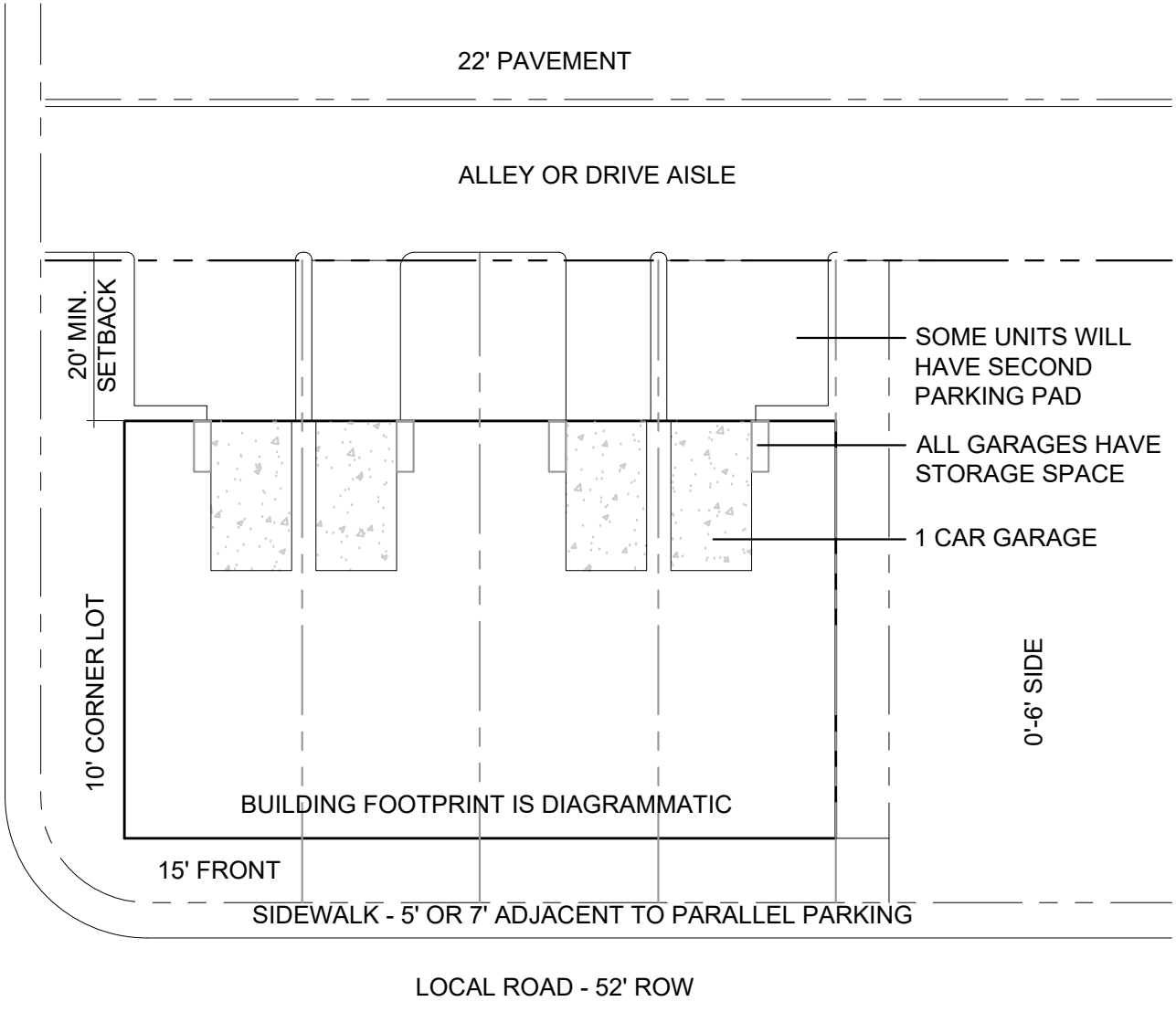
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	16155	WK. ORDER	0722	DESIGNED:	JFV	DRAWN:	MHN	SCALE:	1"=50'	DATE:	MARCH 13, 2017
CROSS SECTION WITH WALL & MACK HATCHER											
C11.0											

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TOWN HOME TYPICAL ARCHITECTURE - IMAGE OF TOWN HOMES IN EXISTING SHADOW GREEN NEIGHBORHOOD

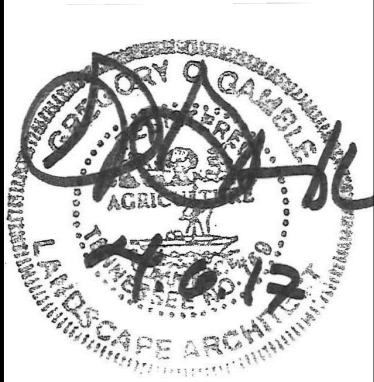


TOWN HOME TYPICAL LOT DIAGRAM

TOWN HOME LOT STANDARDS

TYPICAL SETBACKS:
FRONT: 15'
SIDE: 0'-6", 12' MIN. BETWEEN BUILDINGS
REAR: 20'

PROVIDED PARKING:
1 GARAGE PARKING SPACE PER UNIT
1 DRIVEWAY PARKING SPACE PER UNIT



Revision Date:	
△	04.06.2017
△	
△	
△	
△	



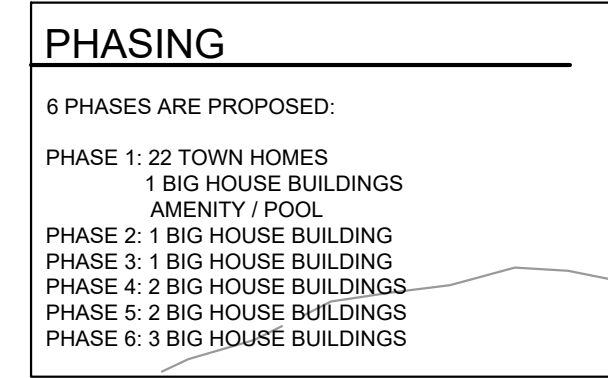
FRONT ELEVATION - OPTION 1
SCALE: 1/8" = 1'0"



FRONT ELEVATION - OPTION 2
SCALE: 1/8" = 1'0"



FRONT ELEVATION - OPTION 3
SCALE: 1/8" = 1'0"

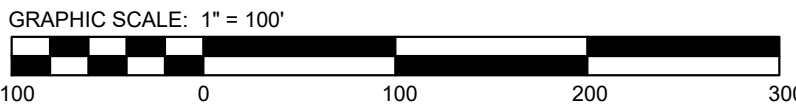


OPEN SPACE PROVIDED:				
KEY	CLASSIFICATION	TYPE	AREA (SF)	
100	FORMAL	POOL / AMENITY	45,056	
101	FORMAL	PARK	19,242	
102	INFORMAL	PRESERVATION	318,195	
103	INFORMAL	PARK	297,459	

24% X 12.25 AC TOTAL CANOPY = 128,066 SF, 2.94 AC
PROVIDED TREE CANOPY PRESERVATION: 407,997 SF, 9.37 AC
(76% OF EXISTING CANOPY)

*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDE

20% AND GREATER SLOPES



MACK HATCHER PARKWAY IS THE LIMIT OF THE PROPOSED DEVELOPMENT AREA.

TRACT 2 IS PROPOSED TO BE ZONED ESTATE RESIDENTIAL, WHICH IS TO BE CONSISTENT WITH THE ER PROPERTIES ADJACENT TO IT.

RESOLUTION 2017-18

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIVERBLUFF PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF LEWISBURG PIKE AND NORTH OF HOLLY HILL DRIVE."

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
089-19.05	
p/o 089-19.02	
p/o 089-19.03	
p/o 089-029	
p/0 089 01906	
Total	44.07

A tract of land in the 10th Civil District of Williamson County, Tennessee, lying along the easterly margin of Lewisburg Pike and being more particularly described as follows:

Beginning at an iron rod on the easterly right-of-way line of said Lewisburg Pike, as widened, right-of-way width varies; said iron rod being situated North 87 degrees 03 minutes 19 seconds East, 25.00 feet from the most southerly property corner of a tract of land conveyed to Jerry & Frances Bozeman as of record in Book 1859, Page 8, Register's Office for Williamson County, Tennessee; thence,

1. Leaving the easterly right-of-way line of said Lewisburg Pike and with the southerly property line of said Bozeman, North 87 degrees 03 minutes 19 seconds East, 234.17 feet to an iron rod; thence,
2. With the easterly property line of said Bozeman, North 37 degrees 04 minutes 56 seconds East, 379.50 feet to an iron rod; thence,
3. South 46 degrees 14 minutes 31 seconds East, 423.25 feet to an iron rod at the most northeasterly property corner of a tract of land conveyed to Edward & Linda Newton as of record in Book 1859, Page 6, Register's Office for Williamson County, Tennessee; said iron rod also being situated in the southwesterly property line of Lot 15 as shown on the final plat of Riverbluff PUD Subdivision, Section 2 as of record in Plat Book 62, Page 145, Register's Office for Williamson County, Tennessee; thence,
4. With a new severance line through said Lot 15, North 46 degrees 14 minutes 25 seconds East, 181.12 feet to an iron rod in the northeasterly property line of said Lot 15; thence,
5. With said northeasterly property line, in part, North 43 degrees 45 minutes 35 seconds West, 6.80 feet to an iron rod; thence,
6. North 01 degrees 14 minutes 18 seconds East, 191.23 feet to an iron rod in the southerly property line of a tract of land conveyed to Robert N. & Catherine Moore as of record in Book 155, Page 52, Register's Office for Williamson County, Tennessee; thence,
7. With the southerly property line of said Moore, South 88 degrees 45 minutes 42 seconds East, 792.21 feet to a point in the centerline of the Harpeth River; thence,
8. With the centerline of the Harpeth River the following calls, South 05 degrees 17 minutes 10 seconds West, 203.28 feet to a point; thence,
9. South 11 degrees 42 minutes 09 seconds East, 112.80 feet to a point; thence,
10. South 34 degrees 45 minutes 23 seconds East, 85.96 feet to a point at the most northwesterly property corner of a tract of land conveyed to James C.D. & Rhonda G. Franks as of record in Book 1029, Page 538, Register's Office for Williamson County, Tennessee; thence,
11. Leaving the centerline of said Harpeth River and with the northwesterly property line of said Franks, South 10 degrees 13 minutes 58 seconds East, 280.89 feet to an iron rod; thence,
12. South 01 degrees 51 minutes 54 seconds East, 345.62 feet to an iron rod; thence,
13. South 03 degrees 50 minutes 03 seconds East, 359.68 feet to an iron rod; thence,
14. South 86 degrees 07 minutes 13 seconds West, 997.95 feet to an iron rod at a northeasterly property corner of a tract of land conveyed to Elizabeth Jane Franks as of record in Book 1035, Page 797, Register's Office for Williamson County, Tennessee; thence,
15. With the northeasterly property line of said Franks, North 03 degrees 15 minutes 22 seconds West, 83.44 feet to an iron rod; thence,
16. With the northerly property line of said Franks and the northerly property line of a tract of land conveyed to Brett D. & Raquel Warren as of record in Book 5301, Page 529, Register's Office for Williamson County, Tennessee, South 87 degrees 09 minutes 20 seconds West, 671.71 feet to an iron rod situated at the most easterly 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,
17. With the northeasterly property line of said Atmos Energy Group property, North 02 degrees 22 minutes 17 seconds West, 164.17 feet to an iron rod; thence,
18. With the northerly property line of said Atmos Energy Group property, South 76 degrees 57 minutes 37 seconds West, 174.91 feet to an iron rod situated in the easterly right-of-way line of said Lewisburg Pike, as widened; thence,

With the easterly right-of-way line of said Lewisburg Pike, North 02 degrees 58 minutes 52 seconds West, 345.93 feet to the Point Of Beginning and containing 1,919,671 square feet or 44.07 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
Development Standard	Conventional
Number of Dwelling Units	79
Connectivity Index	1.80
Open Space Requirements	901,205 square feet
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. <u>2012-69</u> Date of approval: <u>2/12/2013</u>
Revision Number	2

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:

1/19/2017

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

2/23/2017

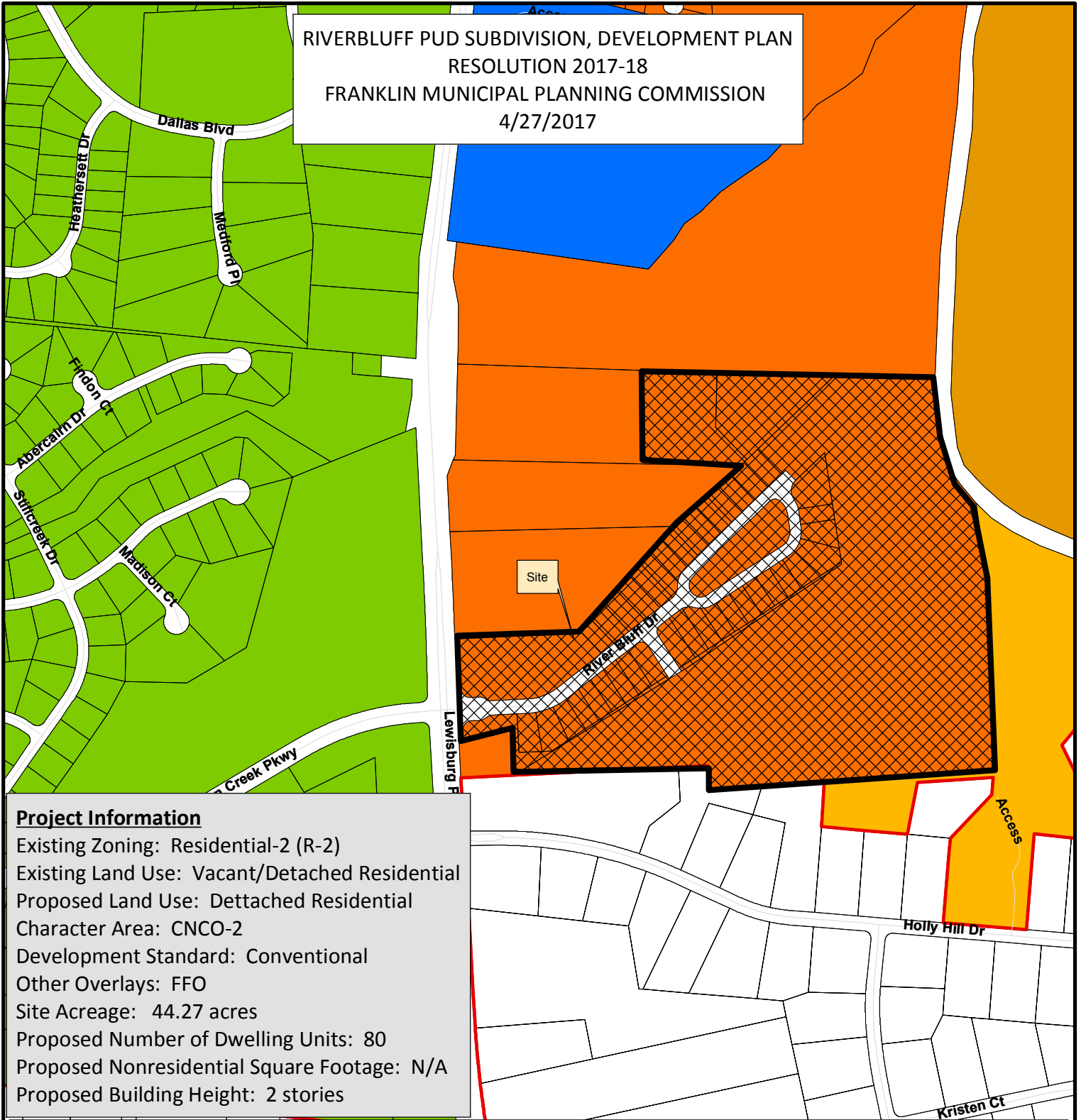
NEIGHBORHOOD MEETING:

2/16/2017

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-18
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/2017



Project Information

Existing Zoning: Residential-2 (R-2)
 Existing Land Use: Vacant/Detached Residential
 Proposed Land Use: Dettached Residential
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: FFO
 Site Acreage: 44.27 acres
 Proposed Number of Dwelling Units: 80
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

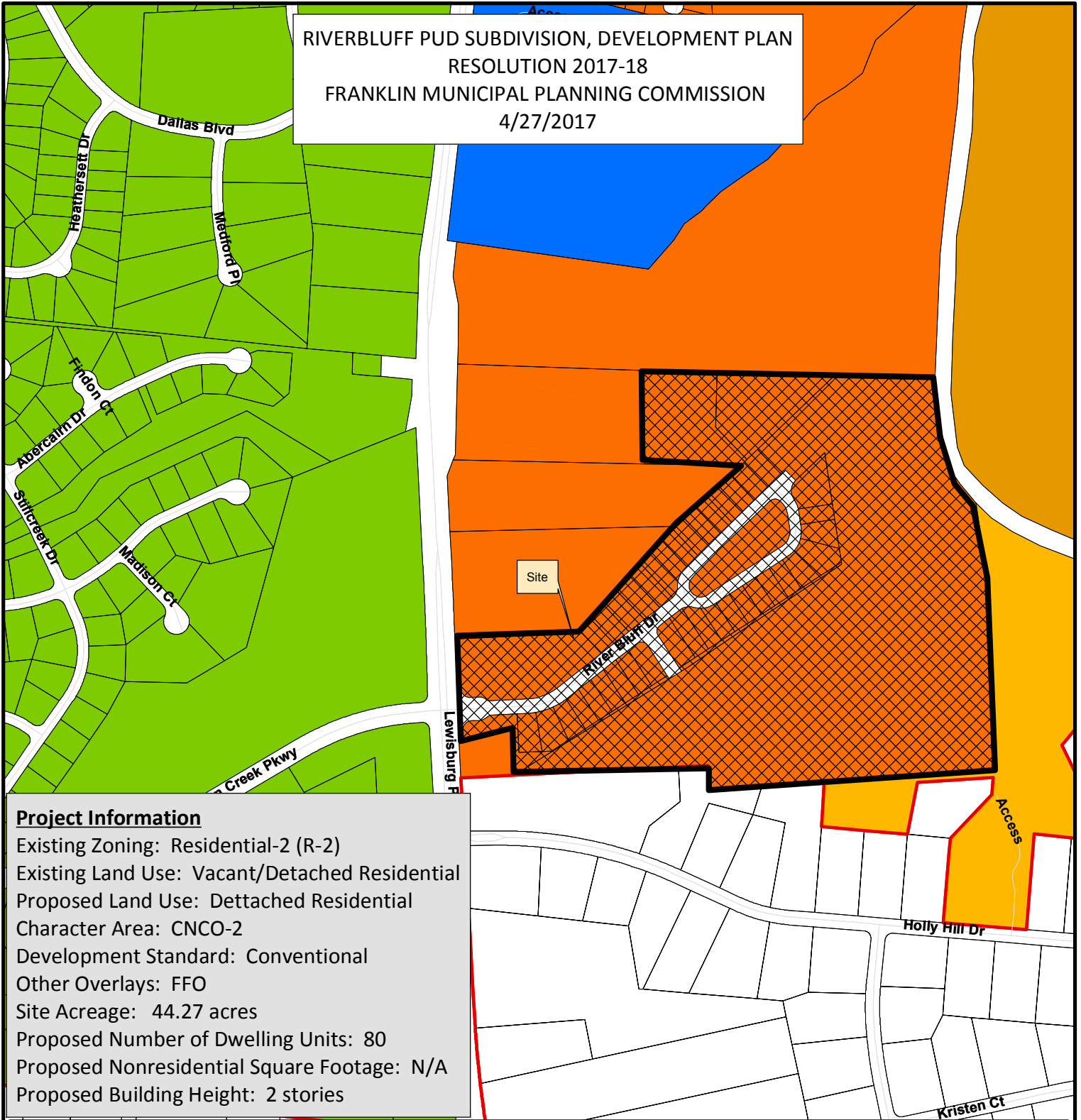
- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 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 | Riverbluff PUD Subdivision |



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
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RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-18
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/2017



Project Information

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- | | |
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| 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 | Riverbluff PUD Subdivision |



0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Sanitation and Environmental Services

COF 6382_12012_RiverBluff_PUD Dev Plan_REV 2_04_05_17.pdf

1. Solid Waste Service

bryan.brown@franklintn.gov Please provide a side-loader auto-turn to service the refuse collection points in the plan.
Below are the standard specifications for this type collection truck.

Stormwater

2. Stream Buffer

jeff.willoughby@franklin.tn.gov Provide Stream Buffer note:

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

RiverBluff PUD Subdivision Development Plan - Revision 2

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

ENGINEER

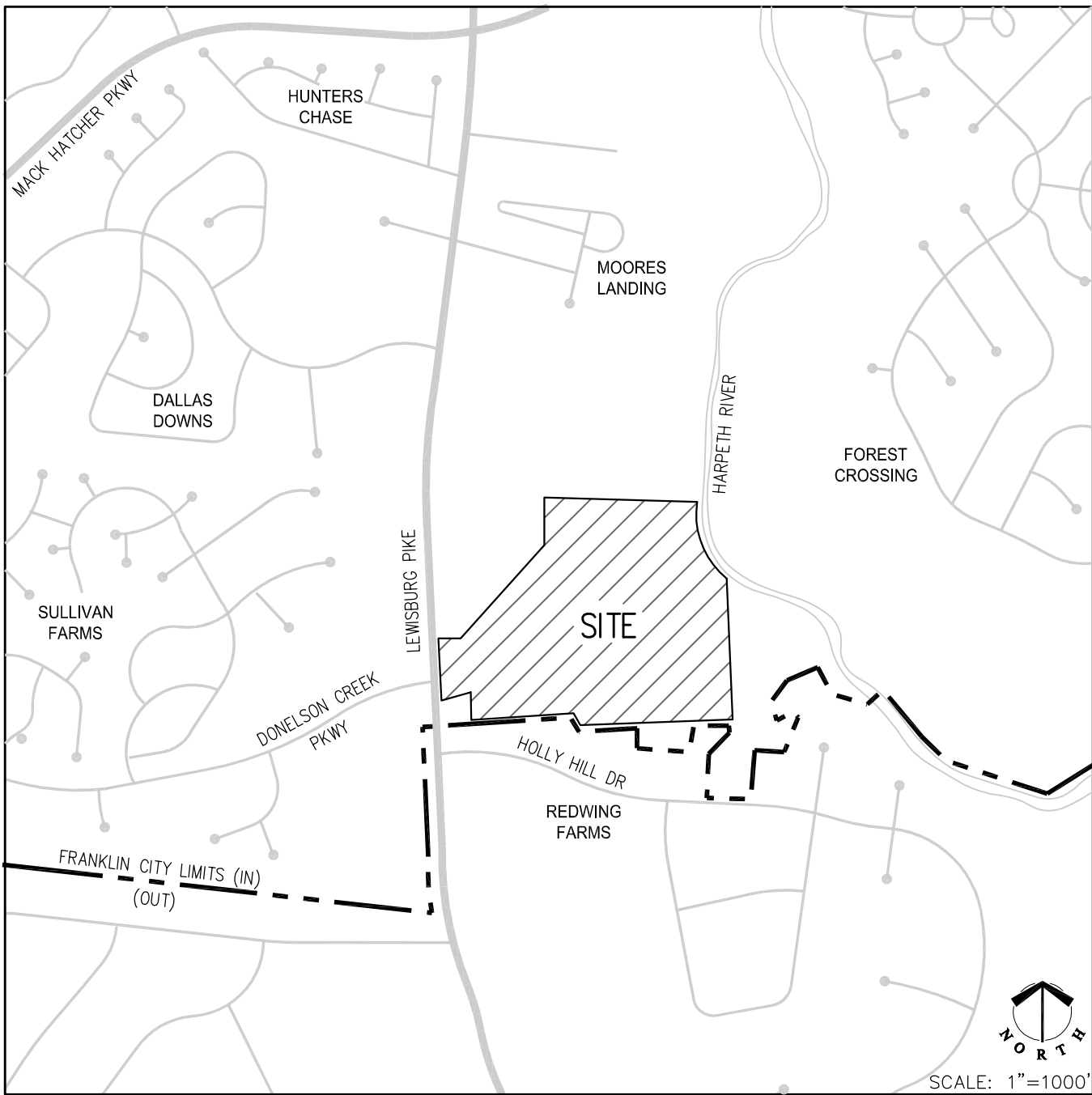
CivilSite Design Group
630 Southgate Avenue
Suite A
Nashville, TN 37203
Sean DeCoster
615.248.9999
seand@civil-site.com

SURVEYOR

Donlon Land Surveying,
LLC
8120 Sawyer Brown Road
Suite 110 A
Nashville, TN 37221
Mark Donlon
615.673.9116
mdonlonrls@bellsouth.net

SHEET INDEX:

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



PROPERTY DESCRIPTION:

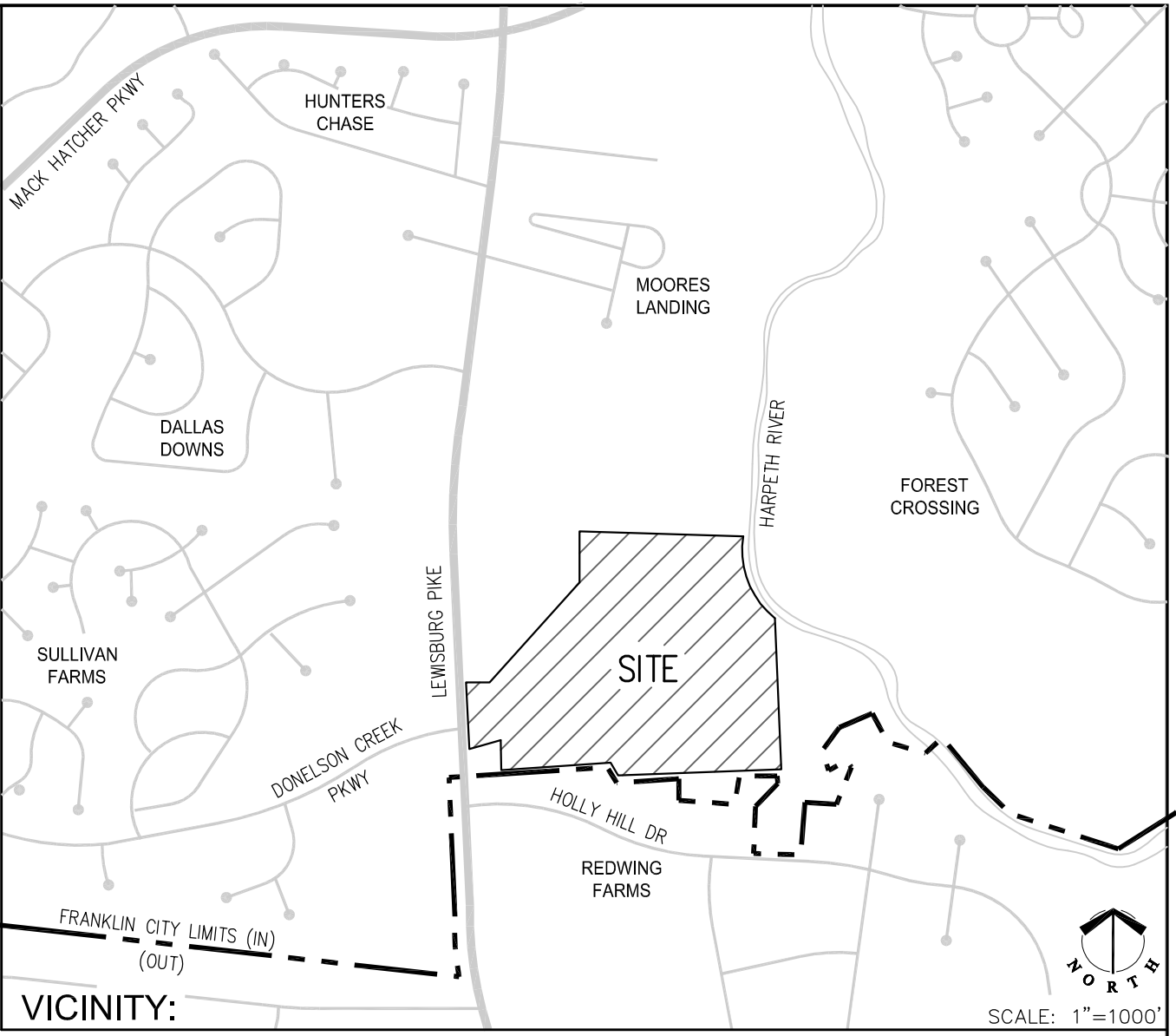
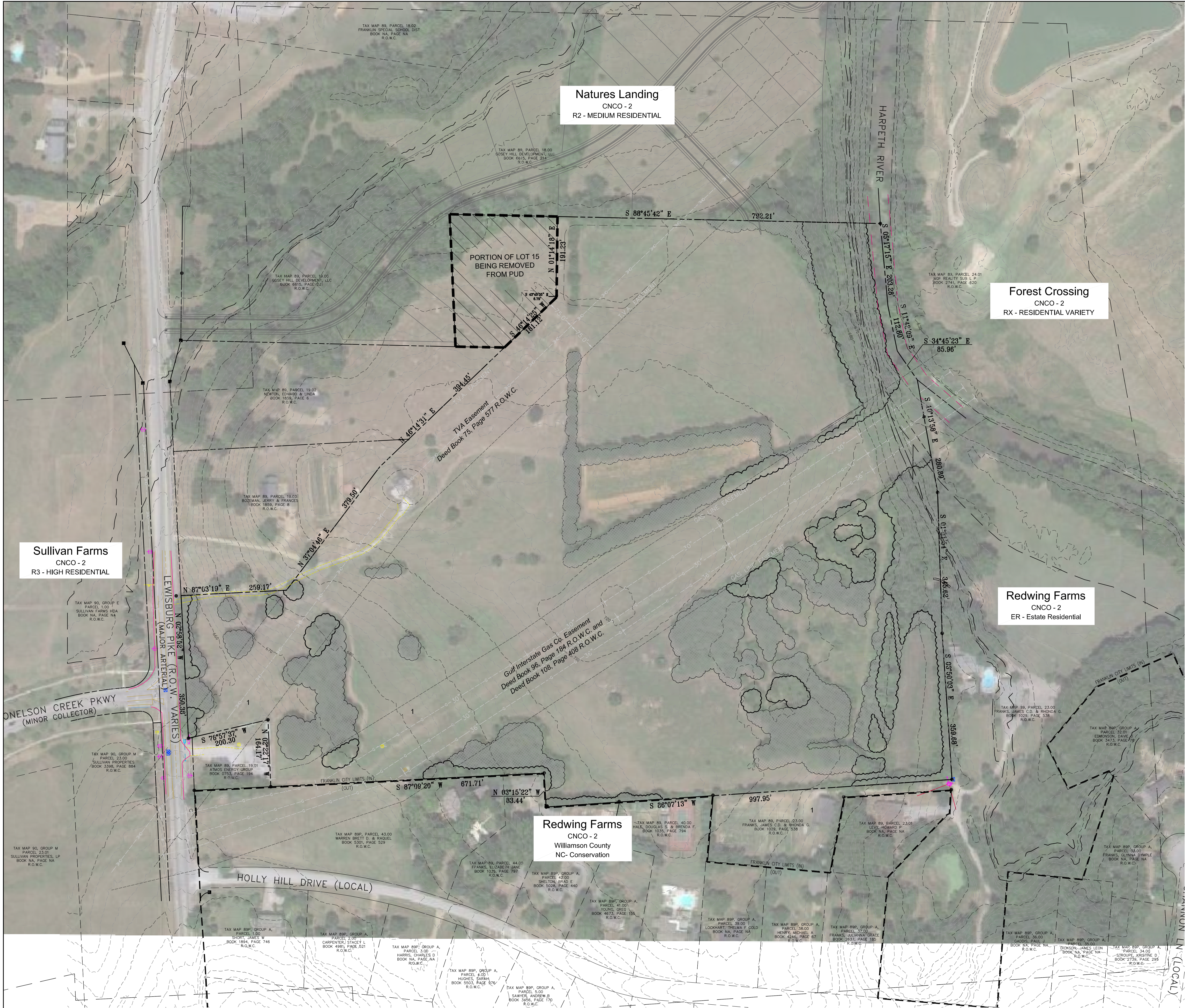
44.27 Acre Subject Property - Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.

City of Franklin # 6382
Job No. 12012

Sheet No.

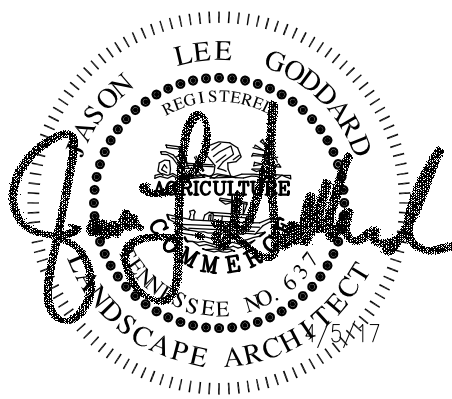
CVR

Date: 06/09/14
Revised: 4/4/17



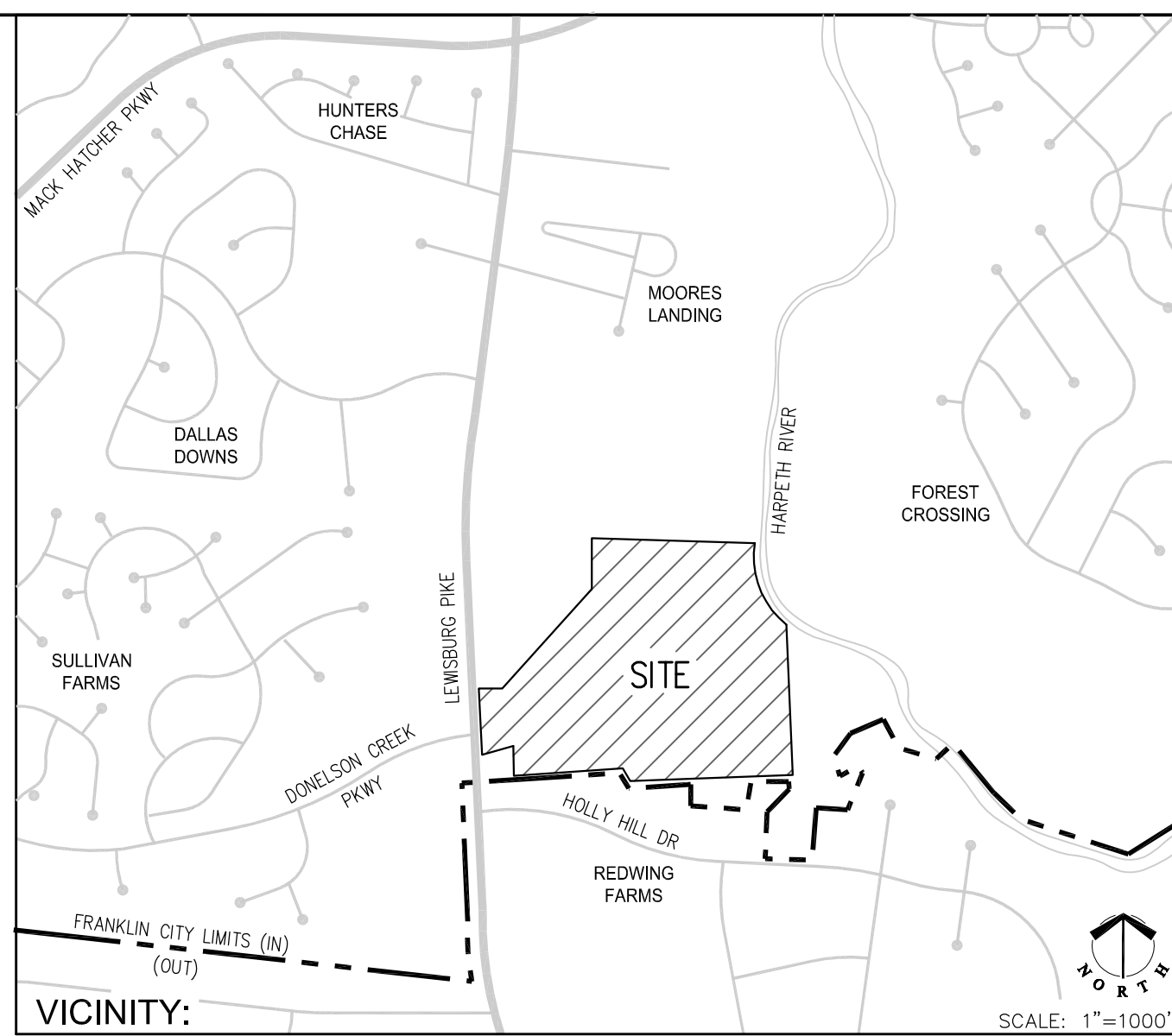
SITE DATA:	
PROJECT NAME:	RIVERBLUFF
PROJECT#:	6382
ADDRESS:	RIVERBLUFF DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
LEGAL DESCRIPTION:	Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.
ACREAGE OF SITE:	44.27 ACRES
SQUARE FOOTAGE OF SITE:	1,928,373.98 SF
TREE CANOPY COVERAGE:	478,508 SF (24.99% 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

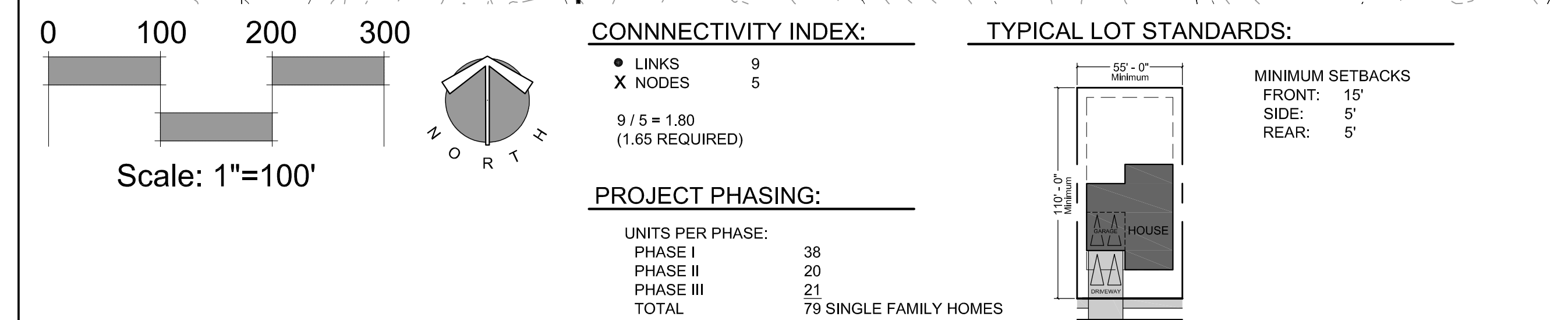
LEGEND:	
	APPROXIMATE AREA OF TREE CANOPY TO BE PRESERVED
	APPROXIMATE AREA OF TREE CANOPY TO BE REMOVED
TREE CANOPY/ PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.0% (.25 EXISTING COVER) X .48 (REQ. RETENTION COVER)
MINIMUM TREE PROTECTION ZONE:	229,758.72 SF
TREE PROTECTION PROVIDED:	238,740 SF



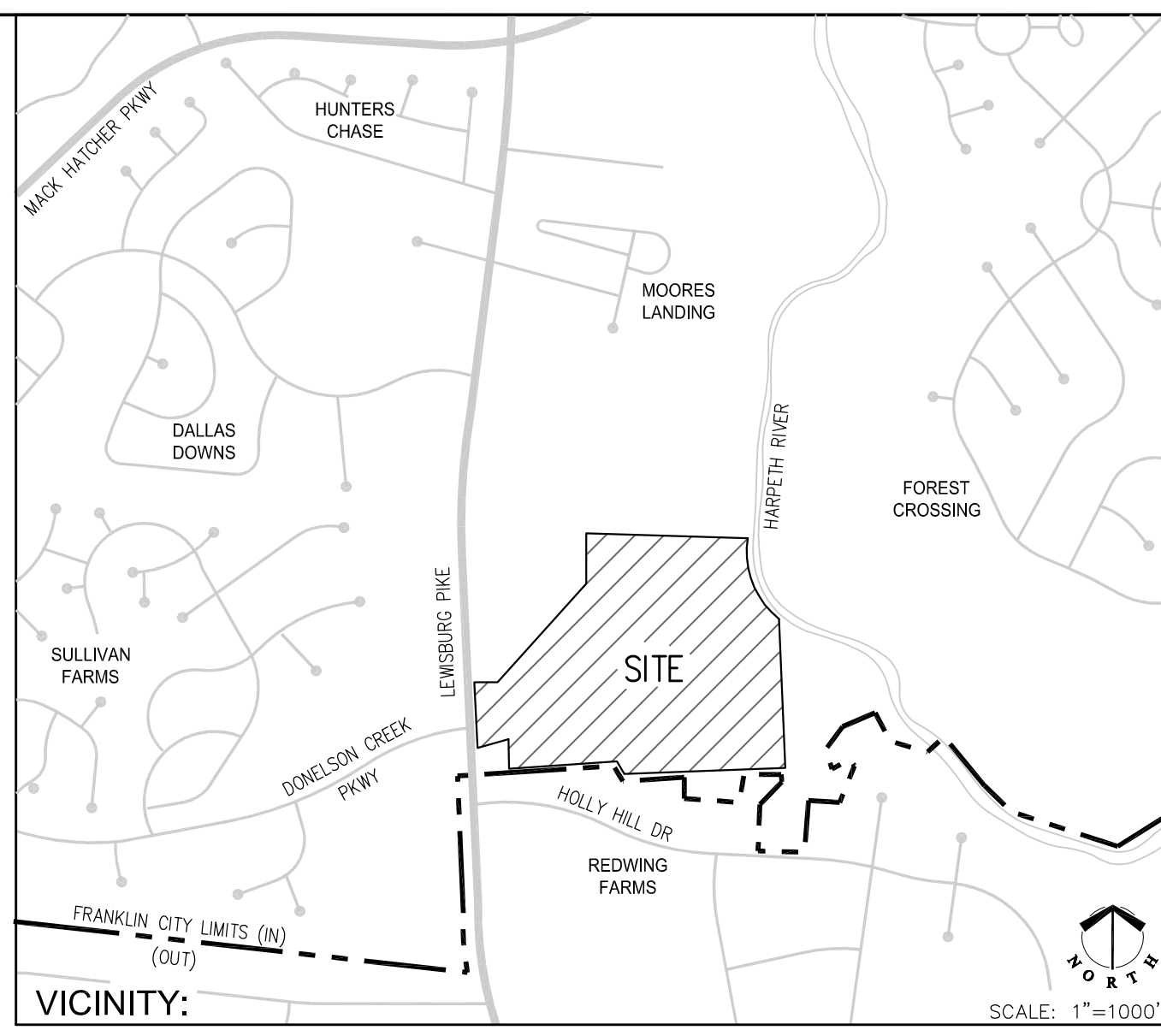
date: March 13, 2017
revisions: April 5, 2017

COF no. 6382
project no. 12012
scale. 1"=100'





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



1. WATER
WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.

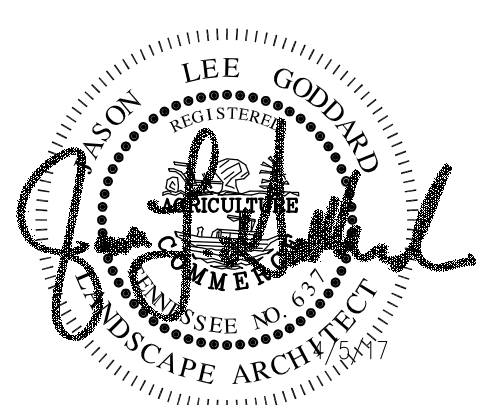
AVERAGE WATER USE FOR FINAL DEVELOPMENT IS ESTIMATED AT:
(79 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/ CAPITA) =27,650 GPD

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. REPURIFIED 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 4-5 STUDENTS WITHIN THE FOLLOWING SCHOOLS:

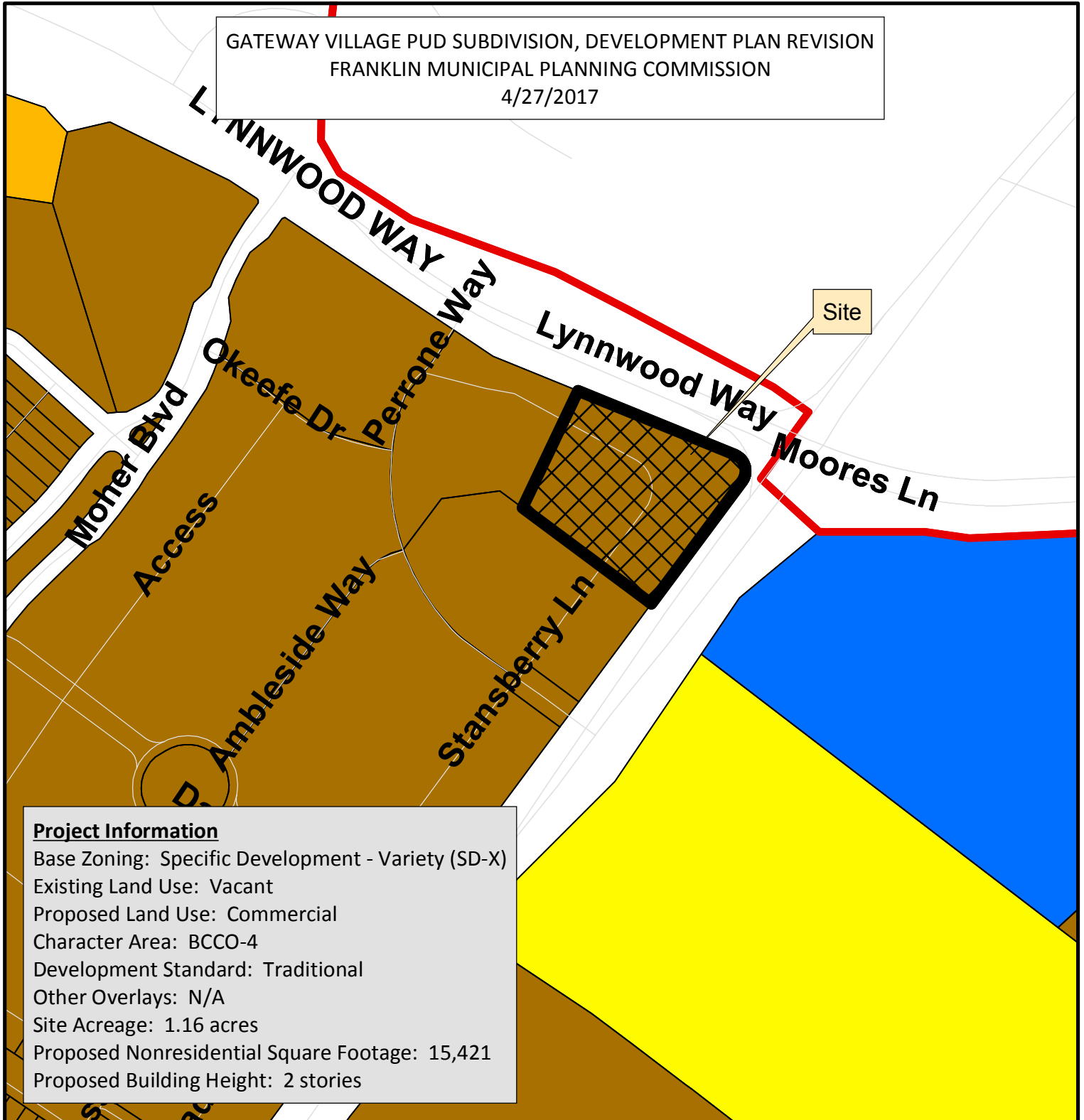
OAK VIEW ELEMENTARY (1.91 MILES)
PAGE MIDDLE SCHOOL (3.42 MILES)
CENTENNIAL HIGH SCHOOL (9.17 MILES)
8. REFUSE STORAGE AND SANITATION COLLECTION
REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.
9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES
RIVERLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS 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 CONFORM TO DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH THE CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.



GATEWAY VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN REVISION
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/2017



Project Information

Base Zoning: Specific Development - Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 1.16 acres
Proposed Nonresidential Square Footage: 15,421
Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Lot 136 | 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 |
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CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. E. Roadway Design and Plan & Profile

carlb@franklintn.gov The applicant shall size and lay out the parking stalls properly and re-check the line of sight, see drawing below:

[Edited By Carl Baughman]

2. Drive at Access Easement

joe.marlo@franklintn.gov *The comment below is to stay open as a reminder to staff, and does not hinder Development Plan Approval.*

At the Site Plan stage, an agreement between the Applicant and the Property Owner of Lot 145 will be needed to perform work on the adjacent property. The drive shall be designed to accommodate the crossing drainage from the adjacent lot to the proposed swale on the south side of the building.

3. Sidewalk Fees-in-lieu

joe.marlo@franklintn.gov *The comment below is to stay open as a reminder to staff, and does not hinder Development Plan Approval.*

At the Site Plan stage, it is recommended in-lieu fees be substituted for the required sidewalks along Franklin Road and Lynnwood Way.

Fire-Planning

4. Fire Protection

geoffw@franklintn.gov The applicant has not addressed the original comment from 3/1/2017 to provide the results of a full demand two-hydrant flow test.

The results of flow test shall be provided. The test date must be within 6 months of when the results are submitted.

Planning

General Issues

5. sidewalk connectivity

josh.king@franklintn.gov Applicant shall restore an approvable formal open space element at the intersection of Franklin Road and Lynwood Way. Staff cannot support the removal of this key feature of the development plan. The formal open space was an original condition of the Development Plan, and was modified with a previous Development Plan revision to require it to be on this lot. Therefore, the location and size of the formal open space must remain, or must be requested with a BOMA level submittal.
[Edited By Amy Diaz-Barriga]

Planning (Landscape)

General Issues

6. Entrance wall

larry.mizell@franklintn.gov This formal area with the masonry wall was and is a part of the original concept design for Gateway Village. It is required and also required by Zoning Ordinance as a gate way on major entrances to the city.

CONTACT LIST

DEVELOPER
BRENTWOOD BROKERS, LLC
5204 COUNTRY CLUB DRIVE
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 300-7150
CONTACT: RON KOCINA

ENGINEERING
CITY OF FRANKLIN BUILDING
ENGINEERING DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 550-6666
CONTACT: TOM INGRAM

CIVIL ENGINEER
MORELOCK ENGINEERING, LLC
2097 BELSFORD DRIVE
NOLENSVILLE, TENNESSEE 37135
PHONE: (615) 300-6486
CONTACT: JASON MORELOCK

SANITARY SEWER
FRANKLIN WATER & SEWER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ARCHITECT
H. MICHAEL HINDMAN ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 370-3252
CONTACT: MICHAEL HINDMAN

WATER SERVICE
FRANKLIN WATER & SEWER DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-4572
CONTACT: BRAD FURLINE

LANDSCAPE ARCHITECT
HEIBERT + BALL LAND DESIGN
1894 GEN. GEORGE PATTON DR., SUITE 400
FRANKLIN, TENNESSEE 37067
PHONE: (615) 376-2421
CONTACT: CONNOR BALL

ELECTRIC SERVICE
MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
2156 EDWARD CURD LANE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 595-4683
CONTACT: BOBBY O'NEAL

LAND SURVEYOR
CROWE-WHEELER AND ASSOCIATES
6044 SCOTTSVILLE ROAD, SUITE 102
BOWLING GREEN, KENTUCKY 42104
PHONE: (270) 393-8500
CONTACT: KEVIN CROWE

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-2596, EXT. 325
CONTACT: RON MYATT

CODES
CITY OF FRANKLIN BUILDING AND
NEIGHBORHOOD SERVICES DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-7012
CONTACT: TOM MARSH

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

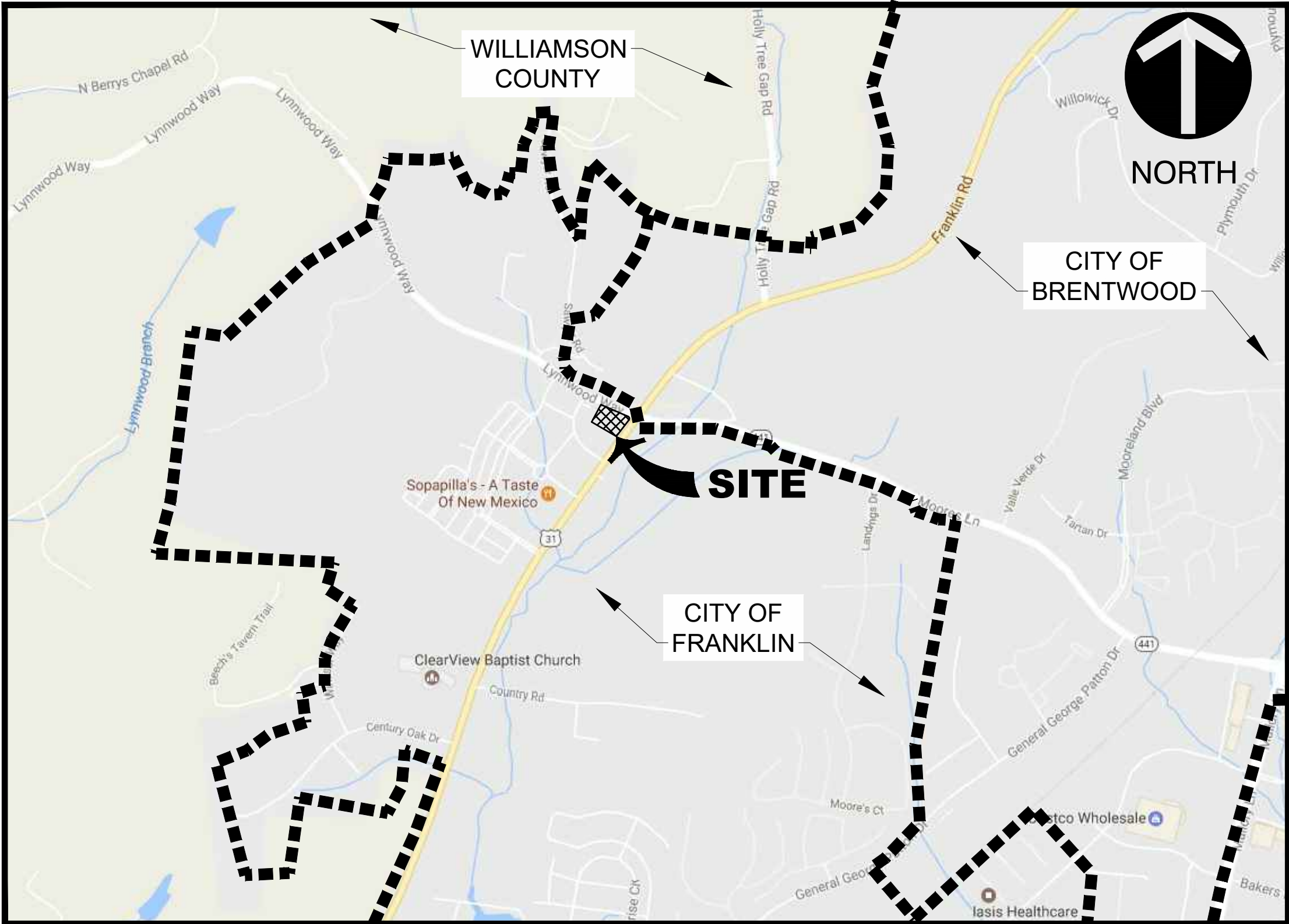
LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS DEVELOPMENT PLAN
C200	PUD DEVELOPMENT PLAN
C201	SITE LAYOUT DEVELOPMENT PLAN
C202	AUTOTURN FIRE TRUCK PLAN
C300	GRADING & DRAINAGE DEVELOPMENT PLAN
C400	UTILITY DEVELOPMENT PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
A1	BUILDING ELEVATIONS
A2	BUILDING ELEVATIONS



PERMIT SET

NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN
THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT
ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS
FULLY DEPICT ALL WORK ASSOCIATED WITH THIS
PROJECT.

GATEWAY VILLAGE
OFFICE BUILDING
3020 STANSBERRY LANE
FRANKLIN, WILLIAMSON COUNTY, TN
TAX MAP 36, PARCEL 51.06
CITY OF FRANKLIN PROJECT #6381
DEVELOPMENT PLANS
APRIL 2017



SITE MAP
SCALE: 1"=1000'

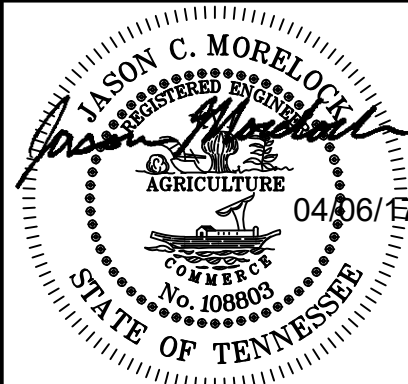
SITE DATA

PROJECT NAME:	GATEWAY VILLAGE, SECTION THREE OFFICE BUILDING
CITY OF FRANKLIN PROJECT #:	
SUBDIVISION:	GATEWAY VILLAGE SUBDIVISION
LOT NUMBER:	136
ADDRESS:	3020 STANSBERRY LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
MAP:	36
GROUP:	N/A
PARCEL:	51.06
EXISTING ZONING:	SD-X (SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
CHARACTER AREA OVERLAY:	BERRY'S CHAPEL (BCCO-4)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	1.16
SQUARE FOOTAGE OF SITE:	50,462
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	3 FEET
SIDE YARD:	10 FEET MINIMUM BETWEEN BUILDINGS
REAR YARD:	10 FEET
MAXIMUM HEIGHT:	3 STORIES
DEVELOPER:	
BRENTWOOD BROKERS, LLC	
5204 COUNTRY CLUB DRIVE	
BRENTWOOD, TENNESSEE 37027	
PHONE: (615) 300-7150	
CONTACT: RON KOCINA	
E-MAIL: rkocina@comcast.net	
APPLICANT:	
MORELOCK ENGINEERING, LLC	
2097 BELSFORD DRIVE	
NOLENSVILLE, TENNESSEE 37135	
PHONE: (615) 300-6486	
CONTACT: JASON MORELOCK, P.E.	
E-MAIL: jason@morelockeng.com	
BUILDING SQUARE FOOTAGE:	15,421 S.F.
BUILDING HEIGHT:	34'-6" (TWO-STORY)
MAXIMUM FLOOR AREA RATIO:	0.60
FLOOR AREA RATIO PROVIDED:	0.31
BUILDING OCCUPANCY TYPE:	GROUP B (BUSINESS)
BUILDING CONSTRUCTION TYPE:	TYPE IIB (SPRINKLERED)
LANDSCAPE SURFACE RATIO:	0.42 (21,110 S.F.)
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
MINIMUM PARKING REQUIREMENT:	2.85 SPACES PER PER 1,000 S.F. (15,281 / 1,000) * 2.85 = 44 SPACES
MAXIMUM PARKING LIMIT:	53 SPACES
PARKING PROVIDED:	49 SPACES
RESIDENTIAL DENSITY:	NOT APPLICABLE
TREE CANOPY:	NOT APPLICABLE
PARKLAND:	NOT APPLICABLE
FORMAL OPEN SPACE:	3% REQUIRED
INCOMPATIBLE USE BUFFER:	NONE REQUIRED
THIS SITE HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT.	

MORELOCK
ENGINEERING



2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

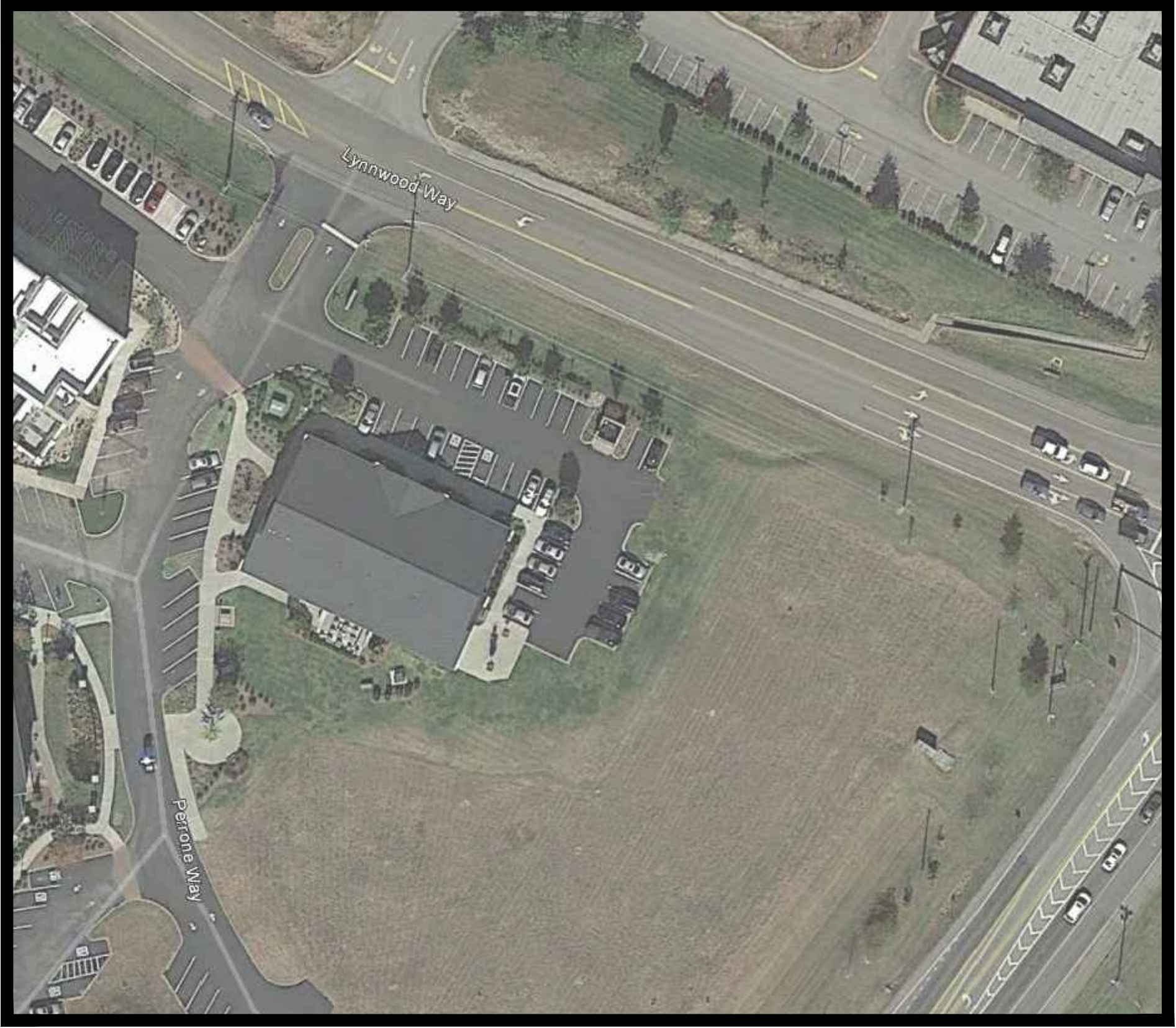
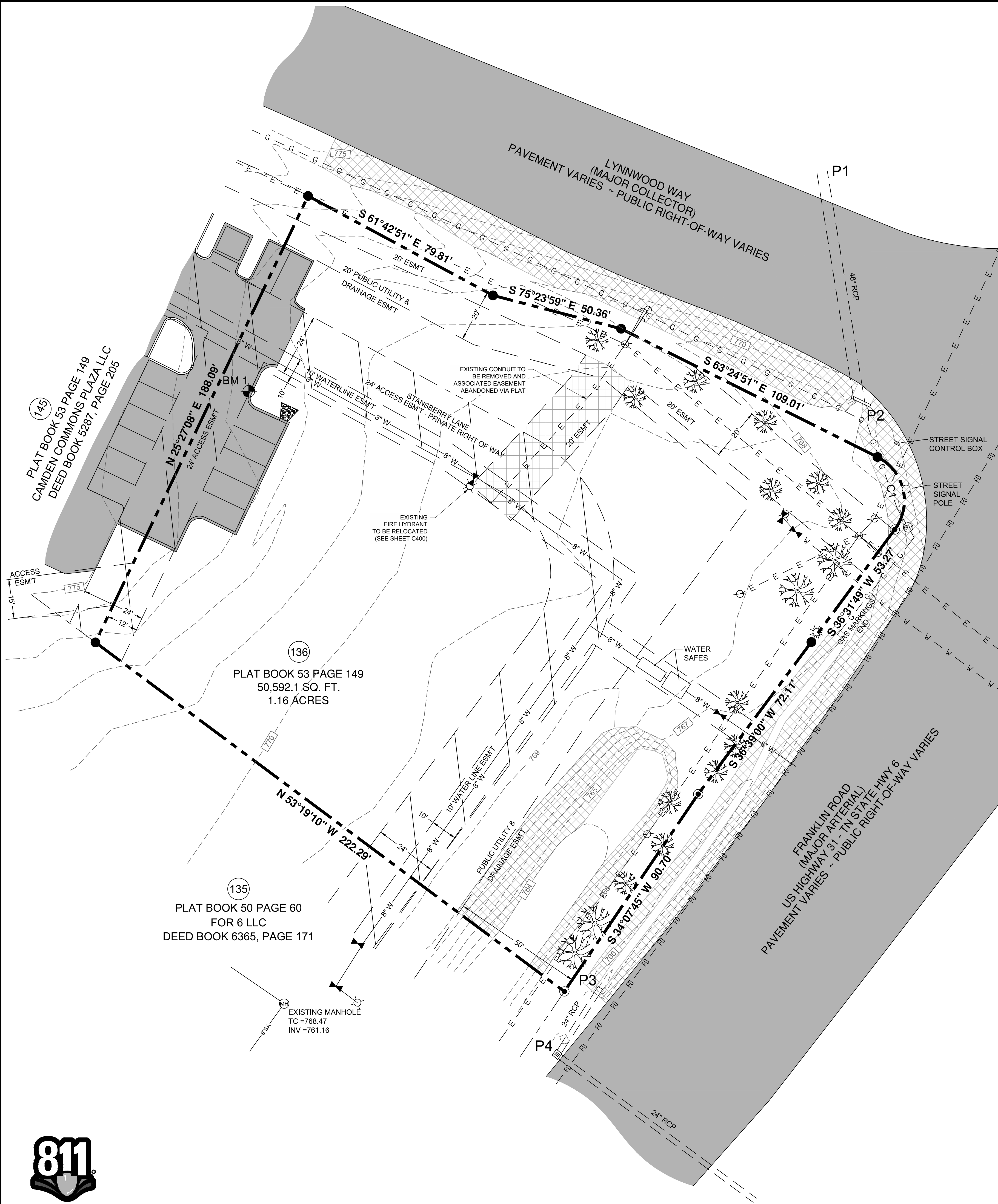


COVER SHEET

DEVELOPMENT PLANS FOR:
GATEWAY VILLAGE OFFICE BUILDING
LOT 136, GATEWAY VILLAGE, SECTION THREE, REVISION 6
3020 STANSBERRY LANE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT NO. 6381

DR.	DATE	DESCRIPTION
JCM	03/13/2017	DEVELOPMENT PLAN SUBMITTAL
JCM	04/06/2017	DEVELOPMENT PLAN RE-SUBMITTAL

C000



EXISTING TREE CANOPY COVER
NOT TO SCALE

LEGEND

- SET IRON PIN (IP)
- FOUND 1/2" IRON PIN (PLS 1512)
- ELECTRIC TRANSFORMER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- GAS VALVE
- WATER METER
- BOLLARD
- FIRE HYDRANT
- WATER VALVE
- STORM DRAIN
- TELEPHONE PEDESTAL
- HEADWALL
- HANDICAPPED SPACE

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- OVERHEAD UTILITIES
- WATER LINE
- GAS LINE
- FIBER OPTIC LINE
- CHAINLINK FENCE
- EXISTING SLOPES (14% OR GREATER)

EXISTING CONDITION PLAN NOTES:

- SOURCE OF TITLE: DEED BOOK 6234, PAGE 935.
- ALL BEARINGS ARE BASED ON GEODETIC NORTH BY G.P.S. OBSERVATIONS, DATED 01-16-17.
- THIS EXISTING CONDITIONS PLAN IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS EXISTING CONDITIONS PLAN IS NOT INTENDED IN ANY WAY WHATSOEVER TO INDICATE THE NON-EXISTENCE OF ANY EASEMENTS.
- ALL SET IRON PINS ARE 5/8" REBAR WITH PLASTIC CAP STAMPED K.CROWE TN1979.
- ANY EASEMENTS, CONDITIONS, OR RESTRICTIONS, WRITTEN OR UNWRITTEN THAT PREVIOUSLY APPLIES TO THIS PROPERTY SHALL REMAIN IN EFFECT AND APPLY TO THIS PLAT AS WELL.
- 75% OF THIS PROPERTY WAS SURVEYED BY RTK GPS, TOPCON HYPER II DUAL FREQUENCY.
- ALL DATA HAS A RELATIVE POSITIONAL ACCURACY OF +/-0.05' + 100PPM.
- SUBJECT PROPERTY LIES WITHIN NON-HAZARDOUS FLOOD ZONE 'X' PER F.E.M.A. F.I.R.M. #47187C0205F, EFFECTIVE DATE SEPTEMBER 29, 2006.

REFERENCE:

- SEE SHEET C001 FOR GENERAL NOTES.
- BOUNDARY, EASEMENT AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC & BOUNDARY SURVEY CONDUCTED BY CROWE - WHEELER AND ASSOCIATES, DATED JANUARY 2017.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. 'WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS' PANEL 205 OF 485, MAP NUMBER 47187C0205F, MAP REVISED ON SEPTEMBER 29, 2006.

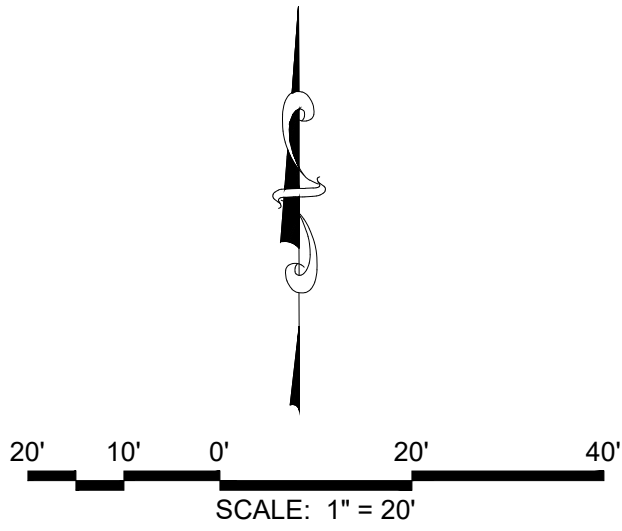
MINERAL RIGHTS NOTE:

THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNER OF RECORD.

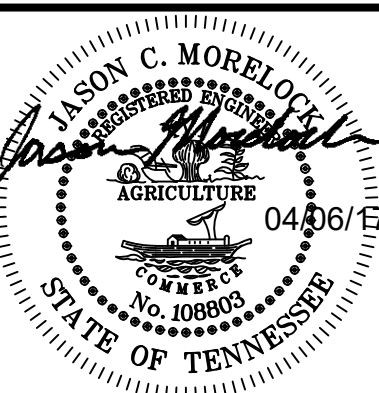
PIPE INVERT ELEVATIONS	
INVERT #	INVERT ELEVATION
P1	773.88
P2	772.32
P3	769.80
P4	767.28

BENCHMARK INFORMATION				
BM	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	598,023.46	1,721,668.21	777.71	PK NAIL

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.51'	32.31'	28.36'	S 13°25'25" E



SURVEY INFO
PROVIDED BY: CROWE - WHEELER AND ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

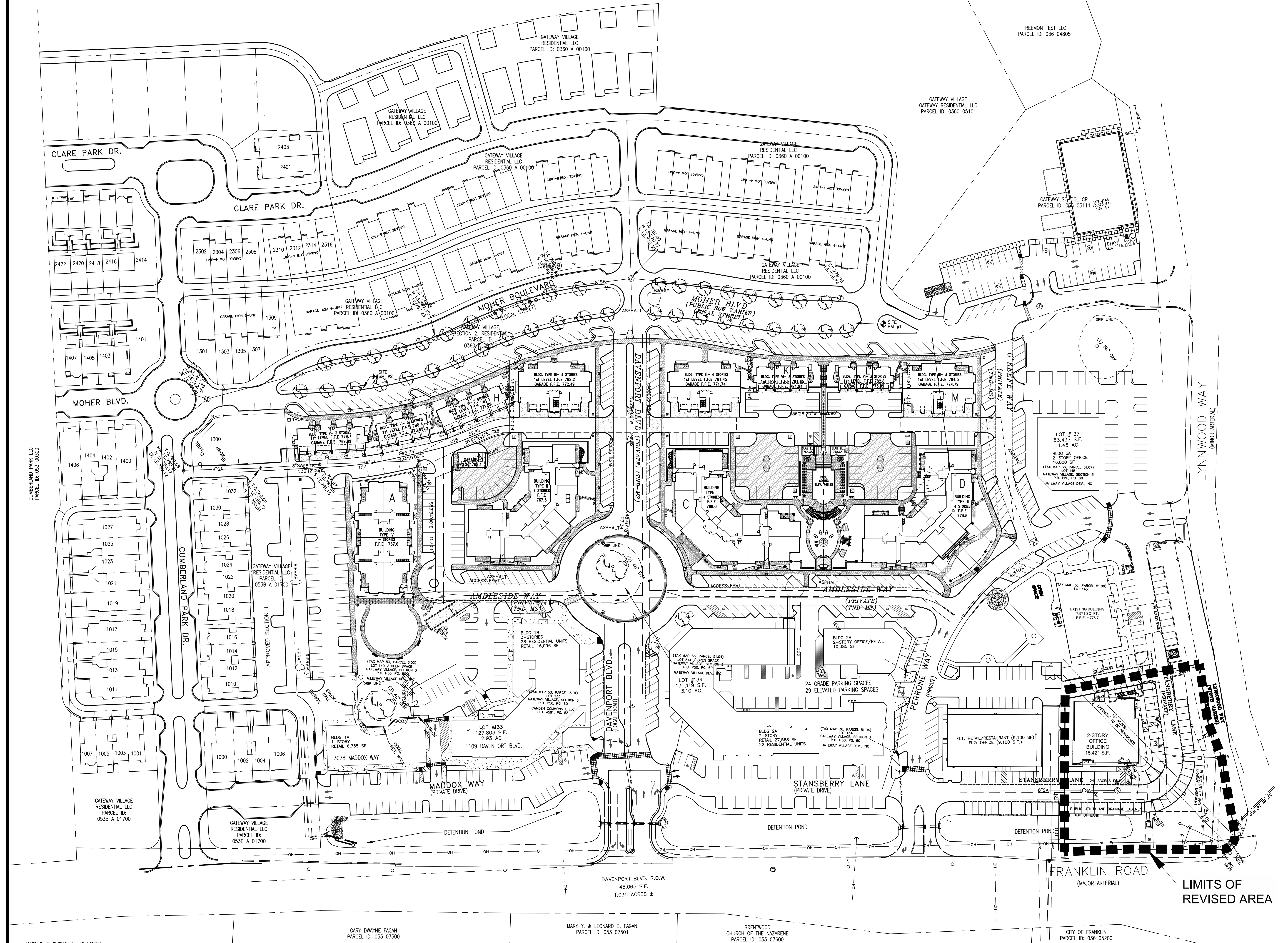


EXISTING CONDITIONS DEVELOPMENT PLAN

DEVELOPMENT PLANS FOR:
GATEWAY VILLAGE OFFICE BUILDING
LOT 136, GATEWAY VILLAGE, SECTION THREE, REVISION 6
3020 STANSBERRY LANE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT NO. 6381

JCM	03/13/2017	DEVELOPMENT PLAN SUBMITTAL
JCM	04/06/2017	DEVELOPMENT PLAN RE-SUBMITTAL

THIS ENTIRE AREA IS "TRADITIONAL" NEIGHBORHOOD - BCCO-4



STORMWATER NOTES:

- THIS SITE WILL PROVIDE ADEQUATE ON SITE DETENTION FOR PRE AND POST DEVELOPMENT RUNOFF.
- NO PORTION OF THIS SITE LIES WITHIN A FLOODWAY (FW) OR FLOODWAY FRINGE (FF) BOUNDARY. MAP# 47187C0205F
- THE STORM WATER DETENTION FACILITIES WILL MINIMIZE IMPACTS OF INCREASED RUNOFF ON DOWNSTREAM PROPERTIES. THE EXISTING DETENTION AREAS WILL BE USED FOR ALL DETENTION AND WATER QUALITY REQUIREMENTS FOR 2-100 YEAR STORMS. WATER QUALITY WILL PROVIDE A MINIMUM OF 80% TSS(TOTAL SUSPENDED SOLIDS) REMOVAL.
- REFER TO PLAN FOR APPROXIMATE LOCATIONS OF BIOTRETION. THIS IS SHOWN IN CONCEPT ONLY. FINAL SIZES AND LOCATION TO BE DETERMINED WITH SITE PLAN DEVELOPMENT.
- EXPECTED POLLUTANT REMOVAL EFFICIENCY TAKEN FROM CITY OF FRANKLIN STORMWATER MANAGEMENT PLAN.
- ALL WATER QUALITY DEVICES EAST OF THE WATER QUALITY CELL ON WATER SHALL DRAIN TOWARD THE EXISTING DETENTION FACILITIES.
- STRUCTURAL TREATMENT SHALL BE CITY OF FRANKLIN APPROVED DEVICES.
- RECALCULATIONS OF STORM WATER STUDY NOT REQUIRED/PRE-APPROVAL MEETING.

GENERAL NOTES:

- SECTIONS 1, 2, AND 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, INC. THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES. SECTION 3 AND A PORTION OF SECTION 6 DESIGNED BY LITTLEJOHN ENGINEERING ASSOCIATES.
- THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
- THE PLANT MATERIAL PROPOSED FOR THE BIOTRETION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.
- SITE CONCEPT PLAN INCLUDED HAS BEEN PROVIDED BY KYLE SWINNEY ARCHITECTS AND HAS BEEN EDITED BY LANDDESIGN TO INCLUDE THE ADDITION OF SINGLE FAMILY LOTS WITHIN SECTION 1 AND THE REDSIGN OF THE TOWNHOMES IN SECTION 2 AND THE ASSOCIATED SITE TABULATED CALCULATIONS AS CLOUSED ON THIS DATE.
- PROPOSED REVISIONS TO THE PARKING EXHIBIT AND CONCEPT PLAN FOR LOT 136 HAVE BEEN REVISED BY MORELOCK ENGINEERING, LLC AND THE ASSOCIATED TABULATIONS ARE PROVIDED. UPDATES WERE MADE TO THE LATEST KNOWN APPROVED PARKING EXHIBIT AND CONCEPT PLAN, DATED NOVEMBER 10, 2014, INCLUDING LATEST REVISION 5, DATED MARCH 5, 2015.

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

PREVIOUSLY APPROVED BY FMPC JULY 28, 2014.
APPROVAL REQUESTED FOR FINAL PLAN SECTION III FOR REVISIONS TO LOT 136 PROPOSED REVISION DATE: FEBRUARY 27, 2017
SHARED PARKING ALLOWS 0.85 MULTIPLIER OF REQUIRED PARKING PER CITY.

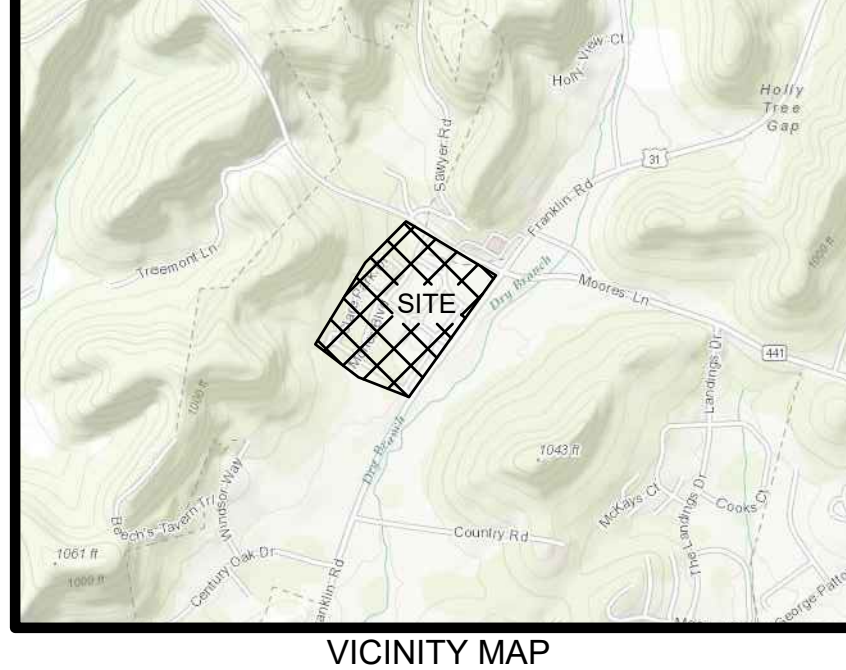
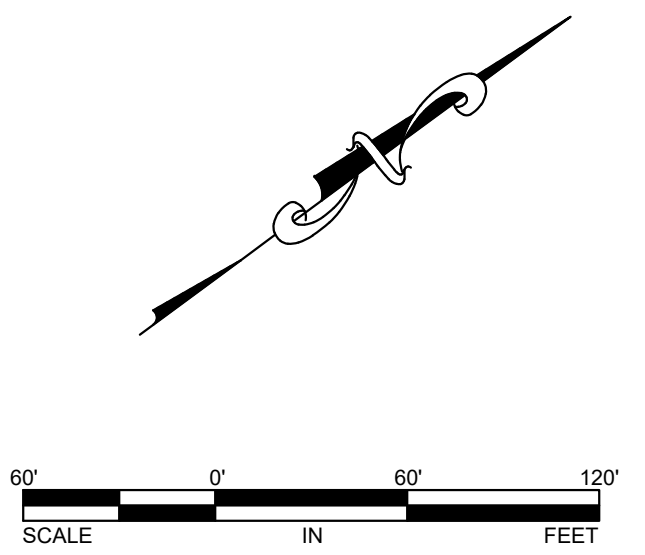
LOT #	AREA	DESCRIPTION	# OF UNITS OR SQUARE FOOTAGE	PARKING REQMT FACTOR	REQUIRED PARKING SPACES	SUB-TOTAL	0.85 MULTIPLIER	ACTUAL PARKING SHOWN
133	CAMDEN COMMONS I APARTMENTS	STUDIO ONE BED TWO BED	2 12 14	1 2 2.5	2 24 35			
	MACK & KATES	RESTAURANT EMPLOYEES	3,077 SF 9	7.5/1000	23 7			
	WALL STREET PIZZA	RESTAURANT EMPLOYEES	2,612 SF 6	7.5/1000	20 5			
	SOPAPILLAS	RESTAURANT EMPLOYEES	4,387 SF 25	7.5/1000	33 19			
	BAXTER & CO.	STATIONS EMPLOYEES	10 10	1 1	10 10			
	LUNATIC FRINGE	STATIONS EMPLOYEES	10 10	1 1	10 10			
	TRUE-I-CARE	RETAIL	1,467 SF	2.5/1000	3.67			
	RB'S CYCLERY	RETAIL	2,564 SF	2.5/1000	6.41			
	XTEND & WHITLEY	RETAIL	2,732 SF	2.5/1000	7			
	AMISH EXPERIENCE	RETAIL	1,248 SF	2.5/1000	3			
	APPLIED FROM SECTION I				(37)			
	SUB-TOTAL					228.08	193.87	191

LOT #	AREA	DESCRIPTION	# OF UNITS OR SQUARE FOOTAGE	PARKING REQMT FACTOR	REQUIRED PARKING SPACES	SUB-TOTAL	0.85 MULTIPLIER	ACTUAL PARKING SHOWN
134	RESIDENTIAL	STUDIO ONE BED TWO BED	15 25 14	1 2 2.5	15 50 35			
	COMMERCIAL	RETAIL RESTAURANT	15,881 4,138 SF	3.33/1000 10/1000	52.82 41.36			
	SUB-TOTAL					194.18	165.05	188
135	COMMERCIAL	RETAIL	6,700 SF	2.5/1000	16.8			
		RESTAURANT EMPLOYEES	2,400 SF 6	7.5/1000+ 0.75 * EMP	184.5+22.5			
	OFFICE		4,772 SF	2.85/1000	13.6			
	SUB-TOTAL					53	45	45
136	OFFICE	OFFICE BUILDING	15,421 SF	2.85/1000	44	44	37	49
137	TOUCHSTONE IMAGING	OFFICE	21,000 SF	2.85/1000	60	60	51	52
137	BELL APARTMENTS	ONE BED TWO BED THREE BED	87 77 22	2 2.5 3	174 192.5 66	432.5	373.63	467
140	PARK				21	21	17.85	21
143	GODDARD SCHOOL	DAYCARE EMPLOYEES STACKING	10,278 SF 30	2/1000 1 5	21 30	51	43.35	46
145	CAMDEN COMMONS PLAZA	ORAL SURGERY	7,971 SF	1/250	32	32	28	38
	TOTAL					1,125.76	958.32	1,112

ID#	SIZE	TYPE	CONDITION
#1	60" CALIPER	OAK	FAIR
#2	48" CALIPER	ELM	GOOD
#3	40" CALIPER	ELM	GOOD

GATEWAY VILLAGE TAKEDOWN CHART

SITE SPECIMEN TREE REPLACEMENT REQUIRED		
TOTAL SITE INCHES TO BE REPLACED		1,341
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 1		189
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 2		354
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 6		17.75
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 LOTS 133 & 134		214.90
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 LOT 143		55.0
TOTAL REPLACEMENT CALIPER INCHES FROM SECTION 3 & 6		198.0
REMAINING SPECIMEN CALIPER INCHES TO BE REPLACED PER FUTURE SECTIONS		510.35



LAND USE TABULATIONS:

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.93)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.64)
GROSS SITE AREA	± 60.50 ACRES
TOTAL RESIDENTIAL UNITS	402 DWELLING UNITS
SINGLE FAMILY LOTS	15 DWELLING UNITS (SECTION 2)
TOWNHOUSES	113 DWELLING UNITS (APPROVED SECTIONS 1 & 2)
CONDOMINIUMS	6 DWELLING UNITS (APPROVED SECTION 6)
CONDOMINIUMS/LOFTS	214 DWELLING UNITS (SECTION 3, REV. 1)
	LOT 135 - 28, LOT 136 - 186
GROSS DENSITY	6.64 D.U./AC.
TOTAL SF OF OFFICE	79,082 SF
TOTAL RETAIL/RESTAURANTS	78,597 SF
TOTAL RETAIL/OFFICE/RESTAURANT	155,679 SF
PROPOSED FLOOR AREA RATIO	0.059
MAXIMUM FLOOR AREA RATIO	0.60

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL OPEN SPACE:

10% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE
TOTAL DEVELOPABLE = 41.82 ACRES
10% OF 41.82 = 9,104.0 SF (2.09 ACRES)

KEY	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
AREA F-1	SECTION 1 MEDIAN/CIRCLE	9,996 SF	2,499 SF	9,170 SF	2,292 SF
AREA F-2	SECTION 1 MEDIAN/GREEN	6,624 SF	1,656 SF	3,981 SF	995 SF
AREA F-3	SECTION 2 PARK	11,823 SF	2,906 SF	7,150 SF	1,787 SF
AREA F-4	NEIGHBORHOOD PARK	42,111 SF	10,527 SF	42,334 SF	10,583 SF
AREA F-5 (LOT 136)	GATEWAY MONUMENT	14,908 SF	3,727 SF	13,041 SF	3,260 SF
AREA F-6 (LOT 135)	FOCAL POINT	16,800 SF	4,200 SF	5,099 SF	1,264 SF
AREA F-6 (LOT 138)	FOCAL POINT	12,073 SF	3,018 SF	7,491 SF	1,872 SF
AREA F-6 (LOT 145)	FOCAL POINT	8,659 SF	2,165 SF	11,804 SF	2,951 SF
AREA F-7	TRAFFIC CIRCLE	19,528 SF	4,882 SF	24,115 SF	6,028 SF
AREA F-8	PLAZA	16,076 SF	4,019 SF	17,495 SF	4,029 SF
AREA F-9	PARK	7,852 SF	1,963 SF	12,453 SF	3,113 SF
AREA F-10	PLAZA	12,701 SF	3,175 SF	482 SF	120 SF
AREA F-11 (LOT 136)	PLAZA	12,701 SF	3,175 SF	2,615 SF	100 SF
AREA F-11 (LOT 145)	PLAZA	162,211 SF (3.77 ACRES)	40,553 SF	8,770 SF	3,160 SF
TOTAL		162,211 SF (3.77 ACRES)	40,553 SF	167,195 SF (3.96 ACRES)	

- 10% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE
- NOTE: PLANNING COMMISSION APPROVED MINIMUM 160,533 SF
- TOTAL DEVELOPABLE AREA = 41.82 ACRES, 5% OF 41.82 ACRES = 9,104.0 SF (2.09 ACRES)
- CONCEPT - STAFF COMMENTS - EXPAND FORMAL OPEN SPACE

INFORMAL OPEN SPACE:

10% OF DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE
TOTAL DEVELOPABLE = 41.82 ACRES
10% OF 41.82 = 182,081 SF (4.18 ACRES)

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA
AREA I-1	INFORMAL	HILLSIDE	1,017,610 SF	-

DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED ACRES	TOTAL DWELLING UNITS	RETAIL OFFICE SF
CONCEPT PLAN	6/3/03	60.50	419	142,258
CONCEPT PLAN REV 3	5/22/08	60.50	402	144,258
SECTION 1	6/8/04	4.83	33	
SECTION 2	3/24/05	11.42	95	
SECTION 6	7/27/06	4.44	40	
SECTION 6 LOT 141 (REV. 6)	8/23/10	0.18	6	
APPROVED SECTION 3 LOT 133	9/27/07	2.93	28	22,851
LOT 134	11/20/08	1.92	-	10,276
LOT 145	11/4/10	-	-	7,371
SECTION 3 LOTS 138, 140, & 144 (REV. 6)	9/23/10	7.74	186	NA (6,500 SF LEASING CTR.)
SECTION 3 LOT 136	PENDING	1.161	-	15,421 SF (OFFICE)

*ONLY LOTS 133 & 143 WERE DEVELOPED FROM 9/27/07 APPROVAL. THE SITE PLAN HAS EXPIRED FOR LOTS 134 & 154.

NOTE: LATEST TAKEDOWN CHART INDICATING FMPC APPROVED TAKEDOWN CHART WAS FOUND ON A PLAN PREPARED FOR LOTS 135, 136 AND 145 BY DESIGN AND ENGINEERING, INC. FOR APOLLO BURGER (RESTAURANT) DATED 11/10/14 INCLUSIVE OF REVISION 2, DATED 03/05/15. FOR LATEST TAKEDOWN INFORMATION REGARDING PARKING REQUIREMENTS, NUMBER OF PROVIDED SPACES, RESIDENTIAL UNIT COUNT, AND COMMERCIAL SQUARE FOOTAGES IN SECTION 3, REFERENCE THE ADJUSTED DETAILED PARKING ANALYSIS ON THIS PLAN THAT WAS ORIGINALLY PREPARED FOR CDF PROJECT #6166 (LOT 135) PREPARED BY LUKENS ENGINEERING CONSULTANTS, DATED 07/07/16. DIRECTION WAS GIVEN AT PRE-APP MEETING TO FOLLOW FORMAT USED IN CDF PROJECT #6166.

APPROVAL REQUESTED FOR FINAL PLAN SECTION III FOR REVISIONS TO LOT 136 PROPOSED REVISION DATE: FEBRUARY 27, 2017

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

PREVIOUSLY APPROVED BY FMPC MARCH 26, 2015

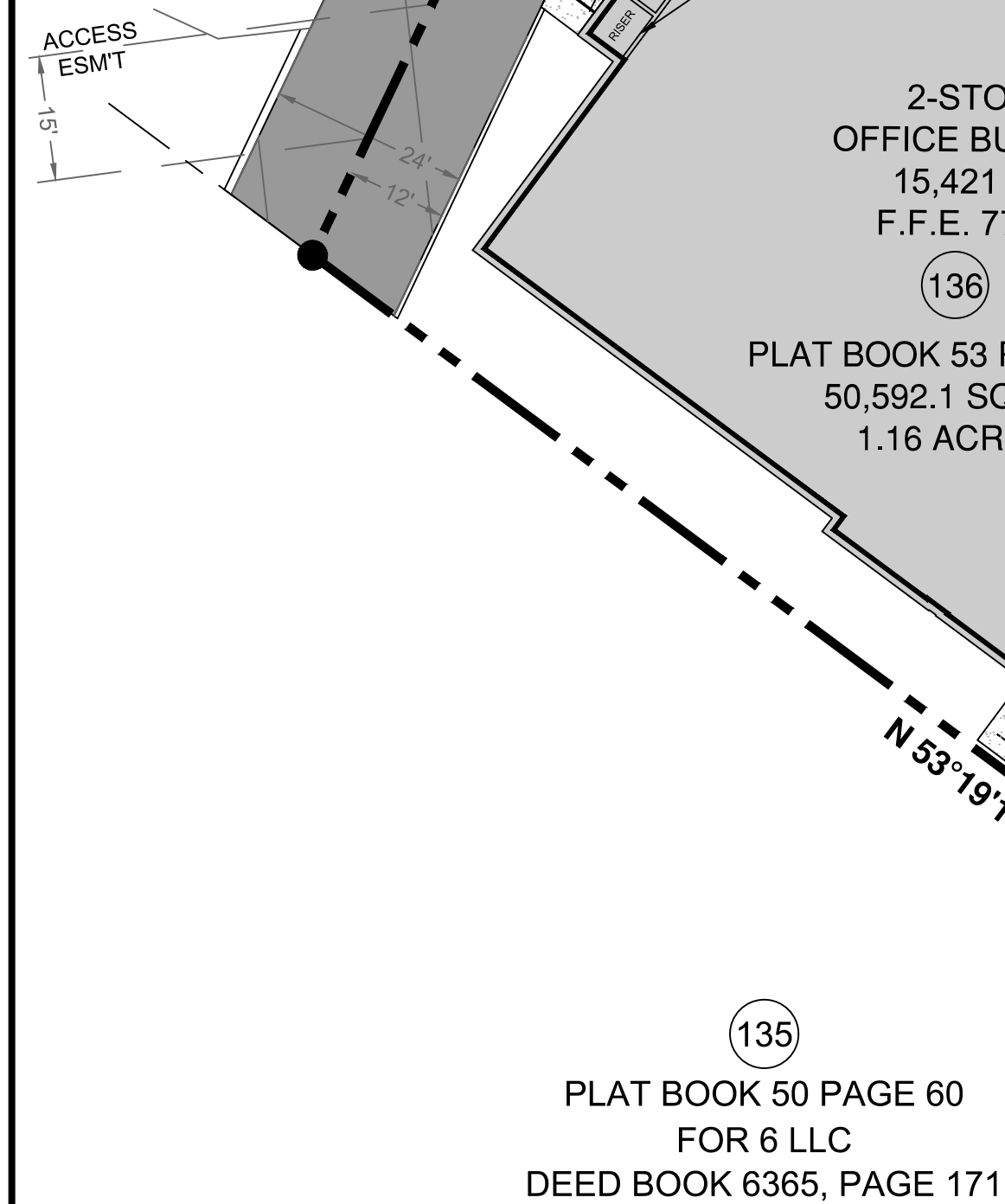
SECTION III LOT NUMBER	USER OR AREA DESCRIPTION	REQUIRED PARKING SPACES	0.85 MULTIPLIER	ACTUAL PARKING SHOWN
133	CAMDEN COMMONS I	228.08	193.87	191
134	PROPOSED CC II	194.18	165.05	188
135	RETAIL/RESTAURANT/OFFICE	53	45	45
136	OFFICE BUILDING	44	37	49
137	TOUCHSTONE OFFICE	60	51	52
143	GODDARD SCHOOL	51	43.35	46
145	CAMDEN MEDICAL PLAZA	32	27	44
140	FORMAL OPEN SPACE	21	17.85	21
138				
139				
141				
142	BELL APARTMENTS	432.5	367.6	467
TOTALS		1,115.76	948.4	1,103

NOTE:

PREVIOUSLY SHOWN ENTITLEMENTS FOR LOT 134 DO NOT NECESSARILY APPLY. ENTITLEMENTS FOR THIS LOT WILL BE DICTATED BY AVAILABLE PARKING AND REMAINING ENTITLEMENTS FOR THE OVERALL GATEWAY VILLAGE PUD SUBDIVISION AT THE TIME OF THE LOT 134 SITE PLAN SUBMITTAL.

NOTE:

THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. MORELOCK ENGINEERING, LLC ACCEPTS NO LIABILITY OF THE EXACTNESS OF THE DEVELOPMENT OF THE PROPOSED PLAN SHOWN.



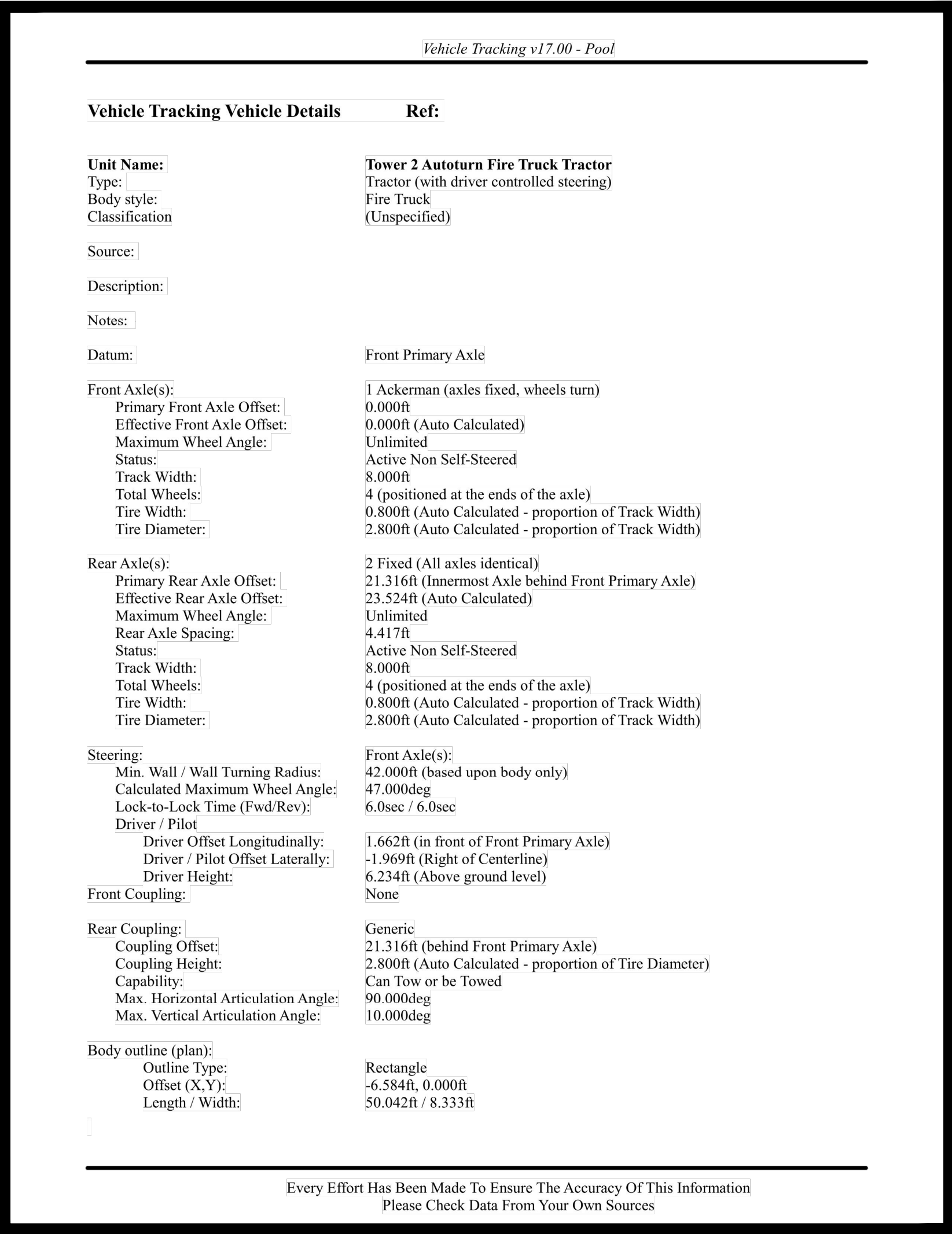
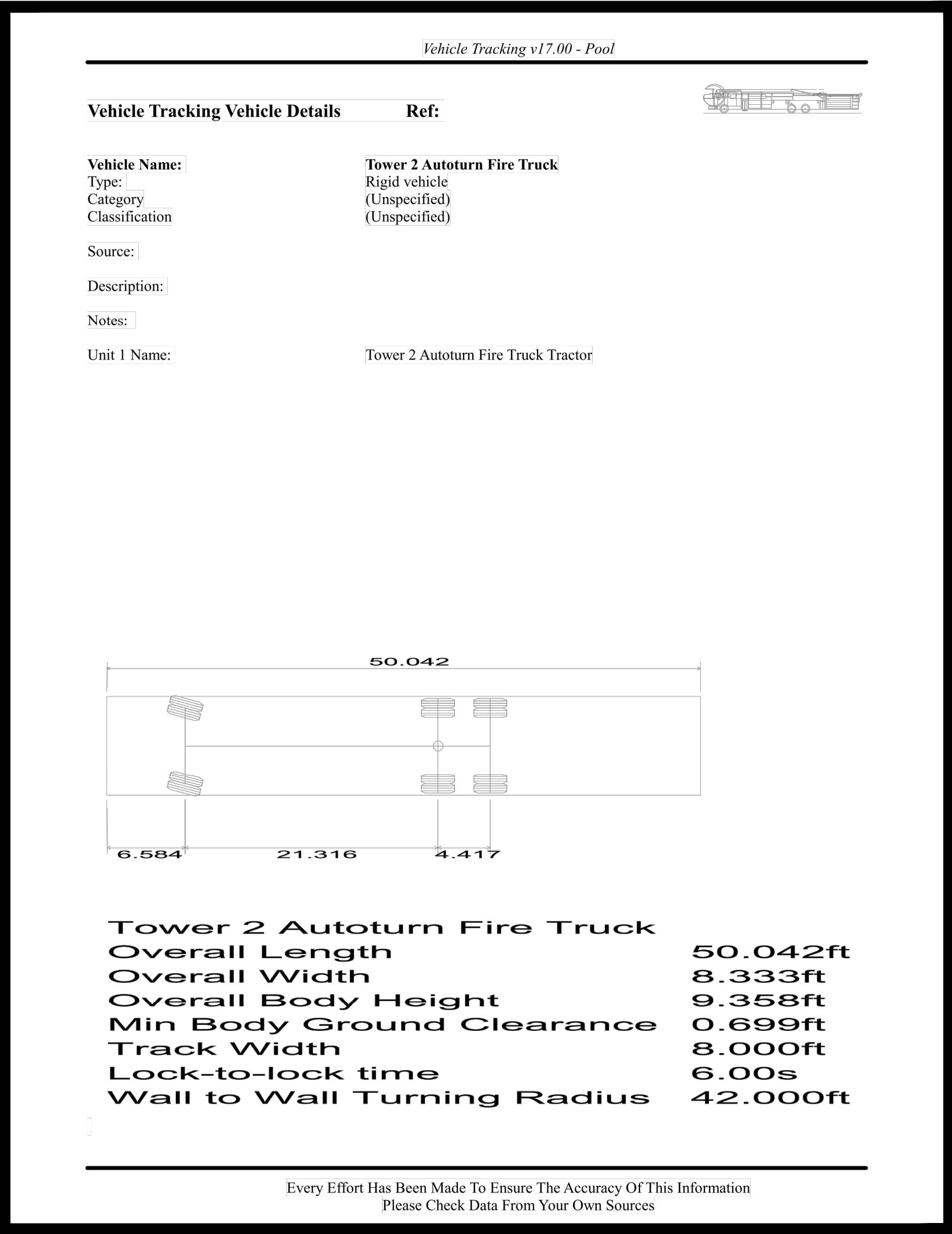
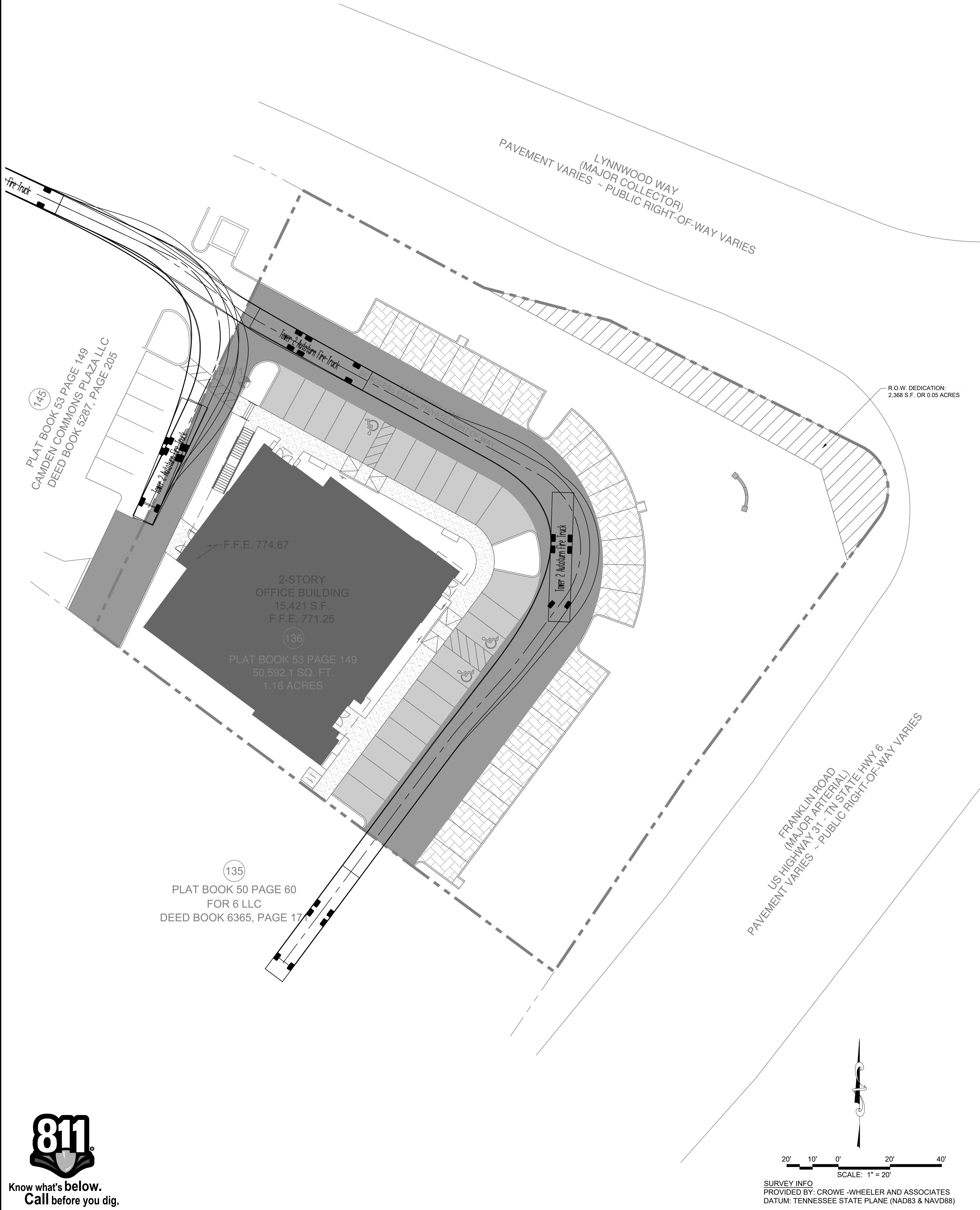
BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.51'	32.31'	28.36'	S 13°25'25" E

1. SEE SHEET C001 FOR GENERAL NOTES AND LAYOUT NOTES.
2. BOUNDARY, EASEMENT AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC & BOUNDARY SURVEY CONDUCTED BY CROWE & WHEELER AND ASSOCIATES, DATED JANUARY 2017.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 205 OF 485, MAP NUMBER 47187C0205F. MAP REVISED ON SEPTEMBER 29, 2006.

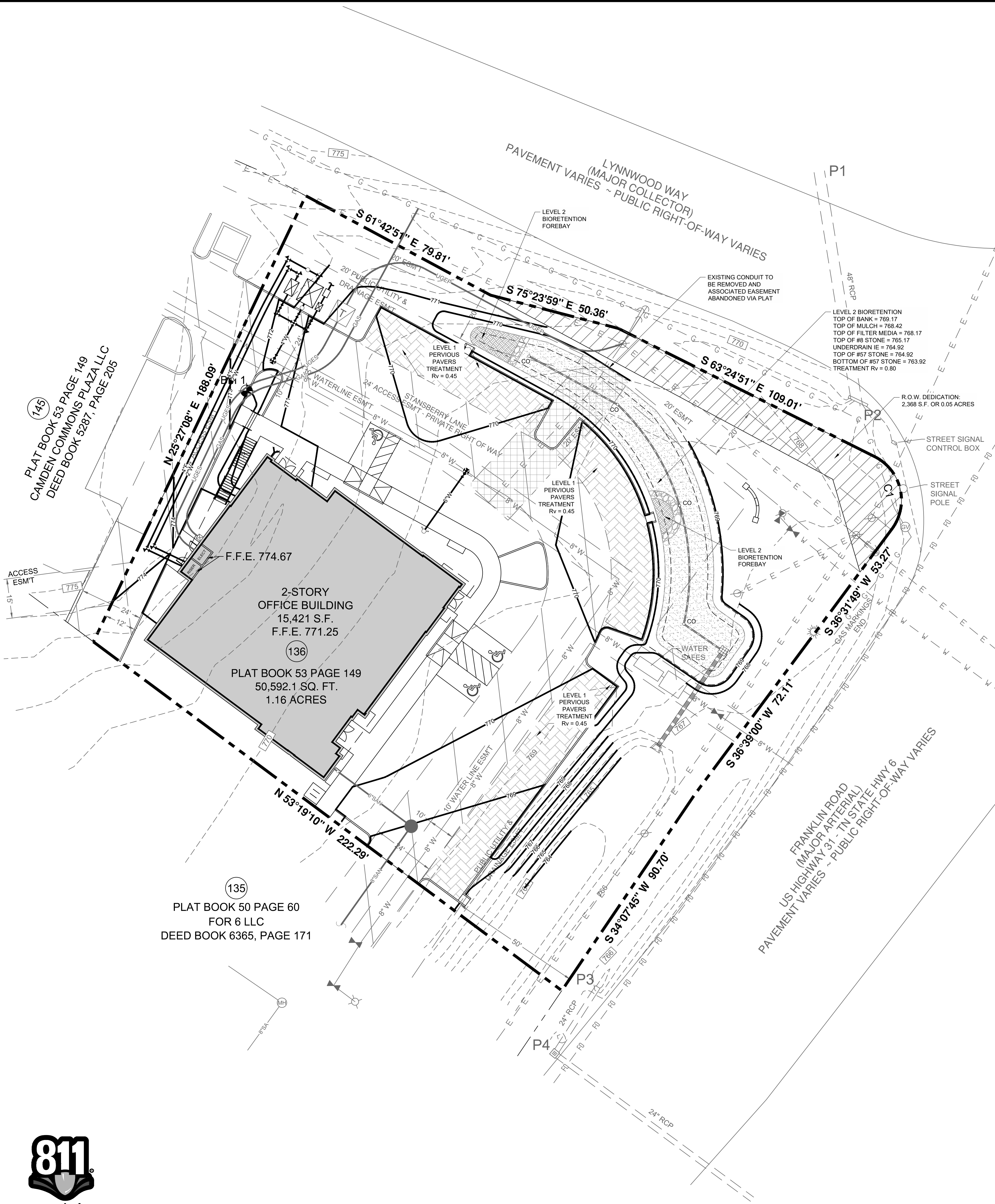
THE PROPOSED DEVELOPMENT WILL CONSIST OF ± 15,421 SQUARE FOOT OFFICE BUILDING. THE PROPOSED OFFICE BUILDING WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

BUILDING SQUARE FOOTAGE:	15,421 S.F.
BUILDING HEIGHT:	34'-6" (TWO-STORY)
MAXIMUM FLOOR AREA RATIO:	0.80
FLOOR AREA RATIO PROVIDED:	0.31
BUILDING OCCUPANCY TYPE:	GROUP B (BUSINESS)
BUILDING CONSTRUCTION TYPE:	TYPE IIB (SPRINKLERED)
LANDSCAPE SURFACE RATIO:	0.42 (21.10 S.F.)
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
MINIMUM PARKING REQUIREMENT:	2.85 SPACES PER PER 1 (15,281 / 5,000) * 2.85 = 4
MAXIMUM PARKING LIMIT:	53 SPACES
PARKING PROVIDED:	49 SPACES
RESIDENTIAL DENSITY:	NOT APPLICABLE
TREE CANOPY:	NOT APPLICABLE
PARKLAND:	NOT APPLICABLE
FORMAL OPEN SPACE:	3% REQUIRED
INCOMPATIBLE USE BUFFER:	NONE REQUIRED

C201



DR.	DATE	DESCRIPTION
JCM	03/13/2017	DEVELOPMENT PLAN SUBMITTAL
JCM	04/06/2017	DEVELOPMENT PLAN RE-SUBMITTAL



STORMWATER NARRATIVE

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THE AREA ALONG IN THE EASTERN PORTION OF THE PROPERTY CAN PROVIDE APPROXIMATELY 5,000 SF OF BIORETENTION. THE PROPOSED BIORETENTION WILL BE LEVEL 2, WITH AN EQUIVALENT STORAGE DEPTH OF 2.30 FEET. PERVIOUS PAVEMENT WILL BE UTILIZED IN THE PARKING SPACES ALONG THE OUTER PERIMETER OF THE PARKING AREA (ALONG THE NORTH, EAST AND SOUTH SIDES) OF THE PROPERTY. THE PERVIOUS PAVEMENT WILL BE LEVEL 1, WITH AN EQUIVALENT STORAGE DEPTH OF 0.73 FEET. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS.

ALL STORMWATER WILL BE CONVEYED TO THE EXISTING OUTFALL AT THE SOUTH-WEST CORNER OF THE SITE, WHICH DISCHARGES TO AN EXISTING REGIONAL DETENTION AREA THAT IS SIZED TO SERVICE THE SUBJECT PROPERTY. STORMWATER ULTIMATELY DRAINS TO DRY BRANCH ON THE EAST SIDE OF FRANKLIN ROAD.

CITY OF FRANKLIN STANDARD GRADING & DRAINAGE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.

GRADING & DRAINAGE DATA CHART (EXISTING)

SITE AREA:	1.16 ACRES
IMPERVIOUS AREA:	0.06 ACRES
DISTURBED AREA:	0.00 ACRES
Rv VALUE:	0.22
PEAK FLOW RUNOFF:	
2 YEAR:	2.14 CFS
5 YEAR:	2.47 CFS
10 YEAR:	2.74 CFS
25 YEAR:	3.09 CFS
50 YEAR:	3.35 CFS
100 YEAR:	3.61 CFS

GRADING & DRAINAGE DATA CHART (PROPOSED)

SITE AREA:	1.16 ACRES
IMPERVIOUS AREA:	0.51 ACRES
DISTURBED AREA:	1.16 ACRES
Rv VALUE:	0.19
PEAK FLOW RUNOFF:	
2 YEAR:	4.15 CFS
5 YEAR:	4.80 CFS
10 YEAR:	5.32 CFS
25 YEAR:	5.96 CFS
50 YEAR:	6.50 CFS
100 YEAR:	7.01 CFS

IMPACT STATEMENT

THE PROPOSED DEVELOPMENT WILL CONSIST OF ± 15,421 SQUARE FOOT OFFICE BUILDING. THE PROPOSED OFFICE BUILDING WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

BENCHMARK INFORMATION				
BM	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	598,023.46	1,721,668.21	777.71	PK NAIL

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.51'	32.31'	28.36'	S 13°25'25" E

REFERENCE:

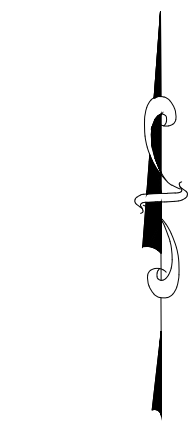
- SEE SHEET C001 FOR GENERAL NOTES AND LAYOUT NOTES.
- BOUNDARY, EASEMENT AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC & BOUNDARY SURVEY CONDUCTED BY CROWE - WHEELER AND ASSOCIATES, DATED JANUARY 2017.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 205 OF 465, MAP NUMBER 47187C0205F. MAP REVISED ON SEPTEMBER 29, 2016.

LEGEND

- SET IRON PIN (IP)
- FOUND 1/2" IRON PIN (PLS 1512)
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SANITARY MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER METER
- EXISTING BOLLARD
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM DRAIN
- EXISTING TELEPHONE PEDESTAL
- EXISTING HEADWALL
- EXISTING HANDICAPPED SPACE

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- EXISTING OVERHEAD UTILITIES
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING CHAINLINK FENCE
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONTOURS
- PROPOSED STORM
- PROPOSED SPOT ELEVATION
- EXISTING
- PROPOSED AREA DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND PRIMARY ELECTRIC
- PROPOSED UNDERGROUND SECONDARY ELECTRIC
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED GAS LINE

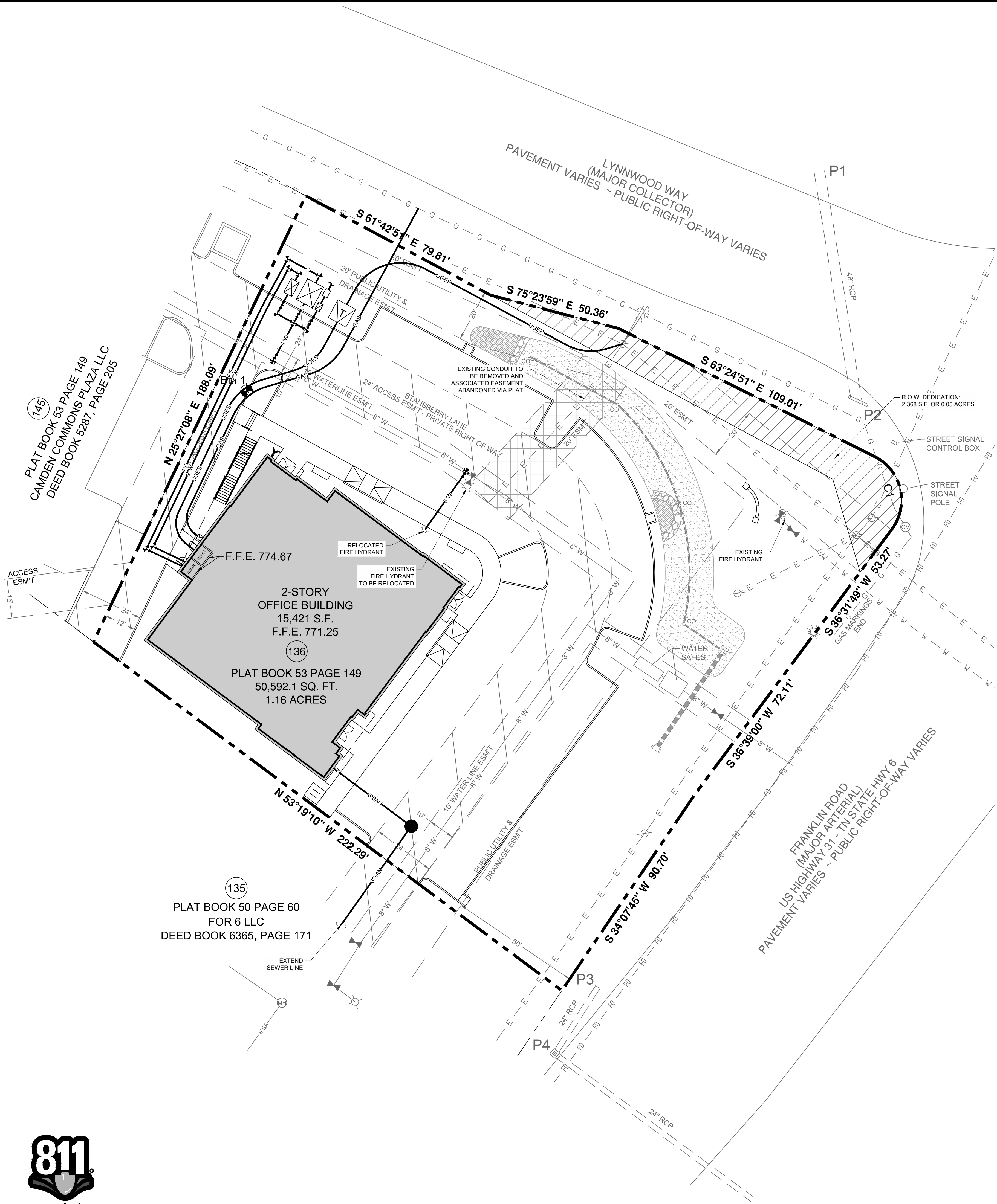
PROPOSED CONTOURS PAVEMENT



20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CROWE -WHEELER AND ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

DR.	DATE	DESCRIPTION
JCM	03/13/2017	DEVELOPMENT PLAN SUBMITTAL
JCM	04/02/2017	DEVELOPMENT PLAN RE-SUBMITTAL



PLAT BOOK 53 PAGE 149
CAMDEN COMMONS PLAZA LLC
DEED BOOK 5287, PAGE 205

2-STORY
OFFICE BUILDING
15,421 S.F.
F.F.E. 771.25
PLAT BOOK 53 PAGE 149
50,592.1 SQ. FT.
1.16 ACRES

PLAT BOOK 50 PAGE 60
FOR 6 LLC
DEED BOOK 6365, PAGE 171



BENCHMARK INFORMATION				
BM	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	598,023.46	1,721,668.21	777.71	PK NAIL

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.51'	32.31'	28.36'	S 13°25'25" E

REFERENCE:

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NOTE:

BEGINNING AT THE FIRE METER/PROPERTY PIN, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. SITE UTILITY IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.

LEGEND

- SET IRON PIN (IP)
- FOUND 1/2" IRON PIN (PLS 1512)
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SANITARY MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER METER
- EXISTING BOLLARD
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM DRAIN
- EXISTING TELEPHONE PEDESTAL
- EXISTING HEADWALL
- EXISTING HANDICAPPED SPACE

SUBJECT BOUNDARY

ADJOINING BOUNDARY

EXISTING OVERHEAD UTILITIES

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING FIBER OPTIC LINE

EXISTING CHAINLINK FENCE

PROPOSED CONTOURS

- PROPOSED STORM
- PROPOSED AREA DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL

SAN

PROPOSED SEWER LINE

UGEP

PROPOSED UNDERGROUND PRIMARY ELECTRIC

UGES

PROPOSED UNDERGROUND SECONDARY ELECTRIC

W

PROPOSED WATER LINE

F

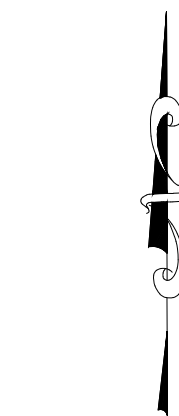
PROPOSED FIRE LINE

GAS

PROPOSED GAS LINE



PROPOSED CONTOURS
PAVEMENT

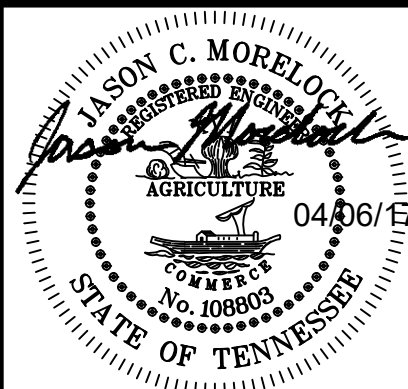


20' 10' 0' 20' 40'
SCALE: 1" = 20'

SURVEY INFO
PROVIDED BY: CROWE -WHEELER AND ASSOCIATES
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)



2097 BELSFORD DRIVE
NOLANSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486



UTILITY DEVELOPMENT PLAN

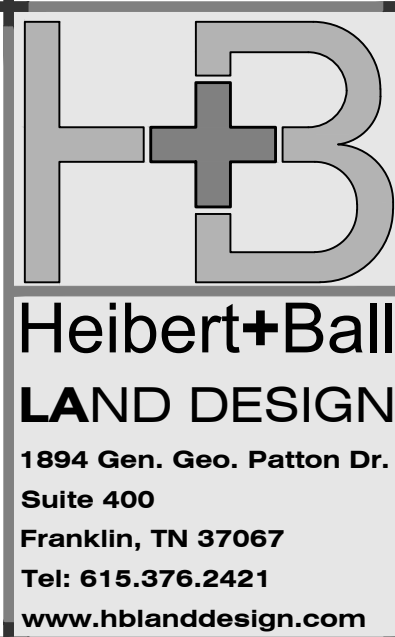
DEVELOPMENT PLANS FOR:

GATEWAY VILLAGE OFFICE BUILDING

LOT 136, GATEWAY VILLAGE, SECTION THREE, REVISION 6
3020 STANSBERRY LANE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT NO. 6381

DR.	DATE	DESCRIPTION
JCM	03/13/2017	DEVELOPMENT PLAN SUBMITTAL
JCM	04/06/2017	DEVELOPMENT PLAN RE-SUBMITTAL

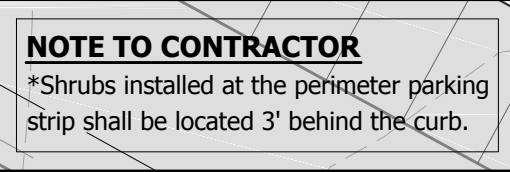
C400



RELEASE DATE: 00/00/00

L1.0

LANDSCAPE PLAN



2-STORY
OFFICE BUILDING
15,421 S.F.
F.F.E. 771.25

BENCH (5)
LANDSCAPE FORMS - FGP
CONTACT MICHELE PARVIZI
269.370.0563

BIKE RACK (2)
LANDSCAPE FORMS - FGP
CONTACT MICHELE PARVIZI
269.370.0563

GATEWAY VILLAGE TREE TAKEDOWN CHART	
Site Specimen Tree Replacement Required	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 6	17.75
TOTAL REPLACEMENT CALIPER INCHES FOR SEC 3 LOT 133	105.0
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 143	55.0
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145	9.0
TOTAL REPLACEMENT CALIPER INCHES FOR SECTION 3 & 6 LOTS 138, 139, 140, 141, 142	198.0
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 136	48
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 135	60
DEVELOPMENT REPLACEMENT CALIPER INCHES REMAINING:	305.25

NOTE: PLANNING COMMISSION APPROVED MINIMUM 160,533 SF

LANDSCAPE DATA CHART - LOT 136			
SITE ADDRESS: 393 AC.			
ROW LOCATION: 46' AC.			
SITE CALCULATIONS:			
SIZE ZONING: (ML)VI CAO - 8000-4			
MIN. REQ. LSA: 30.0% (0.33 AC)			
PROVIDED LSA: 32.9% (0.8 AC)			
EXISTING TREE CANOPY: 1.96%			
PROPOSED TREE CANOPY: 11.5%			
MIN. REQ. FOREAL OPEN SPACE: 60.0% (0.60 AC)			
PROVIDED FOREAL OPEN SPACE: 0.3% (0.108 AC)			
Landscape Requirements: (ACT)			
Provided LSA: 0.33 Credit for 0.03 acres of preserved trees LSA = 0.30	Quantity/Provided		Inches Provided
	Existing Trees	Proposed	Caliper Inches
Existing trees >14" (0x1.25):	0	0	0"
Existing trees (Tree Inventory):	0	9	27"
3" Caliper canopy trees:	0	9	27"
Aggregate Canopy Caliper Inches Provided:			24.6"
Existing 3" Trees:	8	0	24"
1.5" Caliper understory trees:	0	0	0"
Aggregate Understory Caliper Inches Provided:			24"
Aggregate Understory Caliper Provided (21X0.30):			6.3"
3" Caliper Replacement Inches Provided:			5 15"
Min. 18" Height Shrubs:			24
Min. 30" Height Shrubs:			83
Total Shrubs Provided:			107
Total Shrubs Required:			29
3" REPLACEMENT TREES:			6 (16')
3' FOREAL REPLACEMENT TREES:			20 (50')

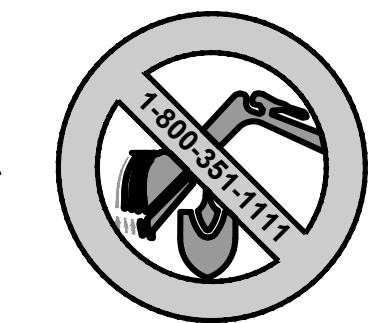
SEE L1.1 FOR LANDSCAPE NOTES, DETAILS, AND PLANT SCHEDULE

SUBSTITUTION NOTE:
1. Requirements shown are as per City Zoning Ordinance.
Substitutions are not allowed unless approved by Heibert+Ball Land Design.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.
TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment
UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations
PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on the drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.
TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
a. The fork occurs in the upper 1/3 of the tree.
b. One fork is less than 2/3 the diameter of the dominant fork.
c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized
DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/sparsely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

LANDSCAPE SHALL NOT OBSTRUCT
VISIBILITY OR ACCESS TO FIRE
PROTECTION EQUIPMENT INCLUDING,
BUT NOT LIMITED TO, FIRE HYDRANTS
AND FIRE DEPARTMENT CONNECTIONS

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material. **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**



TENNESSEE ONE CALL
1 (800) 351-1111
CALL BEFORE DIGGING
IN THIS AREA

- LANDSCAPE NOTES**
- The landscape contractor shall verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
 - The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
 - The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
 - Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas.
 - After the topsoil is in place it shall be fine graded removing all roots, sticks, stones and debris greater than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the plans. The landscape contractor shall be responsible for the fine grading of all planting areas.
 - The topsoil soil shall have a pH of 5.5 to 7.6 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 1/2 inch sieve and 20 to 80% passing the No. 200 sieve.
 - Lime of type recommended for soil conditioning shall be used to treat acidic soils.
 - Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. A) When placing by hydroseeding application fertilizer shall be placed at 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. All over spray areas shall be properly cleaned and restored at no expense to the contract. B) If placing by mechanical means, fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet, and straw mulch at 2 tons per acre. Place fertilizer and seed, then lightly rake and the roll with 200 pound roller. Mulch the area and then water. Straw may need to be secured to prevent it blowing away.
 - Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or work when necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
 - Unless otherwise noted on the drawings, all areas not receiving structures, pavement, rip rap, landscaping or other improvements or future improvements shall be considered lawn areas and receive topsoil and seeding per drawings and above stated requirements.
 - The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
 - Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated (per the details on the drawings) with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, and 10 pounds 5-10-5 planting fertilizer and properly mixed per cubic yard. Berm around plants to form a bowl shape.
 - All landscaping shall be guaranteed for one year after final acceptance. Any plantings in need of replacement will be guaranteed from the time of replacement if after final acceptance.

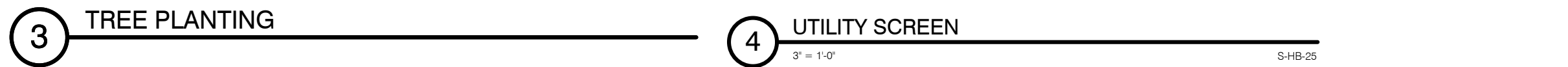
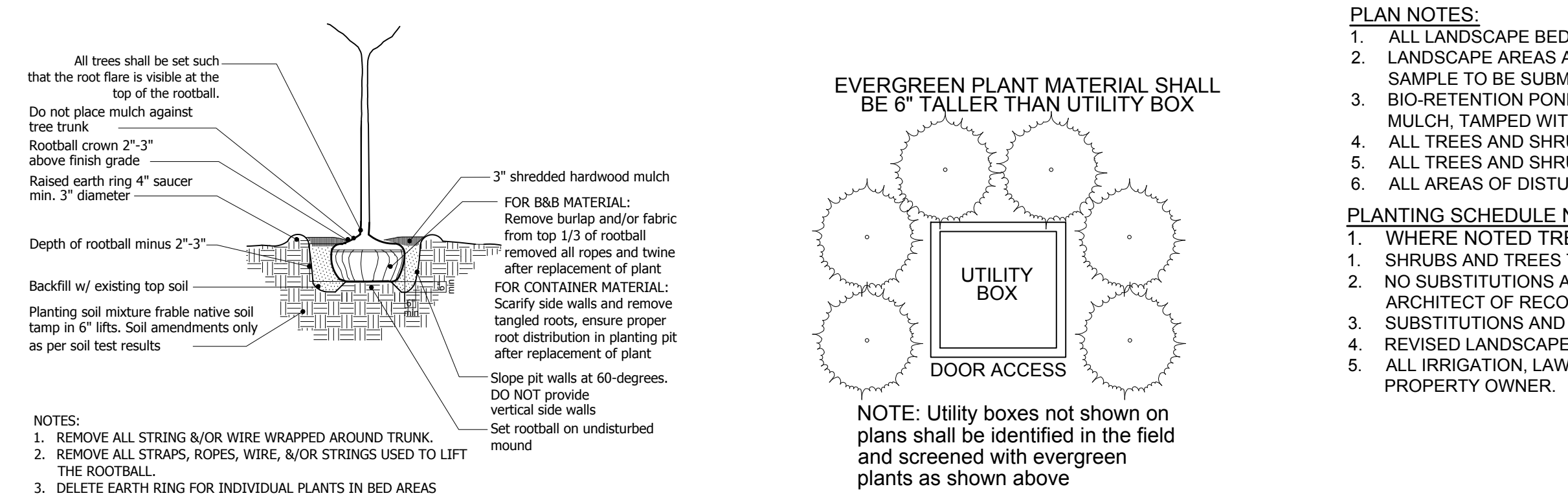
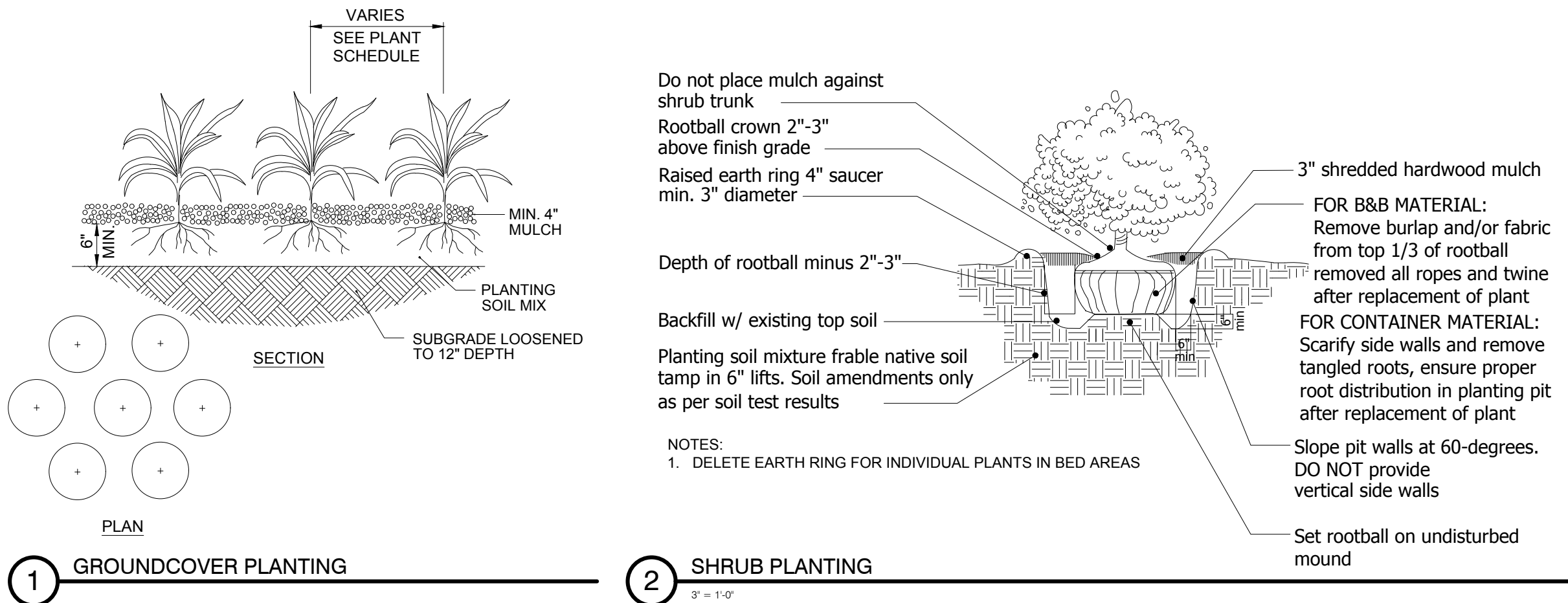
- BIO-RETENTION NOTES:**
- Verify that the bio retention areas have been constructed in compliance of the requirements of the Construction Documents prior to beginning work.
 - Care shall be taken to minimize compaction to soils within the limits of the bio retention area(s).
 - No machinery (other than walk behind roto-tillers) shall be used within the limits of the bio retention area(s).
 - Dig a test percolation pit 1x1x1' deep and fill with water. Monitor to verify that all water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bio retention area and contact Civil Engineer for further instructions.
 - The work required for construction of the bio-retention area(s) consists of removal of weeds, preparation of planting areas, mulching and clean up.
 - Contractor is responsible for keeping Bio-Retention area free from sediment resulting from storm-water runoff.
 - The Contractor shall conduct all site preparation activities to not allow "sediment loss" to the Bio-Retention Areas.
 - Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the Bio-Retention areas.
 - Begin construction of Bio-Retention basins after adjacent areas have been stabilized with stone or vegetation.
 - Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
 - The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the Contract
 - The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, and sediment loss on site and upon adjacent property.
 - Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
 - If active utilities are encountered in the course of excavation other than those Indicated on the Survey, protect them from damage and relocate them in accordance with the Engineer's written instruction. Remove inactive utilities if such are encountered.
 - The finish surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials, no trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading.
 - Remove weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bio retention area for planting.
 - Scarify top 6" of soil by hand or with a walk behind roto-tiller prior to the planting of bio retention area. Tractors or other heavy machinery are not to be utilized at anytime within the limits of the bio retention area.

3" shredded hardwood mulch
FOR B&B MATERIAL:
Remove burlap and/or fabric from top 1/3 of rootball removed all ropes and twine after replacement of plant
FOR CONTAINER MATERIAL:
Scarify side walls and remove tangled roots, ensure proper root distribution in planting pit after replacement of plant
Slope pit walls at 60-degrees. DO NOT provide vertical side walls
Set rootball on undisturbed mound

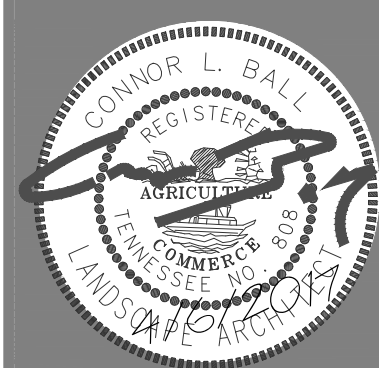
- PLAN NOTES:**
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE
 - LANDSCAPE AREAS AROUND BUILDING FOUNDATION TO BE MULCHED WITH 4"-6" ROUND RIVER STONES. SAMPLE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL
 - BIO-RETENTION POND AND ALL BEDS ASSOCIATED WITH IT ARE TO BE MULCHED WITH 3" PINE STRAW MULCH, TAMPED WITH RAKE
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS TO BE SODDED WITH REBEL III TALL FESCUE
- PLANTING SCHEDULE NOTES**
- WHERE NOTED TREES ARE TO BE PURCHASED FROM BOLD SPRINGS NURSERY
 - SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
 - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	AR	1	Golden Bark Japanese Maple / Acer palmatum 'Bihou' Specimen Contact Bold Springs Nursery	B & B		8' HT
BIO-RETENTION / REPLACEMENT TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	AG	3	'Pink Damsel' Serviceberry / Amelanchier arborea 'Tift County' Clump. 3' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications. MATCHED Contact Bold Springs Nursery	B & B		10'-12' HT
	CV	3	'Winter King' Hawthorn / Crataegus viridis 'Winter King' 4' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications. MATCHED	B & B	3'Cal	10'-12' HT
DEVELOPMENT REPLACEMENT TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CB	4	Cornerstone European Hornbeam / Carpinus betulus 'Cornerstone' Full To Base. Single, Straight Central Leader. Symetrical Crown. Even Branching. See Tree Specifications. MATCHED Contact Bold Springs Nursery	B & B	3'Cal	12'-14' HT
	CD	3	Apalachian Red Eastern Redbud / Cercis canadensis 'Appalachian Red' 4' Clear Single Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications MATCHED Contact Bold Springs Nursery	B & B	3'Cal	10'-12' HT
	JT	3	Taylor Eastern Redcedar / Juniperus virginiana 'Taylor' Full To Base. Full Dense Form. See Tree Specifications MATCHED Contact Bold Springs Nursery	B & B	3'Cal	10'-12' HT
	NS	4	Wildfire Tupelo / Nyssa sylvatica 'Wildfire' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications. MATCHED Contact Bold Springs Nursery	B & B	3'Cal	12'-14' HT
	UP	2	Princeton Elm / Ulmus americana 'Princeton' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications. MATCHED Contact Bold Springs Nursery	B & B	3'Cal	12'-14' HT
EXISTING TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	EX	17	Existing 3" Understory Tree Existing Understory Tree To Remain	EXISTING	3'Cal	
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	BS	12	American Boxwood / Buxus x sempervirens Full; Dense Form. Unsheered	30"x30"		
	BC	21	Glencoe Boxwood / Buxus x 'Chicagoland Green' Full; Dense Form. Unsheered	16" HT		
	CL	3	Avalanche Evergreen Clematis / Clematis armandii 'Avalanche' Full Containers	#5 Container		
	DV	30	Vintage Jade Distylium / Distylium x Vintage Jade Full; Dense Form	16" HT		
	HL	2	Limelight Hydrangea / Hydrangea paniculata 'Limelight' Full; Dense Form	#5 Cont. 24" HT		
	HT	3	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva' Tree Form. Full; Dense Crown. Specimen	60" HT		
	IS	16	Sky Pencil Japanese Holly / Ilex crenata 'Sky Pencil' Full; Dense Upright Form	42" HT		
	LP	6	Honeysuckle / Lonicera periclymenum 'Peaches & Cream'	#5 Container		
	NW	17	Walkers Low Catmint / Nepeta x faassenii 'Walkers Low' Full; Heavy. Well Rooted	#1 Container		
	SL	38	Limeound Spirea / Spiraea x bumalda 'Limemound' Full; Dense Form	15' HT		
	TE	24	Everlow Yew / Taxus x media 'Everlow' Full; Dense Form	#3 Container		
	TH	50	Hicks Yew / Taxus x media 'Hicksii' Full; Dense Form	30" HT		
	TR	24	Fire Chief Arborvitae / Thuja occidentalis 'Congabe' Full; Dense Form	16"x16"		
BIO-RETENTION SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	AI	20	Milkweed / Asclepias syriaca	1 Pint Container		
	CA	23	Hummingbird Sweet Clethra / Clethra alnifolia 'Hummingbird' Full; Dense Form	30" HT		
	EP	13	Purple Coneflower / Echinacea purpurea Full Container. Install 18" O.C.	#1 Container		
	HA	5	Hardy Rose of Sharon / Hibiscus x 'Fireball Hardy' Full; Dense	24" HT		
	IK	19	Inkberry Holly / Ilex glabra Full; Dense Form	#3 Cont. 18" HT		
	IV	15	Henry's Garnet Sweetspire / Itea virginica 'Henry's Garnet' Full; Dense Form	18" HT		
	JE	44	Soft Rush / Juncus effusus Full; Well Rooted	#1 Container		
	PV	42	Northwind Switch Grass / Panicum virgatum 'Northwind' Full. Heavy. Well Rooted	#1 Container		
	RH	25	Black-eyed Susan / Rudbeckia hirta	#1 Container		
	SH	22	Prairie Dropseed / Sporobolus heterolepis Full; Dense	#1 Container		
	VD	13	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood' Full; Dense Form	36" HT		
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	DF	69	Firewitch Cheddar Pinks / Dianthus gratianopolitanus 'Firewitch' Well Rooted Install in 3 rows 15" O.C.	flat		
	OJ	16	Dwarf Mondo Grass / Ophiopogon japonicus 'Nanus' Planted in Triangular Spacing 15" On Center	1 Quart		
	PS	94	Pachysandra / Pachysandra terminalis 'Green Sheen' Well Rooted Pots Install in triangular pattern 20" O.C.	1 Quart		



PROPOSED SITE FOR:
GATEWAY VILLAGE LOT 136
FRANKLIN, WILLIAMSON CO., TENNESSEE



BY: cb

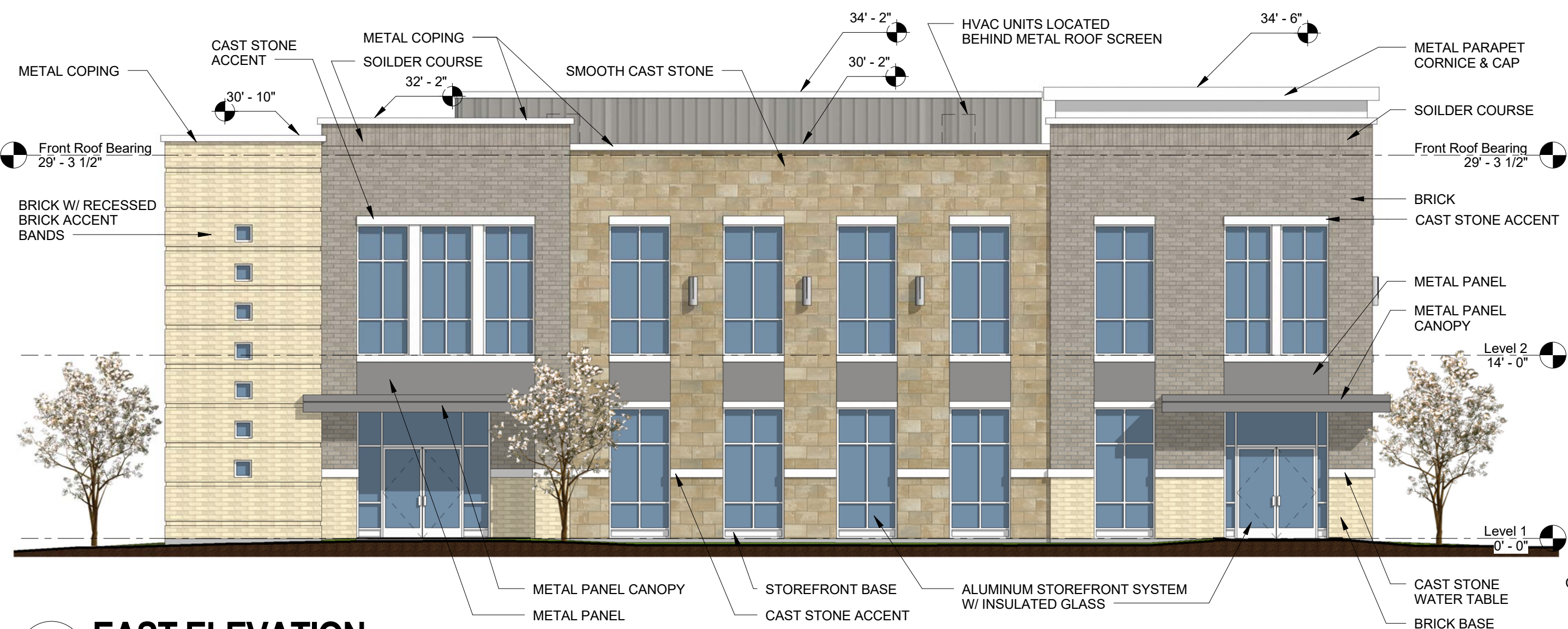
RELEASE DATE: 00/00/00
REV 1:

1.1

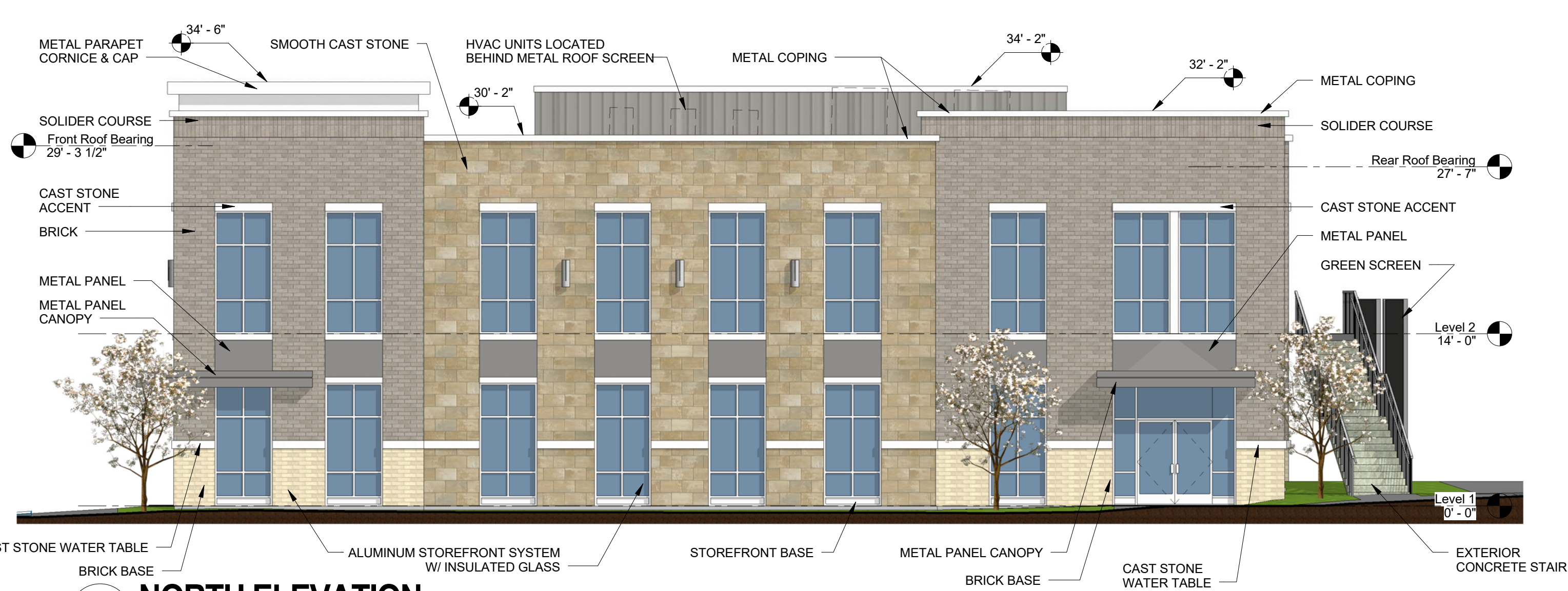
LANDSCAPE PLAN

Gateway Village Office Building

3020 Stansberry Lane
Franklin, TN



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

NOTES

1. LOCATION AND NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
2. LOCATION AND NUMBERS OF REAR & EGRESS DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
3. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS TENANT REQUIREMENTS ARE DETERMINED.
4. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF BNS DEPARTMENT OR PLANNING COMMISSION.
5. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DEPARTMENT OR THE PLANNING COMMISSION.
6. HVAC UNITS ARE LOCATED ON THE ROOFS OF THE BUILDING AND ARE SCREENED FROM PUBLIC VIEW BY ROOF SCREENING WALLS.
7. CAVITY WALL CONSTRUCTION SHALL BE USED WHEREVER INTEGRALLY COLORED, UNPAINTED, SPLIT FACE CONCRETE BLOCK IS USED TO PREVENT WATER PENETRATION.

MATERIAL AREA NOTES

1. MINOR MATERIALS INCLUDING COPINGS, FLASHINGS, AND TRIM INSTALLED OVER BRICK ARE NOT INCLUDED IN MATERIAL AREA CALCULATIONS.
2. NET WALL AREA EXCLUDES STOREFRONT, DOORS, LOUVERS AND MINOR TRIM.

EXTERIOR FINISH LEGEND

BRICK STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	UTILITY SLATE GRAY ACME SMITH GRAY HOLCIM
BRICK BASE STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	UTILITY RIDGMAR ACME 200N HOLCIM
SMOOTH CAST STONE STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	SMOOTH / 12"x24" SAVANNAH (BLENDED) ROCKCAST WHITE HOLCIM
CAST STONE ACCENT STYLE: SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	SMOOTH 8" (WATER TABLES & 2ND FLOOR WINDOW CAP) 6" (WINDOW SILLS & 1ST FLOOR WINDOW CAP) CRYSTAL WHITE ROCKCAST WHITE HOLCIM
STOREFRONT & CURTAIN WALL STYLE/SIZE: COLOR: MANUFACTURER:	ALUMINUM RECTANGULAR ANODIZED ALUMINUM TUBELITE OR EQUAL
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PREFINISHED METAL PARAPET COPING COLOR: MANUFACTURER:	SHASTA WHITE BERRIDGE OR EQUAL
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PAINT COLOR:	TBD

MATERIAL CALCULATIONS

EAST ELEVATION

GROSS WALL AREA	AREA	% OF NET
NET WALL AREA	3,083 S.F.	NA%
BRICK AREA	1,995 S.F.	100%
CAST STONE AREA	1,085 S.F.	55%
METAL PANEL/CANOPY	725 S.F.	36%
	185 S.F.	9%

NORTH ELEVATION

GROSS WALL AREA	AREA	% OF NET
NET WALL AREA	3,064 S.F.	NA%
BRICK AREA	1,927 S.F.	100%
CAST STONE AREA	915 S.F.	48%
METAL PANEL/CANOPY	851 S.F.	44%
	161 S.F.	8%

WEST ELEVATION

GROSS WALL AREA	AREA	% OF NET
NET WALL AREA	2,792 S.F.	NA%
BRICK AREA	1,420 S.F.	100%
CAST STONE AREA	1,131 S.F.	79%
METAL PANEL/CANOPY	241 S.F.	17%
	48 S.F.	4%

SOUTH ELEVATION

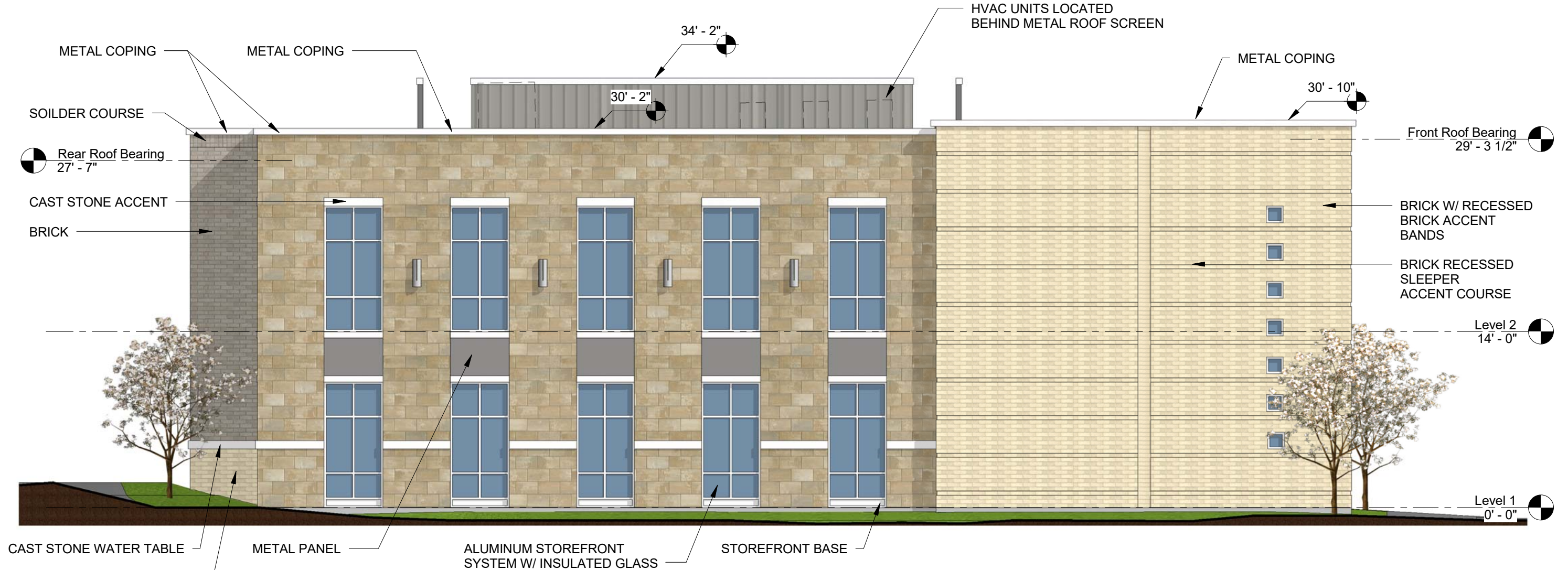
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NET WALL AREA	3,056 S.F.	NA%
BRICK AREA	2,290 S.F.	100%
CAST STONE AREA	1,148 S.F.	50%
METAL PANEL/CANOPY	1,069 S.F.	47%
	73 S.F.	3%

CONCEPT DESIGN

FINAL DESIGN TO BE
SUBMITTED FOR SITE PLAN
APPROVAL



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

Revisions

HMH Job Number
16056

City of Franklin Project Number
6381

Drawn By
JCS

Date
04.06.2017

Drawing
EXTERIOR
ELEVATIONS

A1

Gateway
Village Office
Building

3020 Stansberry Lane
Franklin, TN



2 View from North-East
A2 SCALE:



1 View from North-West
A2 SCALE:



3 View from South-West
A2 SCALE:



4 View from South-East
A2 SCALE:

Revisions

HMH Job Number
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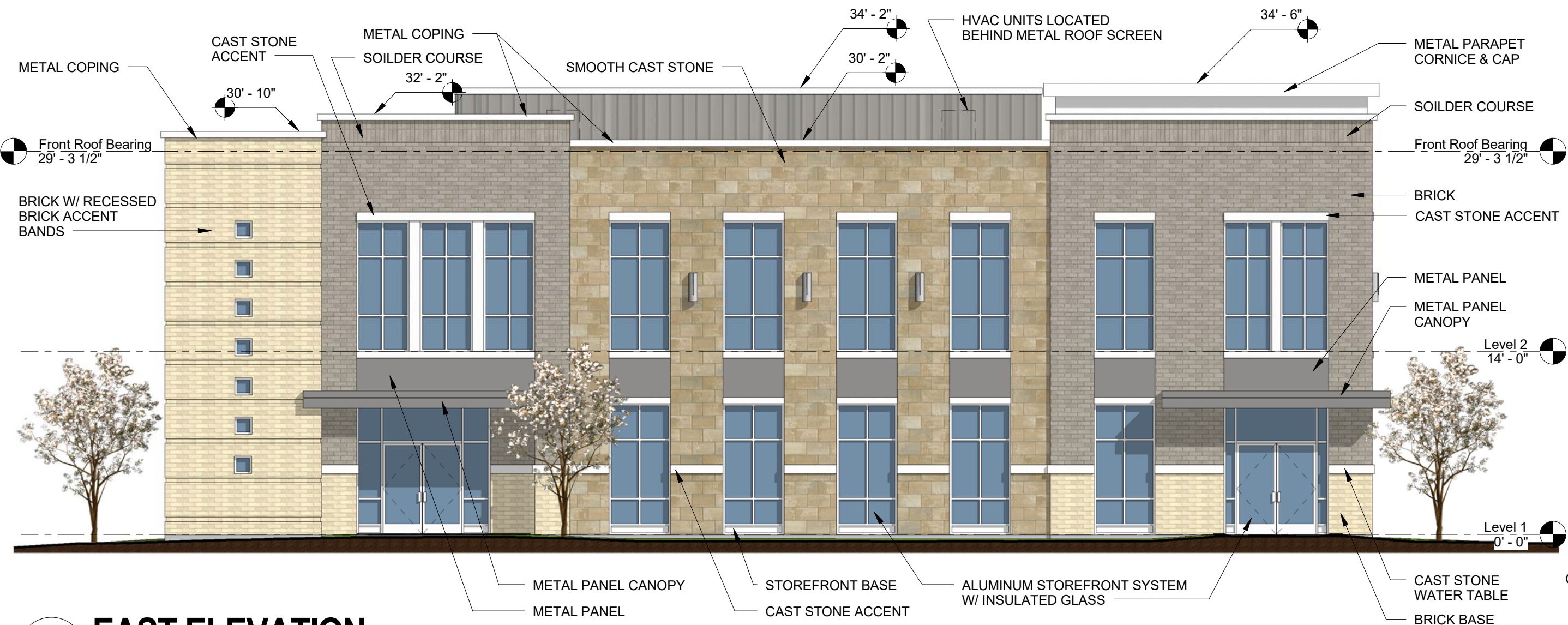
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04.06.2017

Drawing
PERSPECTIVES

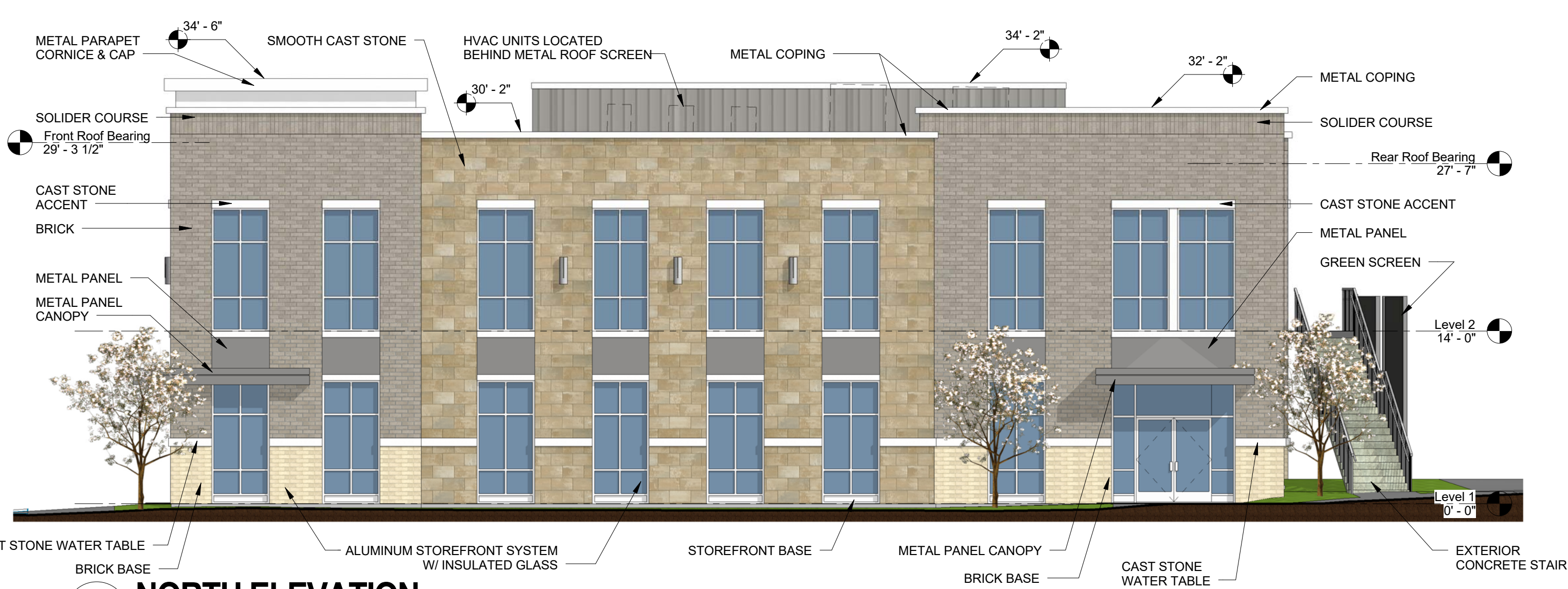
A2

Gateway
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Building

3020 Stansberry Lane
Franklin, TN



2 EAST ELEVATION
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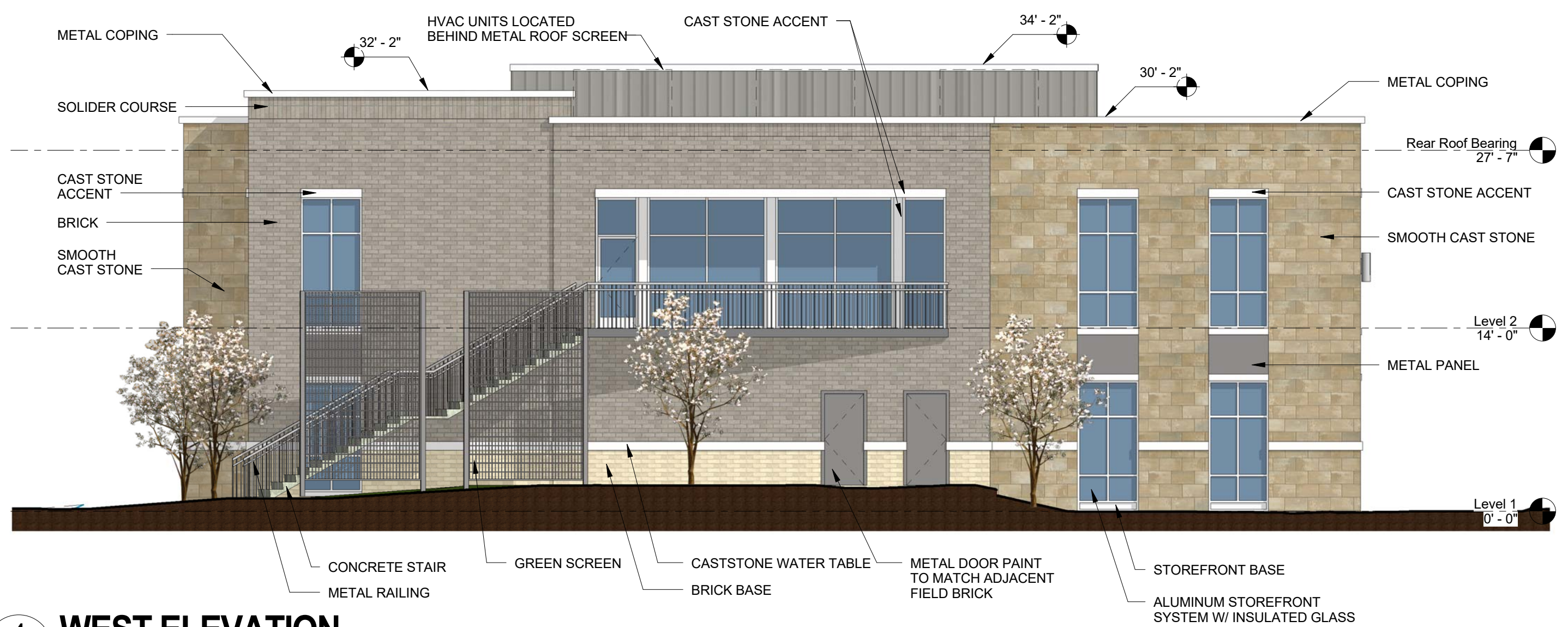
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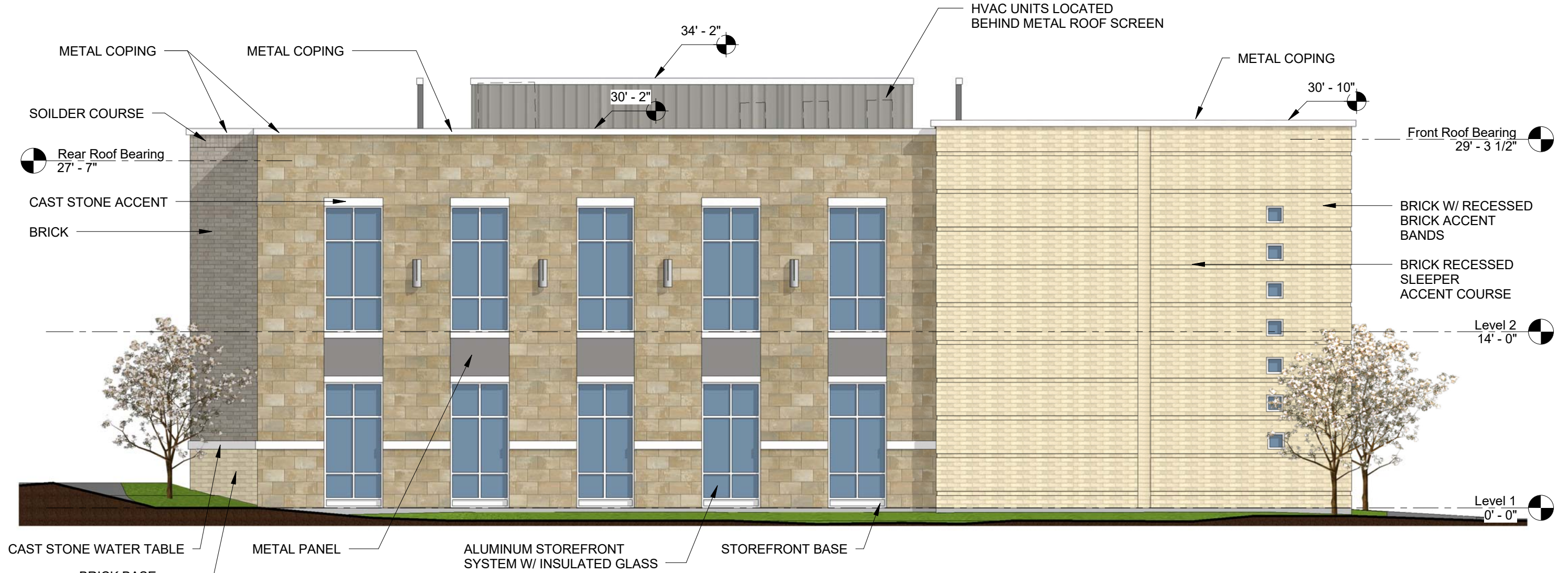
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JCS

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EXTERIOR
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A1

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2 View from North-East
A2 SCALE:



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4 View from South-East
A2 SCALE:

Revisions

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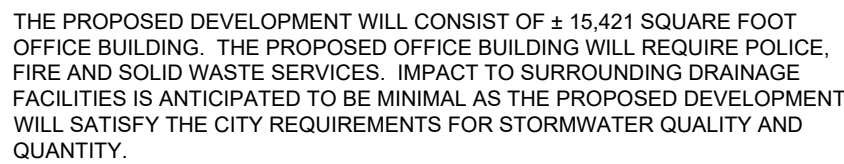
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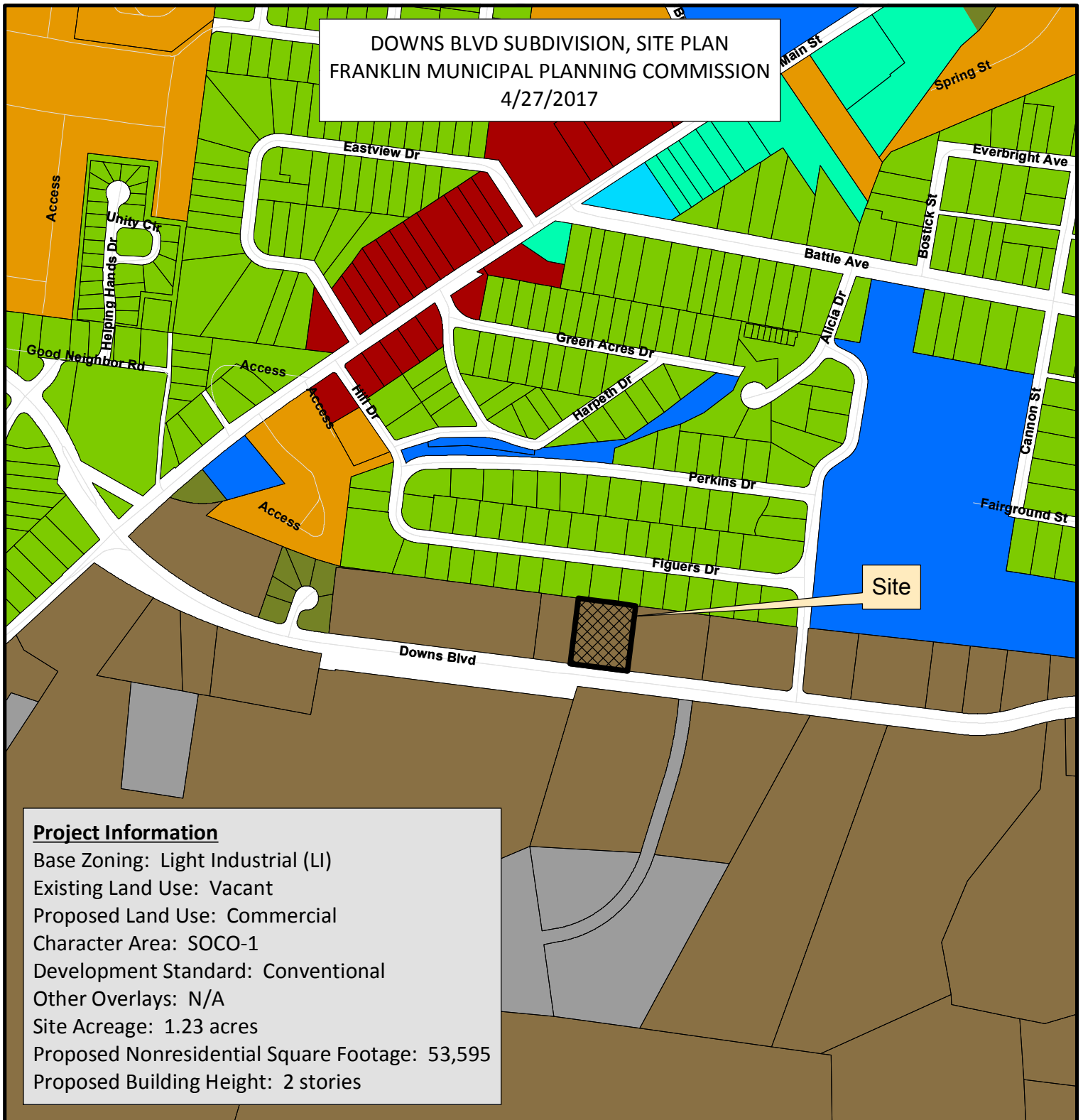
Drawing
PERSPECTIVES

A2



C201

DOWNS BLVD SUBDIVISION, SITE PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/2017



Project Information

Base Zoning: Light Industrial (LI)
 Existing Land Use: Vacant
 Proposed Land Use: Commercial
 Character Area: SOCO-1
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 1.23 acres
 Proposed Nonresidential Square Footage: 53,595
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Temple Fitness | 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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2017. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. V. Site Permits

amanda.ray@franklin.tn.gov The Applications have been uploaded. These shall be completed and submitted along with the fees to Engineering.

2. I. Grading Plan

lance.fittro@franklin.tn.gov Due to the shallow bedrock encountered relative to the proposed depths of the stormwater BMPs, applicant shall add the following note to the Grading and Drainage Plan as well as the BMP details:

"Where bedrock is encountered during excavation of the BMP, an additional 2 feet of bedrock shall be removed below the bottom sump elevation of the BMP and backfilled with clean #57 stone."

Fire-Planning

[Temple Fitness 6-27-16.pdf](#)

3. Fire Protection

geoffw@franklin.tn.gov The flow test information is dated 8/10/2016 and is outside the 6-month time frame allowed for flow tests. The applicant has been advised of this requirement since the initial review June 2016.

Flow test dated 8/10/2016 has a submission date of 4/7/2017 and is not within the acceptable 6-month time frame.

The applicant shall provide the results of a full demand fire flow test performed within 6 months of the subsequent submittal date (not the original project submittal date).
[Edited By Geoff Woolard]

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	
III. City Streets:	
IV. Private Streets:	\$ 33,000
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 8,000
VII. Stormwater Drainage:	\$ 5,000
VIII. Green Infrastructure:	\$ 16,000
IX. ITS Elements:	

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

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

5. Landscape

larry.mizell@franklintn.gov Landscape surety \$15,000.00

Stormwater

General Issues

6. Limits of Disturbance

ellen.moore@franklintn.gov LOD shall include any regrading to be completed to achieve positive flow at the outfall for both sites. This area shall also be included in any stabilization shown on the final EPSC plan.

7. Bioretention

ellen.moore@franklintn.gov Applicant shall revise the following:

- Add a note stating, "All underdrains within the bioretention area shall be within the stone layer. Underdrains cannot be installed within the soil layer."
- Add a note stating, "If bedrock is encountered during excavation of the bioretention area, an additional 2' shall be excavated and back filled with #57 stone."

8. EPSC

ellen.moore@franklintn.gov Previous comment not fully addressed. Applicant shall provide outfall protection for the underdrain outfall into the dry detention basin.

9. Bioretention

ellen.moore@franklintn.gov A 1' tall berm made of non-erodible material (i.e. a concrete curb) shall be shown in between the pre-treatment cell and the dry detention pond to prevent short circuiting of stormwater. The water draining to the curb cut beside the dumpster pad is not being treated by the pre-treatment forebay. All stormwater being treated by the bioretention area shall be routed to a pre-treatment forebay before entering the bioretention area.

Applicant shall also show a detail for the gravel diaphragms to be utilized.

[Edited By Ellen Moore]

10. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Include L2.0

Water/Sewer

6192 Civil Set.pdf

11. Water utiltiy sizes

ben.mcneil@franklintn.gov Applicant shall note the proposed water utility sizes on the utility plan.

Temple Fitness 6-27-16.pdf

12. Domestic water

ben.mcneil@franklintn.gov Applicant has shown the fire hydrant as private, but a note shall be added for the hydrant to be painted silver to indicate private.

Zoning

General Issues

13. Lighting

[illegible]

shanna.mccoy@franklin.tn.gov A pedestrian door is required on the dumpster enclosure.

(472 DOWNS, TEMPLE FITNESS)

MAP 078, PARCEL 0600 DEVELOPMENT PLAN

472 DOWNS BOULEVARD
FRANKLIN, TN 37069
WILLIAMSON COUNTY

COF PROJECT NUMBER: 6192

OWNER

TEMPLE FITNESS, LLC
9135 CAROTHERS PKWAY #105
FRANKLIN, TN 37067

SURVEYOR

HART FREELAND ROBERTS, INC.
 Surveying
 PO Box 1974, 7101 Executive Center Drive, Suite 300
 Brentwood, TN 37024-1974
 ph 370-8500 fax 370-8530

ARCHITECT

W. Michael Stewart
Architect

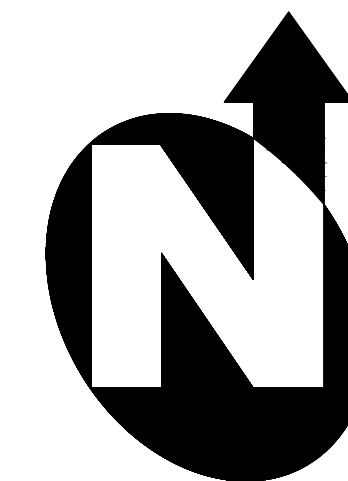
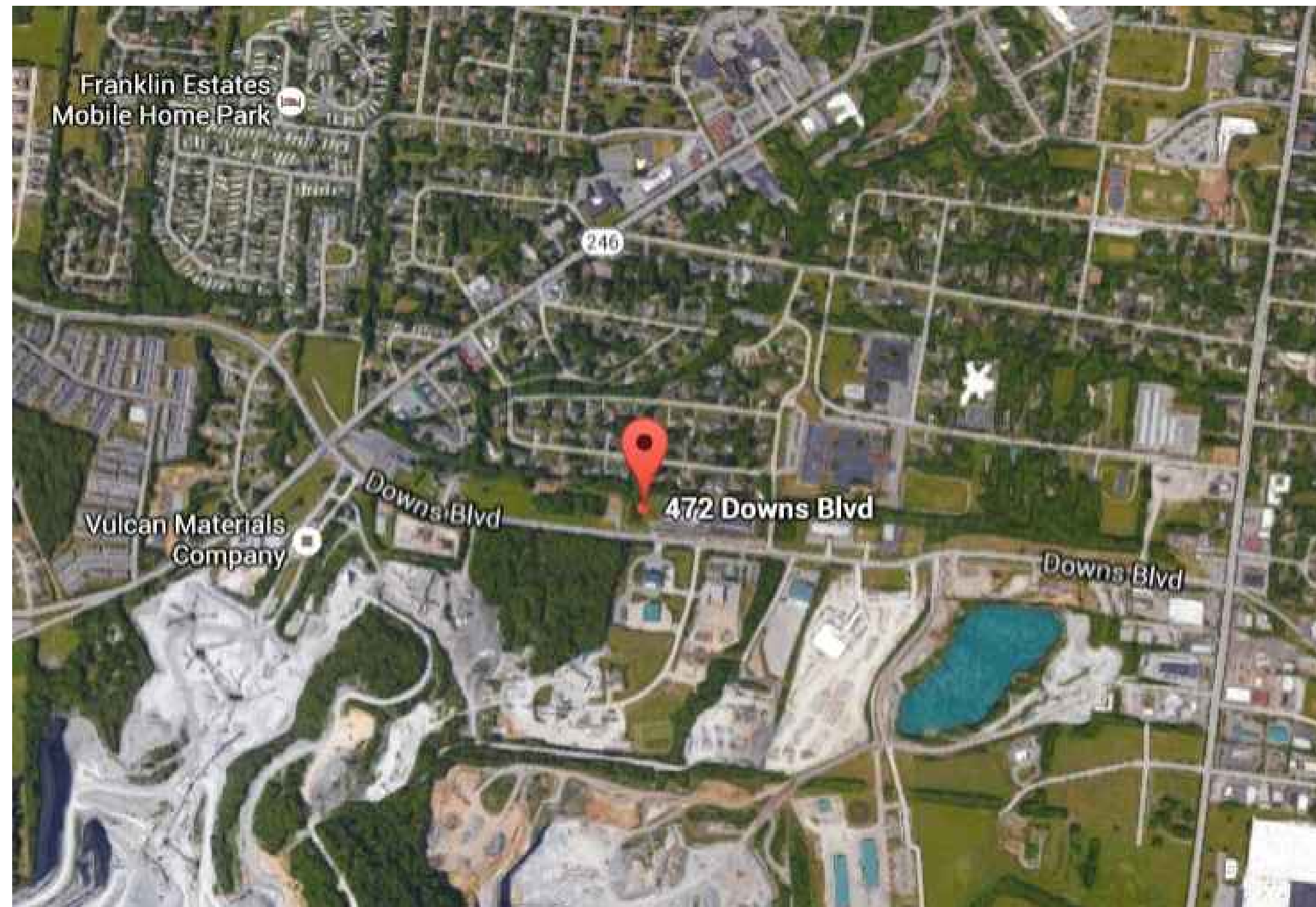
1318 Tomahawk Trace	Murfreesboro, Tennessee 37129
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ENGINEER



T-SQUAREENGINEERING

7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • WWW.T2-ENG.COM
TIM@T2-ENG.COM



PURPOSE:
SUBMITTAL OF DEVELOPMENT PLANS FOR THE DEVELOPMENT OF TEMPLE FITNESS WORKOUT FACILITY
ON THE SITE.

THE CITY OF FRANKLIN FIRE DEPARTMENT REQUIRES NEW CONSTRUCTION TO COMPLY WITH THE 2006 EDITION OF NFPA 101 LIFE SAFETY CODE (2012 ED), AND THE MUNICIPAL CODE

CITY OF FRANKLIN - ZONING: SPECIFIC DEVELOPMENT (VARIETY)
BUILDING SETBACKS SHALL BE PER THE CITY OF FRANKLIN'S CODES.

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

STORM WATER MANAGEMENT:
ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE CITY OF FRANKLIN, TENNESSEE STORM WATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER.

CITY OF FRANKLIN - WATER AND SEWER:
INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

DEVELOPER TO PROVIDE ELECTRICAL, TELEPHONE, CABLE SERVICES TO SATISFY SERVICE STANDARDS AND REVIEW.

SHEET INDEX	SHEET NO.
COVER SHEET	C-0.0
OVERALL EXISTING CONDITIONS	C-1.0
ENLARGED EXISTING CONDITIONS	C-1.1
OVERALL DEVELOPMENT PLAN	C-2.0
ENLARGED SITE PLAN	C-2.1
OVERALL GRADING & DRAINAGE	C-3.0
ENLARGED GRADING & DRAINAGE PLAN	C-3.1
INITIAL EPSC / PRE CONSTRUCTION PLAN	C-3.2
INTERIM AND SEDIMENT CONTROL PLAN	C-3.3
PERMANENT EROSION AND SEDIMENT CONTROL	C-3.4
GRADING, DRAINAGE AND EPSC DETAILS	C-3.5
BIO-RETENTION DETAILS	C-3.6
SIDEWALK DETAILS	C-3.7
DUMPSTER DETAILS	C-3.8
ROW ACCESS PLAN	C-4.0
AUTOTURN PLAN	C-4.1
OVERALL UTILITY PLAN	C-5.0
SITE UTILITY PLAN	C-5.1
UTILITY DETAILS	C-5.2
UTILITY DETAILS	C-5.3
LANDSCAPE PLAN	L-1.0
LANDSCAPE PLAN	L-2.0
LIGHTING PLAN	SP-1
ARCHITECTURAL ELEVATIONS	A-1.0

THE PROPERTY DESCRIBED ON
THIS PLAN DOES NOT LIE WITHIN AN
AREA OF SPECIAL FLOOD HAZARD
AS DELINEATED ON THE CURRENT
FLOOD INSURANCE RATE MAP,
PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
(FEMA), COMMUNITY PANEL
NUMBER: 47187C0205F, REVISED :
SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPZONE 4100;
NAD 83 DATUM

COF PROJECT NUMBER - 6192

TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS. T-SQUARE ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.



T-SQUARE ENGINEERING

7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • WWW.T2-ENG.COM

COVER SHEET

472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600

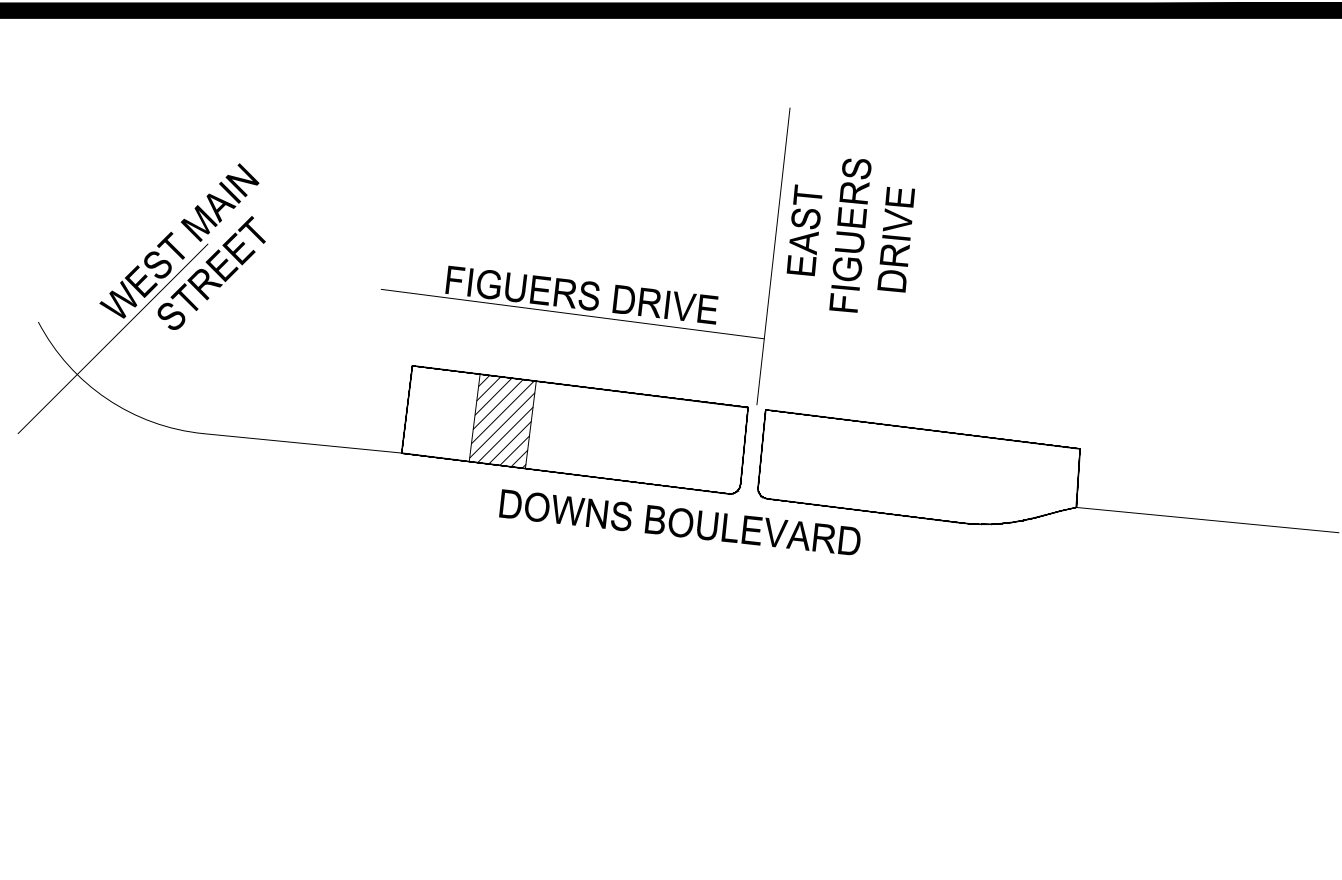
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TEMPLE FITNESS



PROJECT
15-1025

SHEET
C-0.0



PROJECT NAME: TEMPLE FITNESS
COF PROJECT NUMBER: 6192
T-SQUARE PROJECT NUMBER: 15-1025
DEVELOPMENT: 472 DOWNS BOULEVARD
ADDRESS: FRANKLIN, TN
CITY: WILLIAMSON
COUNTY: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 078, PARCEL 0600

EXISTING ZONING: LI
BASE ZONE: LI
CHARACTER AREA OVERLAY: SH-1
LAND USE: PERSONAL SERVICES
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL AC: 1.23 AC
TOTAL SF: 53,595 SF

OWNER/DEVELOPER:
ADDRESS: TEMPLE FITNESS, LLC
9135 CAROTHERS WAY
FRANKLIN, TN 37067
PHONE: 615-482-0328
CONTACT: JOSEPH BARBARA
EMAIL: JOEY@TEMPLEFITNESSNASHVILLE.COM

ENGINEER/APPLICANT:
ADDRESS: T-SQUARE ENGINEERING, INC.
7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027
OFFICE PHONE: 615-678-2389
CONTACT: COLE NEWTON
EMAIL ADDRESS: cole.newton@T2-eng.com

ARCHITECT:
ADDRESS: W. MICHAEL STEWART
1318 TOMAHAWK TRACE
MURPHREESBORO, TN 37129
OFFICE PHONE: 615-255-1854
CONTACT: W. MICHAEL STEWART
EMAIL ADDRESS:

BUILDING SQUARE FOOTAGE: 5,911 SF
BUILDING HEIGHT: 22'
LANDSCAPE SURFACE RATIO: EXTG. 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO: 0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED: YES - 49' WIDE

MINIMUM PARKING REQUIRED: 3.33/1000 SF = 20 SPACES
MAXIMUM PARKING LIMIT: 20 SP x 120% = 24 SPACES (MAX.)
PARKING PROVIDED: 22 SPACES (PROVIDED)

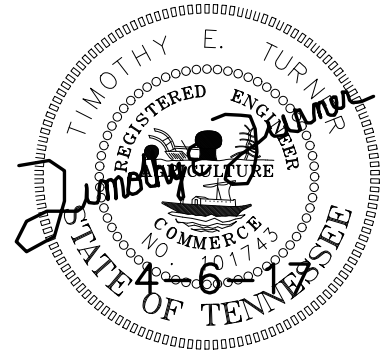
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND: NONE REQUIRED
OPEN SPACE: NONE REQUIRED

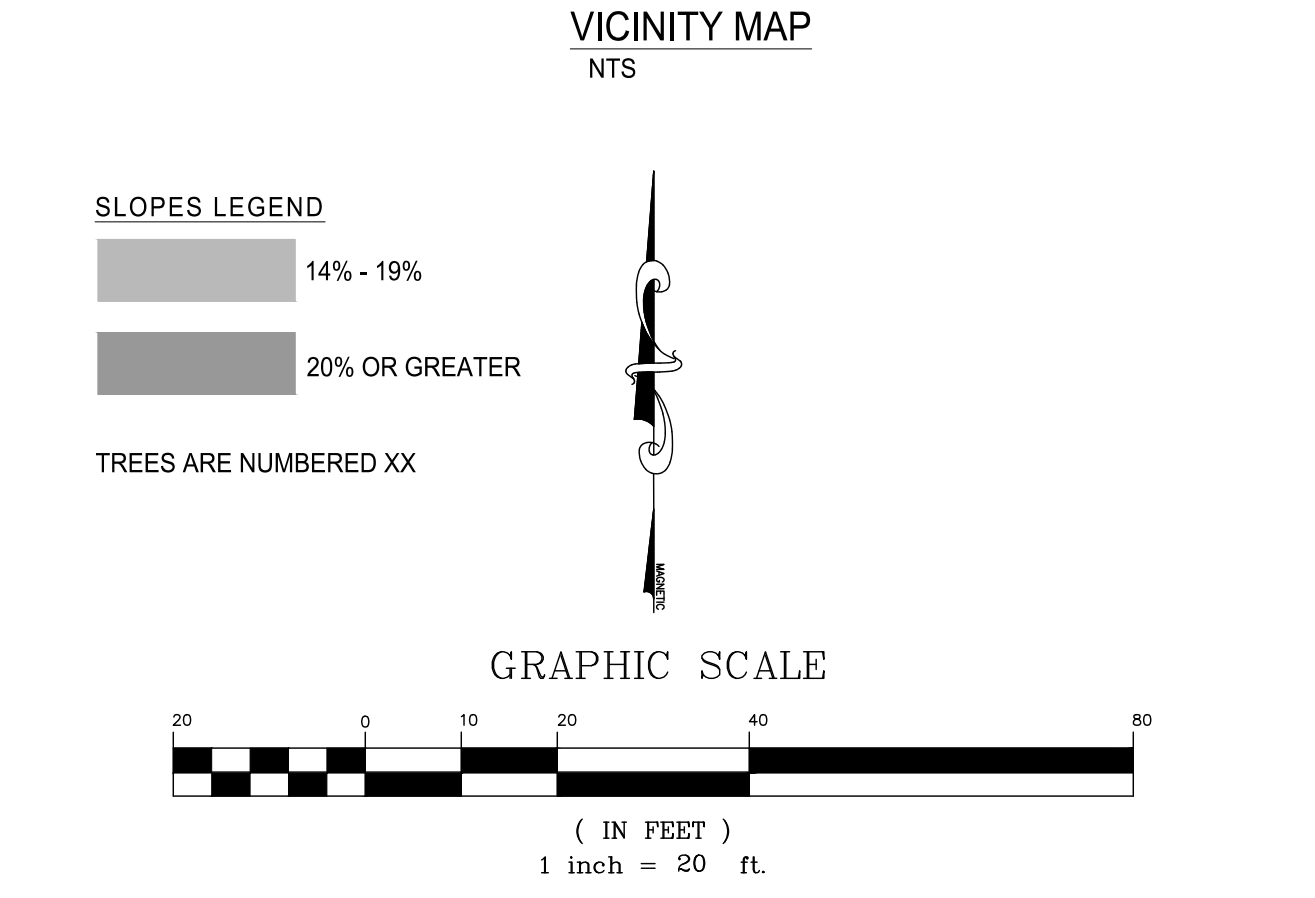
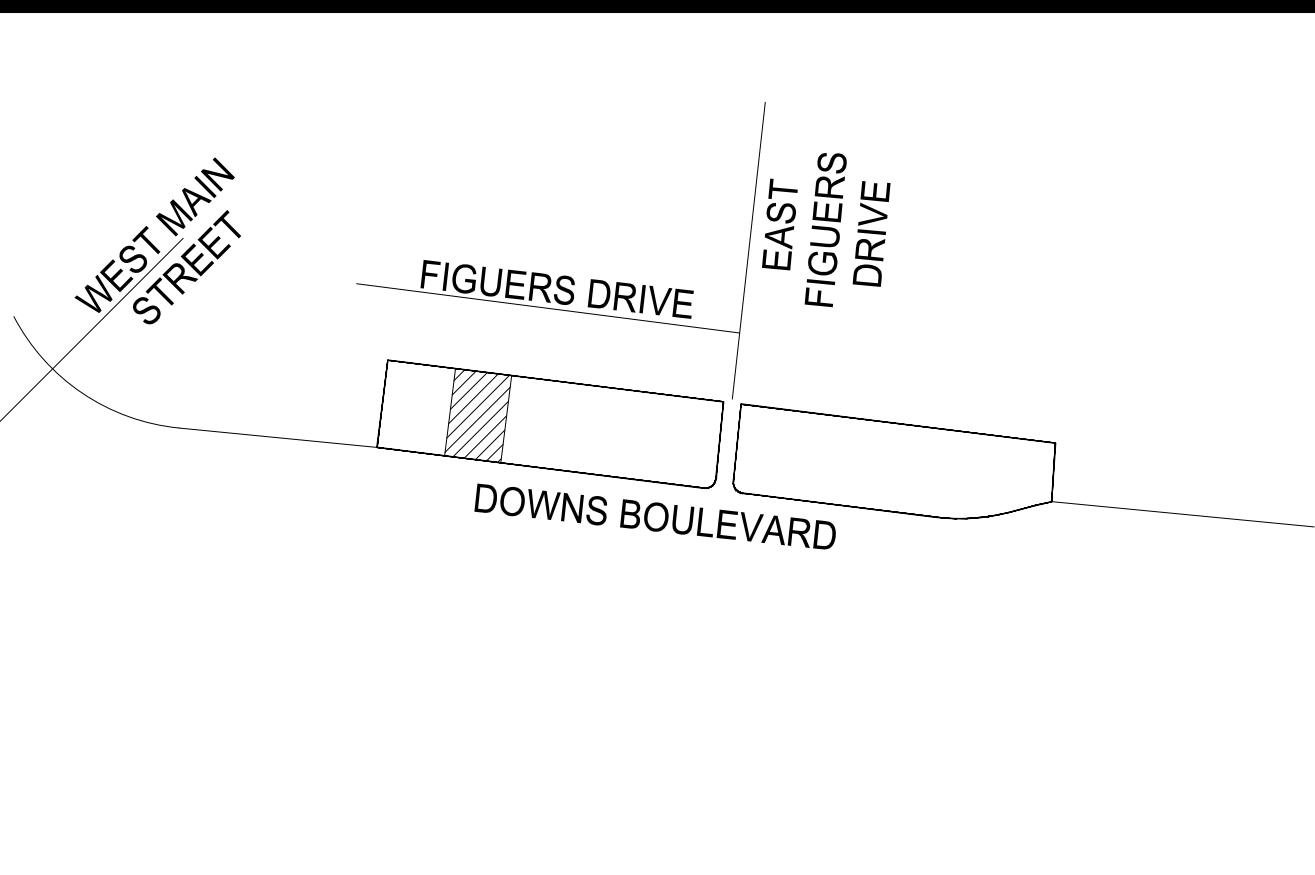
THE PROPERTY DESCRIBED ON
THIS PLAN DOES NOT LIE WITH AN
AREA OF SPECIAL FLOOD HAZARD
AS DELINEATED ON THE CURRENT
FLOOD INSURANCE RATE MAP,
PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
(FEMA), COMMUNITY PANEL
NUMBER: 47187C0205F, REVISED :
SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100;
NAD 83 DATUM

DATE	NO.	DATE	REVISIONS
2/2/2017	1	4-6-17	REVISED PER FRANKLIN COMMENTS
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
TET			

OVERALL EXISTING CONDITIONS PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE





PROJECT NAME: COF PROJECT NUMBER T-SQUARE PROJECT NUMBER: DEVELOPMENT: ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT: MAP, GROUP, PARCEL NUMBERS:	TEMPLE FITNESS 6192 15-1025 472 DOWNS BOULEVARD FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT MAP 078, PARCEL 0600
EXISTING ZONING: BASE ZONE: CHARACTER AREA OVERLAY: LAND USE: APPLICABLE DEVELOPMENT STANDARD: TOTAL AC: TOTAL SF:	LI LI SH-1 PERSONAL SERVICES CONVENTIONAL 1.23 AC 53,595 SF
OWNER/DEVELOPER: ADDRESS: PHONE: CONTACT: EMAIL:	TEMPLE FITNESS, LLC 9135 CAROTHERS WAY FRANKLIN, TN 37067 615-482-0328 JOSEPH BARBARA JOEY@TEMPLEFITNESSNASHVILLE.COM
ENGINEER/APPLICANT: ADDRESS: OFFICE PHONE: CONTACT: EMAIL ADDRESS:	T-SQUARE ENGINEERING, INC 7101 SHARONDALE COURT, SUITE 200 BRENTWOOD, TN 37027 615-578-2389 COLE NEWTON cole.newton@T2-eng.com
ARCHITECT: ADDRESS: OFFICE PHONE: CONTACT: EMAIL ADDRESS:	W. MICHAEL STEWART 1318 TOMAHAWK TRACE MURPHREESSBORO, TN 37129 615-255-1854 W. MICHAEL STEWART
BUILDING SQUARE FOOTAGE: BUILDING HEIGHT: LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER REQUIRED:	5,911 SF 22' EXTG. 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%) 0.25 AC (20%) YES - 49' WIDE
MINIMUM PARKING REQUIRED: MAXIMUM PARKING LIMIT: PARKING PROVIDED:	3.33/1000 SF = 20 SPACES 20 SP x 120% = 24 SPACES (MAX.) 22 SPACES (PROVIDED)
RESIDENTIAL DENSITY: TREE CANOPY: PARKLAND: OPEN SPACE:	N/A 25188.87 SF = 0.57 AC (46% OF EXISTING) NONE REQUIRED NONE REQUIRED

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 471B7C02D5F, REVISED: SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

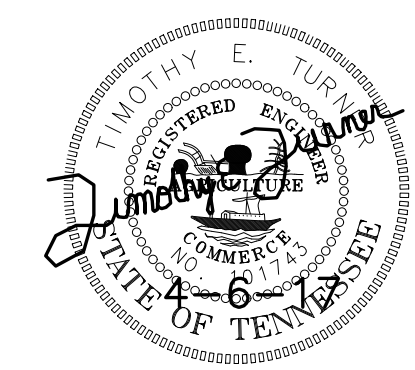
NO.	DATE	REVISIONS
1	4-6-17	REVISED PER FRANKLIN COMMENTS

ENLARGED EXISTING CONDITIONS PLAN

472 DOWNS BOULEVARD

MAP 078 AND PARCEL 0600

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT

15-1025

SHEET

C-1.1

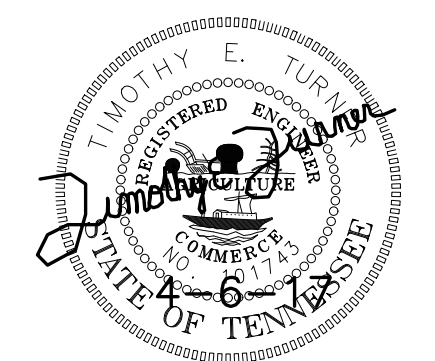


T-SQUARE ENGINEERING

COF PROJECT NUMBER - 6192

7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • WWW.T2-ENG.COM

TEMPLE FITNESS



FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 078 AND PARCEL 0600

OVERALL DEVELOPMENT PLAN
472 DOWNS BOULEVARD

DATE:
2/2/2017
SCALE:
AS SHOWN
DRAWN BY:
T-SQUARE
REVIEWER:
TET

NO. 1

DATE
4-6-17

REVISIONS

REVISED PER FRANKLIN COMMENTS

TEMPLE FITNESS

THE PROPERTY DESCRIBED ON
THIS PLAN DOES NOT LIE WITH AN
AREA OF SPECIAL FLOOD HAZARD
AS DELINEATED ON THE CURRENT
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(FEMA), COMMUNITY PANEL
NUMBER: 471B7C0205F, REVISED :
SEPTEMBER 29, 2006.

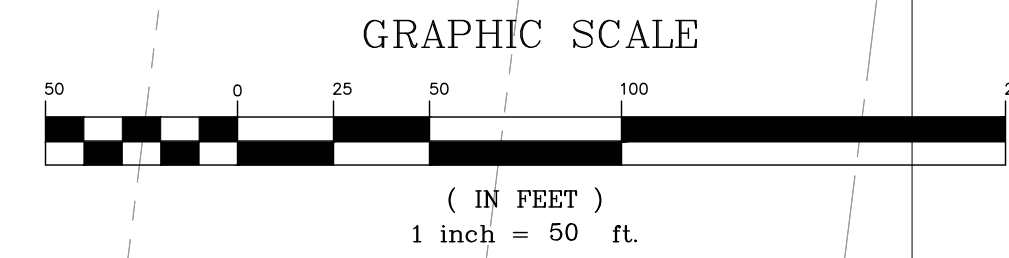
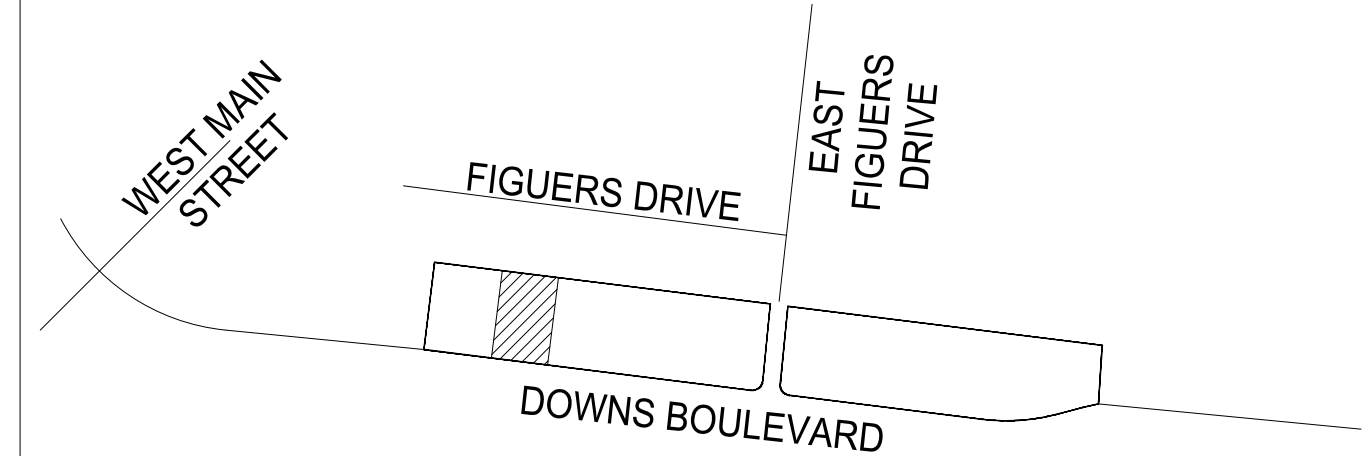
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100;
NAD 83 DATUM

PROJECT NAME: TEMPLE FITNESS
GOF PROJECT NUMBER: 6192
T-SQUARE PROJECT NUMBER: 15-1025
DEVELOPMENT: 472 DOWNS BOULEVARD
ADDRESS: FRANKLIN, TN
CITY: WILLIAMSON
COUNTY: TENNESSEE
STATE: 14TH CIVIL DISTRICT
CIVIL DISTRICT: MAP 078, PARCEL 0600
MAP, GROUP, PARCEL NUMBERS:
EXISTING ZONING: LI
BASE ZONE: SH-1
CHARACTER AREA OVERLAY: PERSONAL SERVICES
LAND USE: CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD: 1.23 AC
TOTAL AC: 53.595 SF
TOTAL SF:
OWNER/DEVELOPER: TEMPLE FITNESS, LLC
ADDRESS: 9135 CAROTHERS WAY
FRANKLIN, TN 37067
PHONE: 615-482-0328
CONTACT: JOSEPH BARBARA
EMAIL: JOEY@TEMPLEFITNESSNASHVILLE.COM
ENGINEER/APPLICANT: T-SQUARE ENGINEERING, INC.
ADDRESS: 7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027
CONTACT: 615.579.2289
OFFICE PHONE: COLE NEWTON
CONTACT: coles.newton@t2-eng.com
EMAIL ADDRESS: W. MICHAEL STEWART
ARCHITECT: 1318 TOMAHAWK TRACE
ADDRESS: MURPHREESBORO, TN 37129
OFFICE PHONE: 615.255.1684
CONTACT: W. MICHAEL STEWART
EMAIL ADDRESS:
BUILDING SQUARE FOOTAGE: 5,911 SF
BUILDING HEIGHT: 22'
LANDSCAPE SURFACE RATIO: EXIST. 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO: 0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED: YES - 49' WIDE
MINIMUM PARKING REQUIRED: 3.33/1000 SF = 20 SPACES
MAXIMUM PARKING LIMIT: 20 SP x 120% = 24 SPACES (MAX.)
PARKING PROVIDED: 22 SPACES (PROVIDED)
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND: NONE REQUIRED
OPEN SPACE: NONE REQUIRED

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
2. TREE PROTECTION FENCING, CHAIN LINK FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.
3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.
4. EQUIPMENT STORAGE AND OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND OR BACKFILLED WITH TOPSOIL AS SOON AS POSSIBLE.

VICINITY MAP NTS

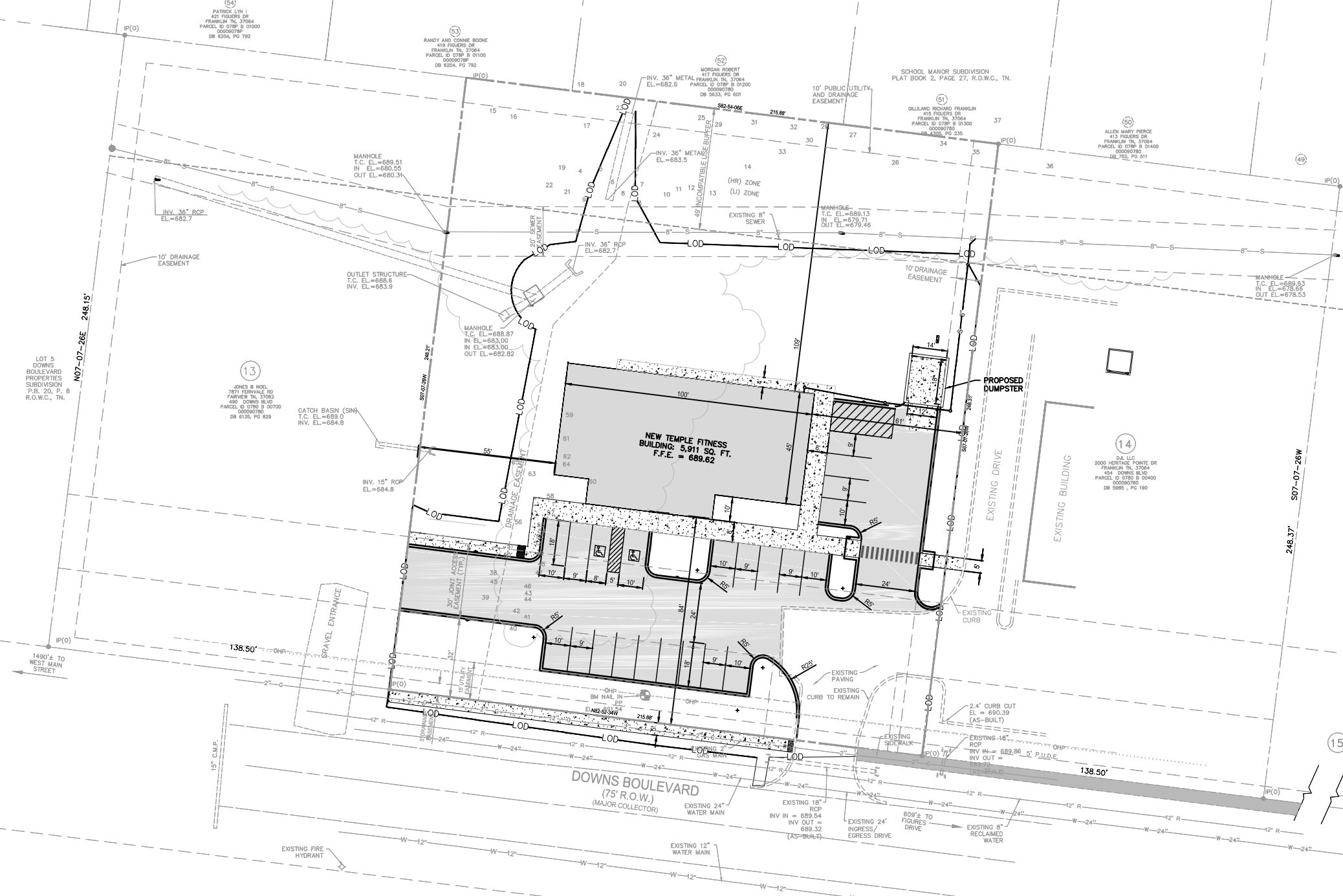


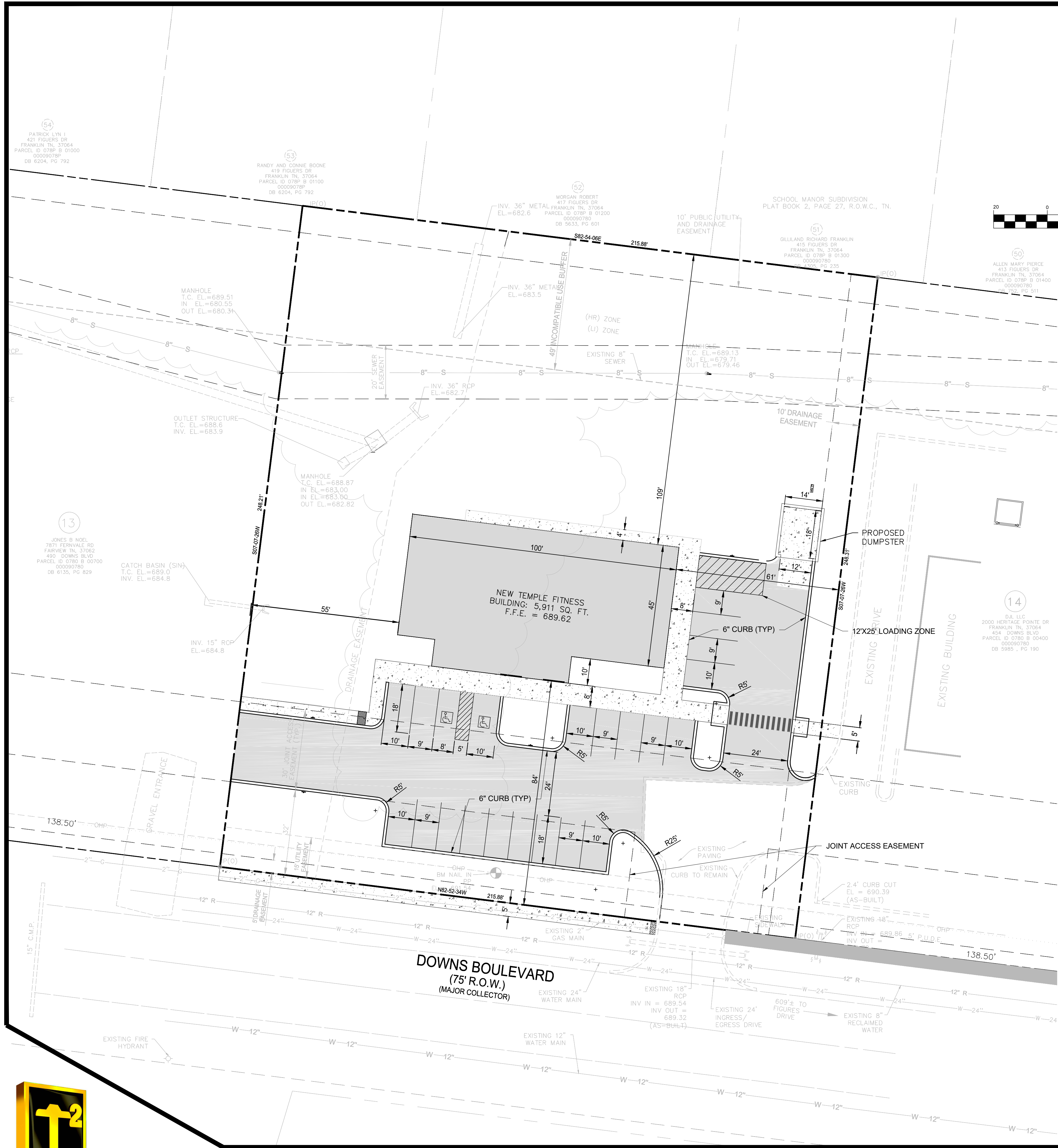
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FIGUERS DRIVE

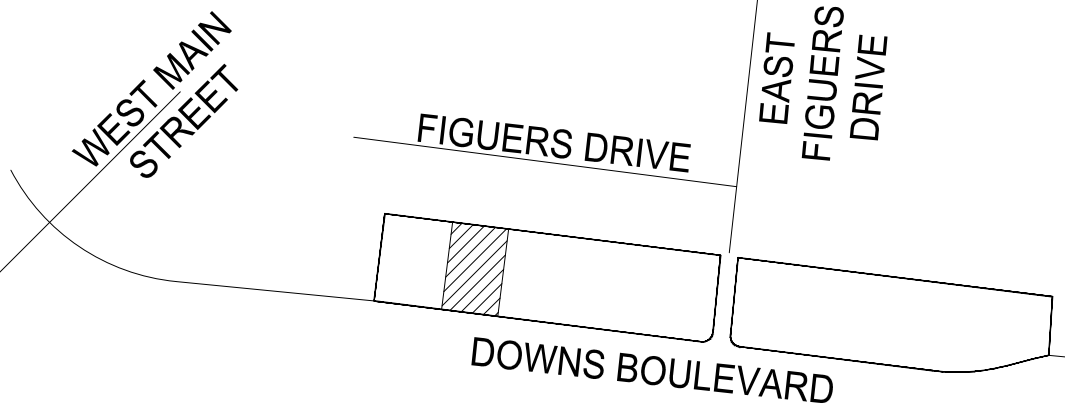
DOWNS BOULEVARD





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NTS

PROJECT NAME: TEMPLE FITNESS
COF PROJECT NUMBER: 6192
T-SQUARE PROJECT NUMBER: 15-1025
ADDRESS: 472 DOWNS BOULEVARD
CITY: FRANKLIN, TN 37064
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 078, PARCEL 0600

EXISTING ZONING: LI
BASE ZONE: LI
CHARACTER AREA OVERLAY: SH-1
LAND USE: PERSONAL SERVICES
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL AC: 1.23 AC
TOTAL SF: 53,595 SF

OWNER/DEVELOPER: TEMPLE FITNESS, LLC
ADDRESS: 9135 CAROTHERS WAY
FRANKLIN, TN 37067
PHONE: 615-462-6328
CONTACT: JOSEPH BARBARA
EMAIL: JOEY@TEMPLEFITNESSNASHVILLE.COM

ENGINEER/APPLICANT: T-SQUARE ENGINEERING, INC.
ADDRESS: 7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027
OFFICE PHONE: 615-678-8212
CONTACT: COLE NEWTON
EMAIL ADDRESS: cole.newton@t2-eng.com

ARCHITECT: W. MICHAEL STEWART
ADDRESS: 1318 TOMAHAWK TRACE
MURPHREESBORO, TN 37129
OFFICE PHONE: 615-255-1654
CONTACT: W. MICHAEL STEWART
EMAIL ADDRESS:

BUILDING SQUARE FOOTAGE: 5,911 SF
BUILDING HEIGHT: 22'
LANDSCAPE SURFACE RATIO: EXTS: 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO: 0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED: YES - 49' WIDE

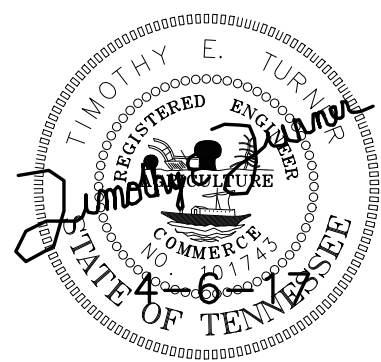
MINIMUM PARKING REQUIRED: 3,331,000 SF = 20 SPACES
MAXIMUM PARKING LIMIT: 20 SP x 120% = 24 SPACES (MAX.)
PARKING PROVIDED: 22 SPACES (PROVIDED)

RESIDENTIAL DENSITY: N/A
TREE CANOPY: 25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND: NONE REQUIRED
OPEN SPACE: NONE REQUIRED

THE PROPERTY DESCRIBED ON
THIS PLAN DOES NOT LIE WITH AN
AREA OF SPECIAL FLOOD HAZARD
AS DELINEATED ON THE CURRENT
FLOOD INSURANCE RATE MAP,
PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
(FEMA), COMMUNITY PANEL
NUMBER: 47187C0205F, REVISED :
SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100;
NAD 83 DATUM

ENLARGED SITE PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



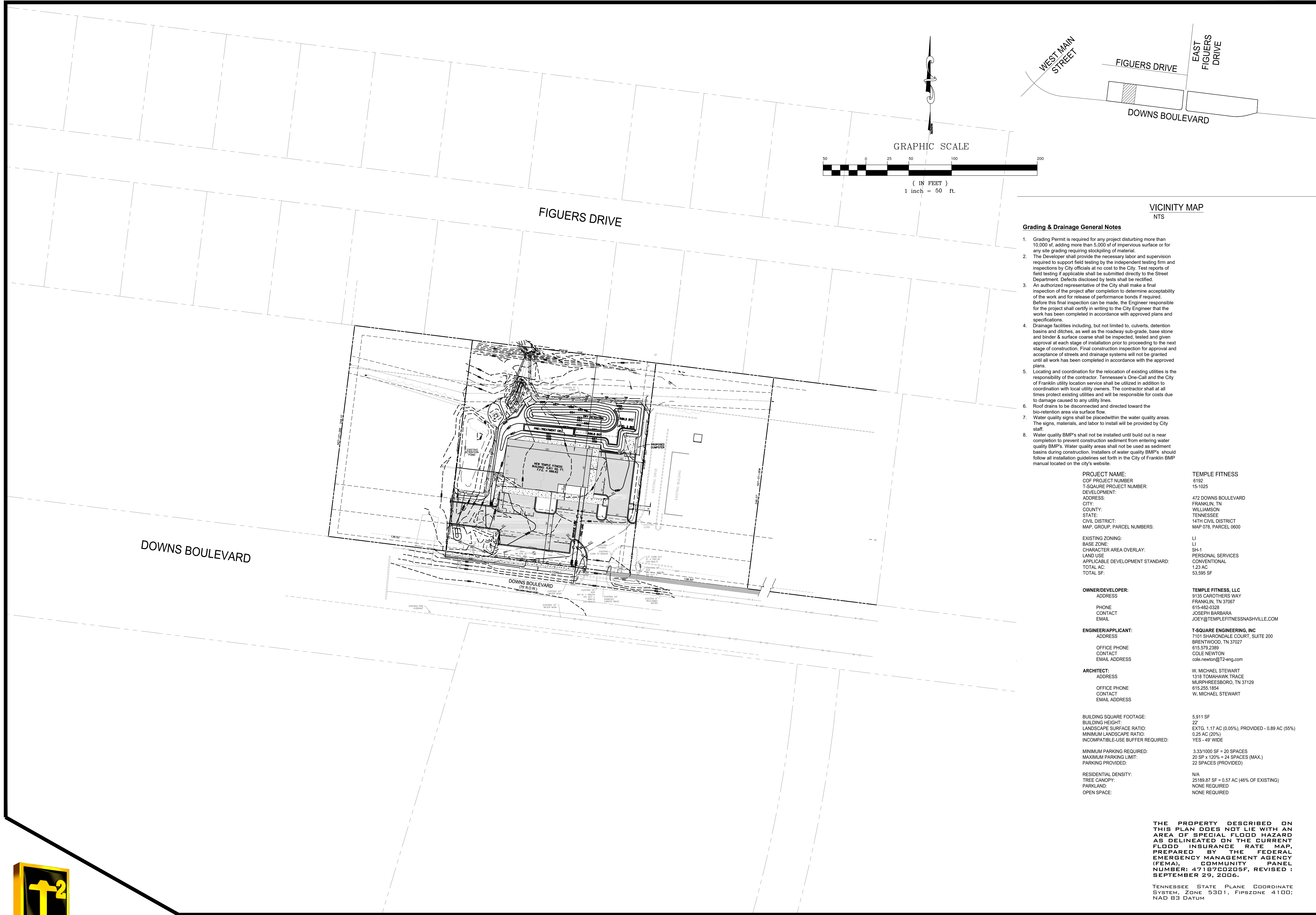
PROJECT
15-1025

SHEET
C-2.1



T-SQUARE ENGINEERING

COF PROJECT NUMBER - 6192
7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • WWW.T2-ENG.COM



- Grading & Drainage General Notes**
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - Roof drains to be disconnected and directed toward the bio-retention area via surface flow.
 - Water quality signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.
 - Water quality BMP's shall not be installed until build out is near completion to prevent construction sediment from entering water quality BMP's. Water quality areas shall not be used as sediment basins during construction. Installers of water quality BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the city's website.

PROJECT NAME: TEMPLE FITNESS
COF PROJECT NUMBER: 6192
T-SQUARE PROJECT NUMBER: 15-1025
DEVELOPMENT:
ADDRESS: 472 DOWNS BOULEVARD
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 078, PARCEL 0600

EXISTING ZONING: LI
BASE ZONE: LI
CHARACTER AREA OVERLAY: SH-1
LAND USE: PERSONAL SERVICES
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL AC: 1.23 AC
TOTAL SF: 53,595 SF

OWNER/DEVELOPER: TEMPLE FITNESS, LLC
ADDRESS: 9135 CAROTHERS WAY
FRANKLIN, TN 37067
PHONE: 615-462-5328
CONTACT: JOSEPH BARBARA
EMAIL: JOEY@TEMPLEFITNESSNASHVILLE.COM

ENGINEER/APPLICANT: T-SQUARE ENGINEERING, INC.
ADDRESS: 7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027
PHONE: 615-579-2288
CONTACT: COLE NEWTON
EMAIL ADDRESS: cole.newton@T2-eng.com

ARCHITECT: W. MICHAEL STEWART
ADDRESS: 1318 TOMAHAWK TRACE
MURPHREESBORO, TN 37129
PHONE: 615-255-1654
CONTACT: W. MICHAEL STEWART
EMAIL ADDRESS:

BUILDING SQUARE FOOTAGE: 5,911 SF
BUILDING HEIGHT: 22'
LANDSCAPE SURFACE RATIO: EXTS: 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO: 0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED: YES - 49' WIDE

MINIMUM PARKING REQUIRED: 3,331/1000 SF = 20 SPACES
MAXIMUM PARKING LIMIT: 20 SP x 120' = 24 SPACES (MAX.)
PARKING PROVIDED: 22 SPACES (PROVIDED)

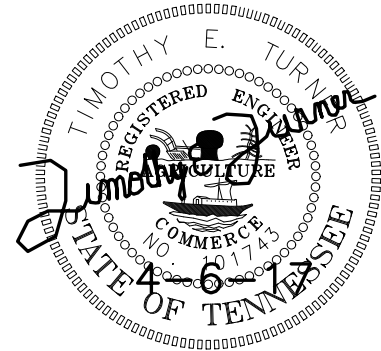
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND: NONE REQUIRED
OPEN SPACE: NONE REQUIRED

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0205F, REVISED: SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

DATE		NO.		DATE		NO.	
2/2/2017		1		4-6-17		1	
SCALE:		AS SHOWN		DRAWN BY:		T-SQUARE	
REVIEWER:		TET		REVISED PER FRANKLIN COMMENTS		REVISIONS	

OVERALL GRADING PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

SHEET
C-3.0

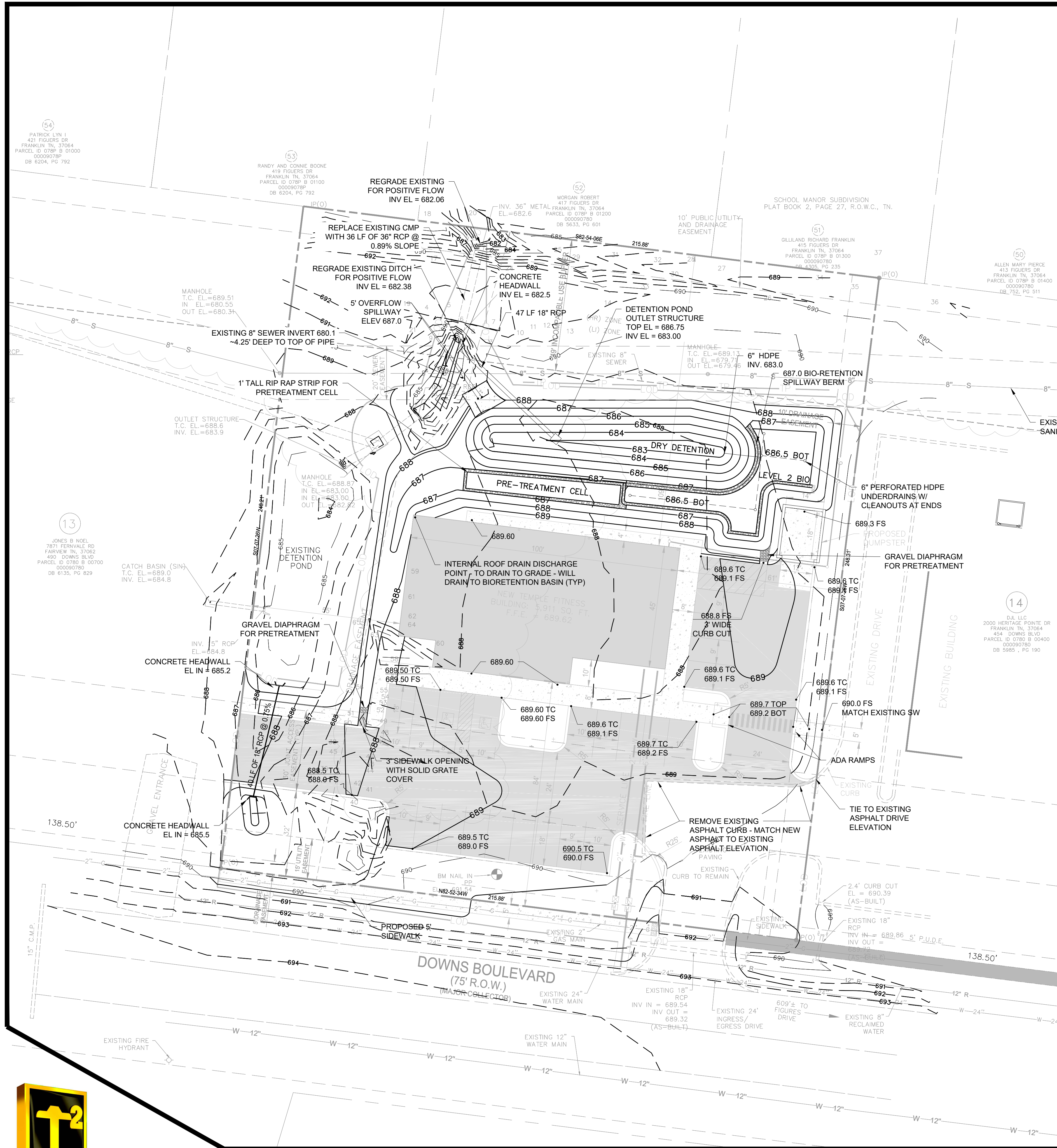
TEMPLE FITNESS



T-SQUARE ENGINEERING

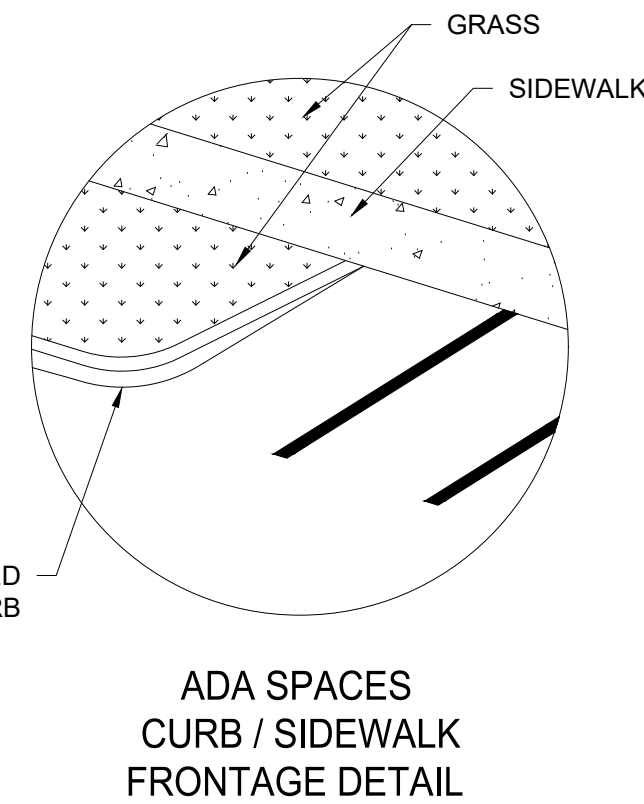
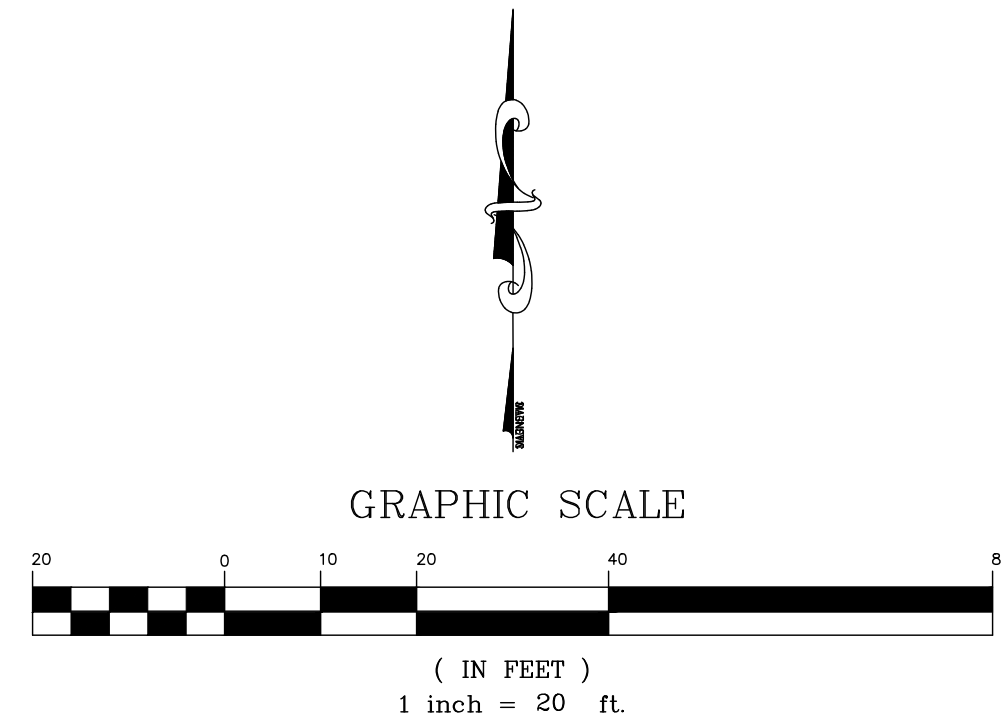
7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • WWW.T2-ENG.COM

COF PROJECT NUMBER - 6192



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.
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DRAINAGE SURFACE AREAS
IMPERVIOUS AREA = 19,886 SF (0.45 AC)
PERVIOUS AREA = 15,682 SF (0.36 AC)

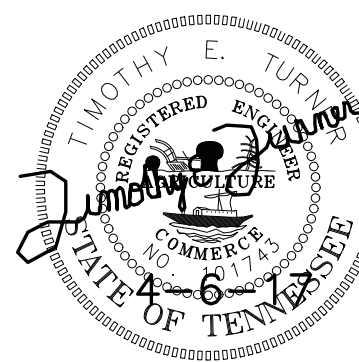
PROJECT NAME:	TEMPLE FITNESS
COF PROJECT NUMBER:	6192
T-SQUARE PROJECT NUMBER:	15-1025
DEVELOPMENT:	472 DOWNS BOULEVARD
ADDRESS:	FRANKLIN, TN 37064
CITY:	WILLIAMSON
COUNTY:	TENNESSEE
STATE:	14TH CIVIL DISTRICT
CIVIL DISTRICT:	MAP 078, PARCEL 0600
MAP, GROUP, PARCEL NUMBERS:	
EXISTING ZONING:	LI
BASE ZONE:	SH-1
CHARACTER AREA OVERLAY:	PERSONAL SERVICES
LAND USE:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	1.23 AC
TOTAL AC:	53.595 SF
TOTAL SF:	
OWNER/DEVELOPER:	TEMPLE FITNESS, LLC
ADDRESS:	9135 CAROTHERS WAY
PHONE:	FRANKLIN, TN 37067
CONTACT:	615-462-0328
EMAIL:	JOSEPH BARBARA
	JOEY@TEMPLEFITNESSNASHVILLE.COM
ENGINEER/APPLICANT:	T-SQUARE ENGINEERING, INC.
ADDRESS:	7101 SHARONDALE COURT, SUITE 200
OFFICE PHONE:	BRENTWOOD, TN 37027
CONTACT:	615-579-2288
EMAIL ADDRESS:	COLE NEWTON
	cole.newton@T2-eng.com
ARCHITECT:	W. MICHAEL STEWART
ADDRESS:	1318 TOMAHAWK TRACE
OFFICE PHONE:	MURPHREESBORO, TN 37129
CONTACT:	615-255-1656
EMAIL ADDRESS:	W. MICHAEL STEWART
BUILDING SQUARE FOOTAGE:	5,911 SF
BUILDING HEIGHT:	22'
LANDSCAPE SURFACE RATIO:	EXTS. 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO:	0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED:	YES - 49' WIDE
MINIMUM PARKING REQUIRED:	3,331/1000 SF = 20 SPACES
MAXIMUM PARKING LIMIT:	20 SP x 120% = 24 SPACES (MAX.)
PARKING PROVIDED:	22 SPACES (PROVIDED)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND:	NONE REQUIRED
OPEN SPACE:	NONE REQUIRED

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TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

GRADING PLAN

472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

SHEET
C-3.1



T-SQUARE ENGINEERING

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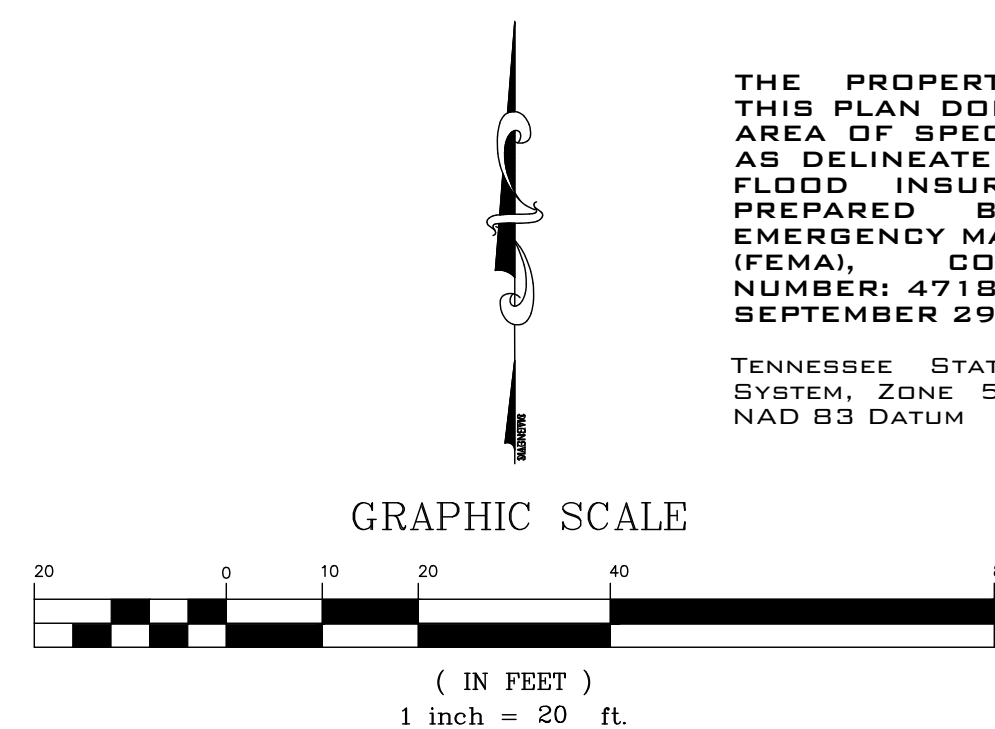
COF PROJECT NUMBER - 6192



NOTES:

1. SEE SHEET C3.2 - C3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.0 & C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPs SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN TERMS.

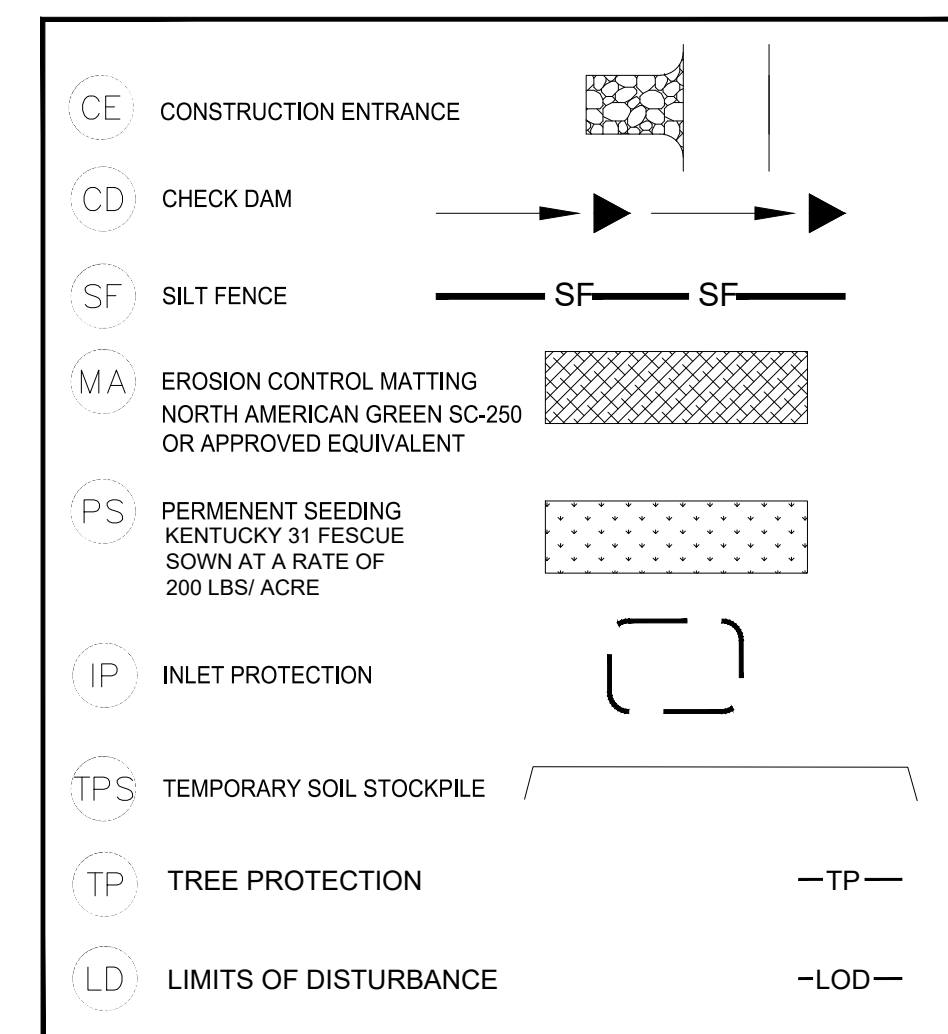
MEASURES	DESIGN TERM
TEMPORARY EPSC:	5 YEAR
STORM DRAINAGE:	10 YEAR



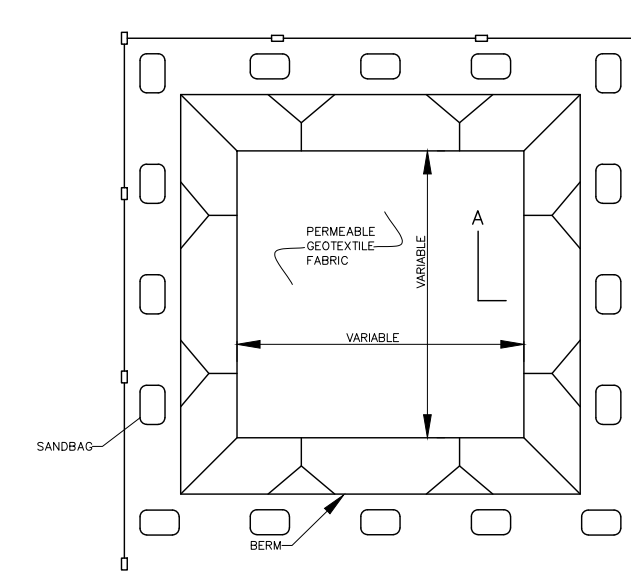
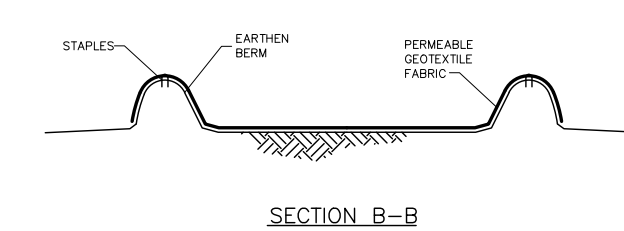
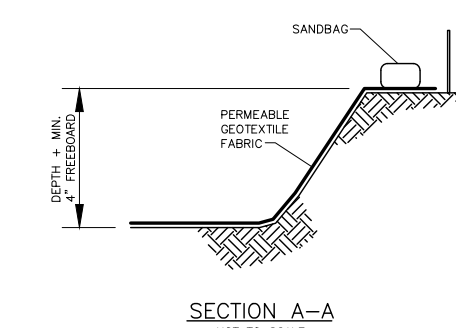
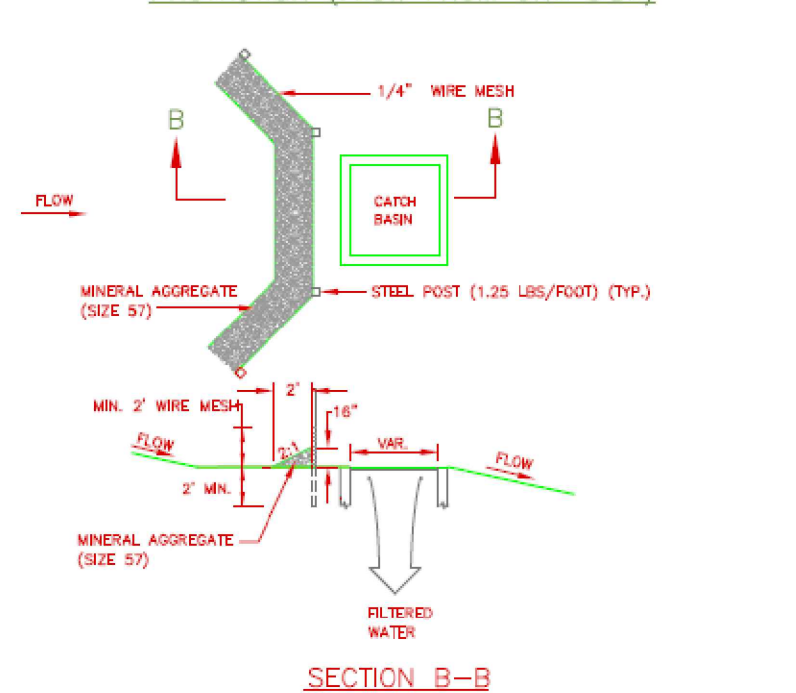
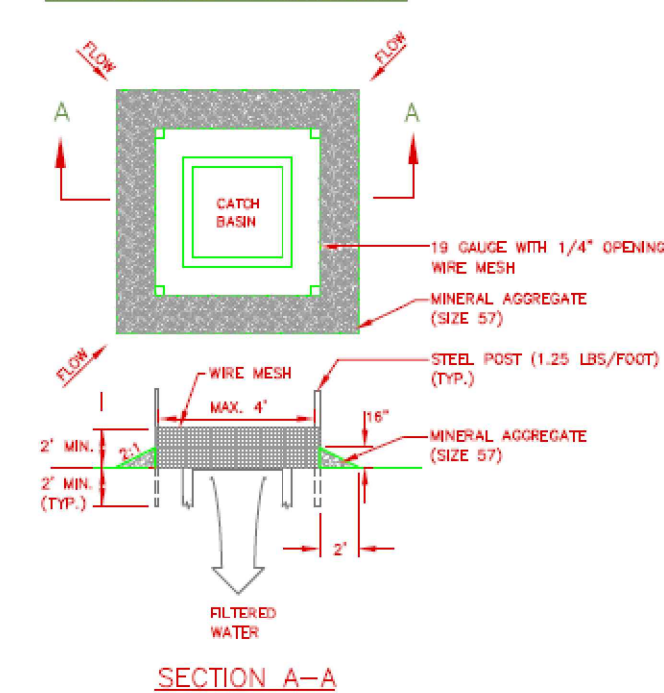
INITIAL SEQUENCING:

1. INSTALL STABILIZED CONSTRUCTION EXIT.
2. STABILIZE EXISTING CONSTRUCTION ROAD AS NEEDED.
3. INSTALL CONSTRUCTION FENCE ALONG STREAM TO ESTABLISH THE NON-DISTURB STREAM BUFFERS.
4. INSTALL TREE PROTECTION FENCE.
5. INSTALL SILT FENCE AS SHOWN ON THE INITIAL EPSC PLAN.
6. CLEAR AND GRUB AREAS REQUIRED TO CONSTRUCT SWALES.
7. CONSTRUCT SWALES.
8. APPLY SEEDING AND MATTING TO DISTURBED AREAS.

LEGEND

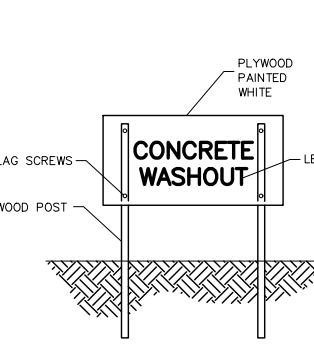


Water quality BMP's shall not be installed until build out is near completion to prevent construction sediment from entering water quality BMP's. Water quality areas shall not be used as sediment basins during construction. Installers of water quality BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the city's website.

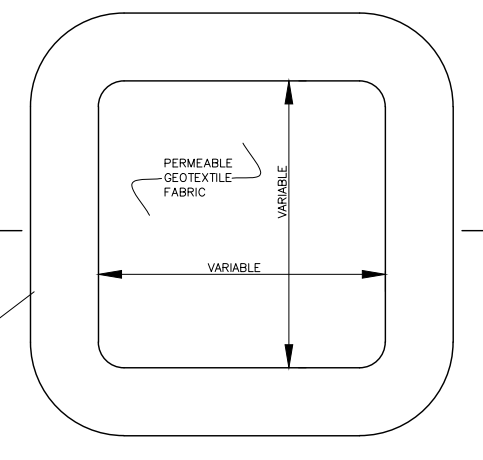


PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



CONCRETE WASHOUT DETAIL
NTS



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE
WITH EARTHEN BERM

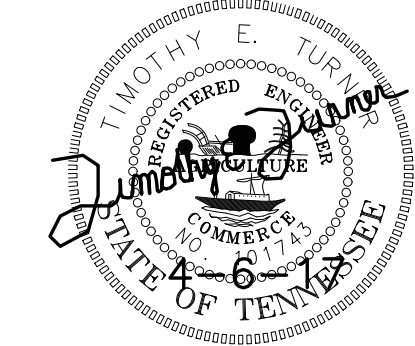
DATE:	NO.	DATE	REVISIONS
2/2/2017	1	4-6-17	REVISED PER FRANKLIN COMMENTS
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
DATE:			

INITIAL EROSION & SEDIMENT CONTROL PLAN

4722 DOWNS BOULEVARD

MAP 078 AND PARCEL 0600

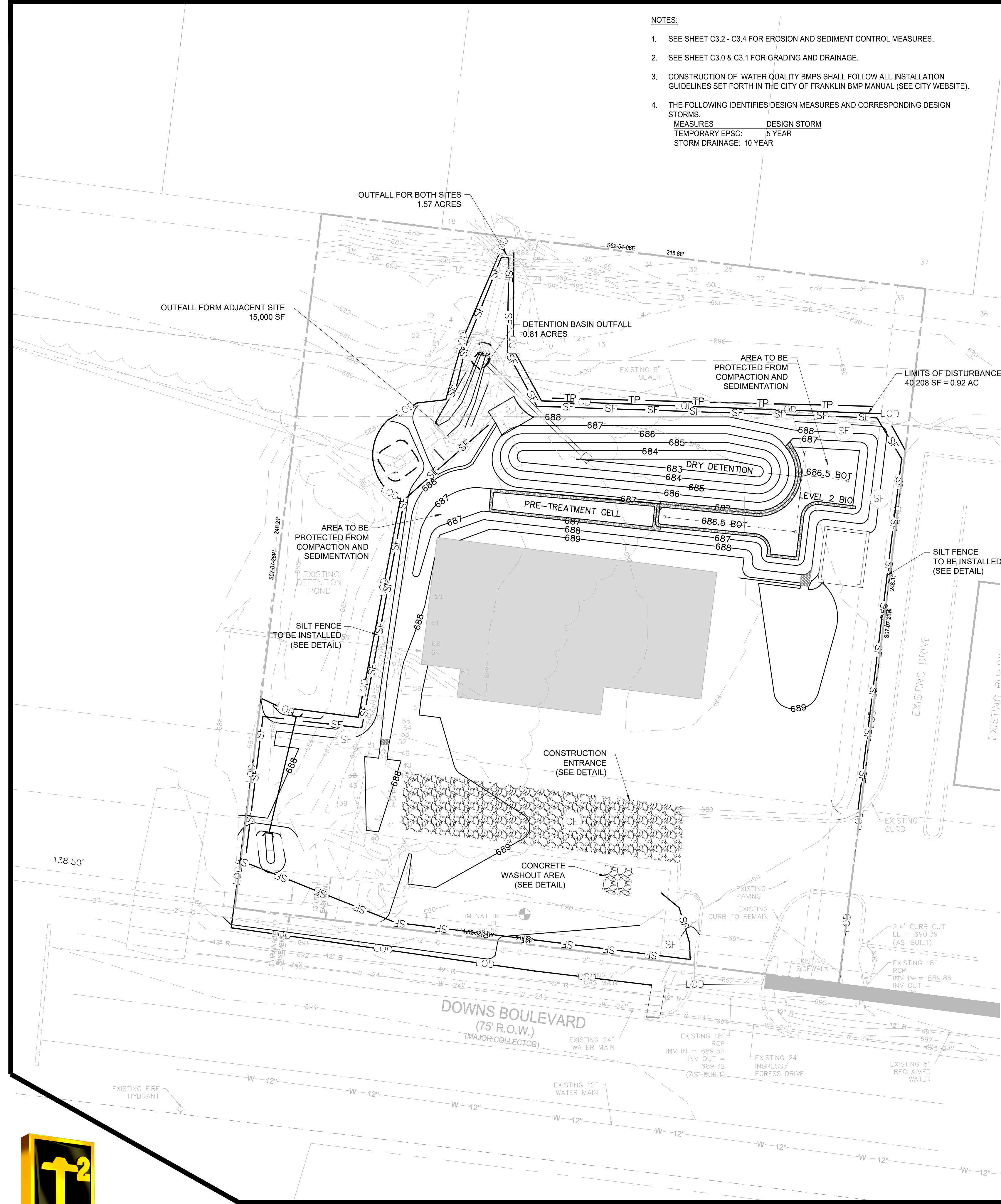
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

SHEET
C-3.2

TEMPLE FITNESS



- NOTES:
- SEE SHEET C3.2 - C3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
 - SEE SHEET C3.0 & C3.1 FOR GRADING AND DRAINAGE.
 - CONSTRUCTION OF WATER QUALITY BMPs SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
 - THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.
MEASURES DESIGN STORM
TEMPORARY EPSC: 5 YEAR
STORM DRAINAGE: 10 YEAR

GRAPHIC SCALE
1 inch = 20 ft.

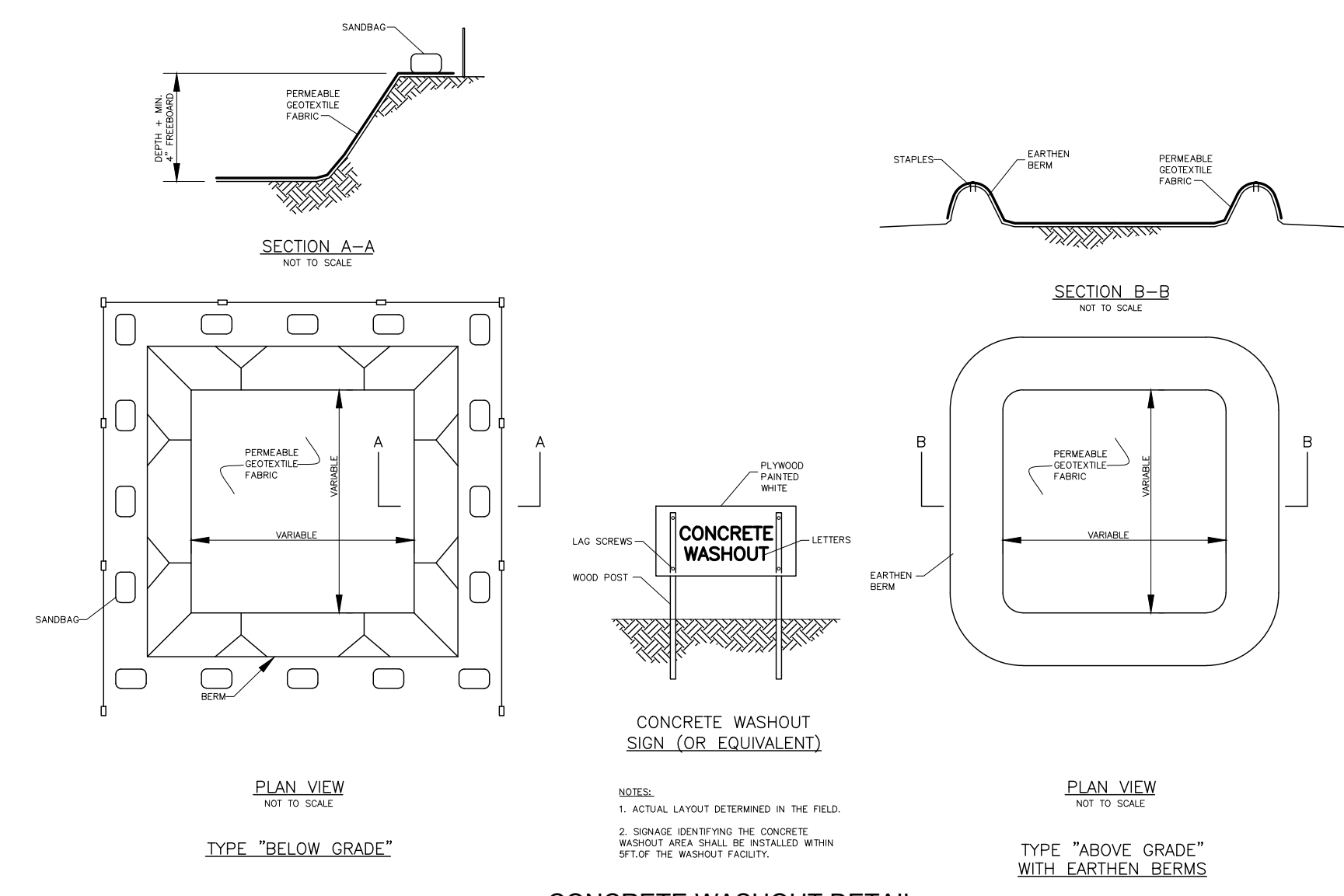
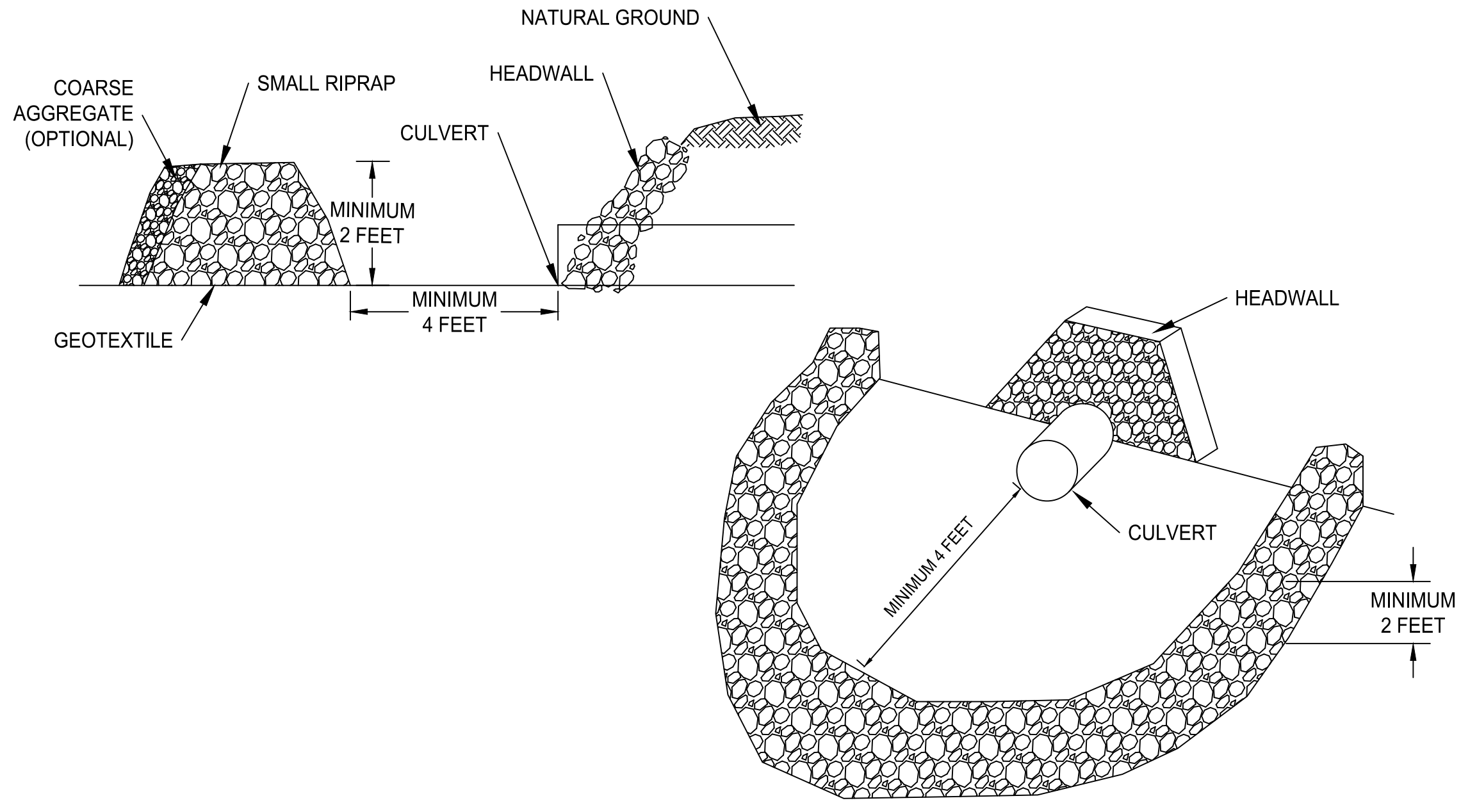
THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0205F, REVISED: SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

CE	CONSTRUCTION ENTRANCE
CD	CHECK DAM
SF	SILT FENCE
MA	EROSION CONTROL MATTING NORTH AMERICAN GREEN SC-250 OR APPROVED EQUIVALENT
PS	PERMANENT SEEDING KENTUCKY 31 FESCUE SOWN AT A RATE OF 200 LBS/ ACRE
IP	INLET PROTECTION
TPS	TEMPORARY SOIL STOCKPILE
TP	TREE PROTECTION
LD	LIMITS OF DISTURBANCE

Water quality BMP's shall not be installed until build out is near completion to prevent construction sediment from entering water quality BMP's. Water quality areas shall not be used as sediment basins during construction. Installers of water quality BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the city's website.

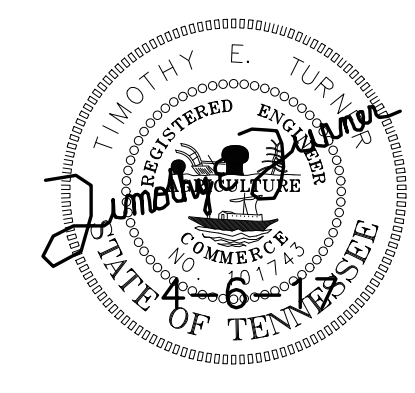
- INTERMEDIATE SEQUENCING:
- INSTALL/ADJUST/MAINTAIN SILT FENCE AND CHECK DAMS AS SHOWN ON THE INTERMEDIATE EPSC PLAN.
 - CLEAR AND GRUB THE AREA REQUIRED TO GRADE THE SITE.
 - INSTALL INLET AND OUTLET PROTECTIONS WITH STORM PIPE AND DRAINAGE STRUCTURES.
 - APPLY SEED AND STRAW/MATTING TO ALL DISTURBED AREAS.
 - SILT FENCE LOCATION TO BE ADJUSTED AS REQUIRED DURING CONSTRUCTION PROGRESS.



CONCRETE WASHOUT DETAIL
NTS

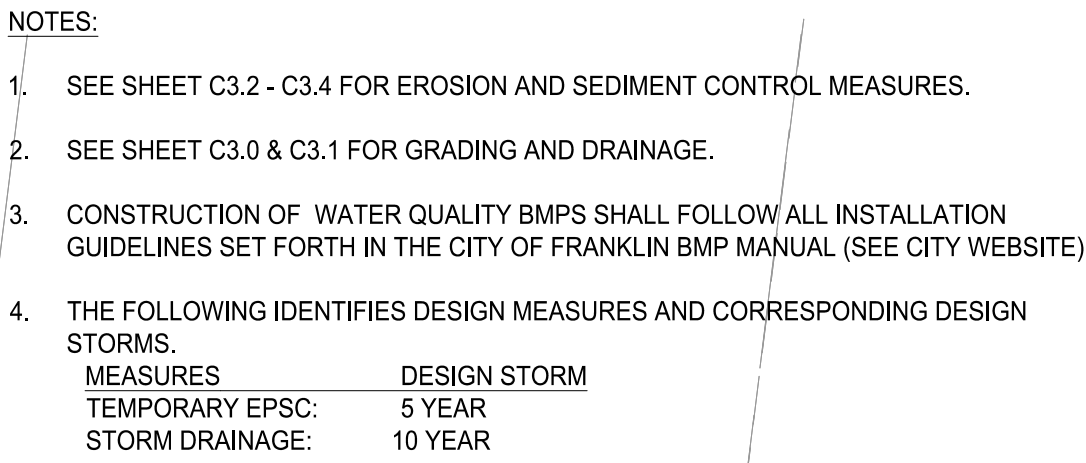
REVISED PER FRANKLIN COMMENTS		REVISIONS	
NO.	DATE	NO.	DATE
1	4-6-17		

INTERIM EROSION & SEDIMENT CONTROL PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

SHEET
C-3.3



- Water quality BMP's shall not be installed until build out is near completion to prevent construction sediment from entering water quality BMP's. Water quality areas shall not be used as sediment basins during construction. Installers of water quality BMP's should follow all installation guidelines set forth in the City of Franklin BMP manual located on the city's website.

IMPERVIOUS AREA = 19,686 SF (0.45 AC)
PERVIOUS AREA = 15,682 SF (0.36 AC)

1. MAINTAIN/ADJUST SILT FENCE AND CHECK DAMS IN PLACE UNTIL SITE IS STABILIZED.
2. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO TDEC.

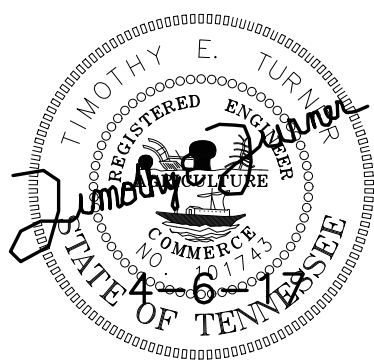
all measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until final stabilization of the site. all erosion and sedimentation control measures shall be checked by a qualified person at least twice every seven calendar days at least 72 hours apart. it shall also be inspected within 24 hours of the end of a rainfall event, and should be cleaned and repaired in accordance with the following within 7 calendar days:

1. inlet/outlet protection devices and barriers shall be fixed or replaced if they show signs of undermining, or shall be replaced if they show signs of deterioration.
2. all seeded areas shall be checked regularly to see that a good stand is maintained, areas should be fertilized and reseeded as needed.
3. silt fences shall be repaired to their original conditions if damaged, sediment shall be removed from the silt fences when it reaches one-third to one-half the height of the silt fence.
4. the construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way, this may require periodic top dressing of the construction entrances as conditions demand.
5. the detention basin will be maintained by the home owner's association.

1. sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other epsc measures and control as recommended in the tncpsc handbook, and must be removed when design capacity has been reduced by 50%.
2. epscs shall be implemented before earth - moving begins. areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for $\geq 35\%$ slopes)
3. inspections of outfalls/epsc measures shall be conducted at least twice weekly and at least 72 hours apart
4. vegetation, epscs & other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue
5. construction shall be phased for activities that will disturb >50 acres.
6. epscs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
7. temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥ 10 acres; $\geq$ acres for sites that discharge to impaired or exceptional in waters.
8. green infrastructure bmps shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

(IN FEET)
1 inch = 20 ft.

PERMANENT EROSION & SEDIMENT CONTROL PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



THE PROPERTY DESCRIBED ON
THIS PLAN DOES NOT LIE WITH AN
AREA OF SPECIAL FLOOD HAZARD
AS DELINEATED ON THE CURRENT
FLOOD INSURANCE RATE MAP,
PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
(FEMA), COMMUNITY PANEL
NUMBER: 47187C0205F, REVISED :
SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPZONE 4100;
NAD 83 DATUM

PROJECT
15-1025

SHEET
C-3.4

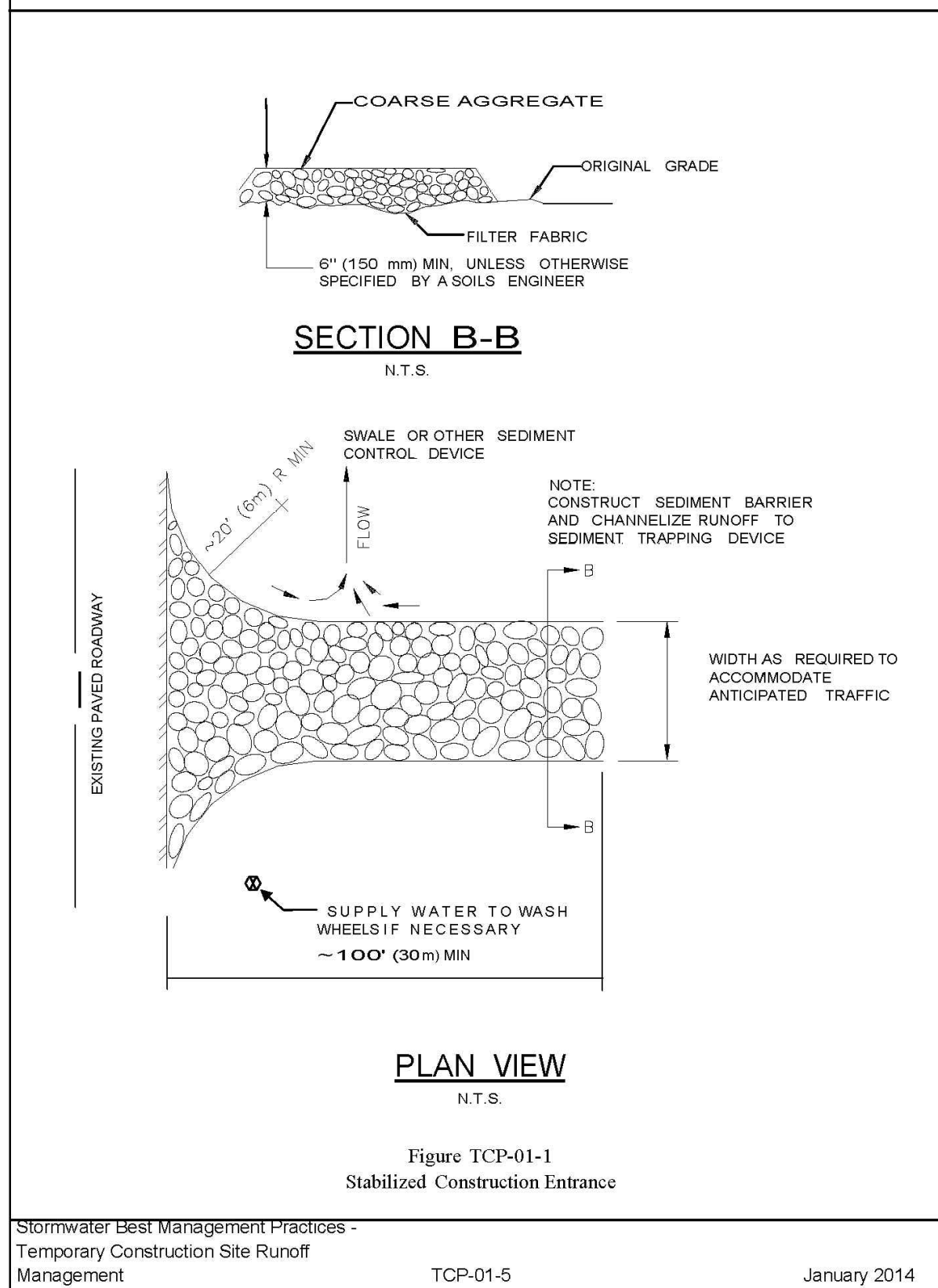
COF PROJECT NUMBER - 6192

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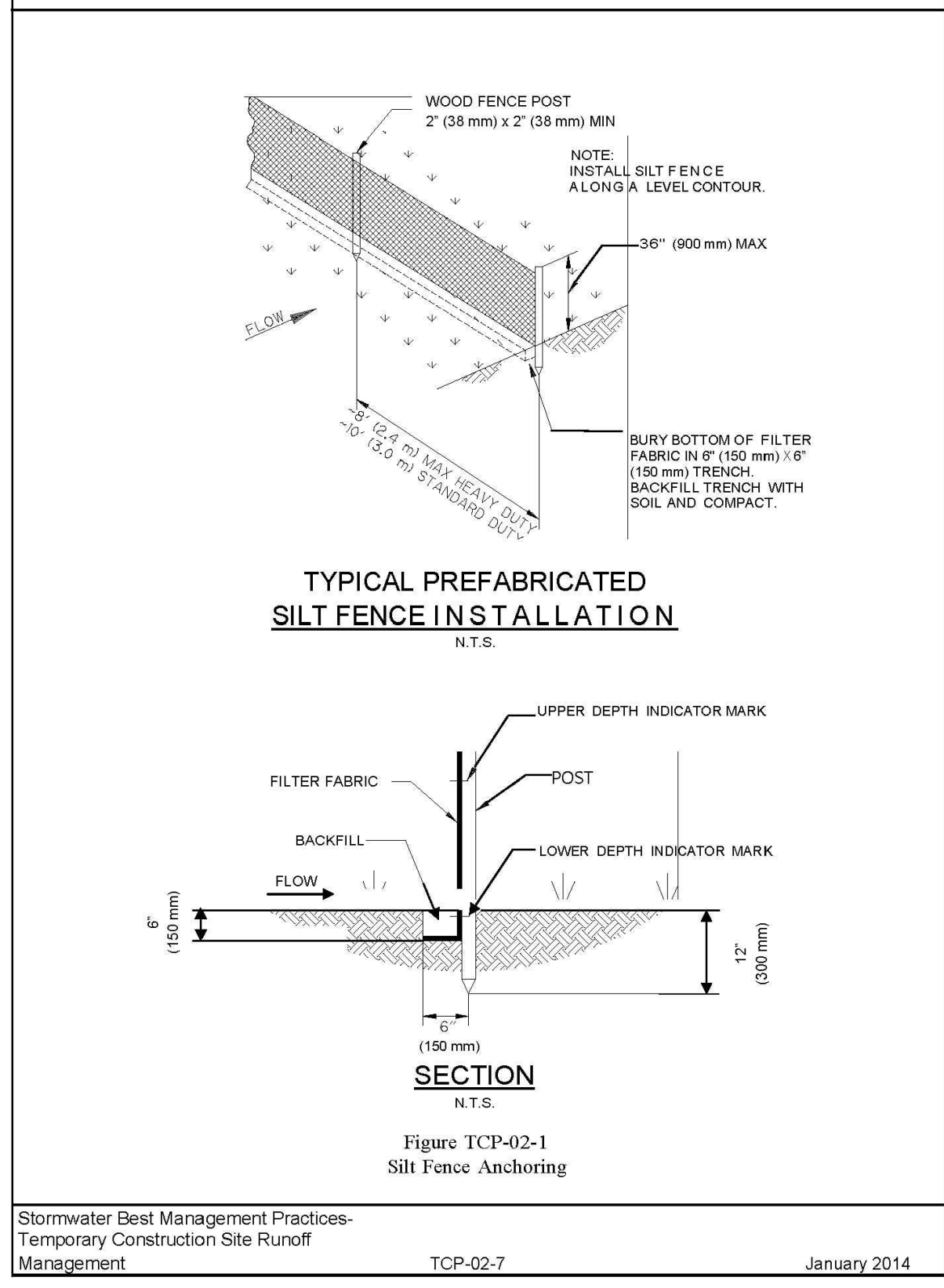


T-SQUARE ENGINEERING

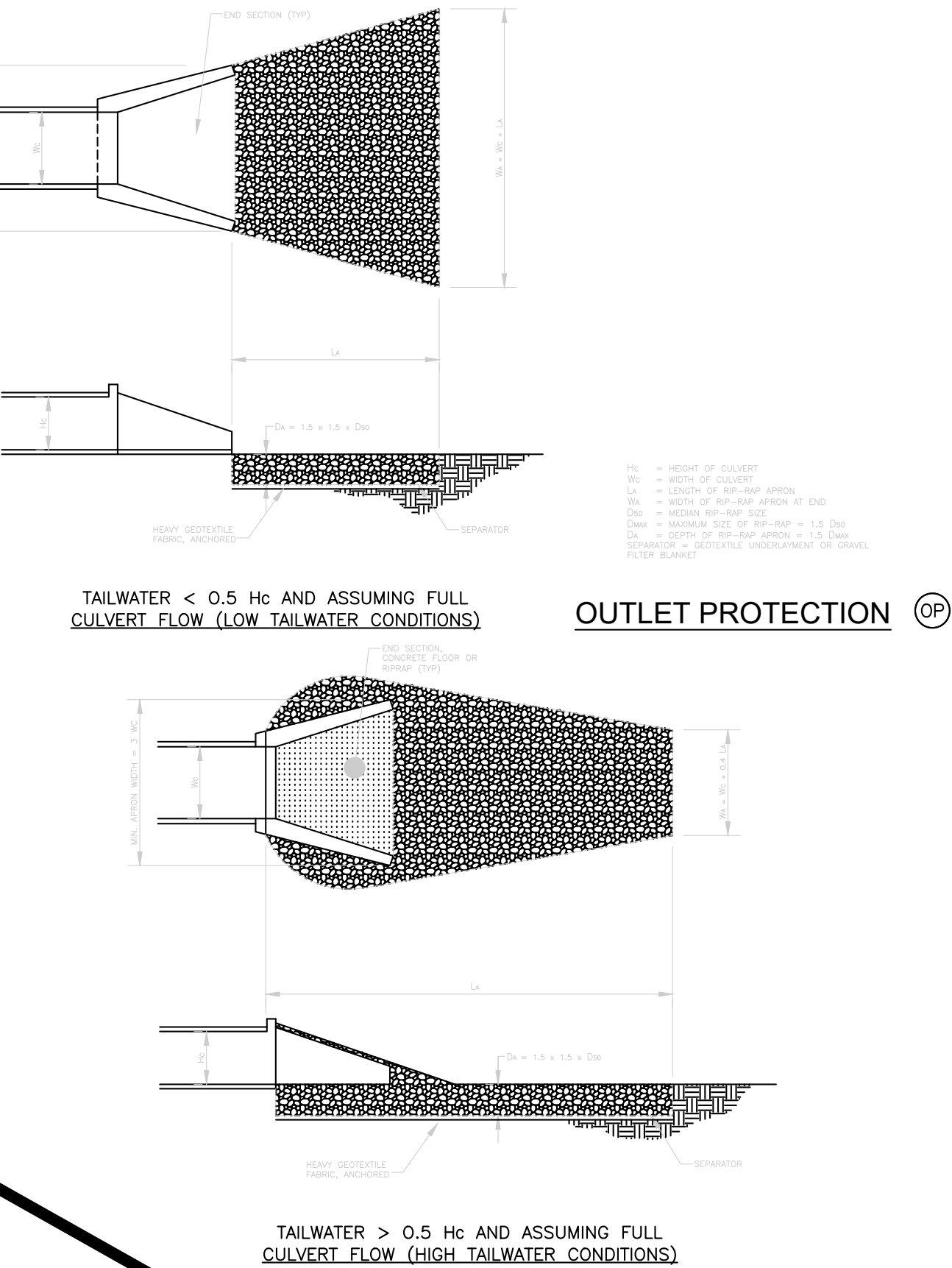
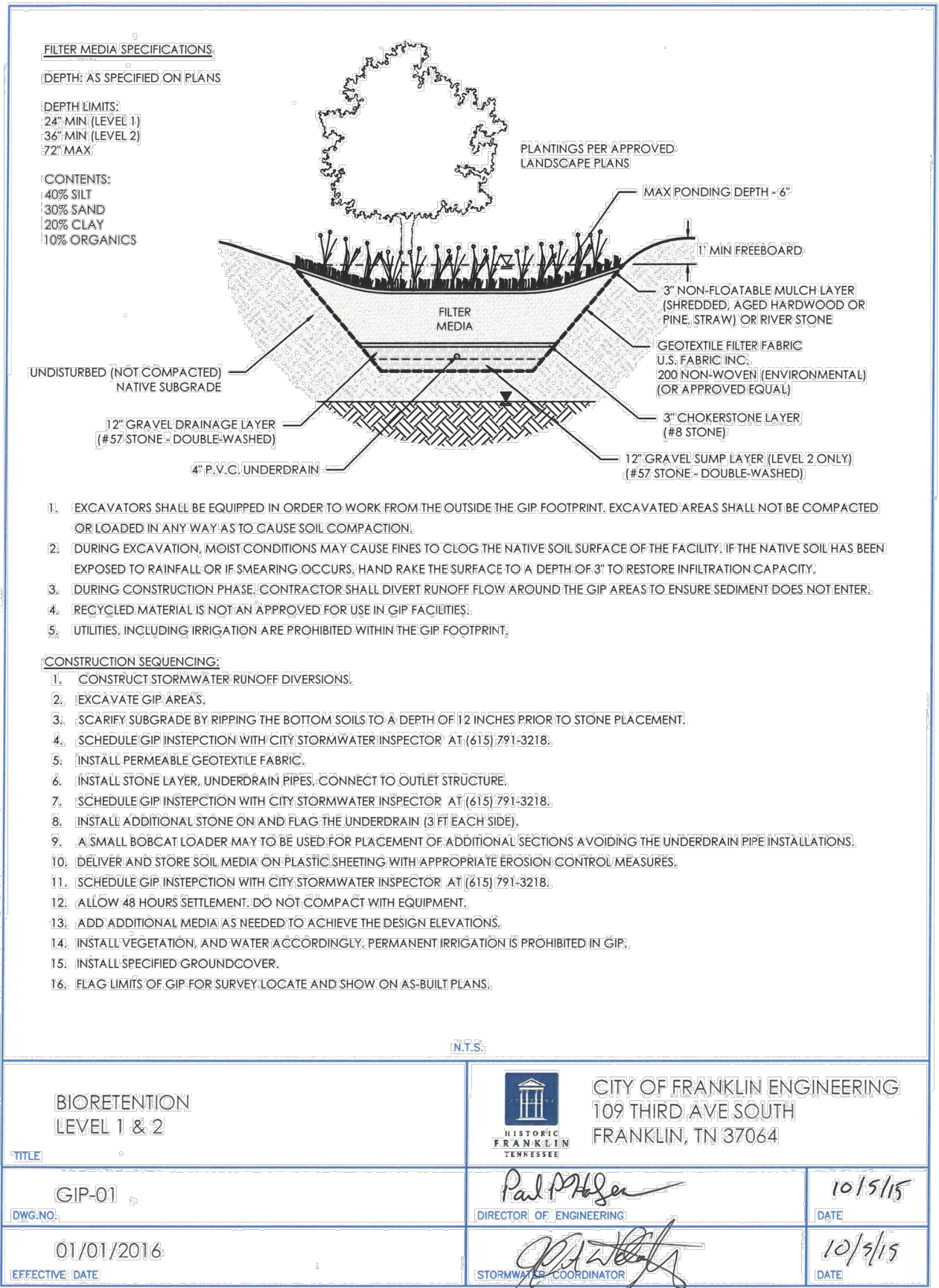
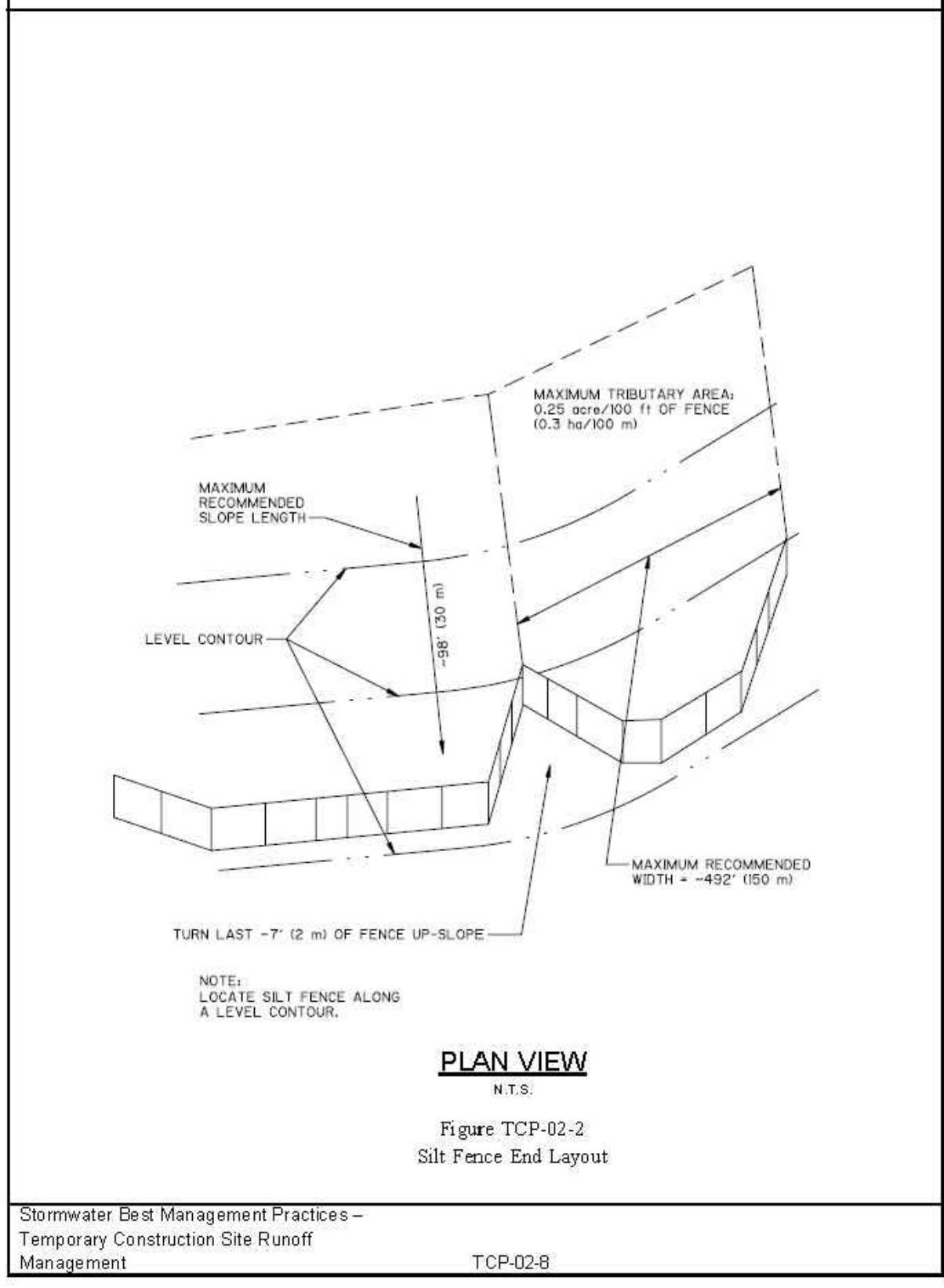
ACTIVITY: Stabilized Construction Entrance TCP- 01



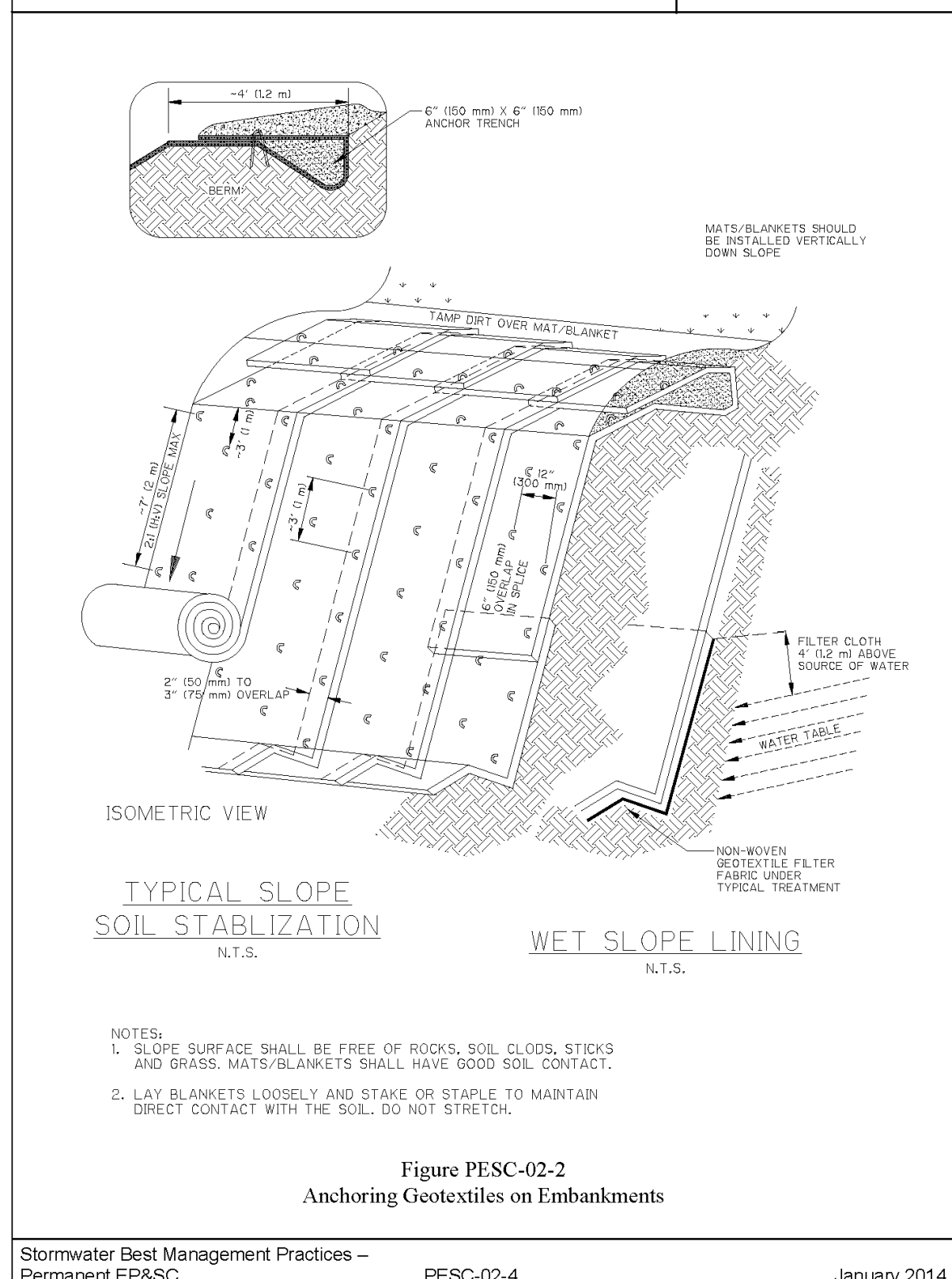
ACTIVITY: Silt Fence TCP – 02



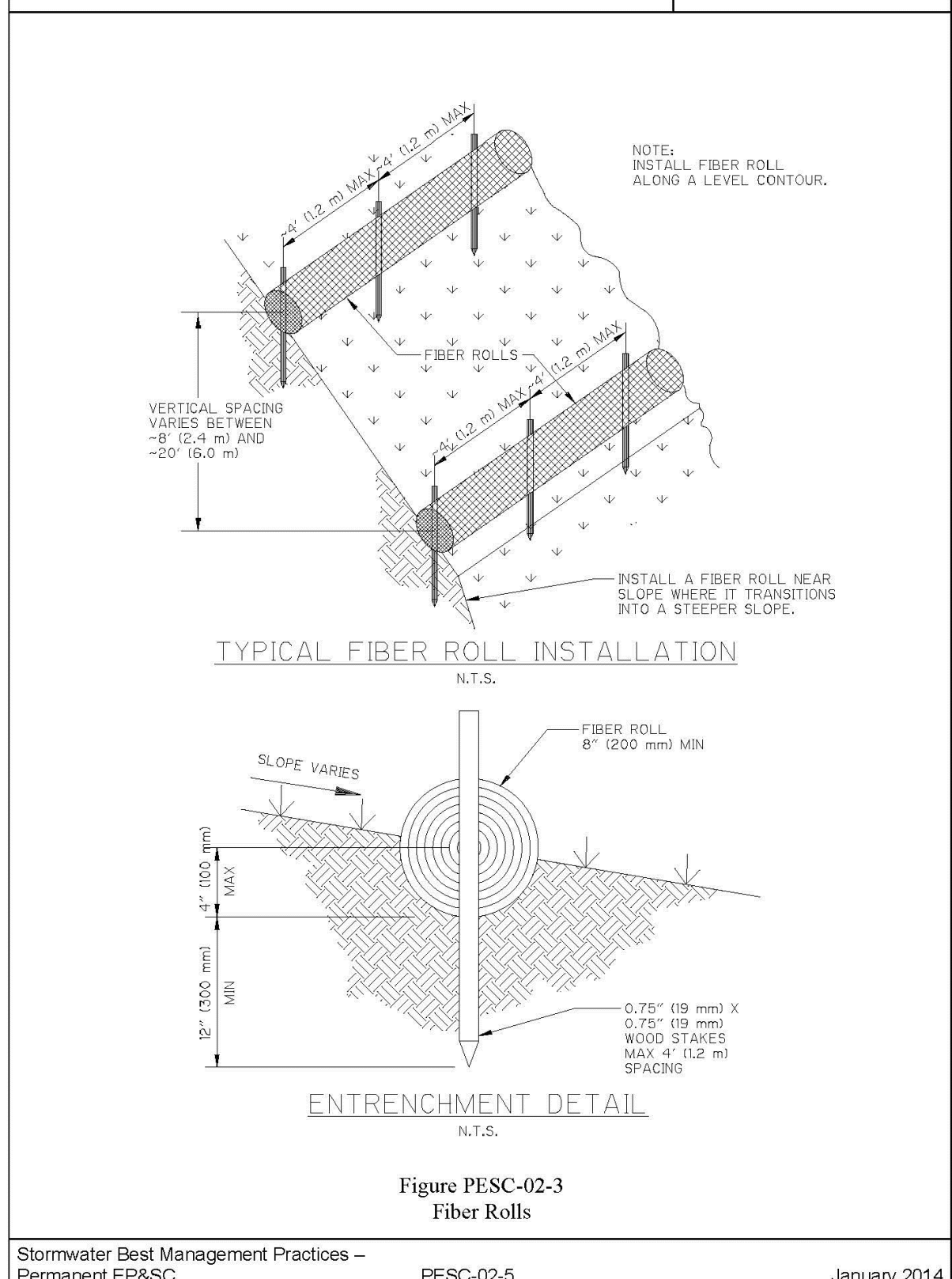
ACTIVITY: Silt Fence TCP – 02



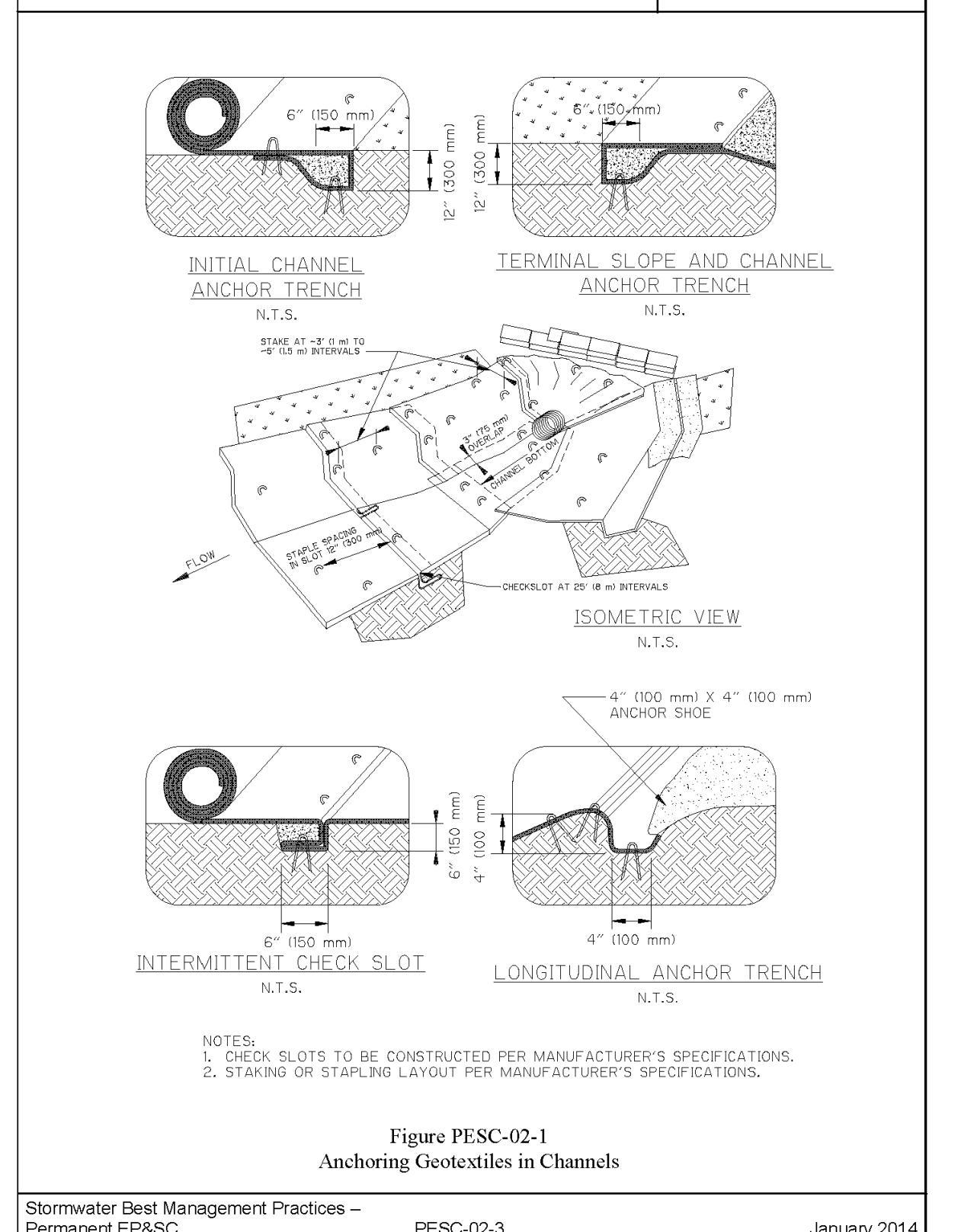
ACTIVITY: Geotextiles PESC – 02



ACTIVITY: Geotextiles PESC – 02

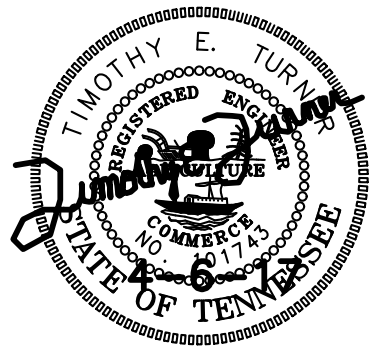


ACTIVITY: Geotextiles PESC – 02



GRADING, DRAINAGE & EPSC DETAILS

472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

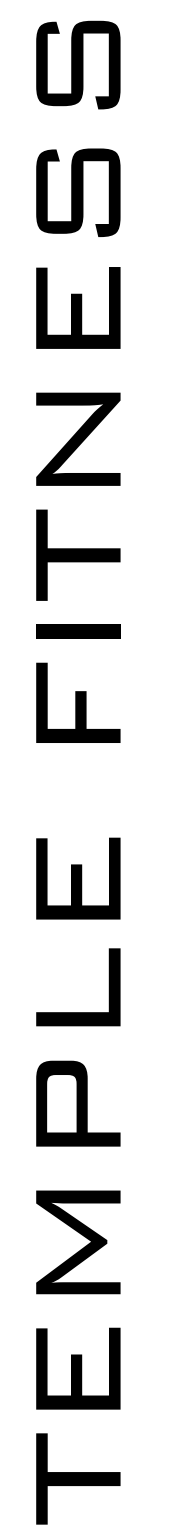
SHEET
C-3.5

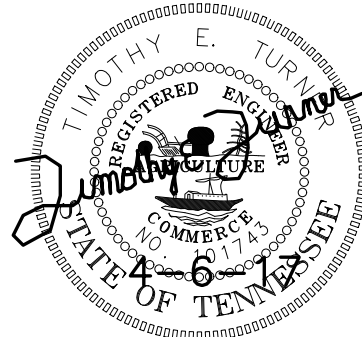


T-SQUAREENGINEERING

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COF PROJECT NUMBER - 6192



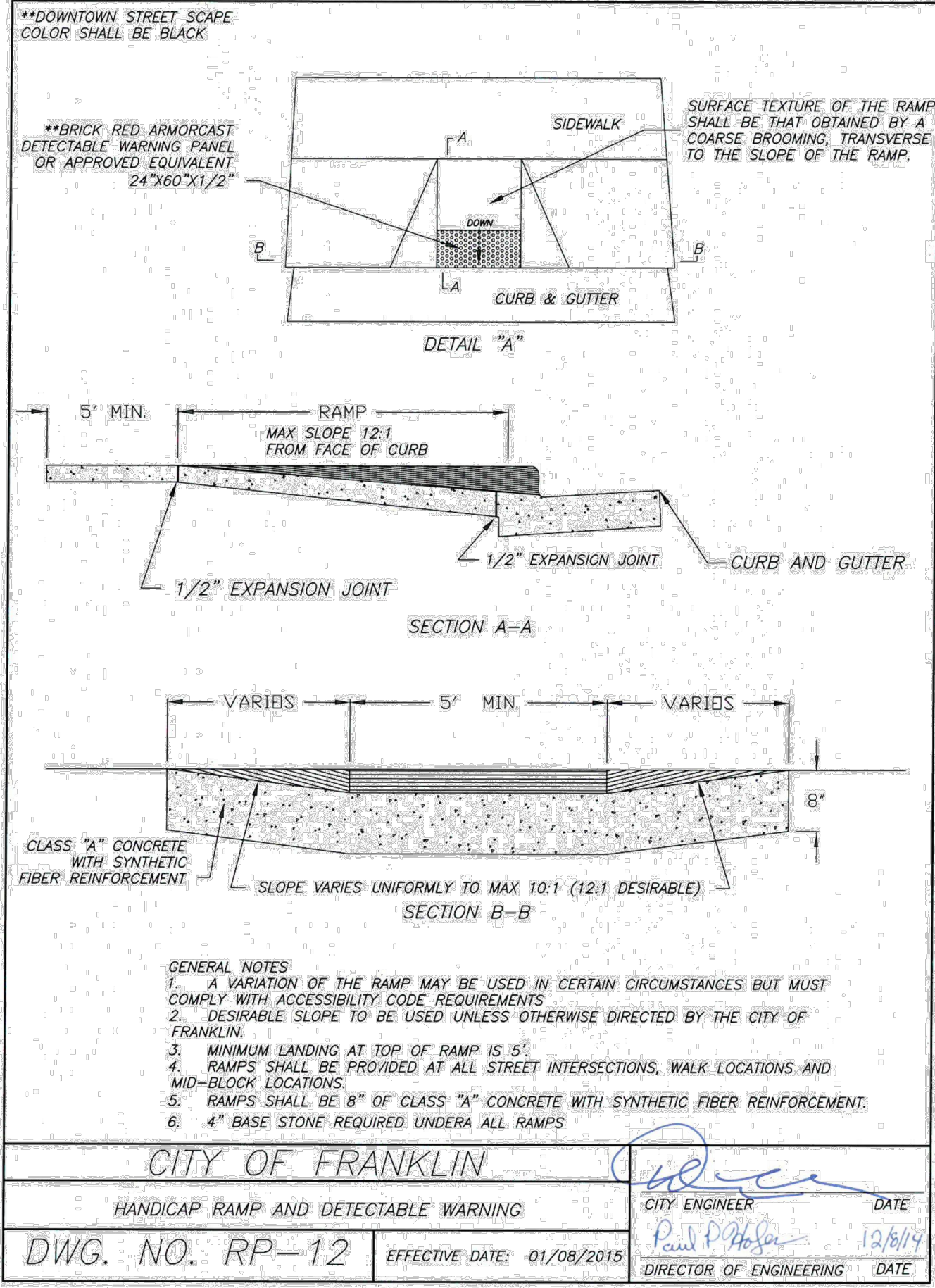
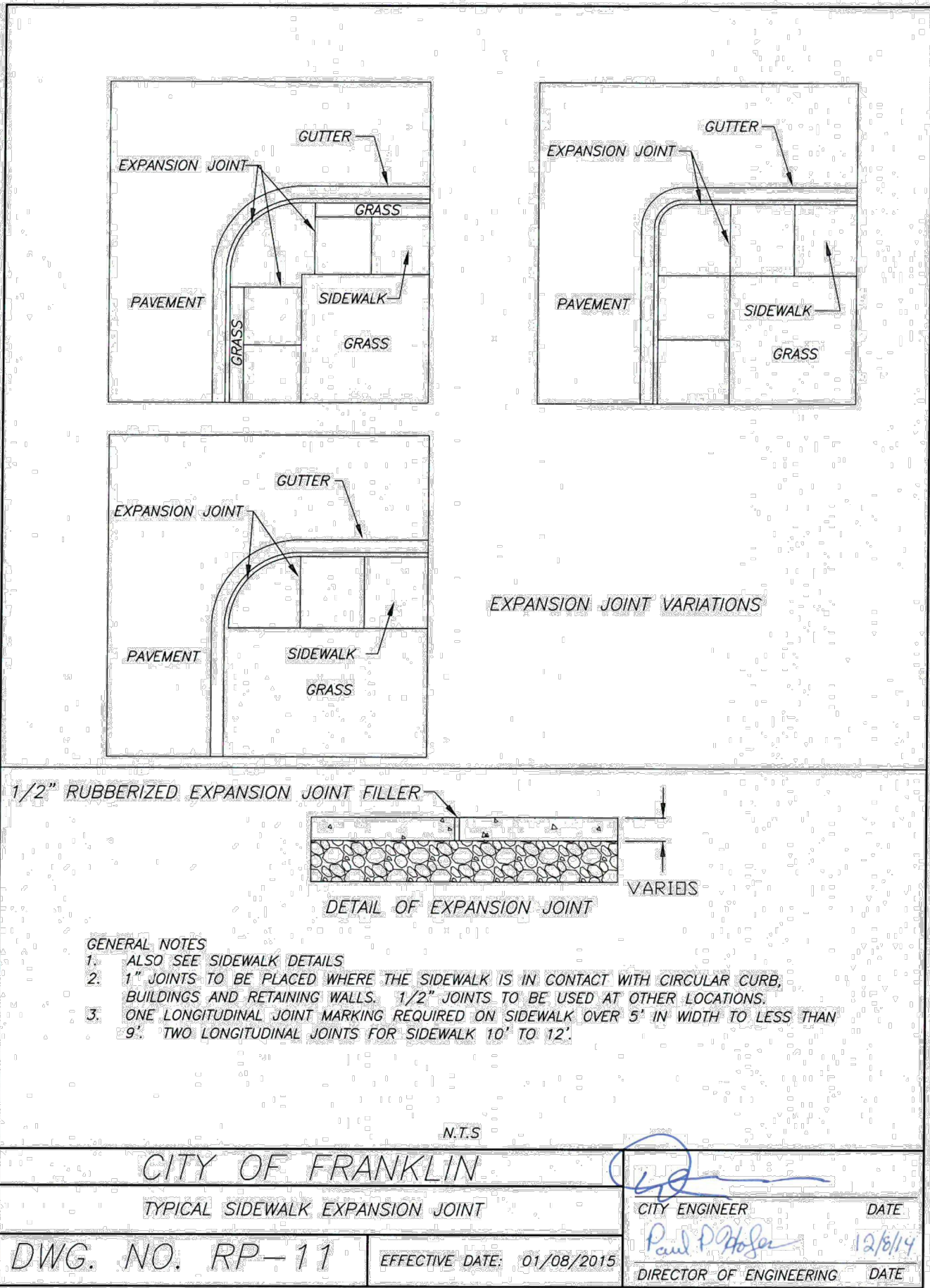
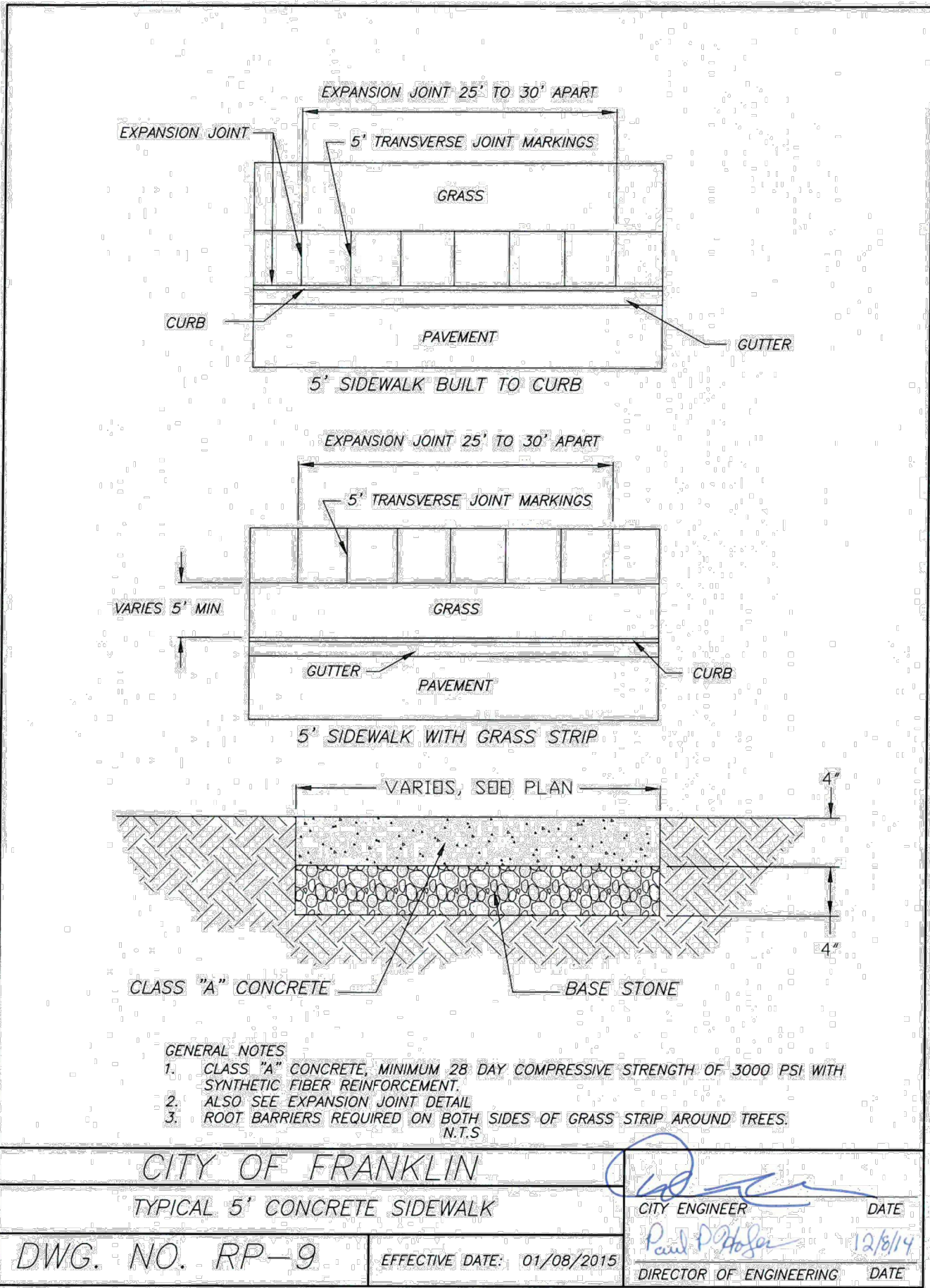


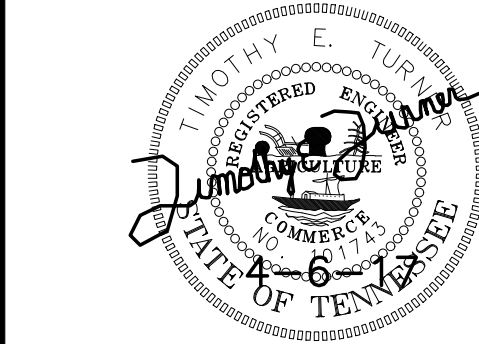
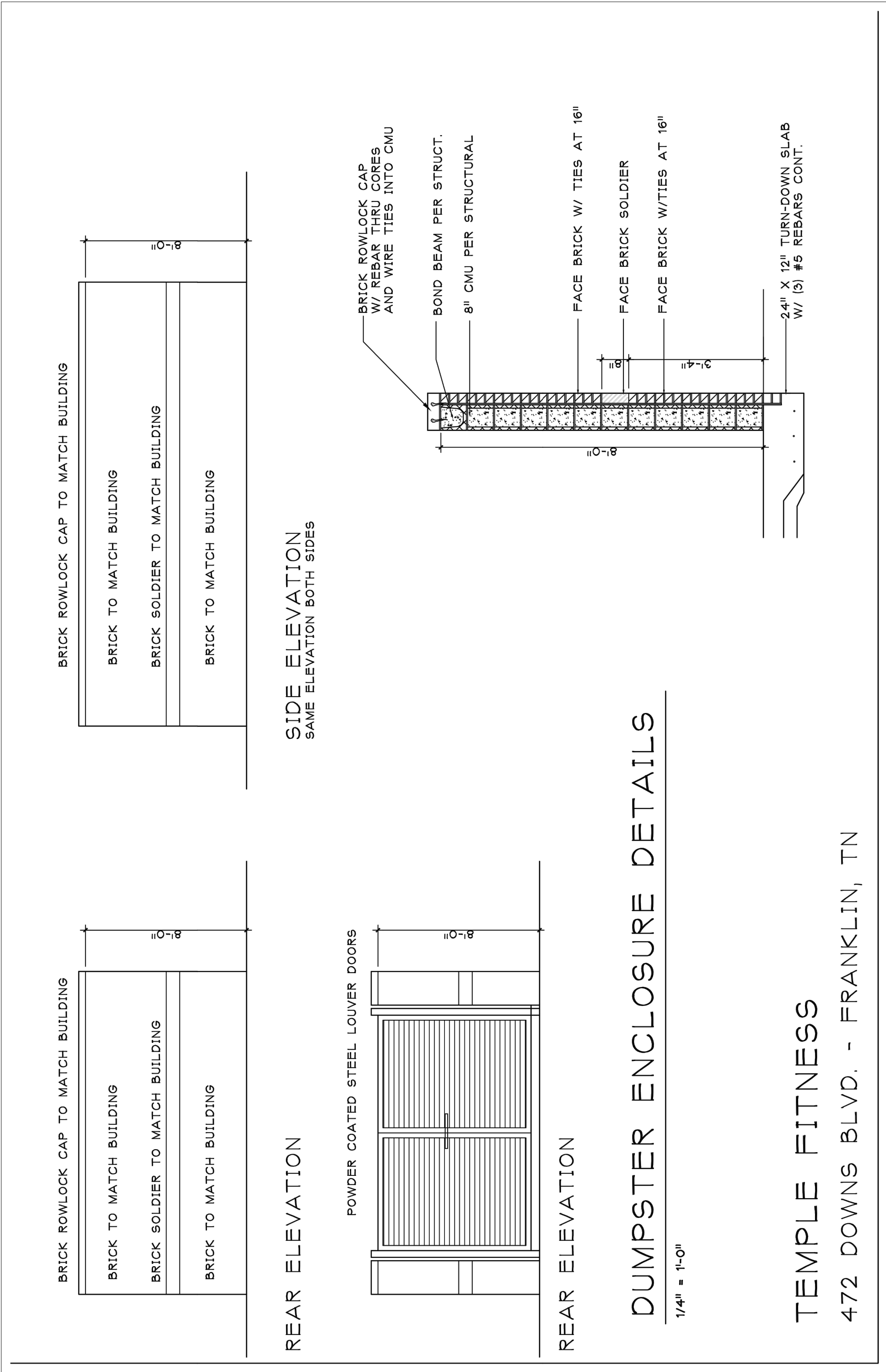
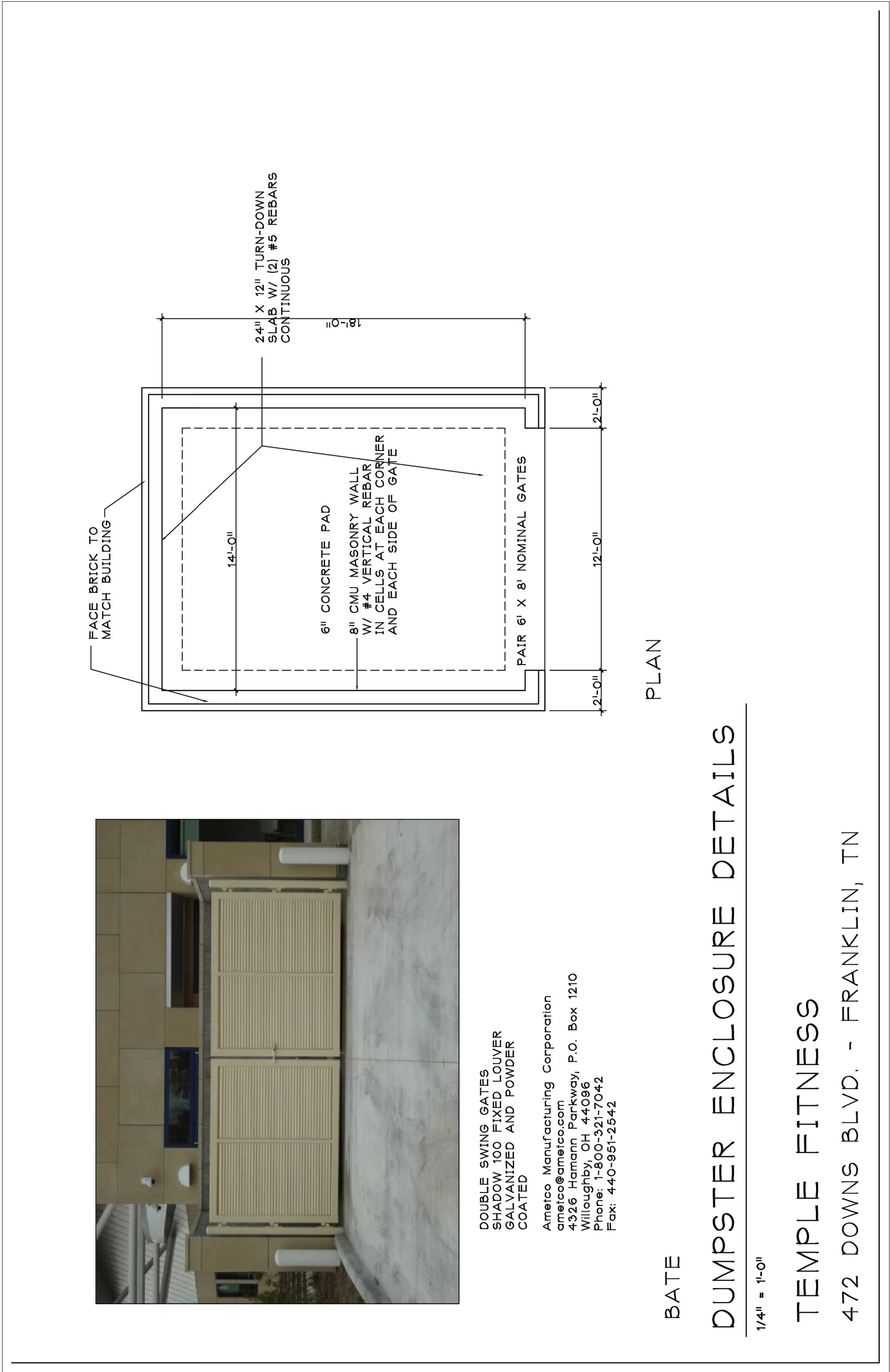
GRADING, DRAINAGE & EPSC DETAILS

472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

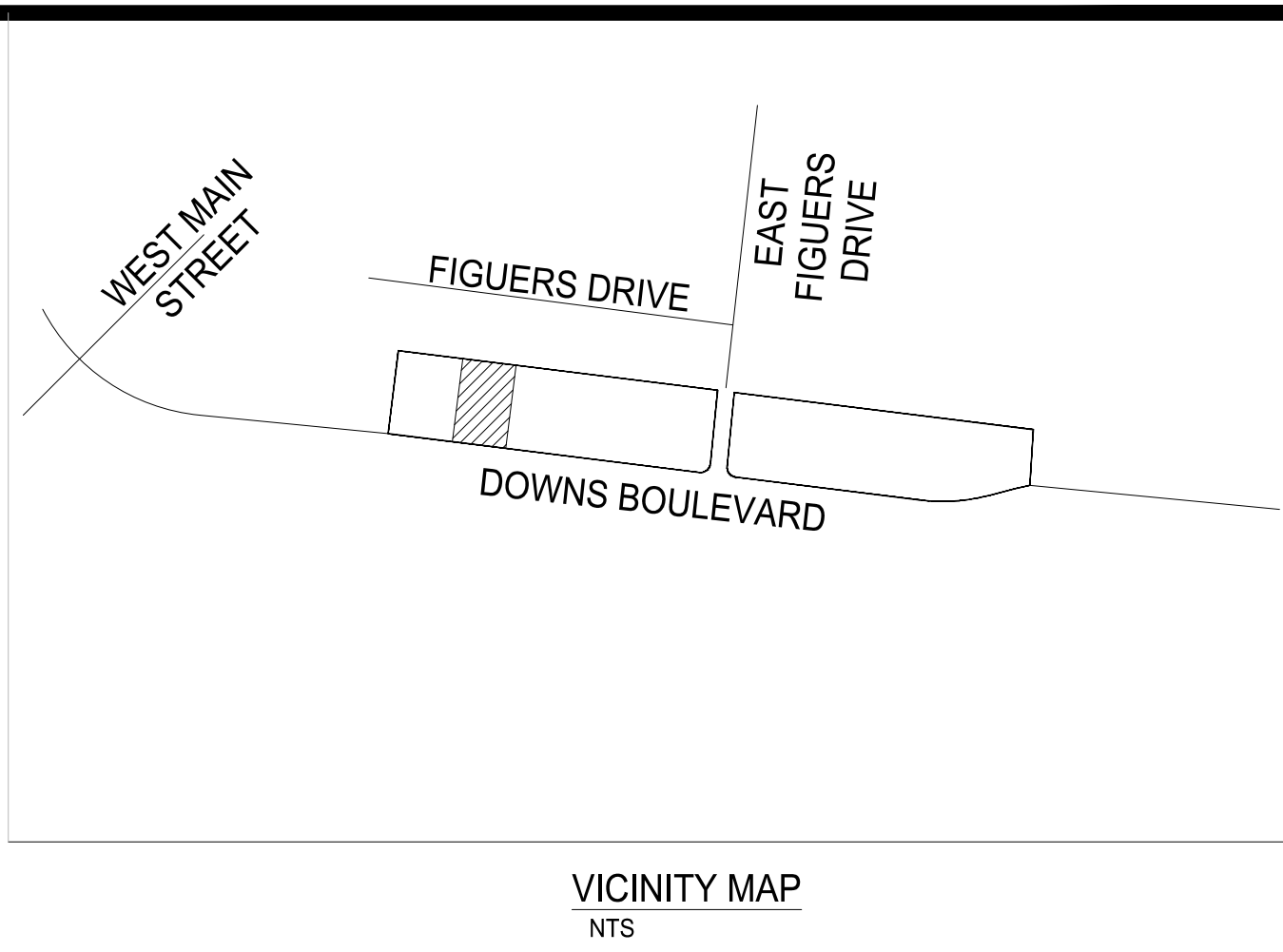
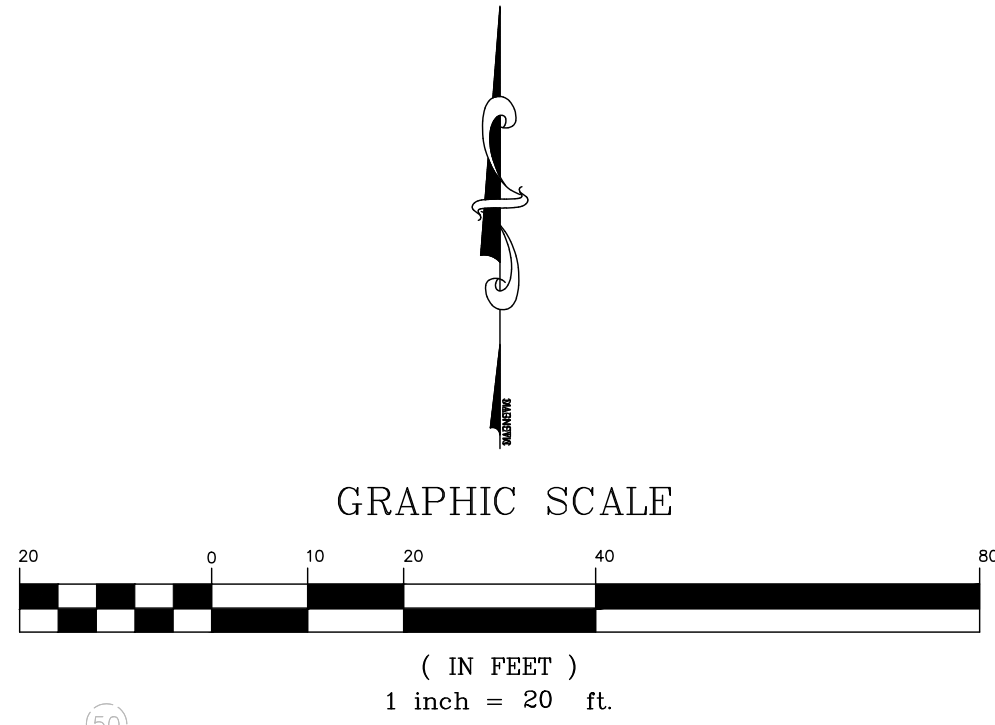
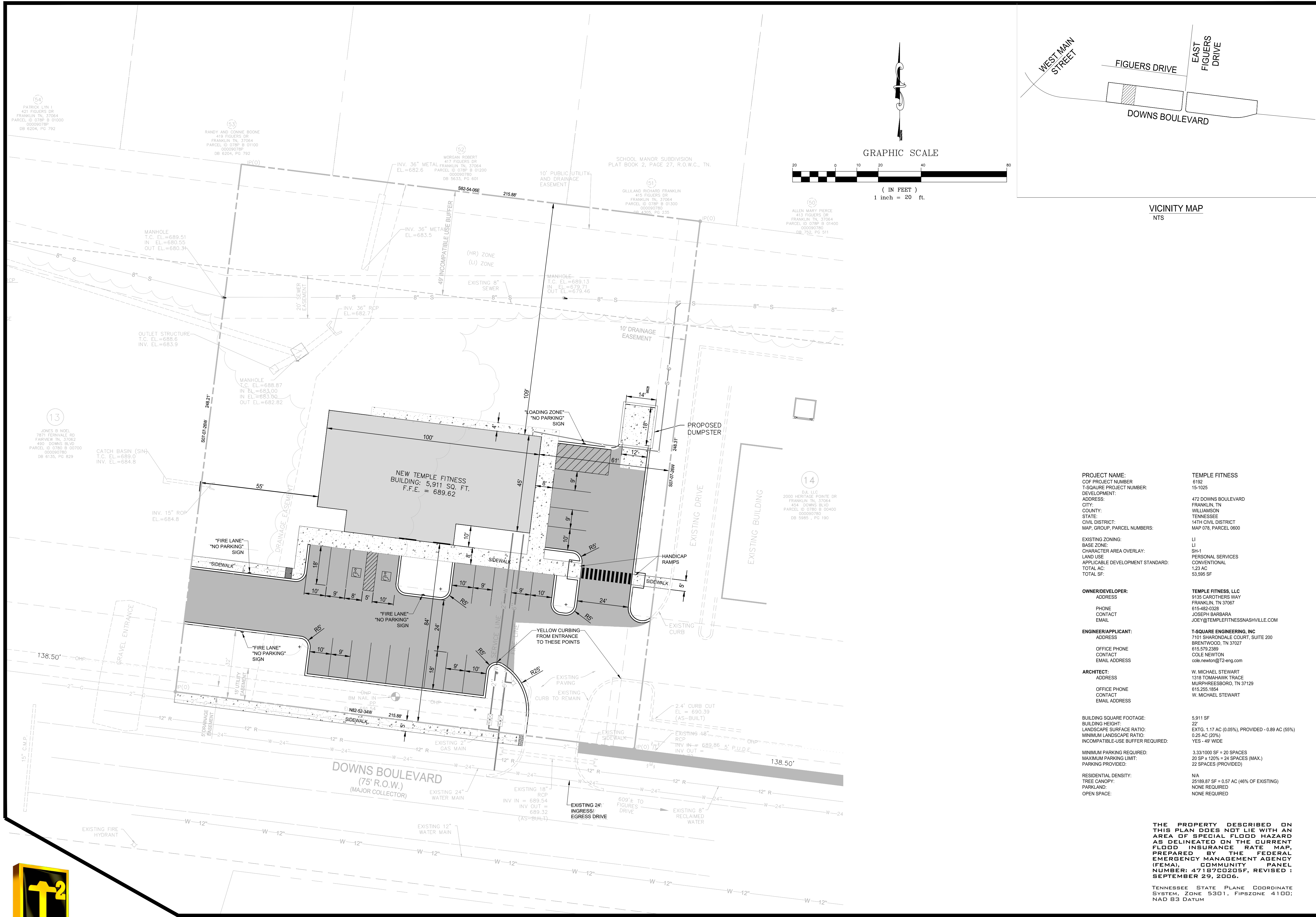
NO.	DATE	REVISIONS
1	4-6-17	REVISED PER FRANKLIN COMMENTS

DATE: 2/2/2017	SCALE: AS SHOWN	DRAWN BY: T-SQUARE	REVIEWER: TET
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DATE:	NO.	DATE	REVISIONS
2/2/2017	1	4-6-17	REVISED PER FRANKLIN COMMENTS
SCALE:			
AS SHOWN			
DRAWN BY:			
T-SQUARE			
REVIEWER:			
TET			



PROJECT NAME: TEMPLE FITNESS
COF PROJECT NUMBER: 6192
T-SQUARE PROJECT NUMBER: 15-1025
ADDRESS: 472 DOWNS BOULEVARD
CITY: FRANKLIN, TN 37064
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 078, PARCEL 0600

EXISTING ZONING: LI
BASE ZONE: LI
CHARACTER AREA OVERLAY: SH-1
LAND USE: PERSONAL SERVICES
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL AC: 1.23 AC
TOTAL SF: 53,595 SF

OWNER/DEVELOPER: TEMPLE FITNESS, LLC
ADDRESS: 9135 CAROTHERS WAY
FRANKLIN, TN 37067
PHONE: 615-462-6328
CONTACT: JOSEPH BARBARA
EMAIL: JOEY@TEMPLEFITNESSNASHVILLE.COM

ENGINEER/APPLICANT: T-SQUARE ENGINEERING, INC
ADDRESS: 7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027
OFFICE PHONE: 615-678-8212
CONTACT: COLE NEWTON
EMAIL ADDRESS: cole.newton@t2-eng.com

ARCHITECT: W. MICHAEL STEWART
ADDRESS: 1318 TOMAHAWK TRACE
MURPHREESBORO, TN 37129
OFFICE PHONE: 615-255-1654
CONTACT: W. MICHAEL STEWART
EMAIL ADDRESS:

BUILDING SQUARE FOOTAGE: 5,911 SF
BUILDING HEIGHT: 22'
LANDSCAPE SURFACE RATIO: EXTS: 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO: 0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED: YES - 49' WIDE

MINIMUM PARKING REQUIRED: 3,331,000 SF = 20 SPACES
MAXIMUM PARKING LIMIT: 20 SP x 120% = 24 SPACES (MAX.)
PARKING PROVIDED: 22 SPACES (PROVIDED)

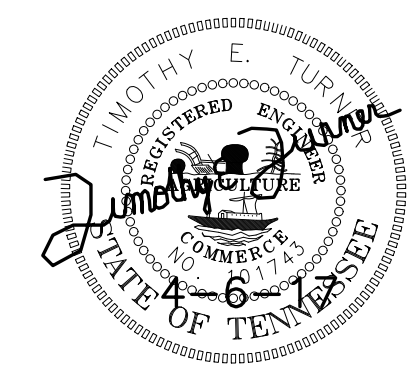
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND: NONE REQUIRED
OPEN SPACE: NONE REQUIRED

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0205F, REVISED: SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

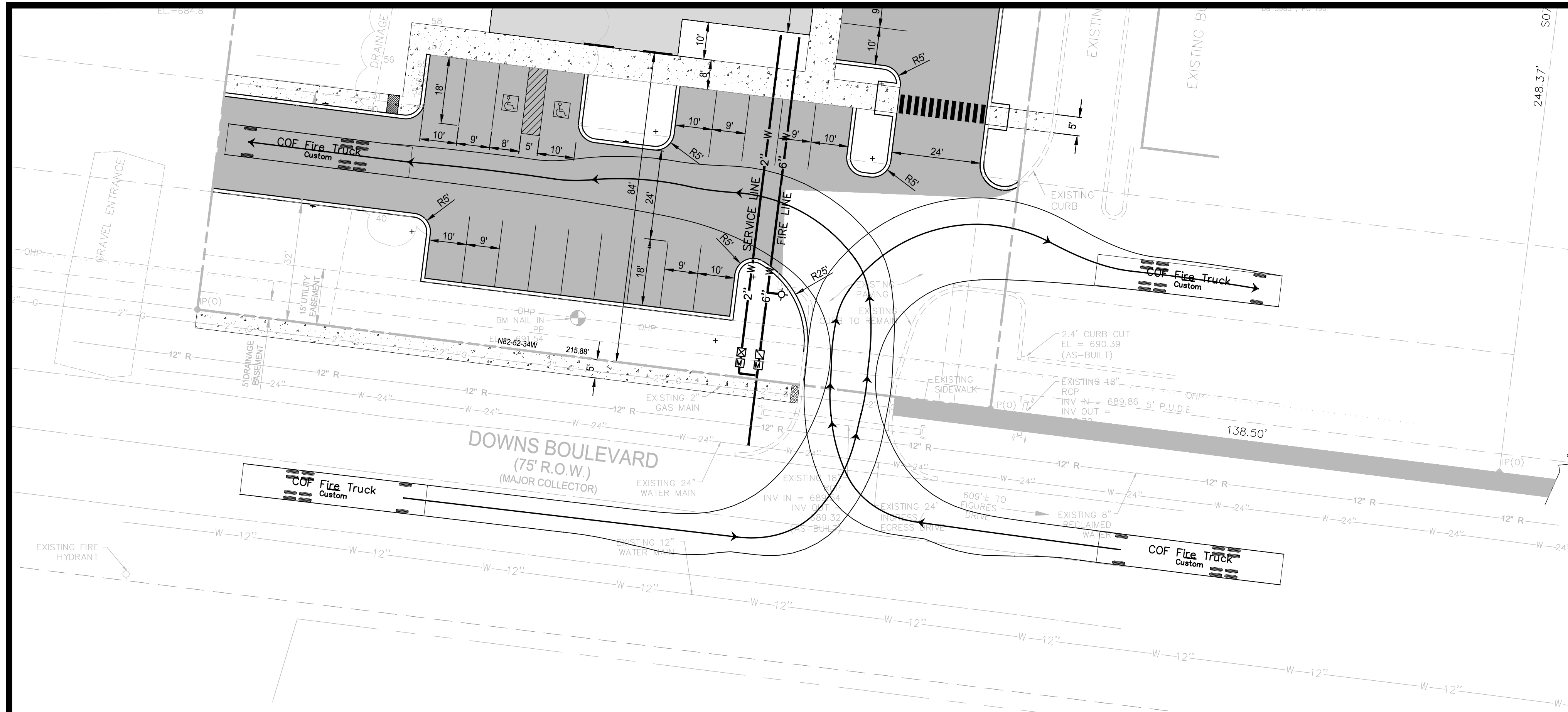
REVISED PER FRANKLIN COMMENTS		REVISIONS	
NO.	DATE	NO.	DATE
1	4-6-17		

ROW ACCESS PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

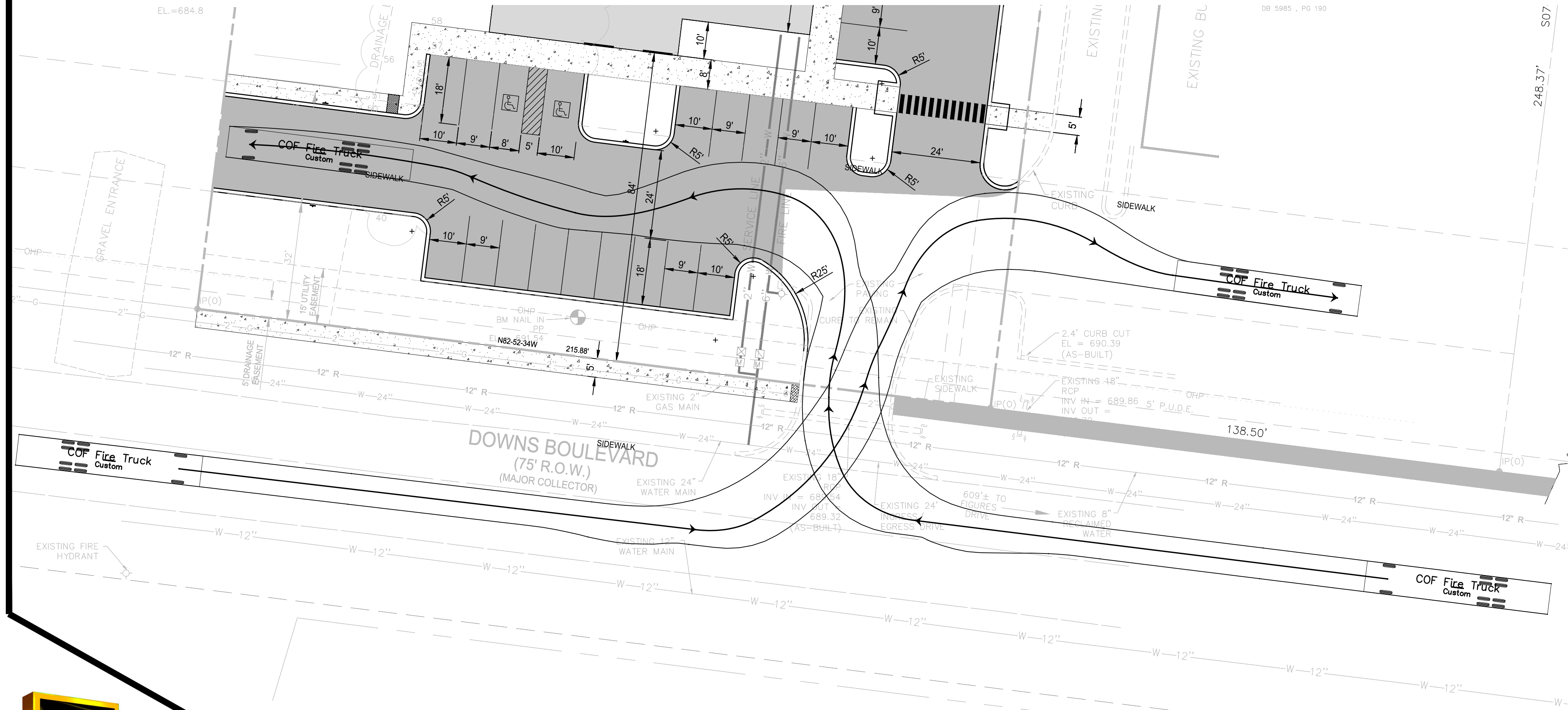


PROJECT
15-1025

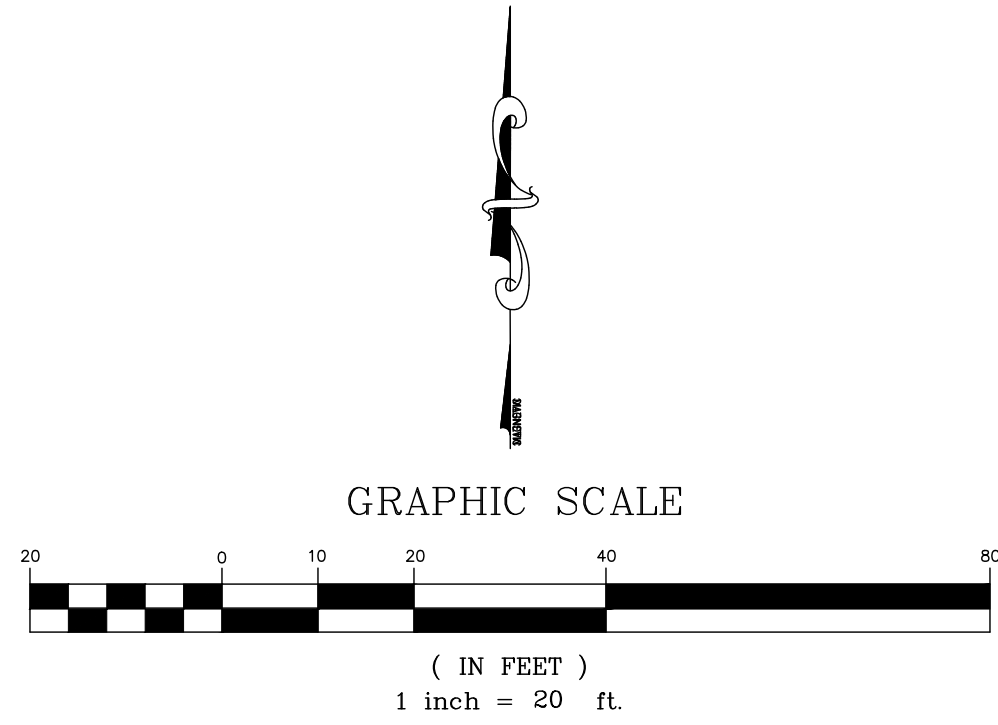
SHEET
C-4.0



TRUCK PATHS U-TURNING INTO PARKING AREA



TRUCK PATHS ENTERING INTO PARKING AREA



AUTOTURN VEHICLE (COF FIRE TRUCK)	
DESCRIPTION	NUMBER OF OR LENGTH
NUMBER OF FRONT AXLES	1
FRONT TRACK WIDTH	8'
WHEELS ON EACH FRONT AXLE	2
NUMBER OF REAR AXLES	2
REAR TRACK WIDTH	8'
WHEEL BASE (FRONT AXLE TO FRONT REAR AXLE)	21.316'
REAR AXLE SPACING	4.417'
BODY LENGTH	50.0417'
BODY WIDTH	8.333'
REAR OVERHANG	22.1424'
BODY STYLE	FIRE TRUCK
TURNING RADIUS WALL TO WALL	42'

PROJECT NAME:
COF PROJECT NUMBER:
T-SQUARE PROJECT NUMBER:
DEVELOPMENT:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:
BASE ZONE:
CHARACTER AREA OVERLAY:
LAND USE:
APPLICABLE DEVELOPMENT STANDARD:
TOTAL AC:
TOTAL SF:

OWNER/DEVELOPER:
ADDRESS:
PHONE:
CONTACT:
EMAIL:

ENGINEER/APPLICANT:
ADDRESS:
OFFICE PHONE:
CONTACT:
EMAIL ADDRESS:

ARCHITECT:
ADDRESS:
OFFICE PHONE:
CONTACT:
EMAIL ADDRESS:

BUILDING SQUARE FOOTAGE:
BUILDING HEIGHT:
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE RATIO:
INCOMPATIBLE-USE BUFFER REQUIRED:

MINIMUM PARKING REQUIRED:
MAXIMUM PARKING LIMIT:
PARKING PROVIDED:

RESIDENTIAL DENSITY:
TREE CANOPY:
PARKLAND:
OPEN SPACE:

TEMPLE FITNESS
6192
15-1025
472 DOWNS BOULEVARD
FRANKLIN, TN 37067
WILLIAMSON
TENNESSEE
14TH CIVIL DISTRICT
MAP 078, PARCEL 0600

LI
LI
SH-1
PERSONAL SERVICES
CONVENTIONAL
1.23 AC
53,995 SF

TEMPLE FITNESS, LLC
9135 CAROTHERS WAY
FRANKLIN, TN 37067
615-482-0328
JOSEPH BARBARA
JOEY@TEMPLEFITNESSNASHVILLE.COM

T-SQUARE ENGINEERING, INC
7101 SHARONDALE COURT, SUITE 200
BRENTWOOD, TN 37027
615.579.2389
COLE NEWTON
cole.newton@t2-eng.com

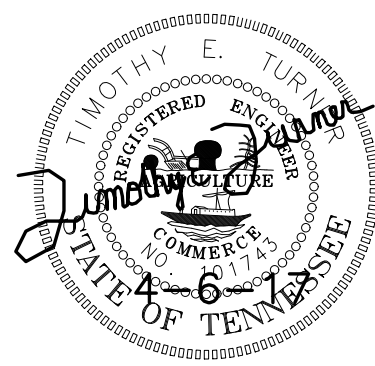
W. MICHAEL STEWART
1318 TOMAHAWK TRACE
MURPHREESBORO, TN 37129
615.255.1854
W. MICHAEL STEWART

5,911 SF
EXTG. 1.17 AC (0.05%), PROVIDED - 0.89 AC (55%)
0.25 AC (20%)
YES - 49' WIDE

3.33/1000 SF = 20 SPACES
20 SP x 120% = 24 SPACES (MAX.)
22 SPACES (PROVIDED)

N/A
25189.87 SF = 0.57 AC (46% OF EXISTING)
NONE REQUIRED
NONE REQUIRED

AUTOTURN PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

SHEET
C-4.1



T-SQUARE ENGINEERING

COF PROJECT NUMBER - 6192
7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • WWW.T2-ENG.COM

TEMPLE FITNESS



COF PROJECT NUMBER - 6192

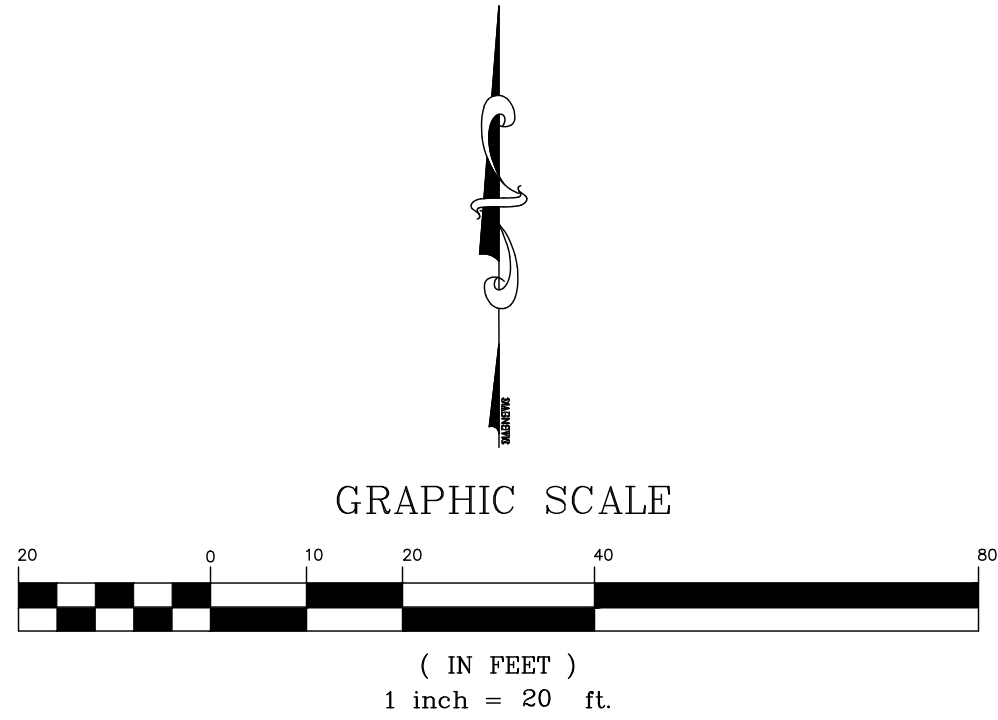
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OVERALL SITE UTILITY PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

The seal is circular with a double-lined border. The outer ring contains the text "TIMOTHY E. TURNER" at the top and "STATE OF TENNESSEE" at the bottom. The inner ring contains "REGISTERED ENGINEER" at the top and "COMMERCE" at the bottom. In the center is a circular emblem featuring a plow, a sheaf of wheat, and a cotton plant. Below the emblem is the number "NO. 01743". A handwritten signature "Timothy E. Turner" is written across the seal, and the date "4-6-17" is written at the bottom.

PROJECT	15-10
SHEET	C-5.

TEMPLE FITNESS



FIRE FLOW TEST RESULTS(11/05/15):
STATIC - 70 PSI
RESIDUAL - 65 PSI
FLOW - 180 PSI FOR 2250 GPM
TEST PERFORMED BY GRAND FIRE PROTECTION

NOTE: WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR

- TREE PROTECTION GENERAL NOTES:**
1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
 2. TREE PROTECTION FENCING, CHAIN LINK FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.
 3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.
 4. EQUIPMENT STORAGE AND OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.
 5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND OR BACKFILLED WITH TOPSOIL AS SOON AS POSSIBLE.

HVAC NOTE
THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

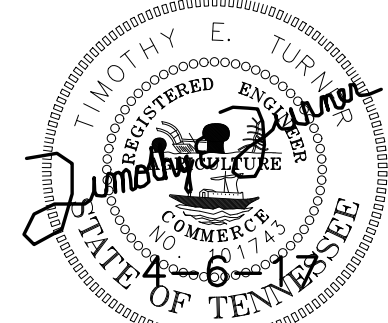
PROJECT NAME:	TEMPLE FITNESS
COF PROJECT NUMBER:	6192
T-SQUARE PROJECT NUMBER:	15-1025
DEVELOPMENT:	
ADDRESS:	472 DOWNS BOULEVARD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 078, PARCEL 0600
EXISTING ZONING:	LI
BASE ZONE:	LI
CHARACTER AREA OVERLAY:	SH4
LAND USE:	PERSONAL SERVICES
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	1.23 AC
TOTAL SF:	53,595 SF
OWNER/DEVELOPER:	TEMPLE FITNESS, LLC
ADDRESS:	9135 CAROTHERS WAY
PHONE:	FRANKLIN, TN 37067
CONTACT:	615-482-0328
EMAIL:	JOSEPH.BARBARA@TEMPLEFITNESSNASHVILLE.COM
ENGINEER/APPLICANT:	T-SQUARE ENGINEERING, INC
ADDRESS:	7101 SHARONDALE COURT, SUITE 200
OFFICE PHONE:	BRENTWOOD, TN 37027
CONTACT:	615.579.2389
EMAIL ADDRESS:	COLE.NEWTON@T2-ENG.COM
ARCHITECT:	W. MICHAEL STEWART
ADDRESS:	1318 TOMAHAWK TRACE
OFFICE PHONE:	MURPHREESBORO, TN 37129
CONTACT:	615.255.1854
EMAIL ADDRESS:	W. MICHAEL STEWART
BUILDING SQUARE FOOTAGE:	5,911 SF
BUILDING HEIGHT:	22'
LANDSCAPE SURFACE RATIO:	EXTG. 1.17 AC (0.05%); PROVIDED - 0.89 AC (55%)
MINIMUM LANDSCAPE RATIO:	0.25 AC (20%)
INCOMPATIBLE-USE BUFFER REQUIRED:	YES - 49' WIDE
MINIMUM PARKING REQUIRED:	3,301/1000 SF = 20 SPACES
MAXIMUM PARKING LIMIT:	20 SP x 120' x 24 SPACES (MAX.)
PARKING PROVIDED:	22 SPACES (PROVIDED)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	25189.87 SF = 0.57 AC (46% OF EXISTING)
PARKLAND:	NONE REQUIRED
OPEN SPACE:	NONE REQUIRED

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NUMBER: 47187C0205F, REVISED: SEPTEMBER 29, 2006.

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

DATE:	NO.	DATE	REVISIONS
2/2/2017	1	4-6-17	REVISED PER FRANKLIN COMMENTS

SITE UTILITY PLAN
472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

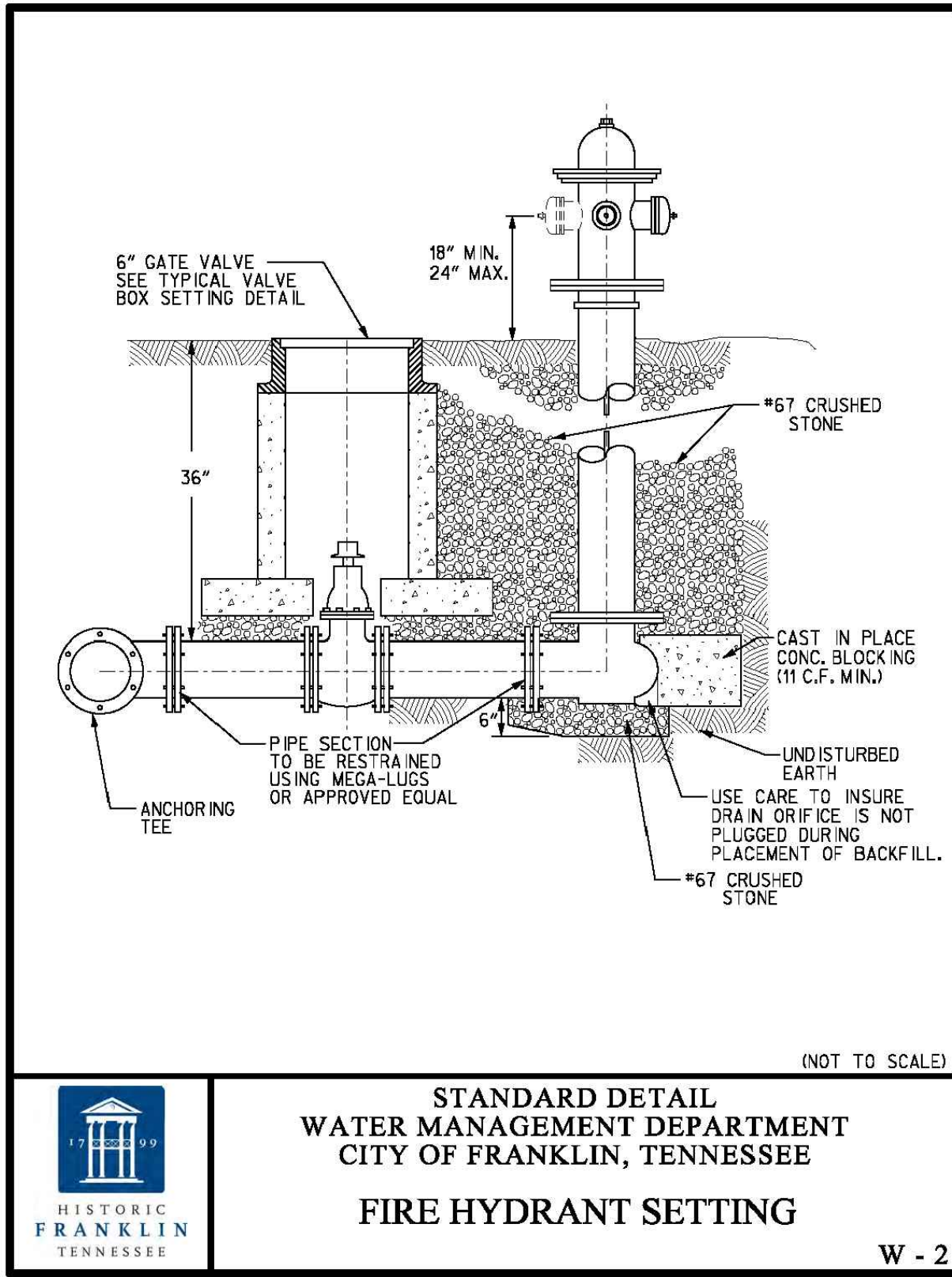
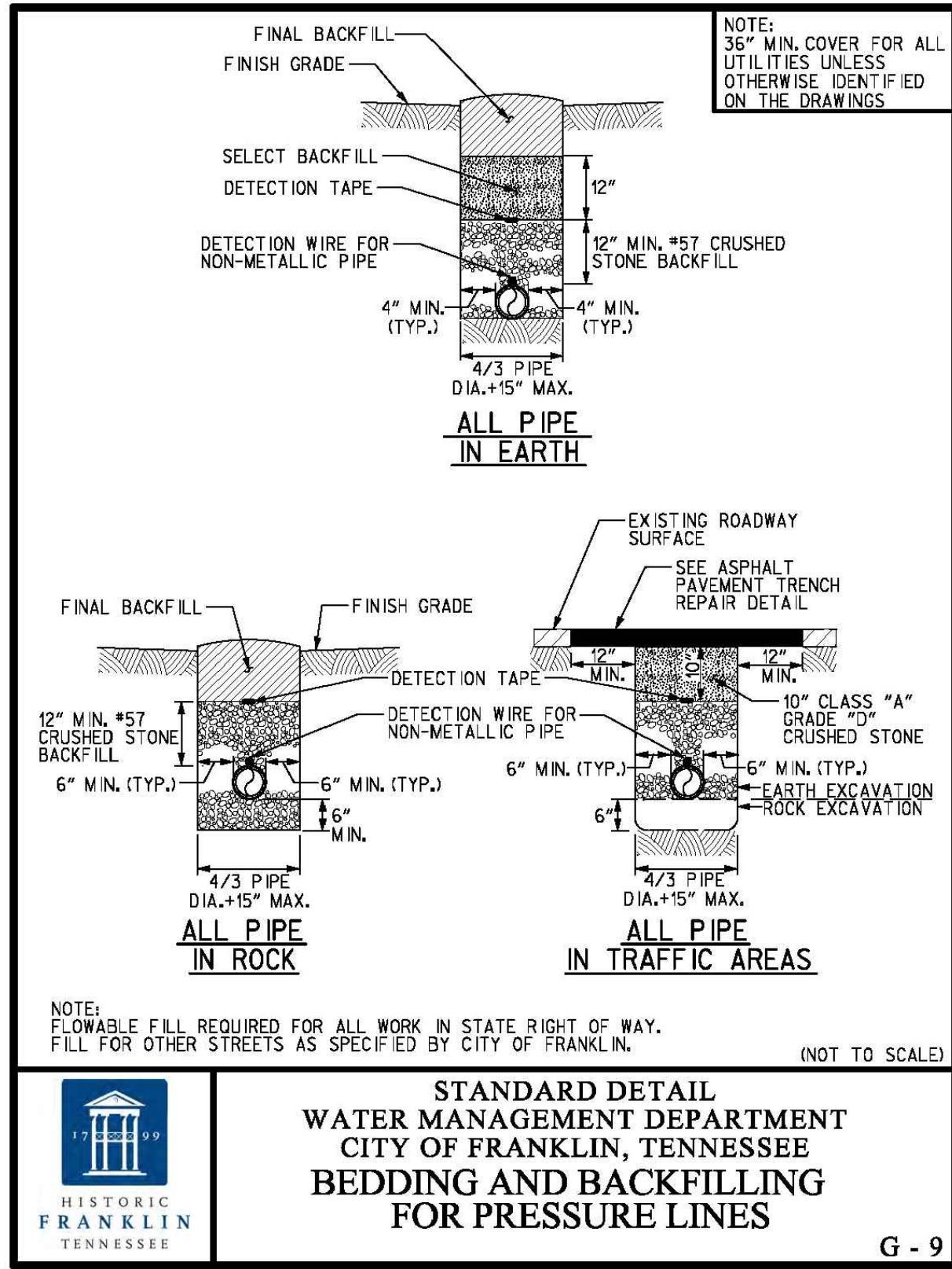
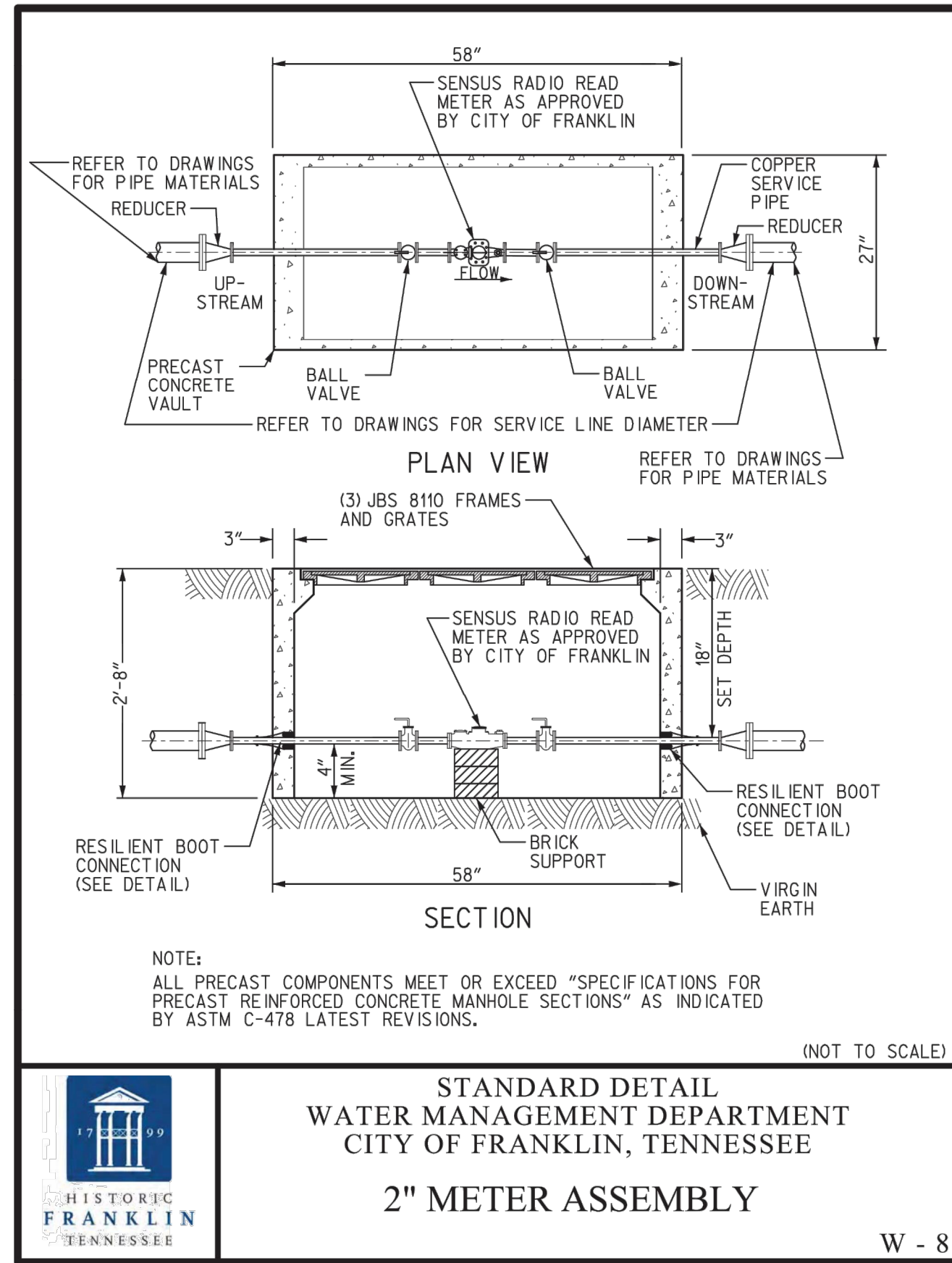
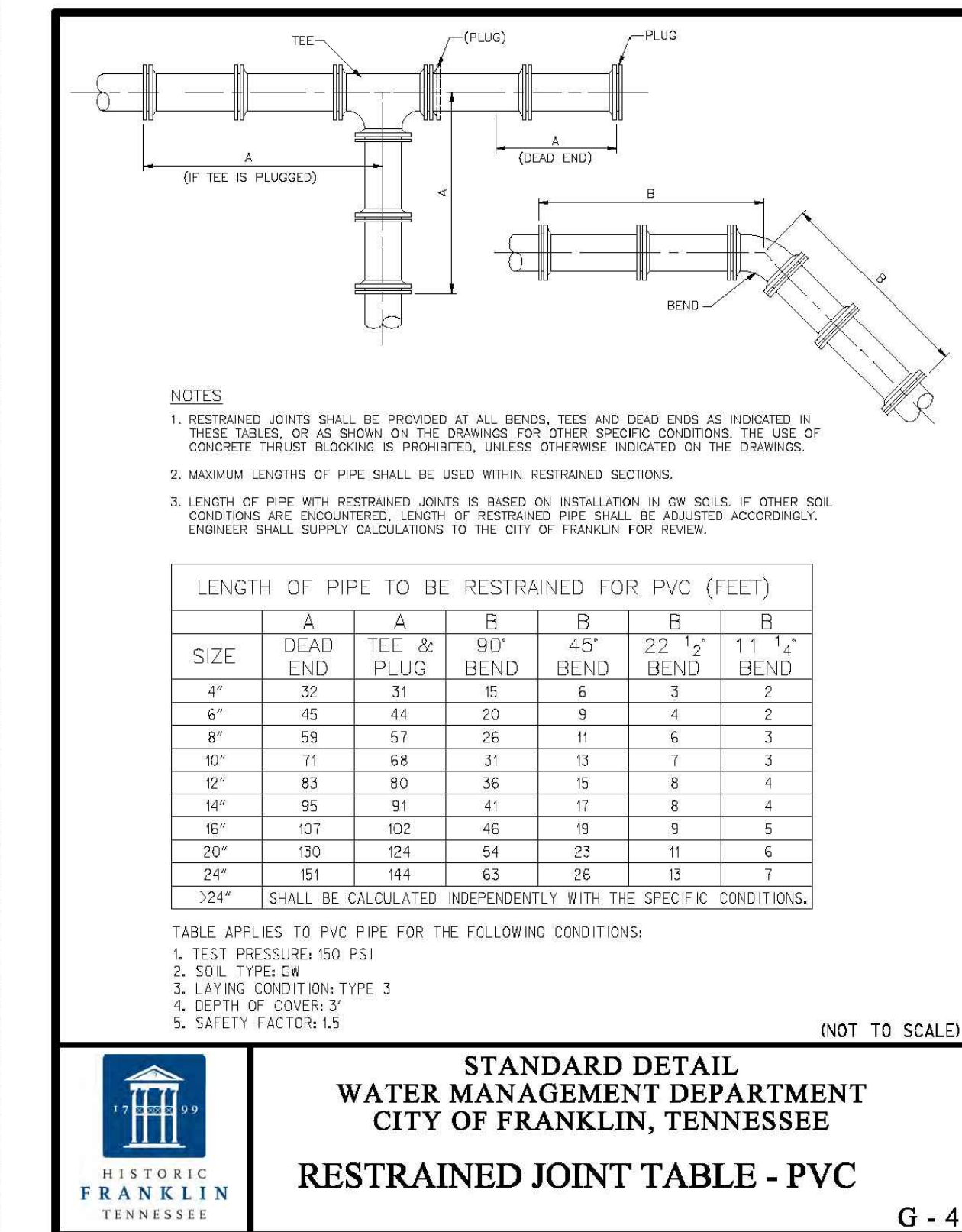
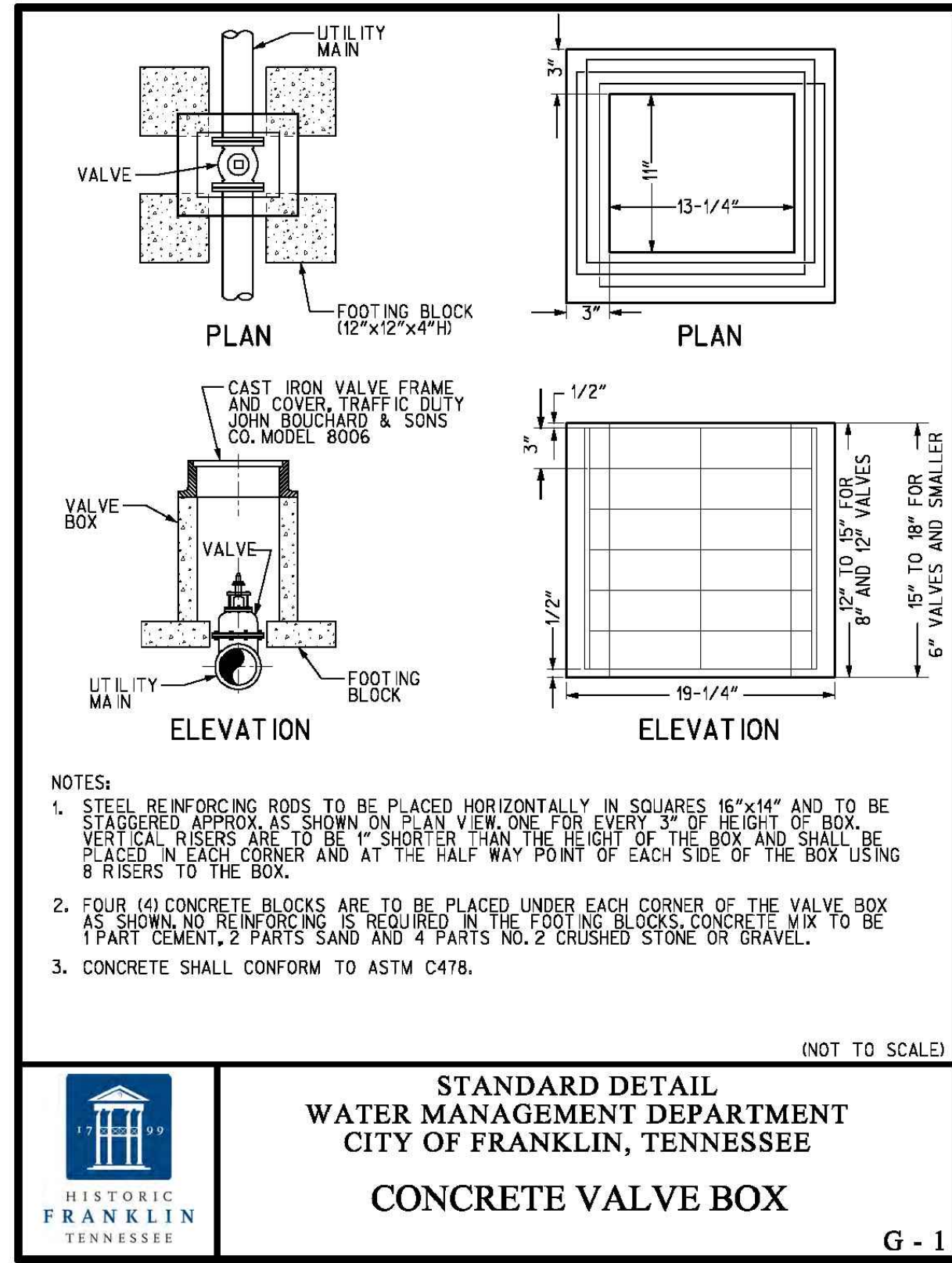
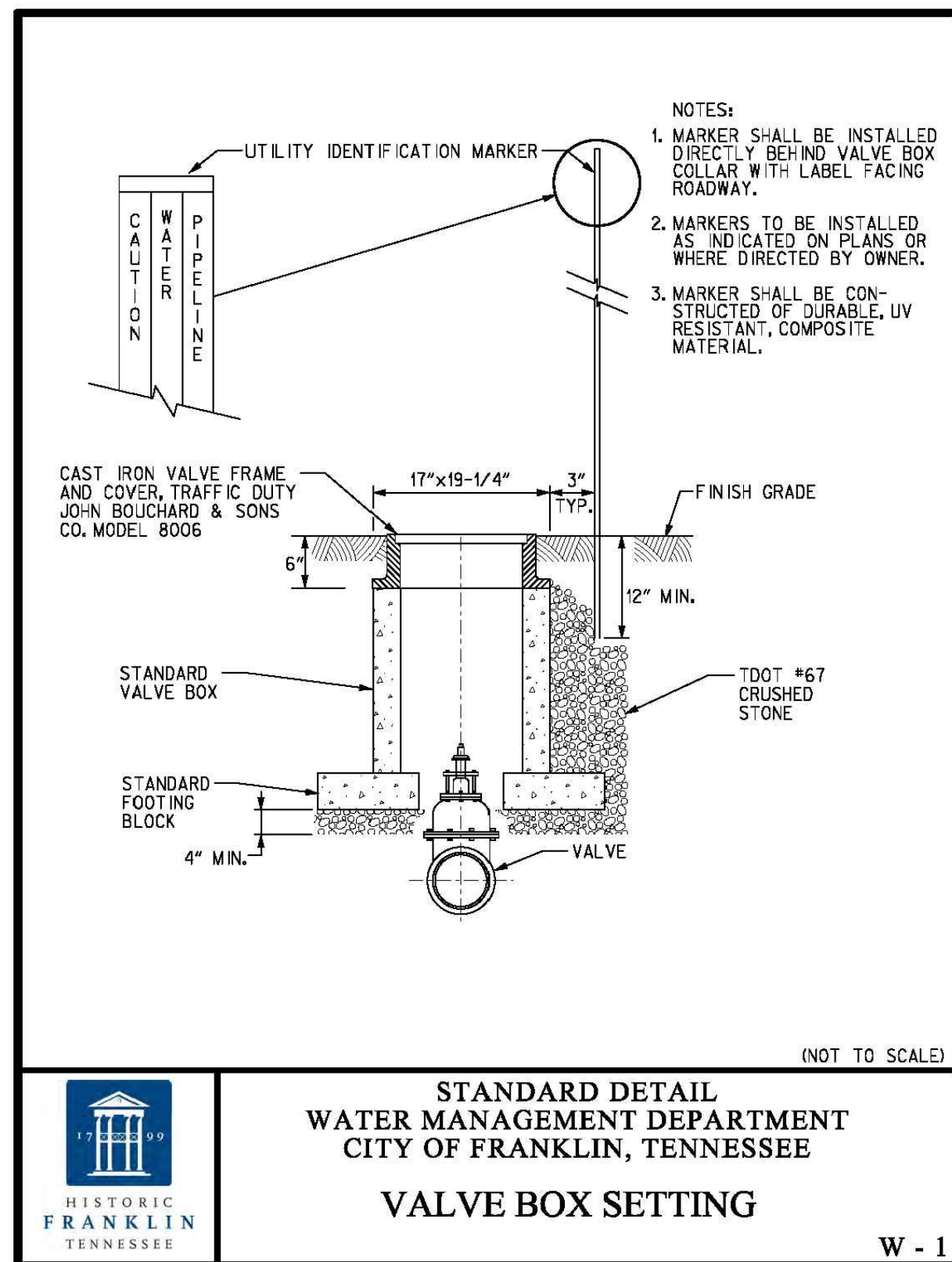
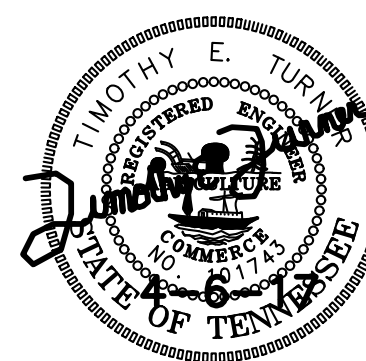
SHEET
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T-SQUARE ENGINEERING

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COF PROJECT NUMBER - 6192



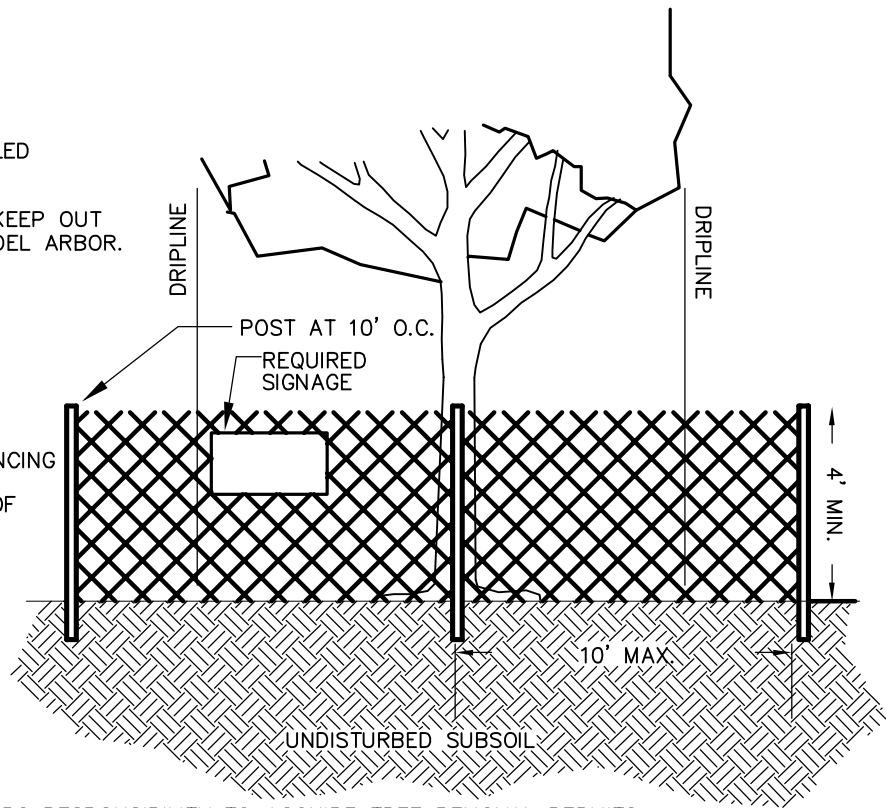
NOTE:

SIGNAGE SHALL BE INSTALLED AT 150 LF INTERVALS. SIGNAGE SHALL READ: "TREE PROTECTION ZONE: KEEP OUT ZONA DE LA PROTECCION DEL ARBOR. NO SE PERMITE ENTRAR"

NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE PROTECTION AREA.

CONTINUOUS BARRIER OF 4" HIGH CHAIN LINK FENCING WITH TEMPORARY SIGNAGE DELINEATING BOUNDARIES OF TREE PROTECTION FENCING

FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OR THE DRIPLINE OF THE TREE. MIN. 10' SQUARE PROTECTED AREA REQUIRED



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

AFTER INSTALLATION THE LANDSCAPING WILL BE MAINTAINED BY: Temple Fitness

ATTENTION OWNER/INSTALLER: THE LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE BOND FOR LANDSCAPING. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER: Temple Fitness CONTACT NAME & NUMBER

LANDSCAPE ARCHITECT: Robert Brian Wray (615) 333-4636 CONTACT NAME & NUMBER

FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

HVAC EQUIPMENT IS ROOF MOUNTED

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

- PERIMETER PLANTING STRIP
- LOADING/SERVICE AREA
- ELECTRICAL TRANSFORMER SCREEN
- TRANSITIONAL BUFFERYARD

TREE INVENTORY CHART

TREES TO REMAIN:

CALIPER	TYPE	CONDITION	CALIPER	TYPE	CONDITION	CALIPER	TYPE	CONDITION
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD
4"	TREE	GOOD	4"	TREE	GOOD	6"	TREE	GOOD

TOTAL INCHES RETAINED: 236"

TREES TO BE REMOVED:

CALIPER	TYPE	CONDITION	CALIPER	TYPE	CONDITION	CALIPER	TYPE	CONDITION
4"	TREE	GOOD	6"	TREE	GOOD	10"	TREE	GOOD
4"	TREE	GOOD	6"	TREE	GOOD	10"	TREE	GOOD
6"	TREE	GOOD	6"	TREE	GOOD	10"	TREE	GOOD
6"	TREE	GOOD	8"	TREE	GOOD	10"	TREE	GOOD
6"	TREE	GOOD	10"	TREE	GOOD	10"	TREE	GOOD
6"	TREE	GOOD	10"	TREE	GOOD	12"	TREE	GOOD
6"	TREE	GOOD	10"	TREE	GOOD	15"	TREE	GOOD
6"	TREE	GOOD	10"	TREE	GOOD	15"	TREE	GOOD
6"	TREE	GOOD	10"	TREE	GOOD	18"	TREE	GOOD

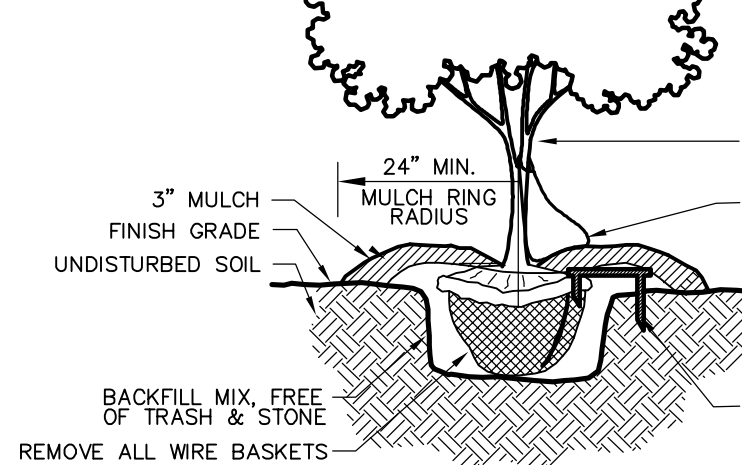
TOTAL INCHES REMOVED: 236"

50.5" IN REPLACEMENT TREES REQUIRED (50% OF ACI)
NO SPECIMIN TREES TO BE REMOVED
SEE L2.0 FOR LANDSCAPE REQUIREMENTS & TREE CREDITS.

Cumberland
landesign
615-333-4636 Planning • Landscape Architecture • Photography

STAKE TREES & WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSEVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



24" RADIUS, MULCH RING ON ALL PROPOSED TREES
ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

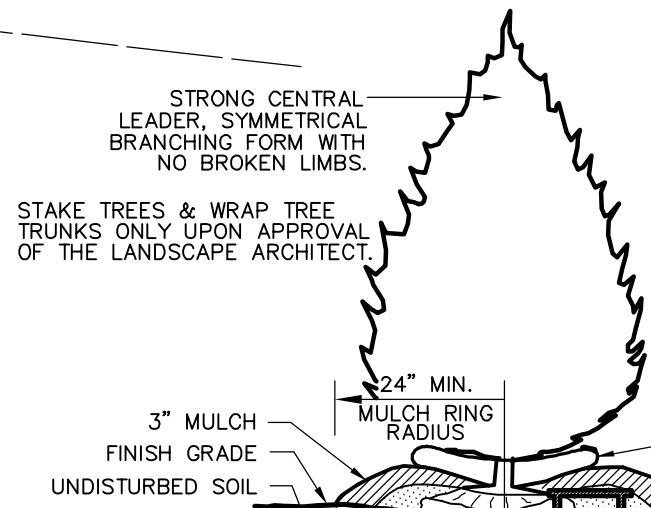
DECIDUOUS TREE PLANTING DETAIL

STRONG CENTRAL LEADER, SYMMETRICAL BRANCHING FORM WITH NO BROKEN LIMBS.
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

VERTICAL TRUNK FREE OF DAMAGE OR SCARS.
REQUIRED WATER BAG, IF NOT IRRIGATED. BRAND SELECTION BY CONTRACTOR. COST BY OWNER. INCLUDED IN PRICE BY CONTRACTOR. COORDINATE MAINTENANCE/FILL SCHEDULE W/ OWNER.

METAL TREE STAKE BRAND SELECTION BY CONTRACTOR. 2 MINIMUM W/ 3 ON SLOPING GROUND (FOR SLOPES ONLY)



24" RADIUS, MULCH RING ON ALL PROPOSED TREES
ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

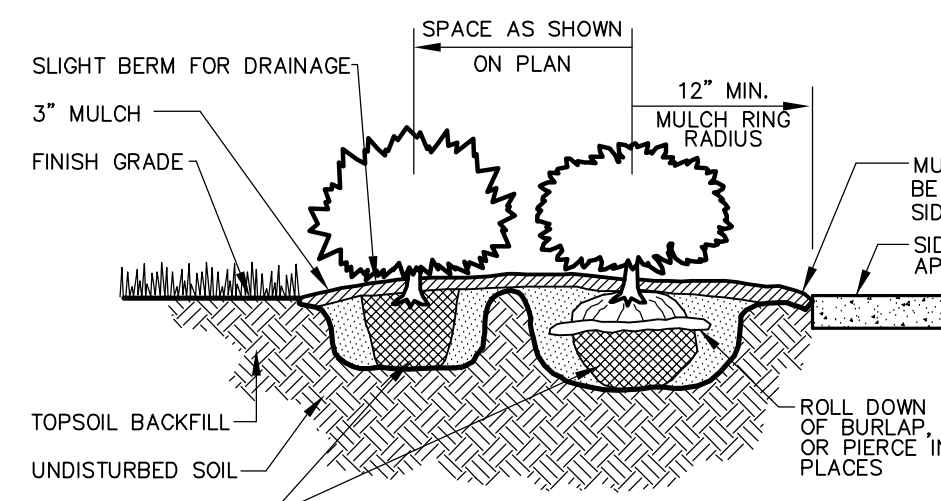
EVERGREEN TREE PLANTING DETAIL

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

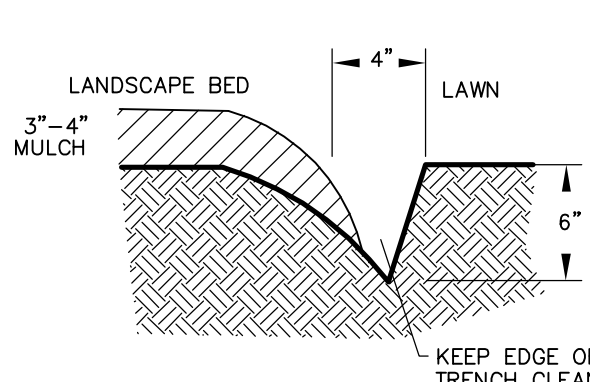
REQUIRED WATER DONUT, IF NOT IRRIGATED. BRAND SELECTION BY CONTRACTOR. COST BY OWNER. INCLUDED IN PRICE BY CONTRACTOR. COORDINATE MAINTENANCE/FILL SCHEDULE W/ OWNER.

METAL TREE STAKE BRAND SELECTION BY CONTRACTOR. 2 MINIMUM W/ 3 ON SLOPING GROUND (FOR SLOPES ONLY)



SHRUB / GROUNDCOVER PLANTING DETAIL

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

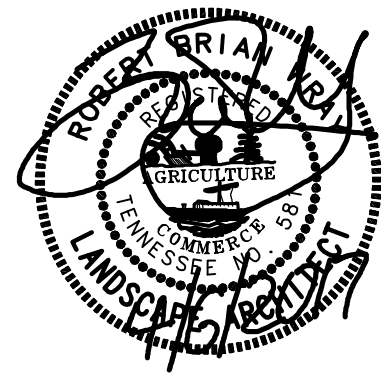


MULCH BED EDGE



TREE COVERAGE PLAN

472 DOWNS BOULEVARD
MAP 078 AND PARCEL 0600
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
15-1025

SHEET
L1.0



T-SQUARE ENGINEERING

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LANDSCAPE REQUIREMENTS:

PROJECT ZONING: LI LSR REQUIRED: .20
 ADJACENT ZONING: LI / R3 LSR PROVIDED: .65
 DEVELOPMENT TYPE: CONVENTIONAL EXISTING CANOPY COVER: 24,400 SF (45%)
 SITE AREA: 1.23 ACRES PROPOSED CANOPY COVER: 14,000 SF (26%)

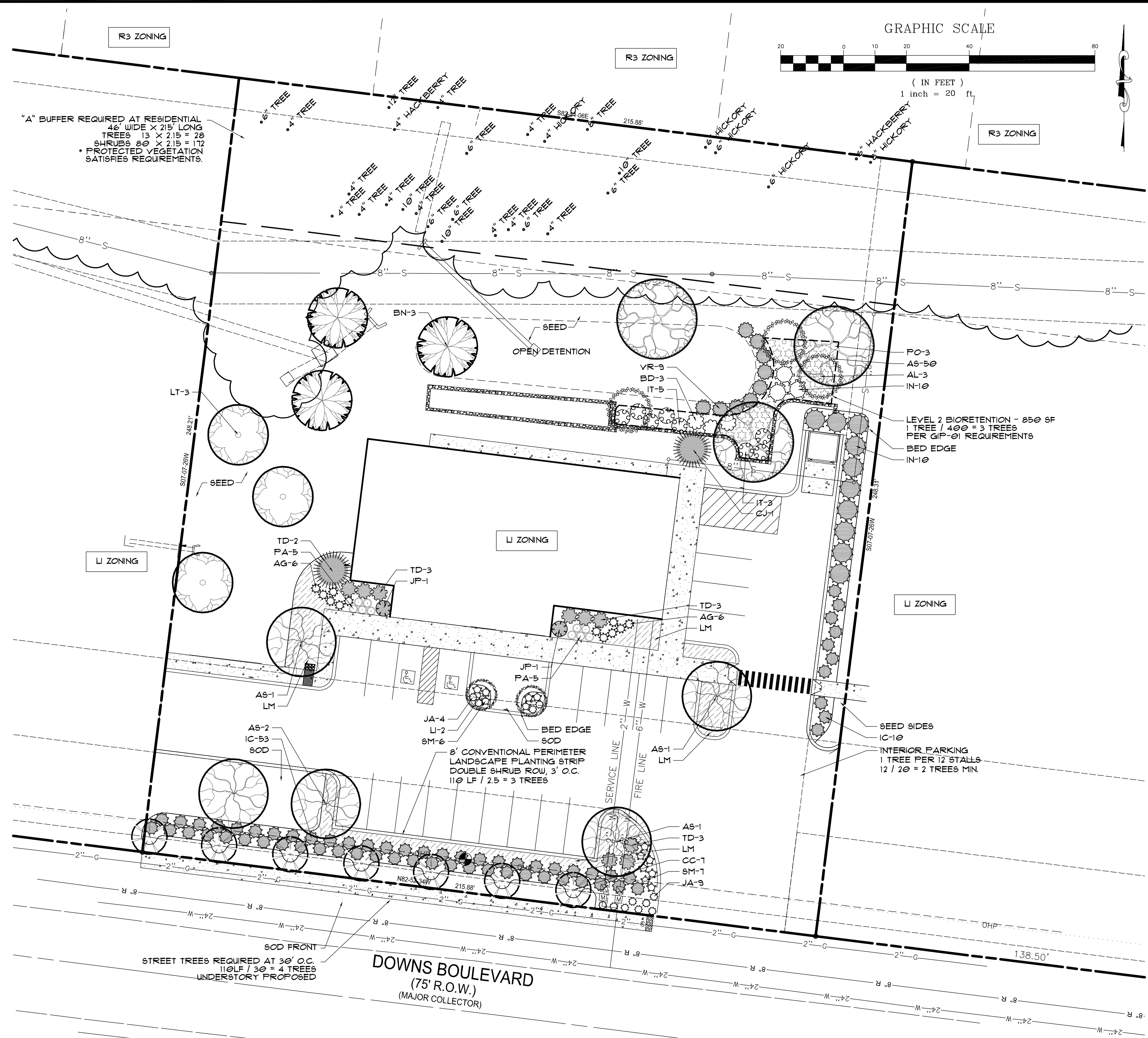
MINIMUM ACI REQUIREMENTS:
 CANOPY TREES: 82 X 1.23 = 101 INCHES
 UNDERSTORY TREES: 21 X 1.23 = 26 INCHES
 SHRUBS: 96 X 1.23 = 119 SHRUBS

	QUANTITY PROVIDED			INCHES PROVIDED CALIPER INCHES
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	
EXISTING TREES=14"±:	0	0	0	0.0
EXISTING TREES (SEE TREE INVENTORY):	15	0	15	184.0
4" CALIPER CANOPY TREES:	0	0	0	0.0
3" CALIPER CANOPY TREES:	0	5	5	15.0
2" CALIPER CANOPY TREES:	0	0	0	0.0
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				199.0
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				101.0
2" CALIPER UNDERSTORY TREES:	0	7	7	14.0
*1.5" CALIPER UNDERSTORY TREES:	13	0	13	52.0
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				66.0
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				26.0
MN.18" HIGH SHRUBS:			66	
MIN.30" HIGH SHRUBS:			65	
TOTAL SHRUBS PROVIDED:			125	
TOTAL SHRUBS REQUIRED:			119	

NOTE:
 PROTECTED TREES TO REMAIN ARE BEING CALCULATED TOWARD SITE A.C.I.
 * PROTECTED 4" CALIPER TREES (13) TABULATED TOWARD UNDERSTORY REQUIREMENTS.

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	ACI VALUE	REMARKS	% GENUS
STREET TREES								
CC	7	Cercis canadensis 'Merlot'/ Merlot Redbud	7'-8'	3'-4'	2"	8.0	3' Clear Trunk	10.0%
SITE TREES								
AS	5	Acer saccharum 'Commemoration'/ Commemoration Sugar Maple	14'-16'	6'-7'	3"	15.0	5' Clear Trunk Matched	15.0%
						ACI TOTAL:	23.0	
REPLACEMENT TREES								
AL	3	Amelanchier laevis/ Serviceberry	7' Min.	2'-3'	1 1/2"	4.5		9.0%
BN	3	Betula nigra/ River Birch	10'-12'	5'-6'	2"	6.0	Single Trunk	9.0%
CJ	2	Cedrus deodara 'CDMTF1'/ Mystic Ice Deodar Cedar	9' Min.	4'-5'	FTB	4.0	Matched	5.0%
IN	10	Ilex x 'Nellie R. Stevens'/ Nellie Holly	7' Min.	2'-3'	FTB	20.0		29.0%
LI	2	Lagerstroemia fauriei 'Fantasy'/ Fantasy Crape Myrtle	7' Min.	4'-5'	1"	6.0	3 Cane, Matched	5.0%
LT	3	Liriodendron tulipifera/ Tulip Poplar	10'-12'	5'-6'	2"	6.0	F.T.B.	9.0%
PO	3	Platanus occidentalis/ American Sycamore	10'-12'	5'-6'	2"	6.0		9.0%
						REPLACEMENT TOTAL:	52.5	100.0%
PERIMETER & FOUNDATION MATERIALS								
SHRUBS								
AG	12	Abelia grandiflora 'Bronze Anniversary'/ Bronze Abelia	18" Min.	18"-24"	F.T.B.			
IC	63	Ilex cornuta 'Dwarf Burford'/ Dwarf Burford Holly	30" Min.	30"-36"	F.T.B.			
JA	13	Juniperus horizontalis 'Plumosa Compacta'/ Andorra Juniper	9" Min.	18"-24"	F.T.B.			
JP	2	Juniperus scopulorum 'Blue Arrow'/ Blue Arrow Juniper	7' Min.	15"-18"	F.T.B.			
SM	13	Spirea media 'Blue Kazoo'/ Blue Kazoo Spirea	18" Min.	15"-18"	F.T.B.			
TD	9	Taxus x 'Densiformis'/ Dense Yew	18" Min.	15"-18"	F.T.B.			
VR	9	Viburnum x burkwoodii/ Burkwood Viburnum	24" Min.	24"-30"	F.T.B.			
ORNAMENTAL GRASS								
PA	10	Pennisetum oreintale 'Karley Rose'/ Karley Rose Fountain Grass	One Gallon Containers. Install where shown.					
GROUND COVER								
LM		Liriope muscari 'Big Blue'/ Big Blue Lilyturf	4" Peat Pots, divide bibs, install at 18" o.c. in triangular pattern.					
TURF								
SEED		Fine Bladed Fescue Seed	Seed at 5lbs. per 1,000 sf.					
SOD		Fine Bladed Fescue Sod	Rebel II, Sod front area to road.					
MISCELLANEOUS								
		Shredded Hardwood Bark Mulch	REMARKS Minimum 3" depth throughout.					
NOTES								
F.T.B. = Full To Bottom See sheet L1.0 for planting details.								



BIORETENTION MATERIALS

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK
SHRUBS					
BD	3	Buddleja davidii/ Butterfly Bush	18" Min.	18"—24"	F.T.B.
HQ	3	Hydrangea quercifolia/ Oakleaf Hydrangea	18" Min.	18"—24"	F.T.B.
IT	8	Itea virginica/ Virginia Sweetpire	18" Min.	18"—24"	F.T.B.
NATIVE FLOWERS					
AS	50	Asclepias syriaca/ Common Milkweed	One Gallon containers, install 24" O.C. in triangular pattern.		
MISCELLANEOUS					
		Shredded Hardwood Bark Mulch	REMARKS Minimum 3" depth throughout.		
NOTES					
F.T.B. = Full To Bottom					
See sheet L1.0 for planting details.					

BUFFER / SCREENING REQUIREMENTS

HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPMENT ARE MOUNTED ON THE:

☒ ROOFTOP ☐ GROUND ☐ NOT APPLICABLE

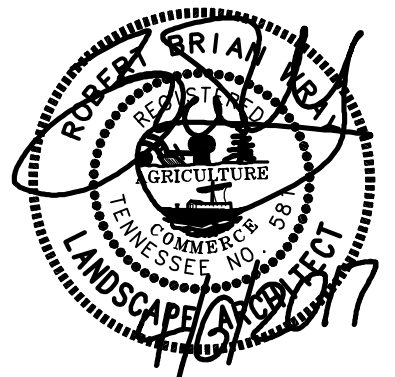
THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE.

BUFFER/SCREEN TYPE:	PROPOSE:
☐ NOT APPLICABLE	BUFFER/SCREENING NOT REQUIRED
☒ PERIMETER PLANTING STRIP	SCREEN PARKING AREAS TO CREATE "MODULES"
☒ HVAC SCREEN	SCREEN HVAC FROM OF VIEW
☒ DUMPSTER/SCREEN	SCREEN DUMPSTER FROM VIEW
☒ LOADING/SERVICE AREA	BUFFER THE STREET OR RESIDENTIAL PROPERTY
☒ INCOMPATIBLE USE AREA	BUFFER THE ADJACENT LESS INTENSIVE USE
☐ INTERSTATE BUFFER	MACK HATCHER / I-65 BUFFERYARD

NOTES:
 1. REQUIREMENTS SHOWN ARE AS PER CITY OF FRANKLIN, TENNESSEE ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY OF FRANKLIN, TN
 2. LANDSCAPE MATERIALS SHALL BE MAINTAINED BY THE OWNER AFTER INSTALLATION.
 3. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

EASEMENT NOTE
 THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIALS IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHT AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIALS IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIALS.

LANDSCAPE PLAN
 472 DOWNS BOULEVARD
 MAP 078 AND PARCEL 0600
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



PROJECT
 15-1025

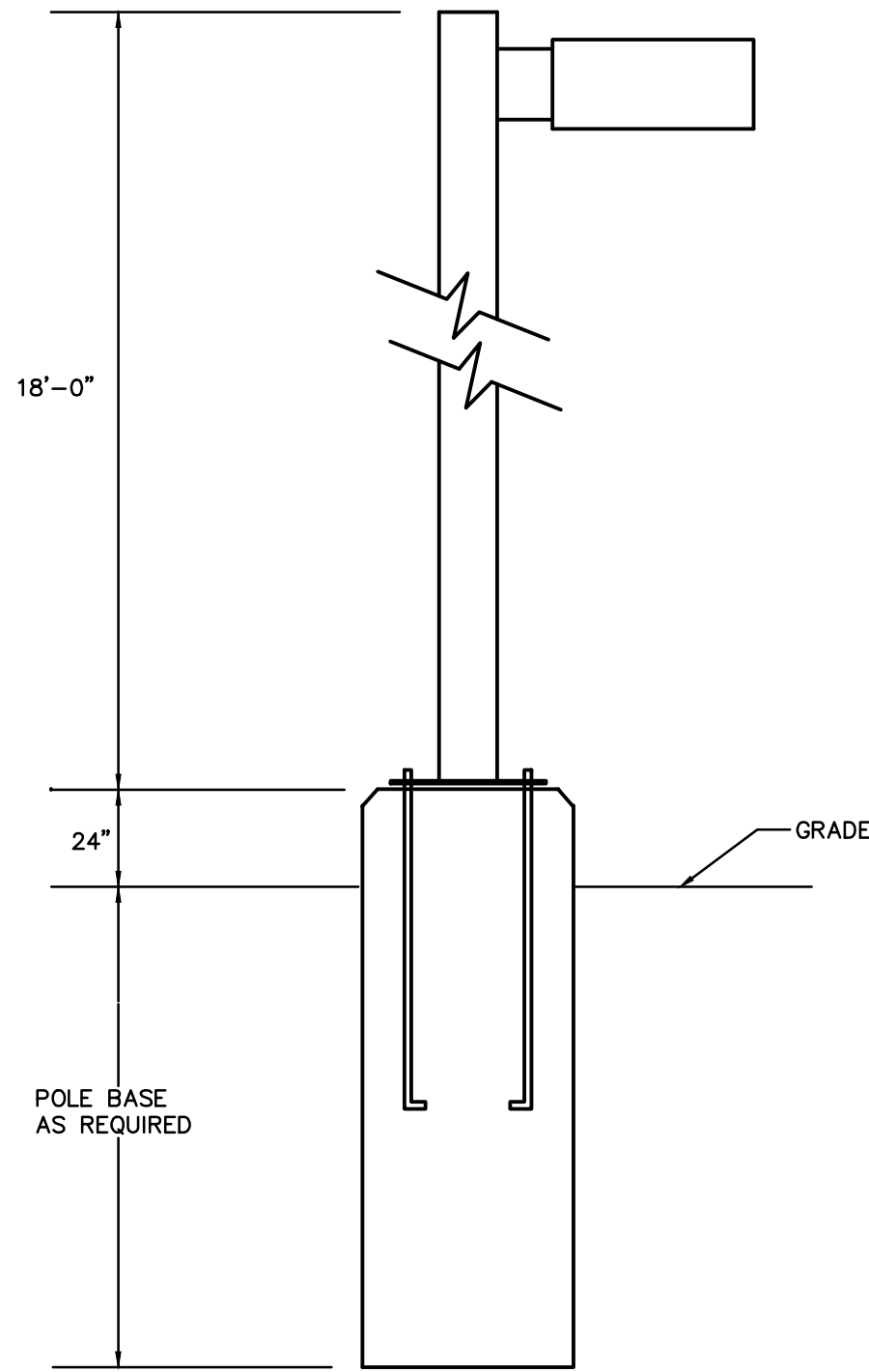
SHEET
 L2.0

Cumberland
 landesign
 # 615-333-4636
 Planning • Landscape Architecture • Photomaps



T-SQUARE ENGINEERING

TEMPLE FITNESS



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE



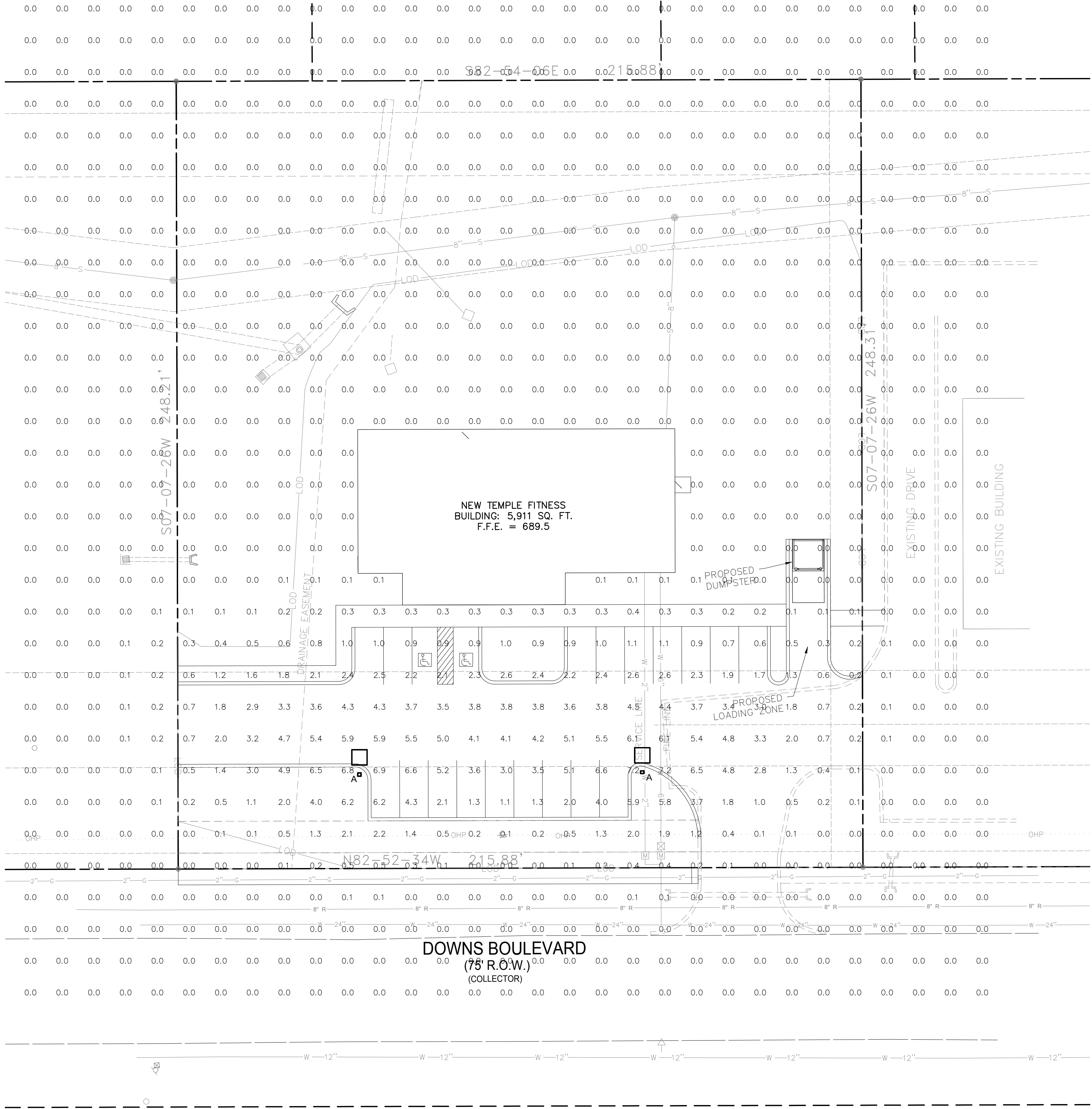
FIXTURE TYPE 'A' DETAIL
SCALE: NONE

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.
3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

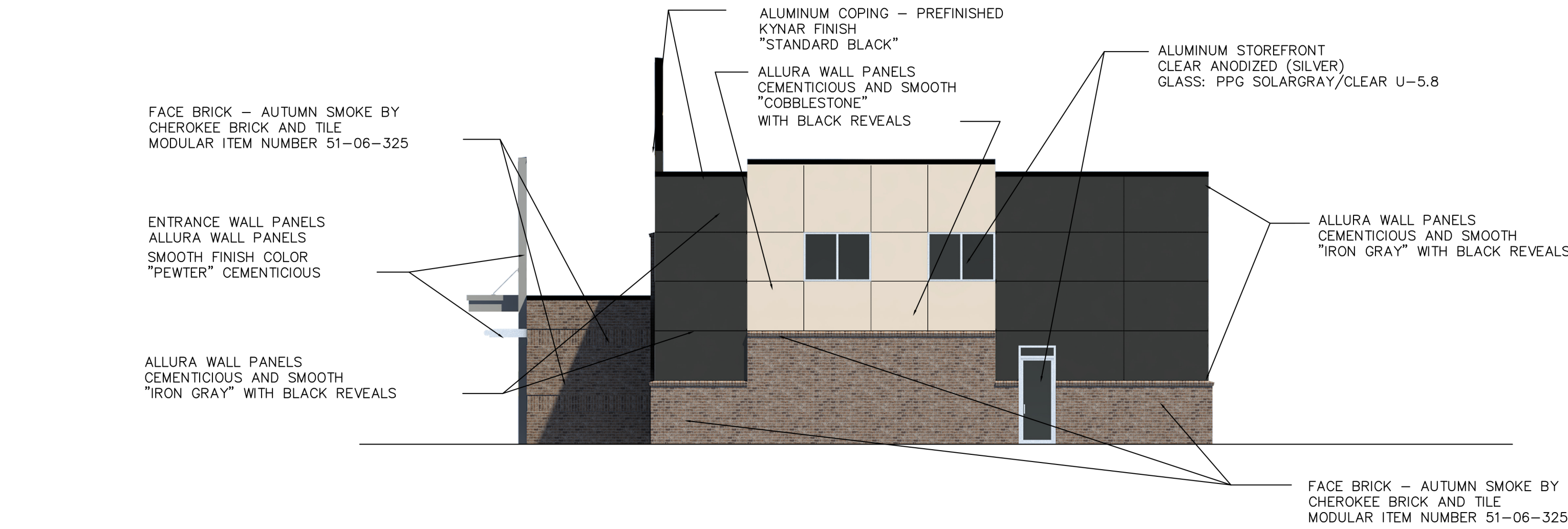
Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	0.4 fc	7.2 fc	0.0 fc	N/A	N/A
Property Line	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Parking Area	3.5 fc	7.2 fc	0.6 fc	12.0:1	5.8:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	U.S. ARCHITECTURAL LIGHTING	VLL-III-M-80PLED-1050mA-NW	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED FINISHED METAL HEAT SINK/CIRCUIT BOARD MOUNT, 4 CIRCUIT BOARDS EACH WITH 20 LEDs, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	EIGHTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION, 1050MA DRIVE CURRENT, PRORATED FROM TEST ITL85109	80	VLL-3M-80PLED-NW-1050.IES	275	0.91	266
											Mounting Height 20'-0"



DOWNNS BOULEVARD
(75' R.O.W.)
(COLLECTOR)

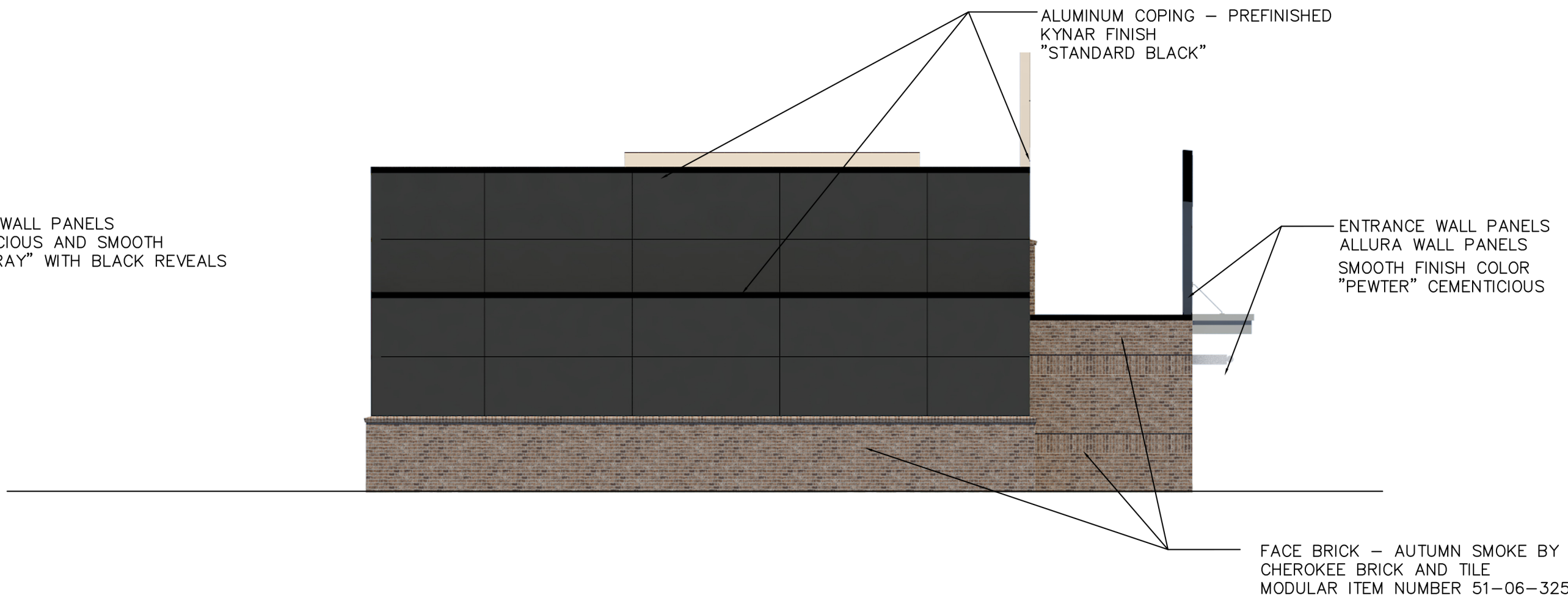
SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



ELEVATION

END - EAST ELEVATION

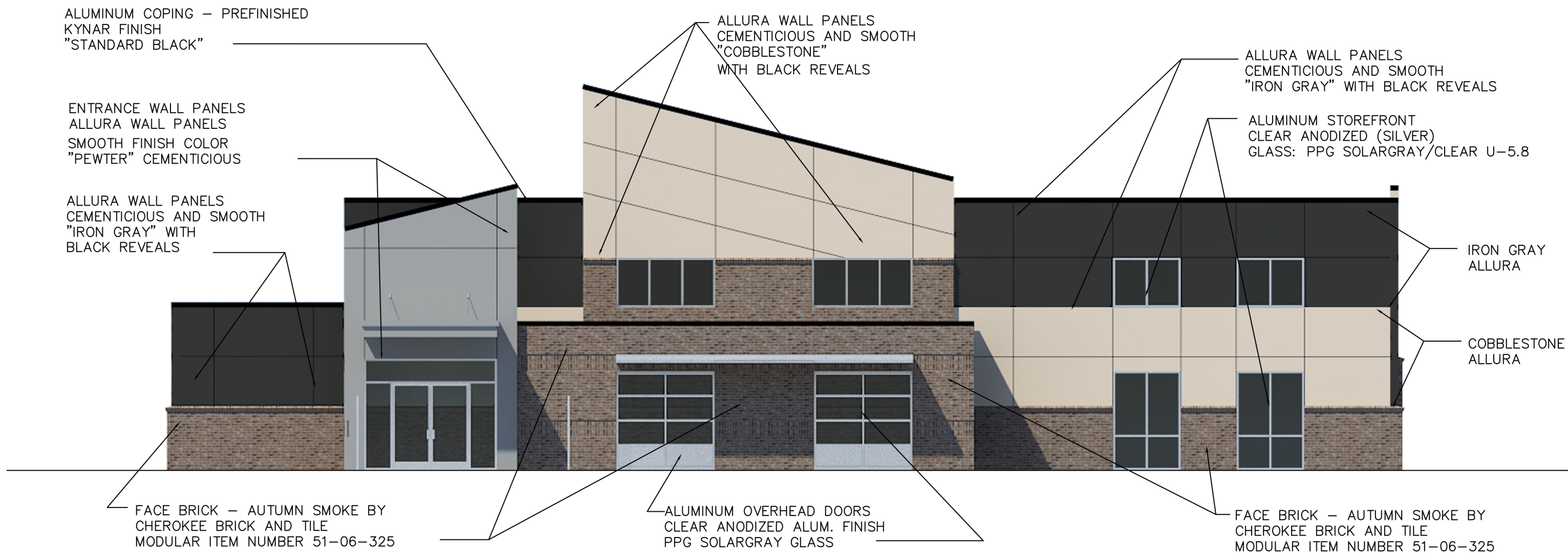
EAST ELEVATION	1125 S.F.	100%
NET OF WALL	1040 S.F.	93%
BRICK MASONRY	360 S.F.	35%
NET WALL PANELS	680 S.F.	66%
NEW METAL CANOPIES	8 S.F.	0%



ELEVATION

END - EAST ELEVATION

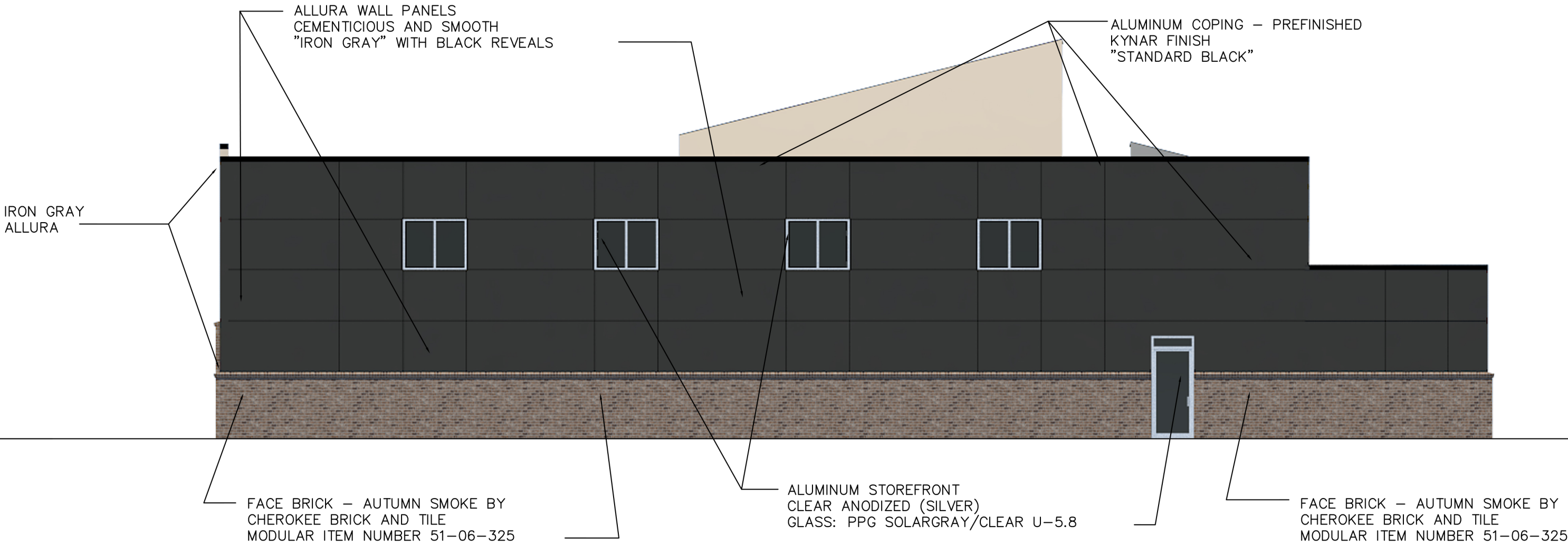
EAST ELEVATION	1125 S.F.	100%
NET OF WALL	1080 S.F.	96%
BRICK MASONRY	370 S.F.	34%
NET WALL PANELS	710 S.F.	66%
NEW METAL CANOPIES	8 S.F.	0%



ELEVATION

DOWNS BOULEVARD - SOUTH ELEVATION

FRONT ELEVATION	2069 S.F.	100%
NET OF WALL	1663 S.F.	81%
BRICK MASONRY	515 S.F.	31%
NET WALL PANELS	1148 S.F.	62%
NEW METAL CANOPIES	80 S.F.	5%



ELEVATION

REAR - NORTH ELEVATION

NORTH ELEVATION	2028 S.F.	100%
NET OF WALL	1926 S.F.	95%
BRICK MASONRY	515 S.F.	27%
NET WALL PANELS	1406 S.F.	73%
NEW METAL CANOPIES	0 S.F.	0%

HVAC NOTE
THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

TEMPLE FITNESS

FRANKLIN, TENNESSEE

W. Michael Stewart
Architect

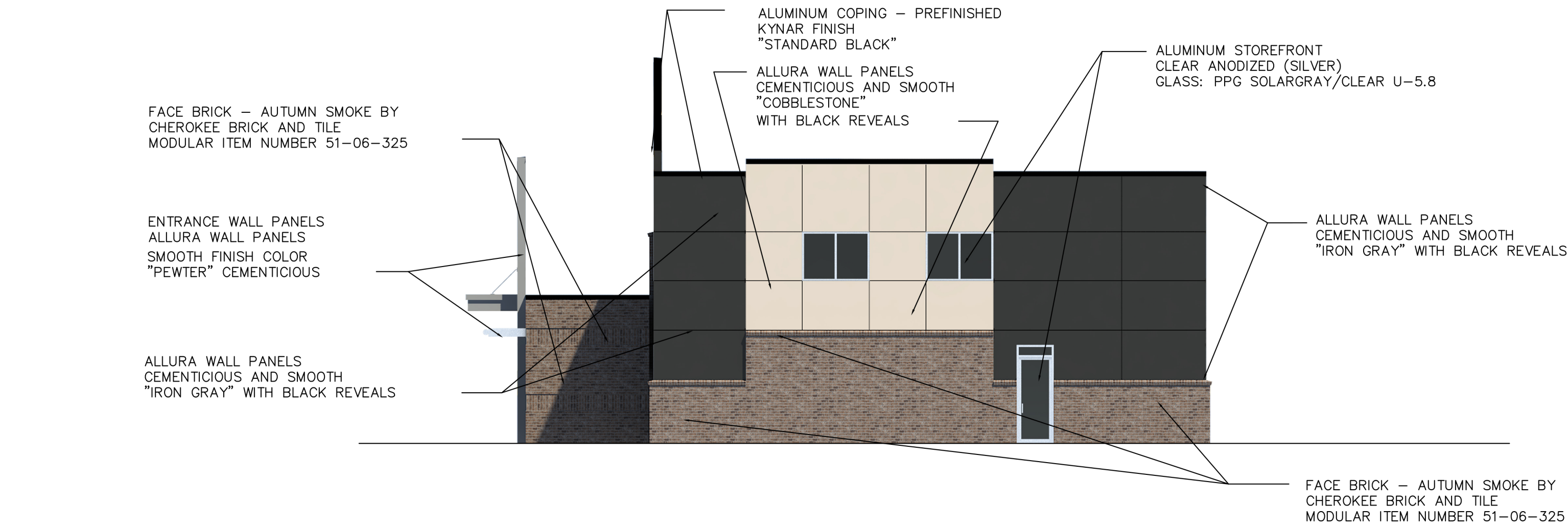
1318 Tomahawk Trace Murfreesboro, Tennessee 37129

DESIGN ELEVATION



MARCH 16, 2017
SCALE: 1/8" = 1'-0"

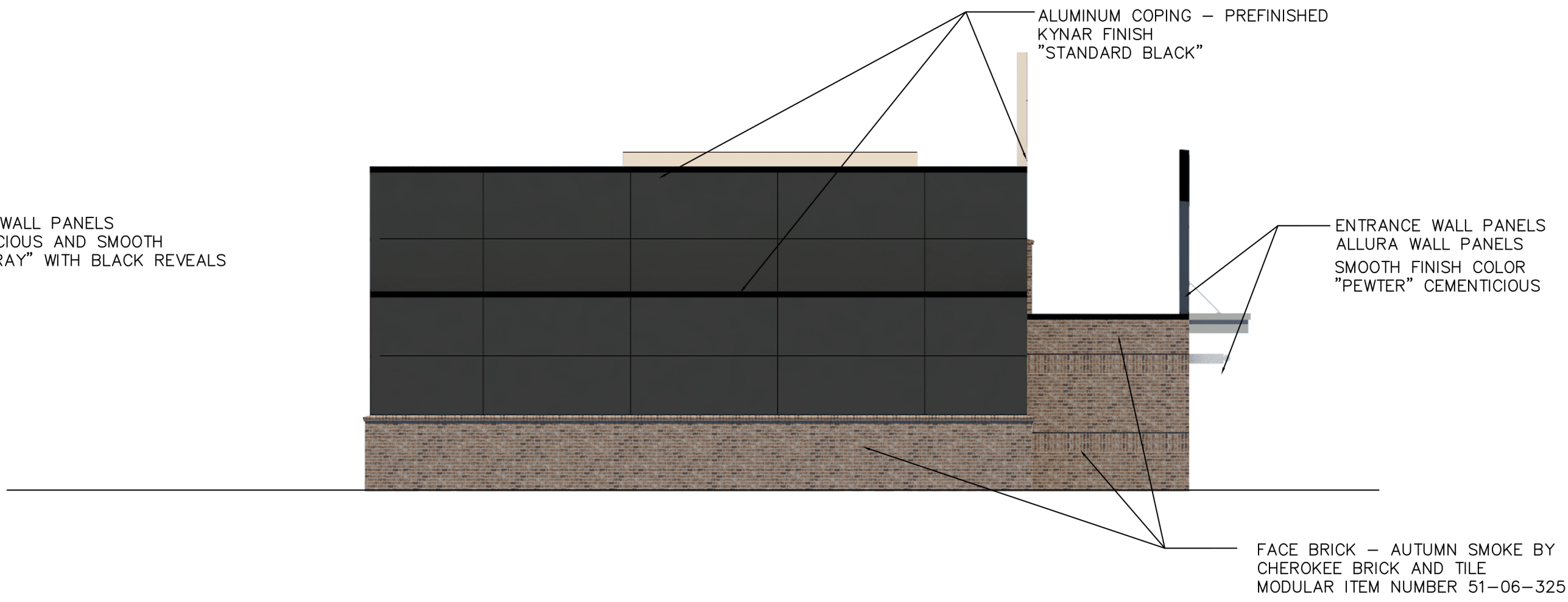
A-1



ELEVATION

END - EAST ELEVATION

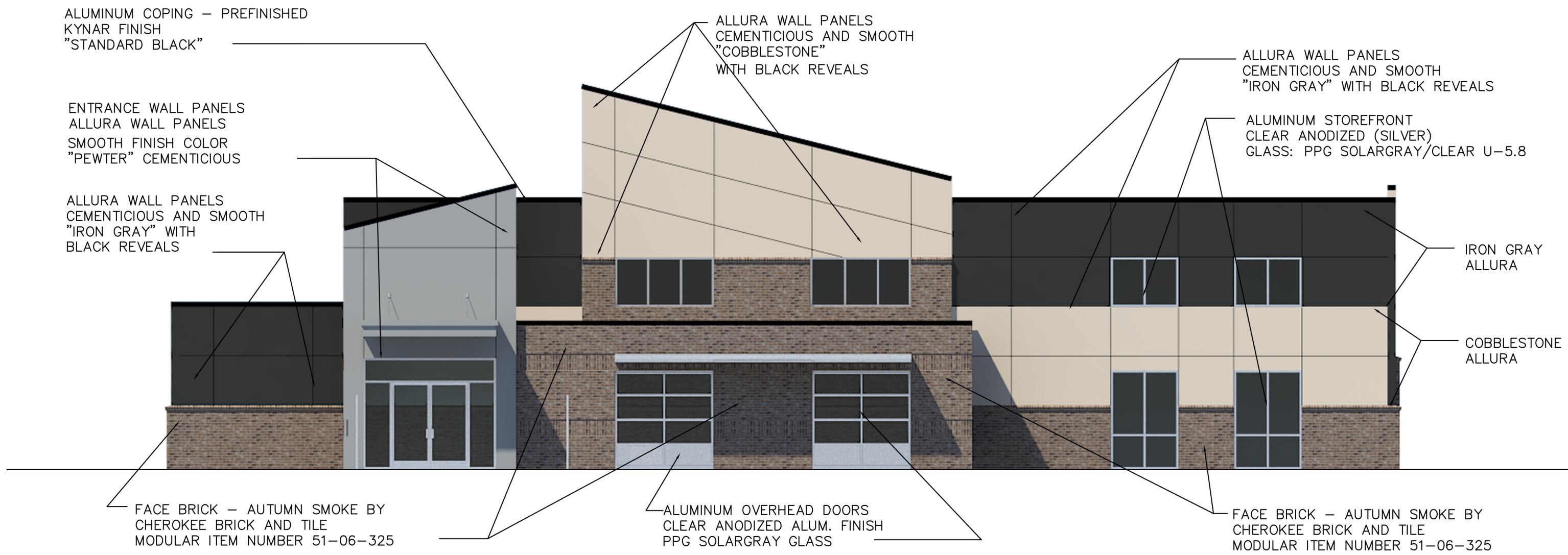
EAST ELEVATION	1125 S.F.	100%
NET OF WALL	1040 S.F.	93%
BRICK MASONRY	360 S.F.	35%
NET WALL PANELS	680 S.F.	66%
NEW METAL CANOPIES	8 S.F.	0%



ELEVATION

END - EAST ELEVATION

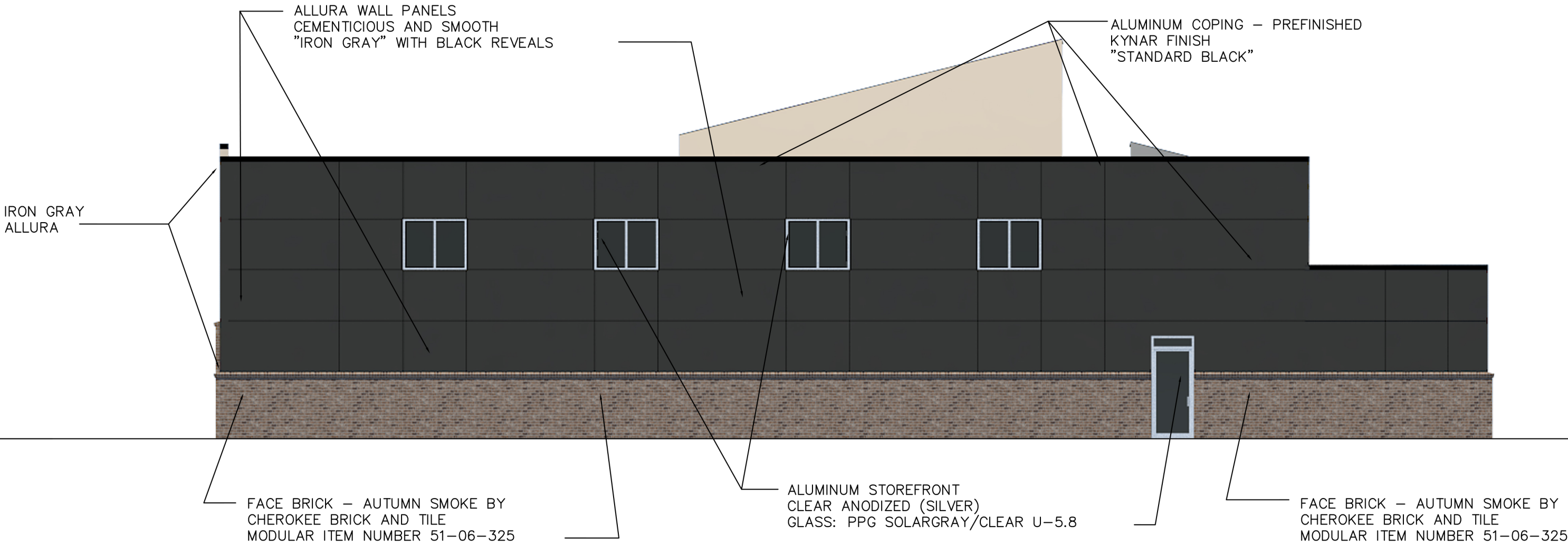
EAST ELEVATION	1125 S.F.	100%
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ELEVATION

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HVAC NOTE
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TEMPLE FITNESS

FRANKLIN, TENNESSEE

W. Michael Stewart
Architect

1318 Tomahawk Trace Murfreesboro, Tennessee 37129

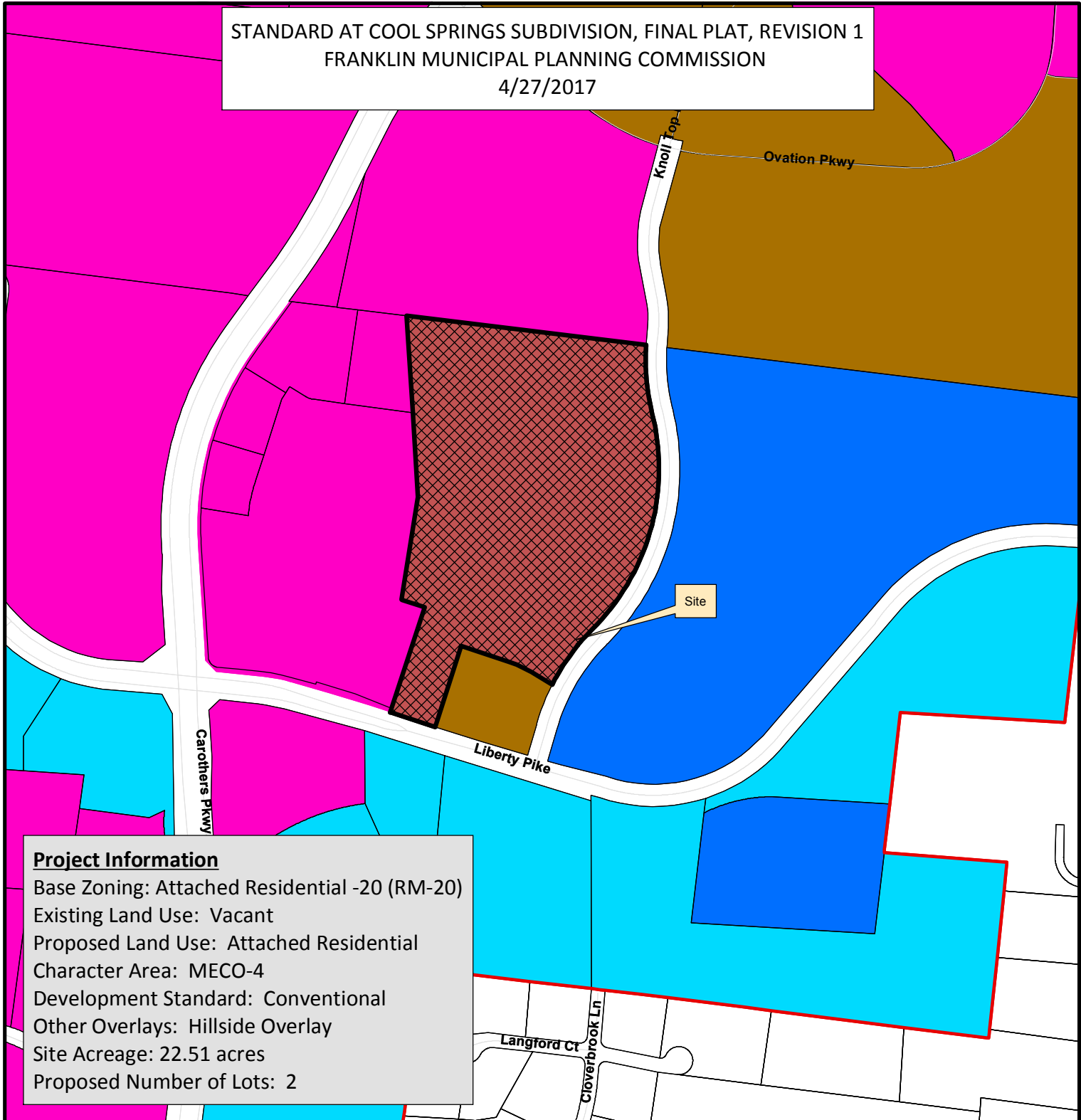
DESIGN ELEVATION



MARCH 16, 2017
SCALE: 1/8" = 1'-0"

A-1

STANDARD AT COOL SPRINGS SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/2017



Project Information

Base Zoning: Attached Residential -20 (RM-20)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: Hillside Overlay
Site Acreage: 22.51 acres
Proposed Number of Lots: 2

- | | |
|--|-------------------------------------|
| Standard at Cool Springs | 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 | |



0 250 500 1,000
Feet

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

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. C. Final Plat

carlb@franklintn.gov The applicant shall show all drive aisle access easements on the lot such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets.
The applicant shall also show the name given to the 52' access easement as Southstar Drive.

2. C. Final Plat

lance.fittro@franklintn.gov Prior to final approval and recording of the plat, applicant shall provide the book and page number of the recorded private drainage easement. As discussed, the private drainage easement is to be between the owners of Lot 2 and Lot 3, and is for maintenance of the proposed storm sewer crossing from Lot 3 to the detention on Lot 2 which will pass through the landfill area.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) [6394](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

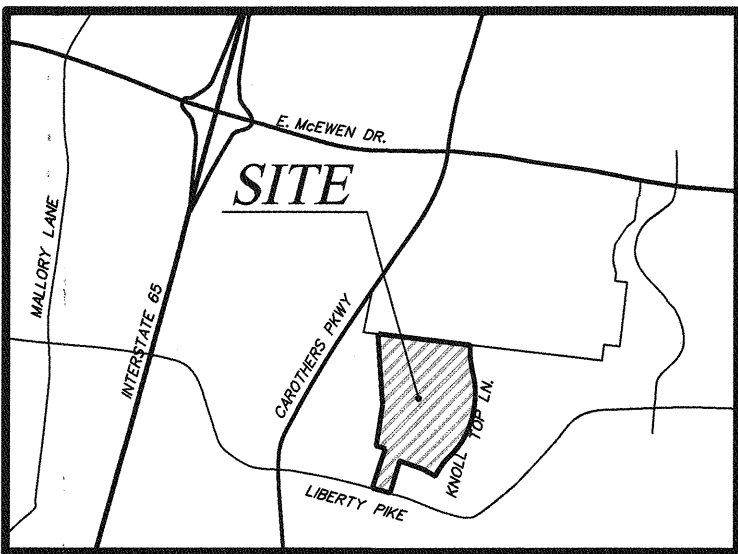
Water/Sewer

[3546118_STANDARD_RESUB_PLAT_2017_0313.pdf](#)

4. Utility easement

ben.mcneil@franklintn.gov Applicant did not fully address comment. Applicant has not added any sanitary sewer utility information to the plat. The proposed locations, sizes and depths of the proposed public sanitary sewer shall be shown on the plat. The proposed sanitary sewer locations shall match the site plan.

[Edited By Lance Fittro]



VICINITY MAP
(N.T.S.)

CAROTHERS CROSSING EAST
PLAT BOOK 64, PAGE 148 R.O.W.C.

SS McEWEN, LLC
DEED BOOK 6602, PAGE 813,
R.O.W.C.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7007, PAGE 928, R.O.W.C. TENNESSEE, AND ADAPT THE PLAN OR SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOTS BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 6602, PAGE 813, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER(S) _____ DATE _____
OWNER(S) _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF FEBRUARY, 2015.
SURVEYOR Brad Thomas DATE 4/6/2017
TN LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MWD SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1-2, OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS, CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MWD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1-2.

WATER SYSTEM: _____ DATE _____
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE STREETS, \$ _____ FOR DRAINAGE, AND \$ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE 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 _____

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

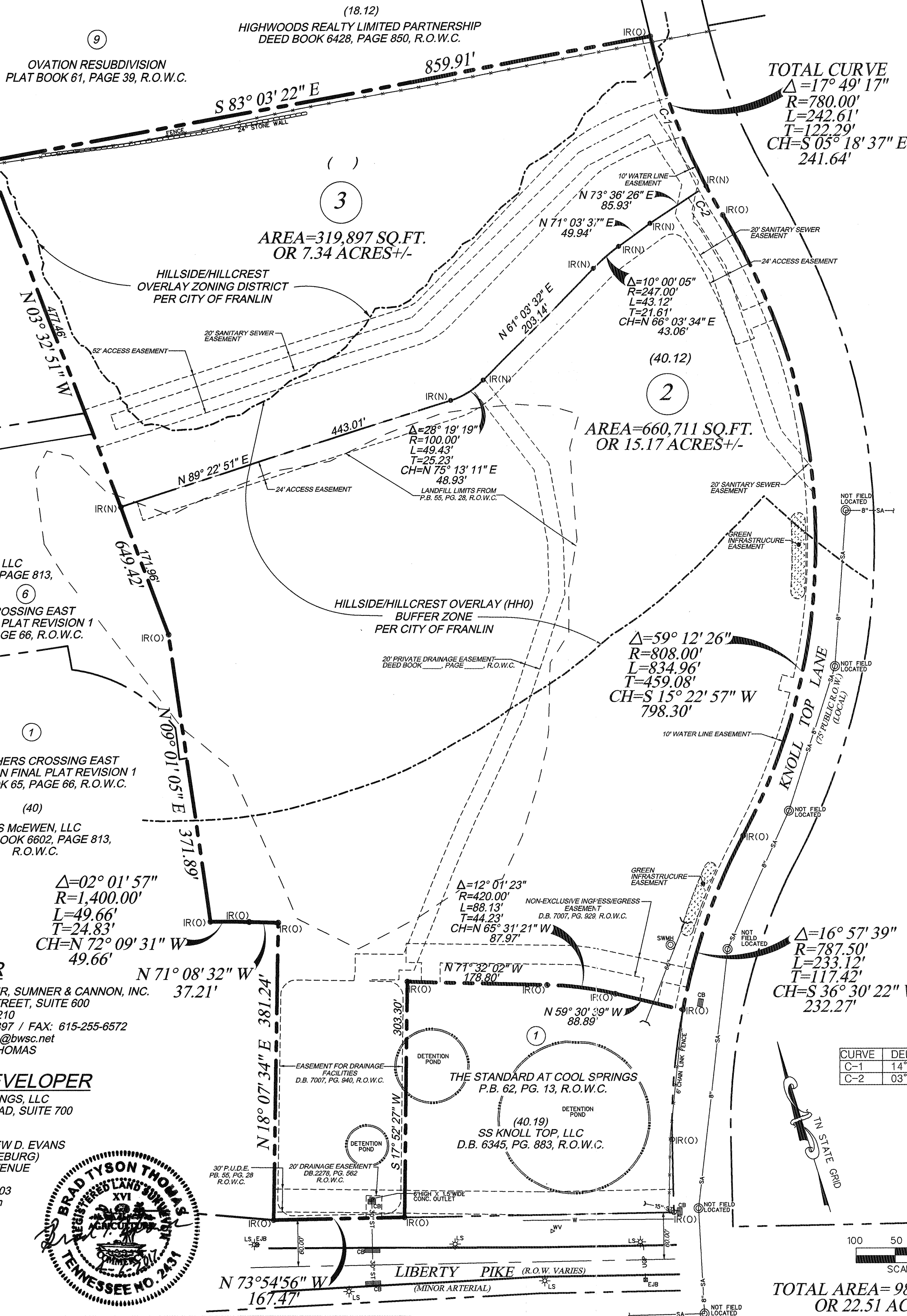
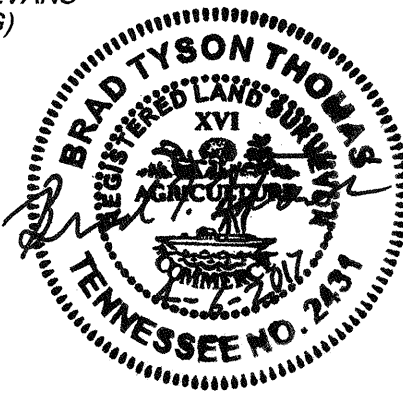
SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
211 COMMERCE STREET, SUITE 600
NASHVILLE, TN 37210
PHONE: 615-252-4397 / FAX: 615-255-6572
EMAIL: brad.thomas@bwsc.net
CONTACT: BRAD THOMAS

OWNER/DEVELOPER

MOSEBY COOL SPRINGS, LLC
1921 GALLOWAY ROAD, SUITE 700
VIENNA, VA 22182

CONTACT: MATTHEW D. EVANS
(PARTNER - MIDDLEBURG)
3100 WEST END AVENUE
SUITE 1060
NASHVILLE, TN 37203
mevans@mdbgc.com
615-988-6848



NOTES

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- PROPERTY IS ZONED "RM-20" (ATTACHED 20 RESIDENTIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".
- ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- PROPERTY SUBJECT TO STORMWATER INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN DEED BOOK 7009, PAGE 607, R.O.W.C.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS AND RECORD EASEMENTS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT NO. 2 AS SHOWN ON THE FINAL PLAT OF THE STANDARD AT COOL SPRINGS IN PLAT BOOK 62, PAGE 13, R.O.W.C.
- THE PROPERTY OWNERS AND/OR HOMEOWNER'S ASSOCIATIONS FOR LOTS 2 AND 3 ARE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER INFRASTRUCTURE WITHIN THE PRIVATE DRAINAGE EASEMENT.
- LOTS 2 AND 3 ARE PART OF A UNIFIED DEVELOPMENT PLAN.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
- MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 246,400 S.F. FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT (OR BUILDING PERMIT), UNLESS AN ALTERNATE APPROACH IS APPROVED BY BOMA.
- MINIMUM BUILDING SETBACKS:
FRONT (LOCAL STREET) = 30'
SIDE (LOCAL STREET) = 30'
REAR = 25'
- A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT APPLIES ON EACH SIDE OF THE PERMANENT EASEMENTS SHOWN ON THIS PLAT.

LEGEND

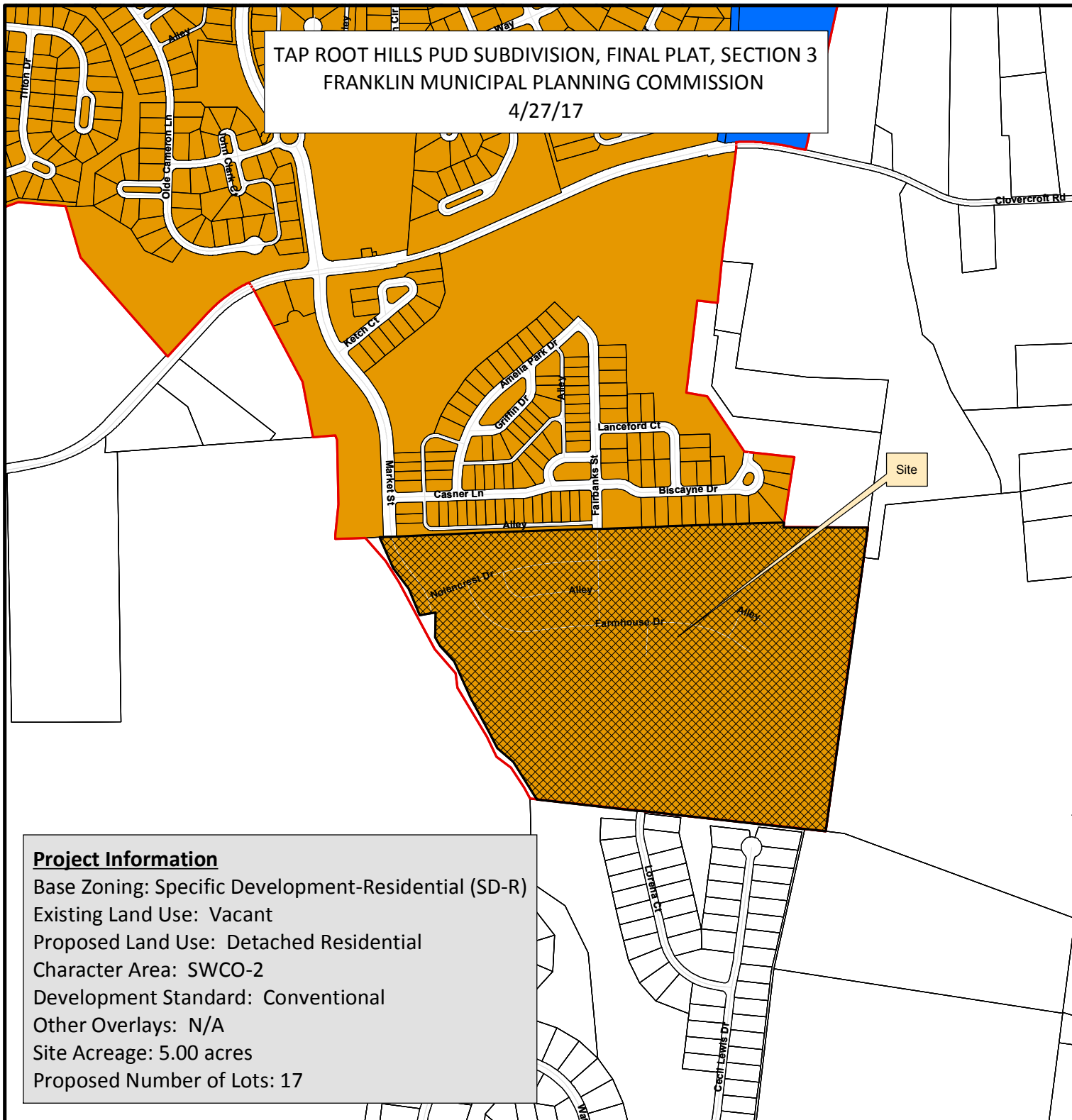
- Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Lot number
Property map parcel number
Pertains to property map

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C-1	14° 41' 43"	780.00'	100.58'	200.06'	S 03° 44' 49" E	199.51'
C-2	03° 07' 34"	780.00'	21.28'	42.56'	S 12° 39' 30" E	42.55'

SHEET 1 OF 1

FINAL PLAT	
THE STANDARD AT COOL SPRINGS SUBDIVISION, REVISION 1 (RESUBDIVISION OF LOT 2)	
FRANKLIN, WILLIAMSON COUNTY TENNESSEE COF NO. 5840	
TOTAL ACRES = 22.51 +/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 2	SCALE: 1"=100'
	CLOSURE>1:10,000
	DATE: APRIL 6, 2017
DRAWN BY: JMJ	FILE NO. 3546118

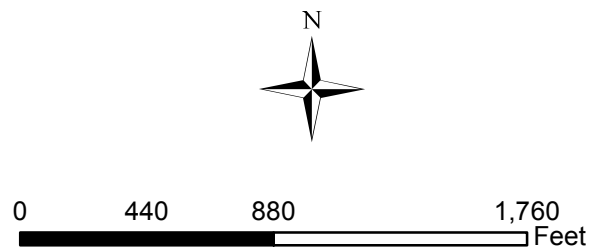
TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.00 acres
Proposed Number of Lots: 17

Tap Root Hills, Section 3	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	



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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: 2 These issues are currently being filtered

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov

Parks: note that fees in lieu for parkland was taken care of on the first plat.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) [4716](#) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Site Data

Project Name: Tap Root Hills PUD Subdivison - Section Three
COF Project #: xxxx
Subdivision: Tap Root Hills PUD Subdivison
Lot numbers: Lots 58-59, 96-103, 118-119, 126-130
Address: Clovercroft Road
City: Franklin
County: Williamson
State: Tennessee
Civil District: 14th

Existing zoning and charter area overlay: SD-R (2.28) / SWC-02 (Seward Hall)
Applicable development standard: Conventional
Acreage of site: 5.00 acres

Minimum required setback lines: See this page for Setback Details
Owners representative: Patterson Company, LLC
Address: 321 Billingsly Court, Suite 19
Franklin, TN 37067
Phone number: 615.472.1317
Email address: WPatternson@buypatternson.com
Contact name: Wes Patterson

Applicant: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Email address: Clay.Wallace@eli-llc.com
Contact name: Clay Wallace

Engineer / Land Surveyor: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Contact names: Mike Dial

Notes

- The purpose of this plat is to create 17 single-family residential lots.
- This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 080.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEM.
- All open space area to be public utility and drainage easements (PUDEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
- 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.
- 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.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Any and all mineral rights for the subject property shall transfer to the owner.
- 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 within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure with 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 Franklin within an easement on the homeowners' lot at the homeowners' expense.

Total area: 217,996.797 S.F. or 5.00 Acres

Road Data:

Acreage in new roads including alley right-of-ways 1.11 Acres

Linear footage of new roads 969.90 Feet
Linear footage of new alleys 152.80 Feet

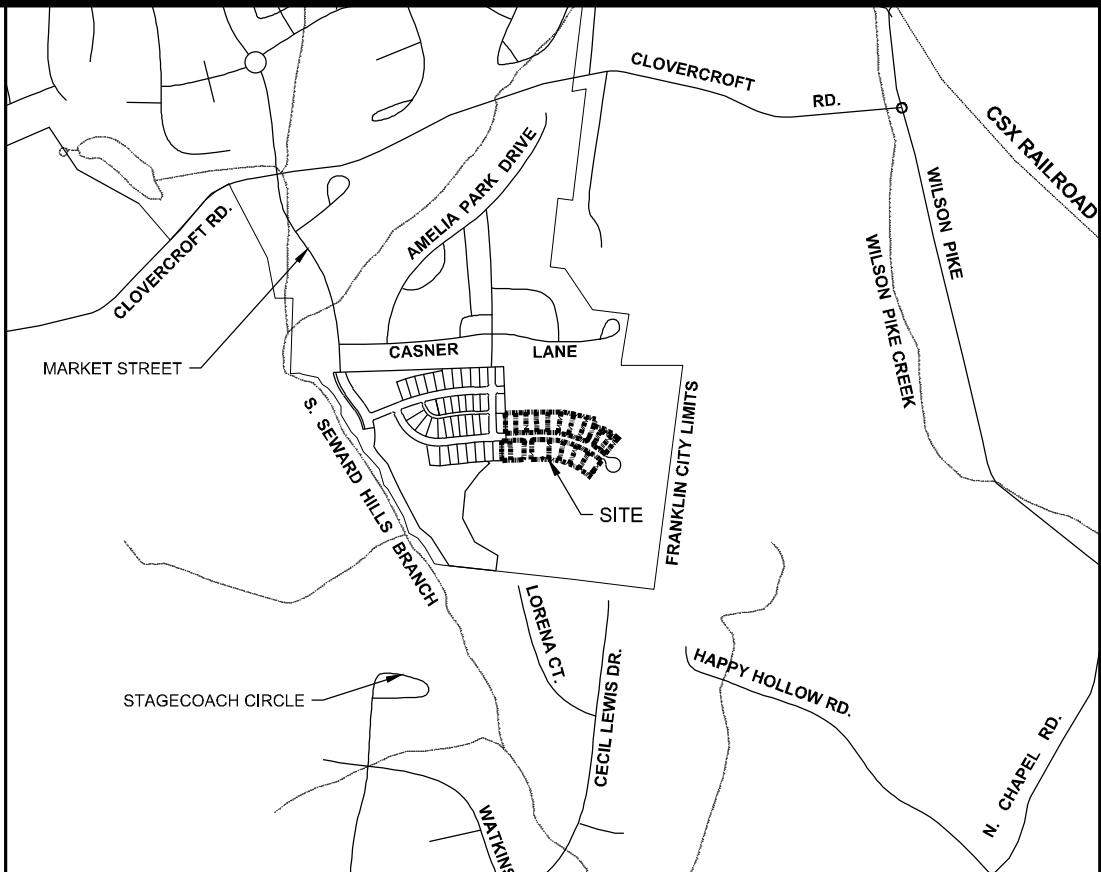
Deed Reference

TAX MAP 080, PART OF PARCEL 44.03

Owner: Patterson Company, LLC

P/O Deed Book 6336, Page 102

Register's Office for Williamson County, TN



VICINITY MAP

NOT TO SCALE

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

- The sewer system designated in Tap Root Hills - Section Three has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Water

I hereby certify that:

- The water system designated in Tap Root Hills - Section Three has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District

Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- the streets, drainage, and sidewalks designated in Tap Root Hills - Section Three has been installed in accordance with City specifications, or
- a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
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

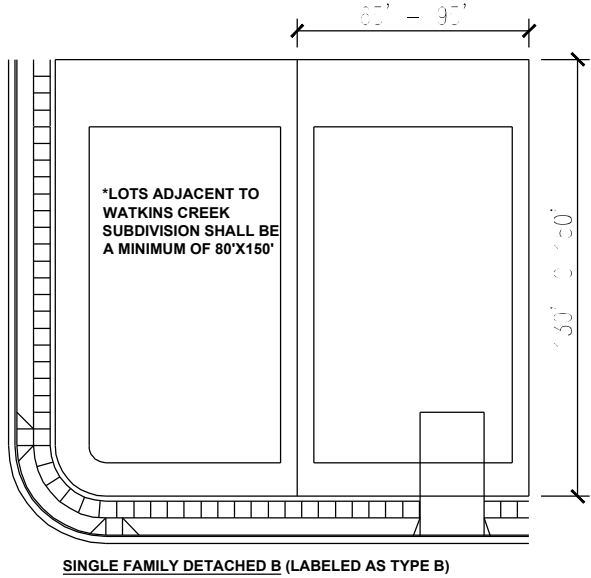
TAP ROOT HILLS PUD SUBDIVISION - SECTION THREE SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6393
DATE: 04-05-2017



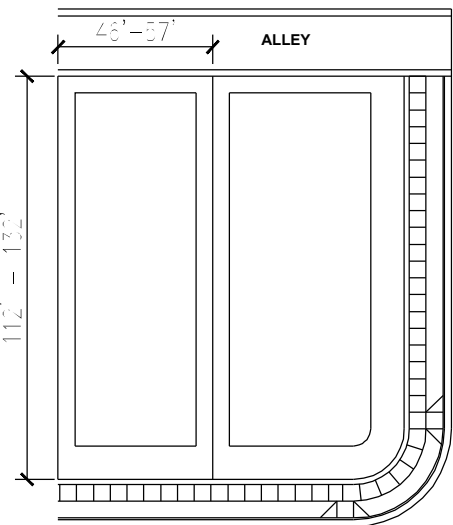
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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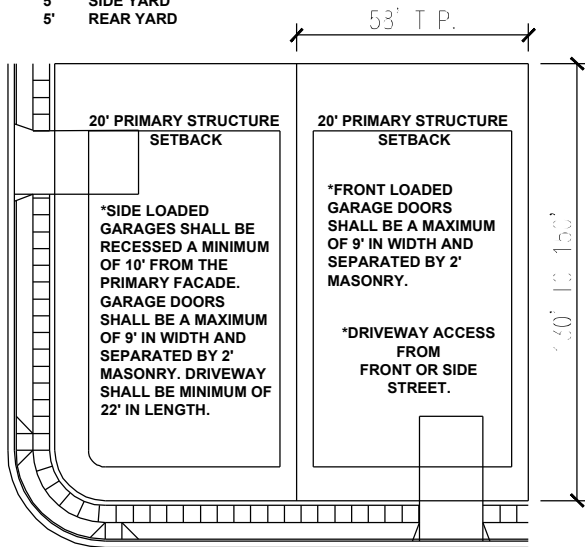
SINGLE FAMILY DETACHED B (LABELED AS TYPE B)

15' FRONT YARD
15' CORNER YARD
5' SIDE YARD
20' REAR YARD



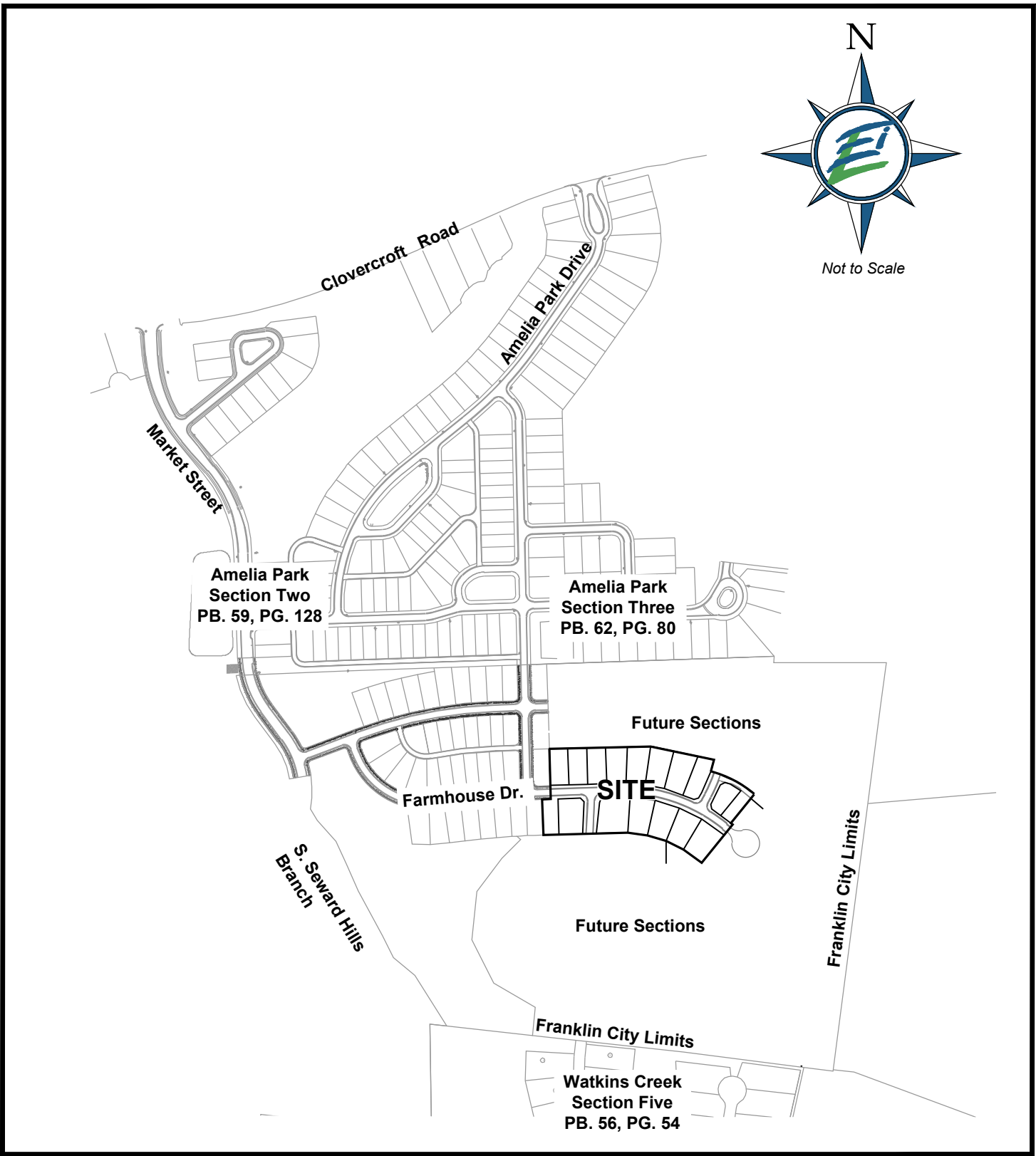
ALLEY LOADED SINGLE FAMILY DETACHED (LABELED AS ALLEY)

10' FRONT YARD
10' CORNER YARD
5' SIDE YARD
5' REAR YARD



SINGLE FAMILY DETACHED A (LABELED AS TYPE A)

10' FRONT YARD
10' CORNER YARD
5' SIDE YARD
20' REAR YARD FOR PRIMARY STRUCTURE



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 6336, Page 102, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 6336, Page 105, R.O.W.C., Tennessee.

Owner

Date

Surveyor Information

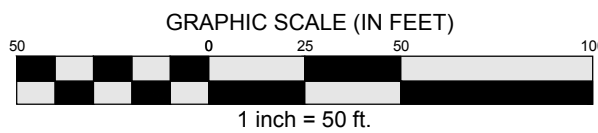
Mike Dial, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com

Certificate Of Survey

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



TN STATE PLANE
NAD 83



Line Table		
Line #	Length	Direction
L1	1.70	N88° 02' 09"E
L2	18.18	N88° 02' 09"E
L5	10.40	N51° 00' 29"W
L6	19.40	S51° 00' 29"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	127.98	450.00	16.29	S20° 29' 43"W	127.55	64.42
C2	19.65	13.00	86.59	S71° 56' 07"W	17.83	12.25
C3	43.83	625.00	4.02	N66° 46' 52"W	43.82	21.93
C4	72.46	625.00	6.64	N72° 06' 42"W	72.42	36.27
C5	70.35	625.00	6.45	N78° 39' 27"W	70.31	35.21
C6	70.35	625.00	6.45	N85° 06' 24"W	70.31	35.21
C7	39.63	625.00	3.63	S89° 51' 08"W	39.62	19.82
C8	19.84	13.00	87.43	N65° 43' 17"E	17.97	12.43
C9	44.37	130.00	19.56	S60° 47' 09"E	44.15	22.40
C10	35.62	625.00	3.27	N52° 38' 26"W	35.61	17.81
C11	40.03	625.00	3.67	N56° 06' 28"W	40.02	20.02
C12	19.65	13.00	86.59	N14° 39' 00"W	17.83	12.25
C13	57.92	500.00	6.64	N25° 19' 28"E	57.88	28.99
C14	21.49	13.00	94.70	S44° 36' 50"E	19.12	14.11
C15	19.35	13.00	85.30	N45° 23' 10"E	17.62	11.97
C16	51.87	575.00	5.17	S89° 22' 48"E	51.85	25.95
C17	92.57	575.00	9.22	S82° 11' 00"E	92.47	46.39
C18	92.57	575.00	9.22	S72° 57' 32"E	92.47	46.39
C19	92.57	575.00	9.22	S63° 44' 04"E	92.47	46.39
C20	81.43	575.00	8.11	S55° 03' 54"E	81.36	40.78

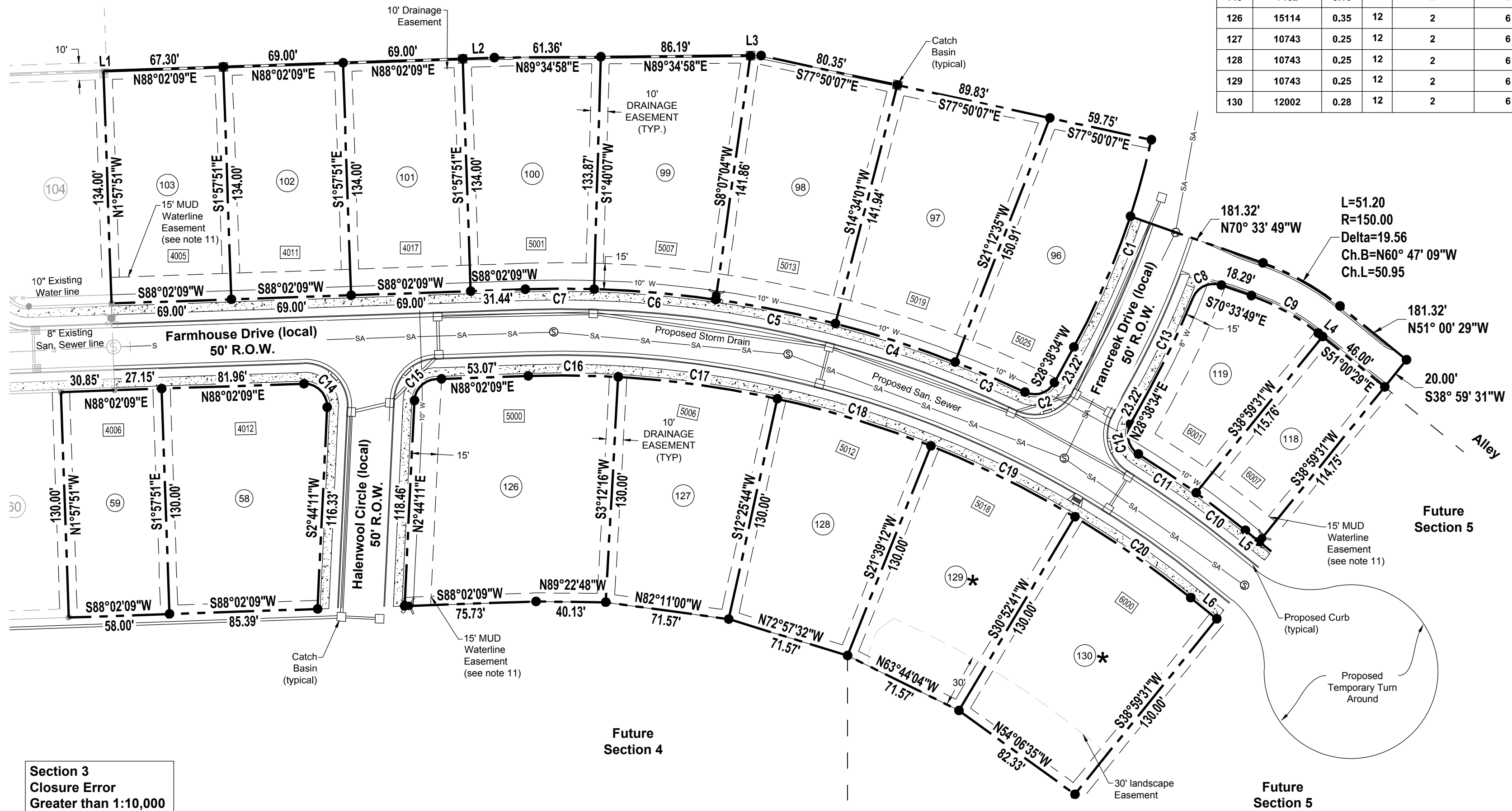
Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



Section 1

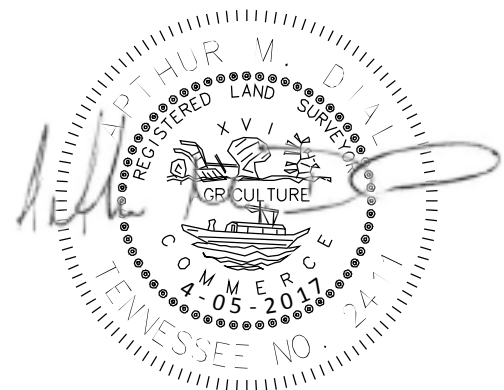
Future
Section 2



Section 3
Closure Error
Greater than 1:10,000

Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Critical Tree Lots



TAP ROOT HILLS PUD SUBDIVISION - SECTION THREE

SHEET 2 OF 2

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

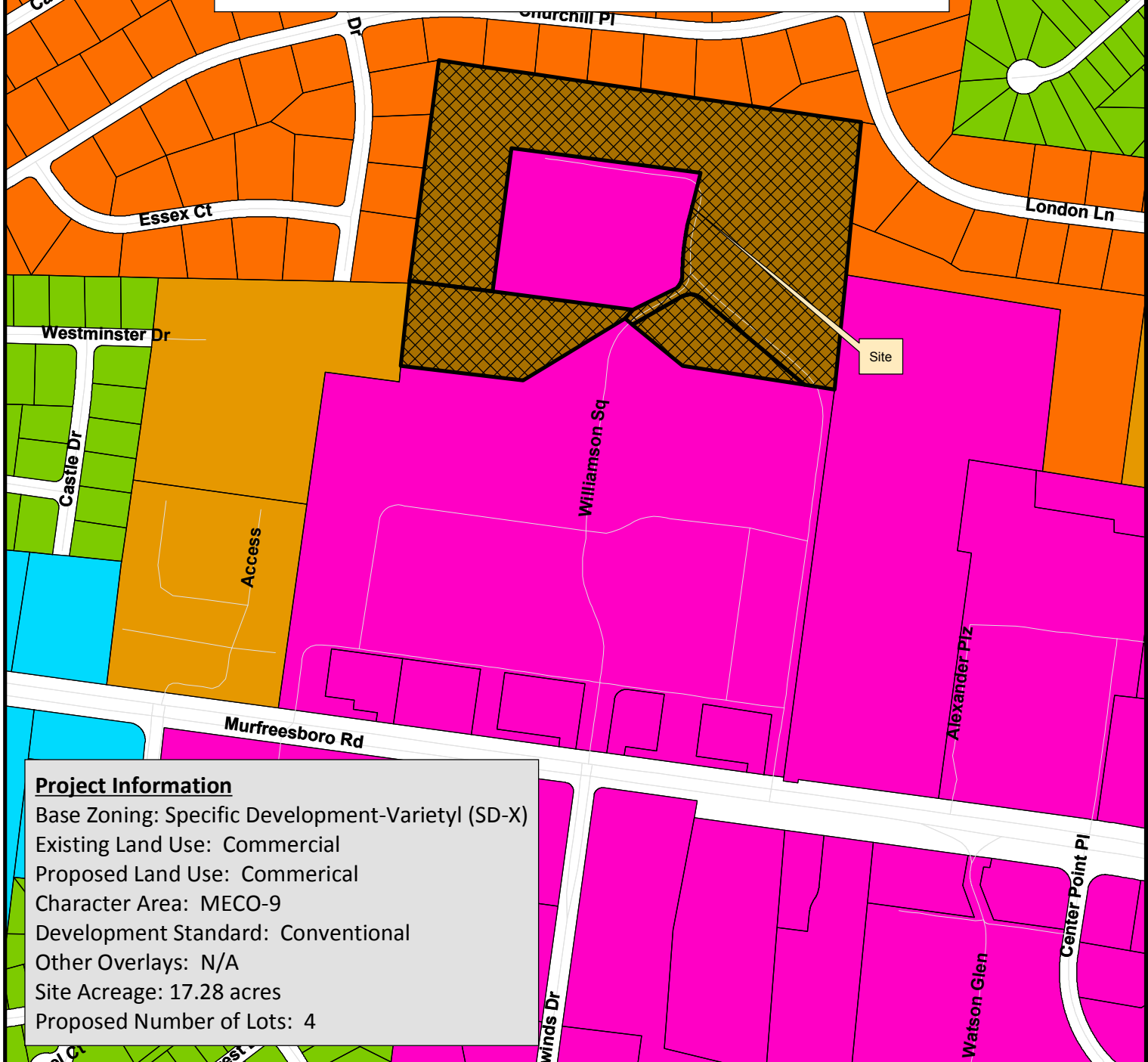
CITY OF FRANKLIN PROJECT # 6393

DATE: 04-05-2017



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

WILLIAMSON SQUARE SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Base Zoning: Specific Development-Varietyl (SD-X)
Existing Land Use: Commercial
Proposed Land Use: Commerical
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.28 acres
Proposed Number of Lots: 4

- | | |
|--|-------------------------------------|
| Williamson Square, Section 1 | 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 | |



0 275 550 1,100 Feet

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

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6414 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Stormwater

General Issues

2. Stream Buffer

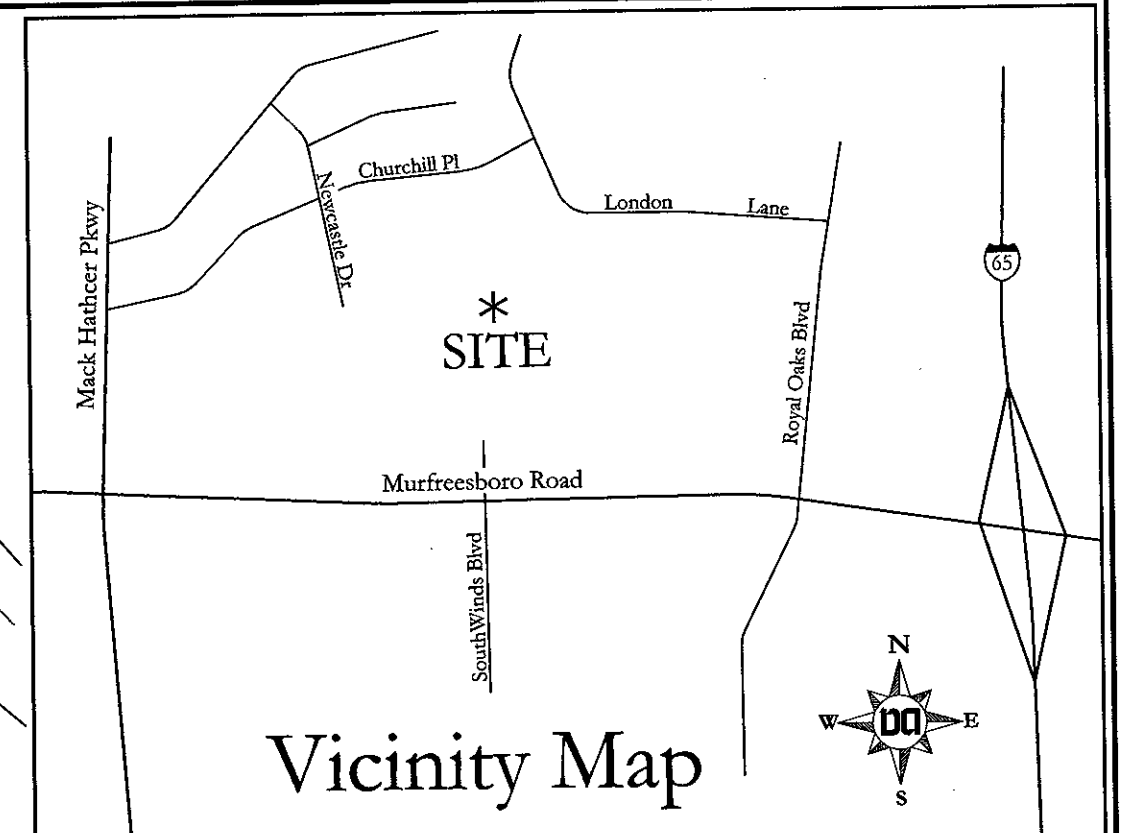
jeff.willoughby@franklintn.gov There are no longer stream buffer requirements for this development

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.24'	195.00'	26°48'31"	S 00°40'43" W	90.41'
C2	64.05'	50.00'	73°23'45"	S 23°58'21" W	59.76'
C3	21.17'	220.00'	5°30'48"	S 57°54'54" W	21.16'
C4	95.59'	300.00'	18°15'26"	N 49°52'19" E	95.19'
C5	30.45'	25.00'	69°46'47"	S 84°25'51" E	28.60'
C6	175.34'	155.00'	64°48'53"	N 18°05'34" W	116.14'

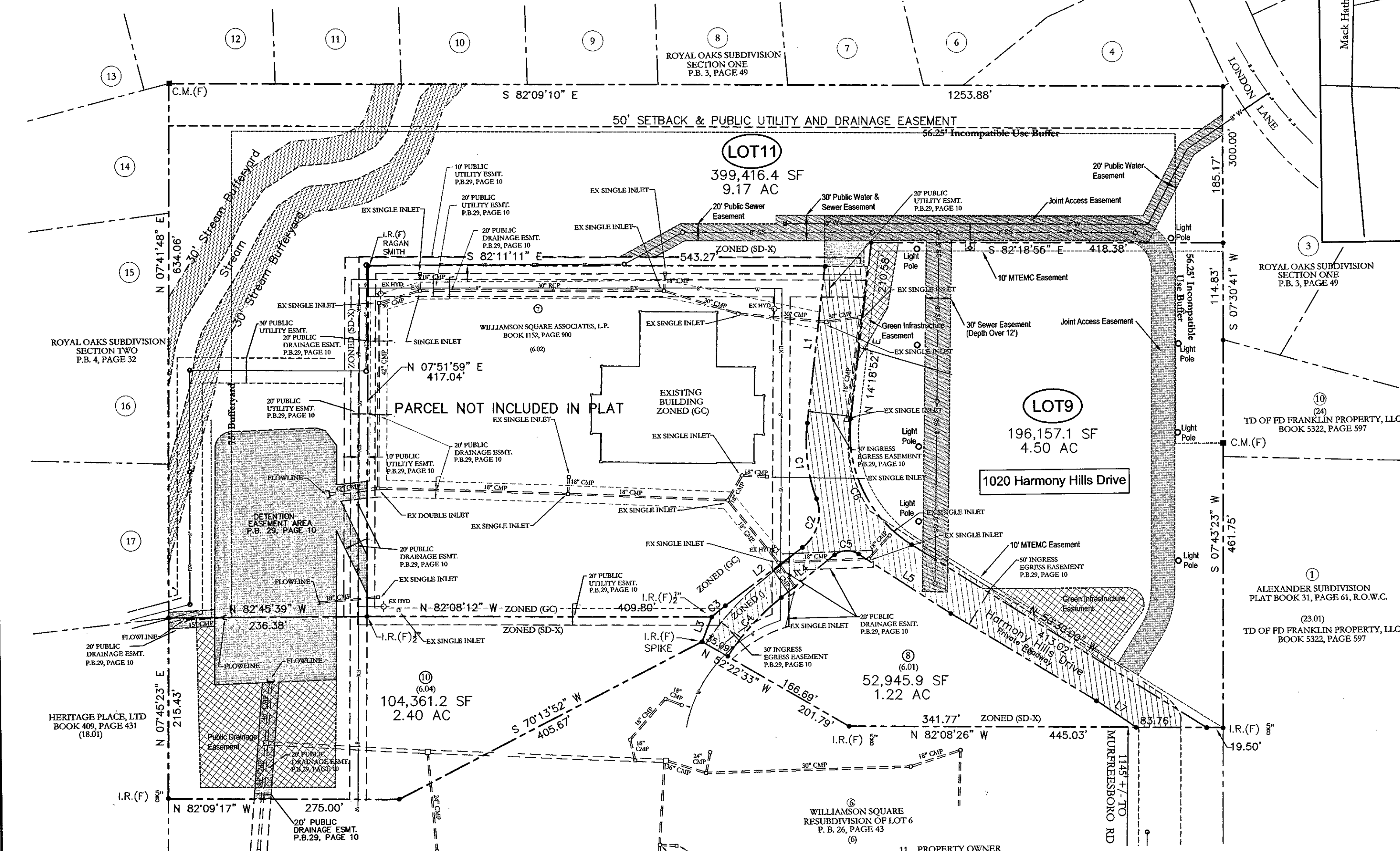
LINE BEARING	DISTANCE
L1 S 14°04'59" W	188.43'
L2 S 60°40'18" W	114.96'
L3 S 28°45'37" W	31.87'
L4 N 58°59'52" E	81.00'
L5 S 49°32'17" E	130.69'
L6 S 51°19'32" E	202.21'
L7 S 48°33'26" E	56.84'

MINIMUM BUILDING SETBACKS:
SPECIFIC DEVELOPMENT VARIETY
(SD-X 3.39, 68,961 sf)
YARD FRONTING STREET: N/A
SIDE YARD: 10 FEET
REAR YARD: 30 FEET

TOTAL AREA = 17.28 ACRES
= 752880.6 S.F.



Vicinity Map



WILLIAMSON SQUARE Resubdivision of Lot 9 FINAL PLAT, REVISION 5

9th CIVIL DISTRICT
FRANKLIN, WILLIAMSON CO., TN
DATE: MARCH 2, 2017
SCALE: 1" = 100'
JOB NO. 12017
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
Phone: (615) 297-5166
Fax: (615) 269-7905

DEVELOPMENT STANDARDS: CONVENTIONAL
CHARACTER AREA: McEWEN 9
CITY OF FRANKLIN PROJECT NO. 6390
TOTAL LOTS: 4

GENERAL NOTES

- THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE LOT 9 INTO TWO LOTS, LOT 9 & LOT 11, AND ALSO RECORD EASEMENTS ASSOCIATED WITH PHASE 1.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER T.C.A. CHAPTER 820-03 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 820-3.05 FOR A CATASTRY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
- PARCEL NUMBER SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 79G.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THE PROPERTY SHOWN HEREON CONTAINS 752,880.6 SQUARE FEET OR 17.28 ACRES OF LAND.
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0212F DATED SEPTEMBER 29, 2006.
- PROPERTY CORNERS SHOWN THUS ARE MARKED BY IRON RODS. PROPERTY CORNERS SHOWN THUS ARE MARKED BY CONCRETE MONUMENTS.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-X 3.39, 68,961 SF (SPECIFIC DEVELOPMENT VARIETY).
- NUMBERS SHOWN THUS XXXX ARE PROPERTY ADDRESSES OFF HARMONY HILLS DRIVE.

11. PROPERTY OWNER

J. D. EATHERLY
1720 WEST END AVE STE #600
NASHVILLE, TN 37203
PHONE: 615.300.1149
EMAIL: serena@vastland.com

- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 8, 9 AND 10 ON THE PLAT OF WILLIAMSON SQUARE REVISION THREE (RESUBDIVISION OF LOTS 8, 9 & 10 OF RECORD IN PLAT BOOK P61, PAGE 114, R.O.W.C., TN).
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

- LOTS SHALL CONFORM TO THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, (NAD 83).
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
- MINERAL RIGHTS WERE NOT DETERMINED AND ARE UNCERTAIN RELATIVE TO THESE PARCELS.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY ENGINEER.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
- LANDSCAPE BUFFERS SHOWN ARE INCOMPATIBLE USE BUFFERS WITH FENCE TO REDUCE WIDTH

- 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 LANDSCAPE, 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.
- ALL WATER AND SEWER EASEMENTS SHOWN HEREON RELATIVE TO THE SUBJECT PLAT SHALL BE CONSIDERED EXCLUSIVE TO UTILITY USES OF WATER AND SEWER.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3808, Page 122, R.O.W.C., Tennessee, and that the plan of subdivision of the property as shown and dedicated 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., TN, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:

J.D. Eatherly Date

MTEMC

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 planning guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that the water and sewer systems designated in correct and that all of the improvements shown on this plat have been placed as indicated. The plat is a true and correct copy of the survey made under my supervision on the _____ day of _____, 2017.

Date

Registered Land Surveyor

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in correct and that all of the improvements shown on this plat have been placed as indicated. The plat is a true and correct copy of the survey made under my supervision on the _____ day of _____, 2017.

Date

Supv. Water and Sewer Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets, drainage, and sidewalks designated in correct and that all of the improvements shown on this plat have been placed as indicated. The plat is a true and correct copy of the survey made under my supervision on the _____ day of _____, 2017.

Date

Director, Streets Department City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2017, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee, to assure completion of such improvements.

Date

Secretary 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.

Date

Williamson County Emergency Management Agency

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

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

DA PROJECT # 12017
Williamson Square
Resubdivision of
Lot 9
1 of 1

ORDINANCE 2017-08

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 5 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, IN ORDER TO AMEND THE BUILDING DESIGN STANDARDS TO REMOVE THE REQUIREMENT PERTAINING TO THE MAXIMUM LENGTH OF ATTACHED RESIDENTIAL BUILDINGS."

WHEREAS, Chapter 5 of the City of Franklin Zoning Ordinance establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance contains specific requirements in Chapter 5, Section 5.3, Subsection 5.3.5 (3) (b) (ii), that limits the maximum length of attached residential buildings to 200 feet; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Aldermen (BOMA) have received and granted numerous requests for modifications from the 200-foot maximum length limit since it was originally enacted in 2008; and

WHEREAS, the FMPC and the BOMA have reevaluated the development standards and have determined that the limit has not been as effective as originally intended, and that it is in the best interest of the City of Franklin to amend the Franklin Zoning Ordinance to remove the 200-foot maximum length limit; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 5, Section 5.3, Subsection 5.3.5 (3) (b) (ii) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~, and the subsequent Subsections shall be renumbered accordingly.

5.3 Building and Site Design Standards

(3) Attached Residential Structures

(b) Building Design

(ii) ~~The maximum length of any attached residential building, regardless of the quantity of dwellings, shall be 200 feet.~~

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:
