City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 26, 2018 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 26, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 18-0388 Approval of the March 22, 2018 FMPC Minutes.

Attachments: DRAFT March 2018 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. 18-0363 7007 Moores Lane PUD Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

3. 18-0364 Amelia Park PUD Subdivision, site plan, sections 2-6; release the maintenance agreement for landscaping section 2 improvements; extend the performance agreement for landscaping section 3, landscaping section 4, landscaping section 5, landscaping section 6 and landscaping buffer management improvements. (CONSENT AGENDA)

4. 18-0365 Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A, landscaping Phase 2B, landscaping Phase 2C and landscaping Phase 2D improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

5. 18-0366 Blossom Park PUD Subdivision, site plan; extend the performance agreement for landscaping street trees and landscaping west buffer improvements. (CONSENT AGENDA)

6. 18-0367 Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements. (CONSENT AGENDA)

7. 18-0368 Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for drainage, streets and landscaping buffer improvements for one year. (CONSENT AGENDA)

8. 18-0369 Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

9. 18-0370 Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for landscaping Phase 2 improvements for one year. (CONSENT AGENDA)

10. 18-0371 Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements for one year. (CONSENT AGENDA)

11. 18-0372 Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

12. 18-0373 Highlands at Ladd Park PUD Subdivision, site plan, section 22; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

13. 18-0374 Highlands at Ladd Park PUD Subdivision, site plan, section 24; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for green infrastructure improvements. (CONSENT AGENDA)

14. 18-0375 Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 5 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

15. 18-0376 Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

16. 18-0377 Rizer Point PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

17. 18-0378 Rizer Point PUD Subdivision, site plan, section 3; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

18. 18-0379 Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

19. 18-0380 Through the Green PUD Subdivision, site plan, lot 5; accept the drainage and sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

20. 18-0381 Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

21. 18-0382 Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

22. 18-0383 Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

23. 18-0384 Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. 18-0250 1st And Main, Site Plan, A Commercial Structure Consisting of 37,955 Square Feet On 2.23 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

Attachments:

MAP 6626 1st and Main SP

Conditions of Approval_01 1st and Main

1st and Main, site plan (Mixed Use) - submittal 004

PDF to FMPC Mixed Use project 1st and Main

COA 99 E Main St demolition + conceptual new construction 2.12.18

February_2018 HZC Meeting Minutes

HZC Staff report 99 E Main St demolition_new construction 2.12.18

HZC Staff report 99 E Main St new construction (architectural features materials

March_2018 HZC Meeting Minutes

25. 18-0351 11 South Subdivision, Final Plat, Creating 4 Single-Family Lots and 2 Open Space Lots on 1.52 Acres, Located At 155 11th Avenue South. (CONSENT AGENDA)

Attachments: MAP 6656 11 South FP
Conditions of Approval_01
11 South Final Plat 4-05-18

26. 18-0394 Franklin Park Subdivision, Site Plan, Revision 2, Lot 8, (Three Franklin Park Building), 330,575 Square Foot Office with 7-Level Attached Parking Garage on 4.99 Acres, Located near the Intersection of East McEwen Drive, I-65, and Tower Circle (Private Road), with One Design Modification Request (Façade Variation).

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_3FranklinPark.pdf
3FranklinPark_SP_Conditions of Approval_02.pdf
GarageElevations_3Franklin-2.pdf
Layout_FranklinPark3.pdf
ARCH_Elevations_3Franklin.pdf
FULLPLAN_3Franklin Park.pdf
LandscapingPlan_FP3.pdf
CharacterImagery_FP3.pdf

27. 18-0359 Gateway Village PUD Subdivision, Final Plat, Section 3, Revision 7, Lot 135, Dedicating Easements For Lot 135 And A Portion of Right-Of-Way, On 1.34 Acres, Located At 1350 Perrone Way. (CONSENT AGENDA)

Attachments: MAP 6655 Gateway Village PUD Subdivision, final plat, section 3, revision 7, lot
6655 - Conditions of Approval_01 (1)
Final Plat - 6655 Gateway Village PUD Subdivision, final plat, section 3, revisior

28. 18-0386 Lockwood Commercial Subdivision, Preliminary Plat, Creation of 2 Commercial Lots and 1 Open Space Lot on 7.97 Acres, Located at the North Quadrant of the Intersection of Longpoint Way, Carothers Parkway, and South Carothers Way.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_LockwoodCommercialPP.pdf
Lockwood Commercial Conditions of Approval_01.pdf
COF 6650 Lockwood Commercial Preliminary Plat.pdf

29. 18-0385 Longview Subdivision, Final Plat, Section 1, Revision 1, Lots 14 And 23, (Resubdivision Of Lot 14 And 23), Recording Of Easements, On 2.27 Acres, Located At Southwest Corner Of Columbia Avenue And Werthan Circle, 1710 Columbia Ave. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_LongviewTacoBell_.pdf
TacoBell_Conditions of Approval_01.pdf
2015212.52 COF # 6652 Resub Lots 14 & 23.pdf

30. 18-0352 Synergy Bank Annex Building At Ninth Avenue Subdivision, Final Plat, Creating One Commercial Lot, On 0.58 Acres, Located At 204 9th Avenue South. (CONSENT AGENDA)

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

31. 18-0389 Westhaven PUD Subdivision, Final Plat, Section 50, Creation of 8 Attached Residential Lots, 42 Detached Residential Lots, and 3 Open Space Lots on 11.96 Acres, Located Near the Intersection of Championship Blvd and Jewell Ave Within the Westhaven Development. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: Westhaven FP Sec 50 Map
Westhaven_Sec50_Conditions of Approval_01.pdf
Westhaven50_COF 6665 Final Plat.pdf

ZONING ORDINANCE TEXT AMENDMENTS

32. 18-0361 Consideration of Ordinance 2018-06, To Be Entitled: “An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Various Sections Of The Sign Regulations Pertaining To Temporary Signs, And Adding A New Temporary Sign Type For Temporary Multi-Story Building Development-In-Progress Signs.” (04/26/18 FMPC 9-0, 05/08/18 1st Reading 7-0, 06/12/18 2nd Reading 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, James Svoboda and Emily Hunter

Attachments: Ordinance 2018-06_Temporary Multi-Story Building Development In Progress S

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 22, 2018 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

MINUTES

1. Approval of the February 22, 2018 FMPC minutes

Attachments: DRAFT FMPC Minutes February 2018

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

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. 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

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

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

SITE PLAN SURETIES

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

This Planning Item was approved.

3. Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. 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.

5. Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.

Attachments: Cardell Village PUD Subd DP REV 1 March Map

Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture

Cardel Village PUD Subdivision Dev Plan Rev 1 Layout

Item 6 Attachment Handout from Applicant March 2018

Mr. Brad Baumgartner, Principal Planner, stated that this item was heard at the last Planning Commission meeting (2/22/2018) but was deferred for staff to investigate citizen complaints over drainage. Staff is continuing to monitor the drainage, and all drainage bonds are current and in full payment if any issues are found.

The applicant is proposing a Development Plan Revision to vary the rear yard setbacks to allow for the creation of a garage to the rear of the lot. The garage would be to the rear of the lot but connected by a breezeway.

Staff recommended approval of this item.

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

The Applicant was represented by Mr. Greg Gamble of Gamble Design. The Applicant presented a handout to the Commissioners. This handout has been added to the record. Mr. Gamble stated this handout shows the development plan for Cardel Village. The lots in yellow are the only lots where the five foot rear yard setback would apply. The following provides information about the lots:

Lots 6-9: back up to open space
Lots 10-16: served by an alley
Lots 17-20: served by an alley
Lots 20,10, and 11: have 10-ft. incompatible use buffer (landscape) along the rear property line
Lots 1-5: 20-ft drainage easement

Mr. Gamble stated that currently a detached garage can be within five feet of the rear property line. They are asking to connect the garage to the house with a breezeway.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 6 be approved.

Alderman Petersen stated the handout is helpful to see the effect of the attached garage.

Commissioner McLemore confirmed there were sureties in place in case there were drainage problems

Mr. Jimmy Wiseman, Assistant Director for the Engineering Department, stated that they had met on site with the property owners in Blossom Park who had been affected by the drainage issues caused by the Cardel Village development. He stated that Cardel Village, Richland Park and Blossom Park are all close together with construction taking place

currently. This was part of the drainage concerns. He also stated that the bonds were in place. Mr. Wiseman stated the drainage issues were being addressed with the contractors and they were staying in contact with the property owners.

Commissioner Lindsey confirmed there was a place for the water to be conveyed.

Mr. Wiseman stated that there is a 20 foot drainage easement on the rear side of Blossom Park. He stated the swale needed to be improved by the Blossom Park developer. He also stated that it was taking some time because the rain had been an issue.

Alderman Petersen stated this situation was different from most places because of the issues Mr. Wiseman stated and that the development was very large.

Mr. Wiseman stated the issue was more difficult because there were multiple developers and contractors.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 6 be approved. The motion carried by the following vote:

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

7. PUBLIC HEARING: Consideration of Ordinance 2018-04, To Be Entitled: "An Ordinance To Rezone 3.95 Acres From Light Industrial District (LI) To Neighborhood Commercial (NC) District For The Property Located West Of Columbia Avenue And South Of Fairgrounds Street (Near 200 And 300 Downs Boulevard)." (3/22/18 FMPC 8-0, 04-10-18 WS, 04/10/18 BOMA 1st Reading 7-0) SECOND OF THREE READINGS

Attachments: map_200300dOWNSbLVD.pdf

Ord2018-04_Downs Blvd.pdf

Ord 2018-04 rezone_Downs Blvd_with Map.Law Approved (2).pdf

Item 7 Attachment Handout from Applicant March 2018

Mr. Josh King, Principal Planner, stated that this property stretches roughly from the heavy truck refueling exit off of Downs Blvd to the where Coleman Transmission is. The zoning is consistent with Envision Franklin.

Staff recommended approval of Ordinance 2018-14 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble of Gamble Design. The Applicant provided a handout to the Commissioners. This handout has been added to the record. Mr. Gamble stated that this handout shows the comparison of uses and bulk regulations between Light Industrial and Neighborhood Commercial. Mr. Gamble stated that he was happy to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Ordinance 2018-04 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner McLemore stated that Light Industrial is more intense use than Neighborhood Commercial.

Mr. Gamble confirmed this and stated that this was an area in transition.

Commissioner Allen thanked Mr. Gamble and stated she had been fighting for this change for a long time.

Alderman Petersen stated that things were already going that way.

Chair Hathaway suspended the rules to allow Kimberly Menifee, Fairground Street Property Owner, to speak. She stated that she does not currently reside at this location.

Ms. Menifee asked what would be the impact for Fairground Street with the rezoning.

Mr. King stated the rezoning would allow a change in zoning district. There is no development plan for the three parcels at this time. This changes the district from a more intensive industrial to a lighter, less intensive Neighborhood Commercial. There is no direct impact to Fairground Street. Any development for the three parcels would be weighed against any impact on the neighborhood on Fairground Street.

Ms. Menifee asked what issues would be encountered if she wanted to her property rezoned to Residential.

Chair Hathaway stated that was a much larger discussion and it would need to be addressed in a meeting with Staff.

Alderman Petersen confirmed that the area between there and Fairground Street was Heavy Industrial.

Commissioner McLemore stated that this rezoning would be much better for the area.

Mr. King stated the staff report mentions the Envision Franklin recommendations for this area and that this was an area in transition.

Chair Hathaway asked for vote on the motion.

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

Commissioner Franks moved, seconded by Commissioner Orr, that Ordinance 2018-04 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Downs Boulevard Commercial Subdivision, Final Plat, Lot 5, Revision 12, Revision of Required Easements, On 4.3 Acres, Located North of Downs Boulevard and East of West Main Street, 500 Downs Boulevard. (CONSENT AGENDA)

Attachments: MAP_500Downs.pdf

Lot 5 Downs Blvd PLat_revision 020518-signed.pdf

500Downs_Conditions of Approval_01.pdf

This Planning Item was approved.

9. Fair Park Cottages Subdivision, Final Plat, Lot 2, Revision 1, Creating 5 Single-Family Lots And Two Open Space Lots On 2.58 Acres, Located At 326 11th Avenue North. (CONSENT AGENDA)

Attachments: MAP Fair Park FP Lot 2 Rev 1

Fair Park_FP_Rev1_Conditions of Approval_01

6628 Plat Fair Park Cottages FP Revison 1

This Planning Item was approved.

10. Wild Duck Subdivision, Final Plat, Lots 4 and 6, Revision 8, Revision of Two Existing Lots and Recording of Required Easements, On 6.15 Acres, Located South of Murfreesboro Road and East of Carothers Parkway, 220 and 221 Rosa Helm Way. (CONSENT AGENDA)

Attachments: MAP_WildDuck.pdf

277001FP2_lot 4and 6 replat 022818-signed.pdf

WildDuck_Conditions of Approval_01.pdf

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

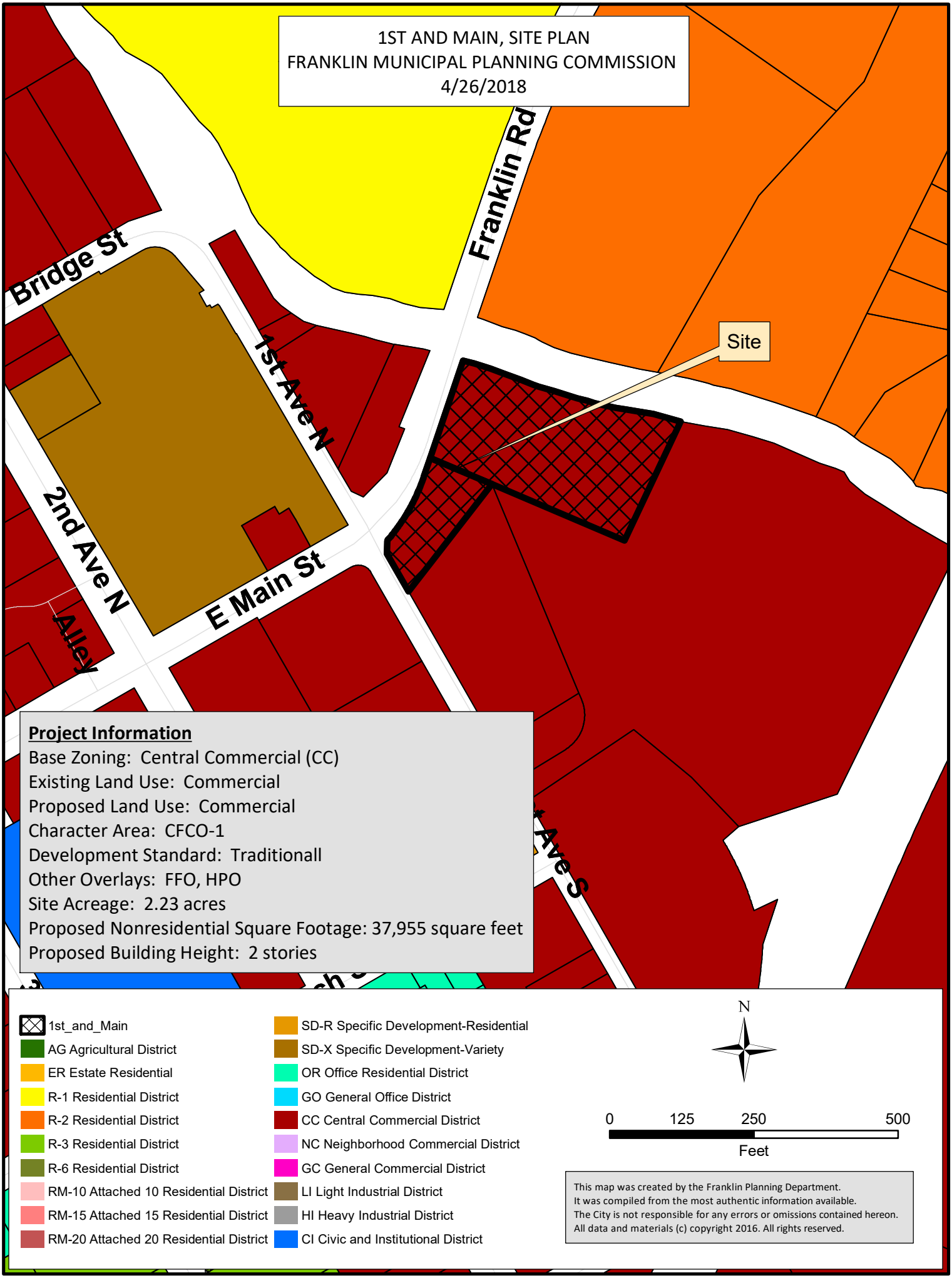
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:12 p.m.

_____

Chair, Mike Hathaway


1ST AND MAIN, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018
Franklin Rd
Bridge St
1st Ave N
2nd Ave N
E Main St
Alley
Site
Project Information
Base Zoning: Central Commercial (CC)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: CFCO-1
Development Standard: Traditionall
Other Overlays: FFO, HPO
Site Acreage: 2.23 acres
Proposed Nonresidential Square Footage: 37,955 square feet
Proposed Building Height: 2 stories
1st_and_Main
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6626

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - 2015 PUD Checklist

General Issues

91. C4.0 - Overall ROW & Access Plan

carlb@franklintn.gov Applicant has not met the requirement 2. above. Applicant shall remove the reference NOT FOR CONSTRUCTION on sheet C4.1.

Engineering - Site Plan Checklist

General Issues

40. J. Stormwater Managment Plan

casey.chrisman@franklintn.gov Add a note on the site plan stating the conditions of the televising of the CMP pipe and the conditions agreed upon.

48. D. Site Plan

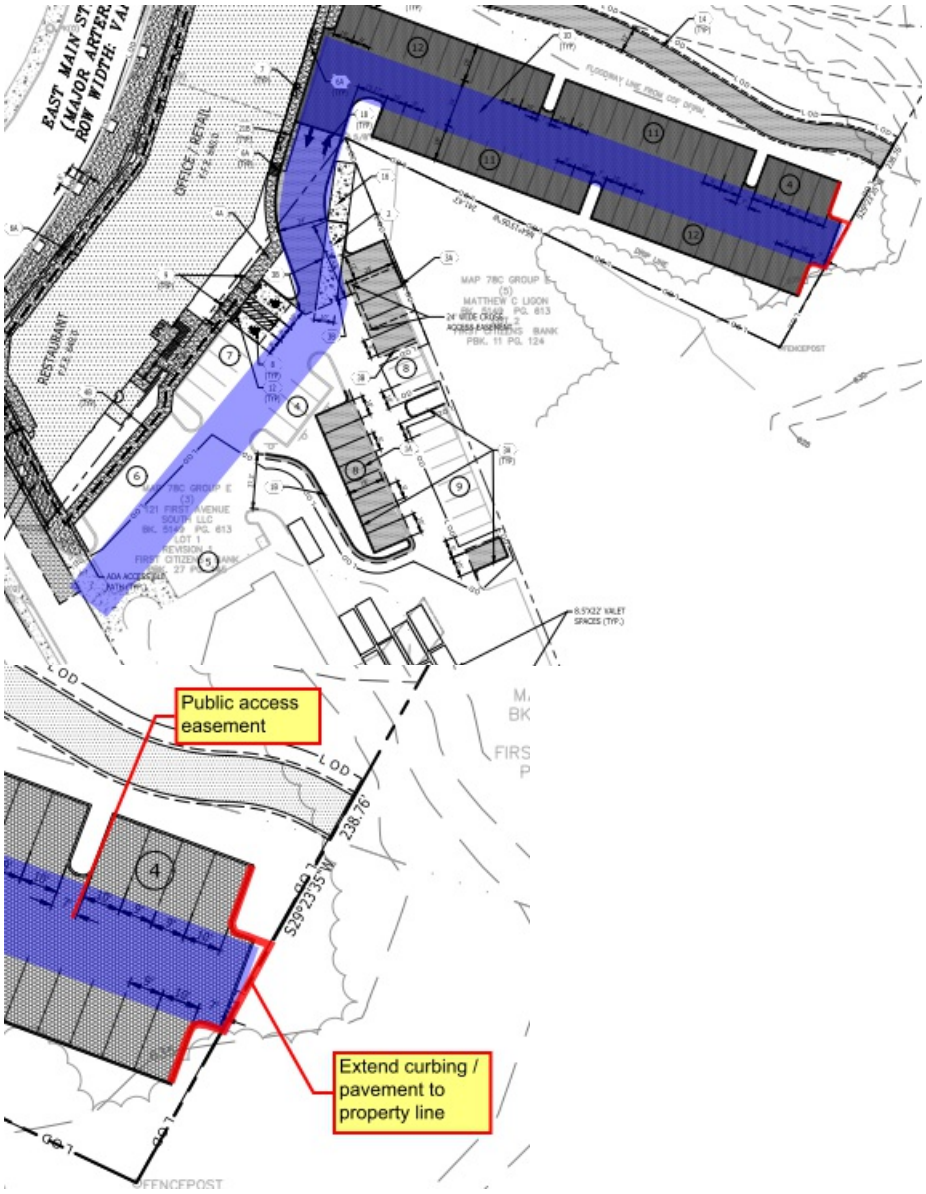
joe.marlo@franklintn.gov **Prior to One Stop Approval,** Applicant to execute and record the Cross Parking and Access Agreement, and the recorded reference is to be shown on the Site Plans.

86. Cross Access

joe.marlo@franklintn.gov *Comment not adequately addressed. Applicant to provide stub connection(s) to the property line and showassociated public access easements for cross access connections on the Site Plan. Cross access is to be from the project development (1st and Main Development), not the neighboring site.*

Per Zoning Ordinance 5.10.4 (3) Cross Access Between Adjacent Uses, vehicular cross-access shall be provided to the adjacent lot (Lot 2 of Plat Book 11 Page 124). Cross-access easements shall allow for two-way drive aisles, and are to be recorded by plat.

Applicant to provide the cross access shown below.



108. Shared Parking Agreement

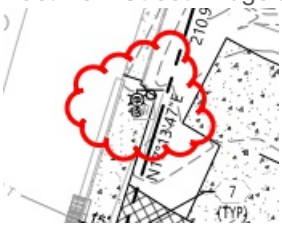
joe.marlo@franklintn.gov *Comment to remain open as a reminder to Staff, but **does not hinder Site Plan approval**.*

Prior to the issuance of a Building Permit, a shared parking agreement shall be recorded and referenced on the associated Final Plat(s).

126. Demolition Plan

joe.marlo@franklintn.gov *The comment is a newcomment based on newinformation shown on the drawings.*

The added Demolition Plan (C1.3) now shows the existing light pole adjacent to the East Main Street Bridge as being removed.



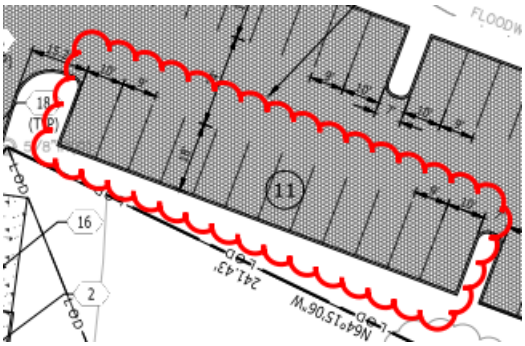
15	REMOVE EXISTING LIGHT POLE

Applicant to revise drawings as follows:

1. Call out Note 15 in plan on Sheet C1.3.
2. Show the new or relocated light pole location on the remaining Civil and Electrical sheets.
3. Show the other existing street lights along East Main Street on the Site Plan (C2.1). These appear to have been inadvertently left off this sheet.

129. D. Site Plan

joe.marlo@franklintn.gov Applicant to revise the parking count for the area clouded below, as 12 spaces are shown.



130. Revised Final Plat for Bank Property

joe.marlo@franklintn.gov *The following is a newcomment as discussed with the Project Engineer on 4/12/18.*

Prior to the issuance of a Building Permit, a revised Final Plat for the adjacent Bank property (Lot 1 of First Citizens Bank of Williamson County Subdivision Plat Book 27 Page 145) shall be approved and recorded. The revised final plat shall incorporate the easements and agreements required for the 1st and Main Site Plan (COF No. 6626), including but not limited to:

1. Creation of drainage easements on the bank parcel
2. Abandonment of existing drainage easements on the bank parcel
3. Public Access Easements for required cross access to the adjacent undeveloped parcel
4. Reference the Shared Parking Agreement
5. Reference the Cross Parking and Access Agreement necessary for legal access to the 1st and Main site

132. Meeting Required

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

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

Performance Agreement and Surety

General Issues

62. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	$ -
II. City Sewer	$ -
III. Public Sidewalk	**$ 72,000**
IV: City Streets	**$ 22,000**
V. Private Streets (includes shared access drives)	$ -
VI. Street Access	**$ 20,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 12,000**
XI: Green Infrastructure	**$ 279,000**

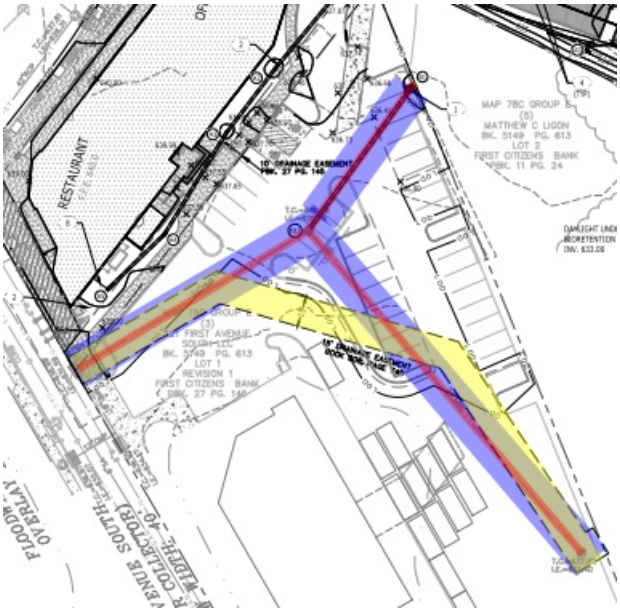
NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety****. A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

114. Landscape

jason.arnold@franklintn.gov Landscape Surety $46,000

122. Drainage Easements

joe.marlo@franklintn.gov The existing easements for the storm infrastructure on the bank property are incorrectly located (highlighted in yellow). As new infrastructure in this project is connecting to this existing infrastructure, **prior to the release of drainage bonds for the project**, 20-foot wide drainage easements centered on the new and existing stormwater infrastructure on the bank property shall be recorded (highlighted in blue).



Preservation/HZC

General Issues

110. COA Conditions of Approval

amanda.rose@franklintn.gov Comment to remain open for general information:

The Historic Zoning Commission has approved the footprint, massing, scale, and height as proposed at initial submittal; all architectural design elements and materials, however, must be returned to the Historic Zoning Commission for consideration and approval prior to final Site Plan approval.

Any exterior alterations to the plan set (footprint, massing, scale, height, etc.) must be returned to the Historic Zoning Commission for consideration and approval in light of the *Historic District Design Guidelines*.

Stormwater

General Issues

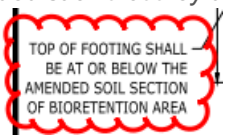
2. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov Comment partially addressed. Outfalls shall be properly identified. Currently random point in river is identified as outfall. Every point where stormwater discharges from the site shall be identified as an outfall.
[Edited By Doug Noonan]

112. Bioretention

joe.marlo@franklintn.gov Applicant to revise drawings regarding the retaining wall now shown as follows:

1. Site Plan (C2.1): Show the wall on plan. Call out Note 24 in plan and indicate the proposed beginning and end location of the wall.
2. Grading Plan (C3.1): Call out Note 15 in plan and indicate the proposed beginning and end location of the wall.
3. Site Details (C6.2): Revise Section 3 as follows:
   - Revise height in table. Based on information on drawings, a minimum 8-foot transition is needed (635.25 paver surface - 627.75 sugrade + 0.5' curb). Clarify on table if height is to bottom or top of footing, as graphic currently shows both.
   - Remove design information (footing size and rebar) from the site plan, as that currently shown appears to have errors.
   - Include a note on the detail stating: "*Final wall design to be designed and stamped by a licensed structural engineer and submitted to Building & Neighborhood Services for retaining wall review, approval, and permitting.*"
   - Include a note on the detail stating: "*Wall design shall not account for bioretention or drainage media to resist sliding or overturning.*"
   - Revise note clouded below to state: "*Retaining wall foundations adjacent to bioretention areas are to be extended such that they do not to bear on bioretention or drainage media.*"



116. Stream Buffer

jeff.willoughby@franklintn.gov The Harpeth river is over 1 square mile drainage area so a 60' Zone 1 buffer shall be shown and applied. Show riparian buffer on sheet 1.3 demolition sheet

117. Stream Buffer

jeff.willoughby@franklintn.gov Include this note on sheet 1.3 as well, but state that exception has been allowed to remove concrete area. Show the LOD for removal of the concrete and state that all proper EPSC measures shall be in place and area shall be stabilized immediately after removal.

119. Stream Buffer

jeff.willoughby@franklintn.gov After a site visit the most effective method of invasive removal is a cut and treat method. If further discussion is needed feel free to contact me. Please revise plans to reflect details of this method.
[Edited By Jeff Willoughby]

127. Stream Buffer

jeff.willoughby@franklintn.gov LOD and slit fence shall be located outside the limits of the 60' riparian buffer on all sheets.

133. Stream Buffer

jeff.willoughby@franklintn.gov A stream buffer variance for the walking trail encroachment into the riparian buffer must be submitted and approved prior to the One-Stop submittal.

Zoning

General Issues

97. FFO

shanna.mccoy@franklintn.gov	The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. [Edited By Joseph Bryan]

123. Flood Vents

shanna.mccoy@franklintn.gov	If the area under the building is going to be considered as an area of cut, flood vents are required. Dry floodproofing is not an option. The bottom of the flood vents are required to be within 12 inches of exterior and interior crawlspace grade. Please pay close attention and assure that interior grade and vent location comply. [Edited By Joseph Bryan]

SITE PLAN

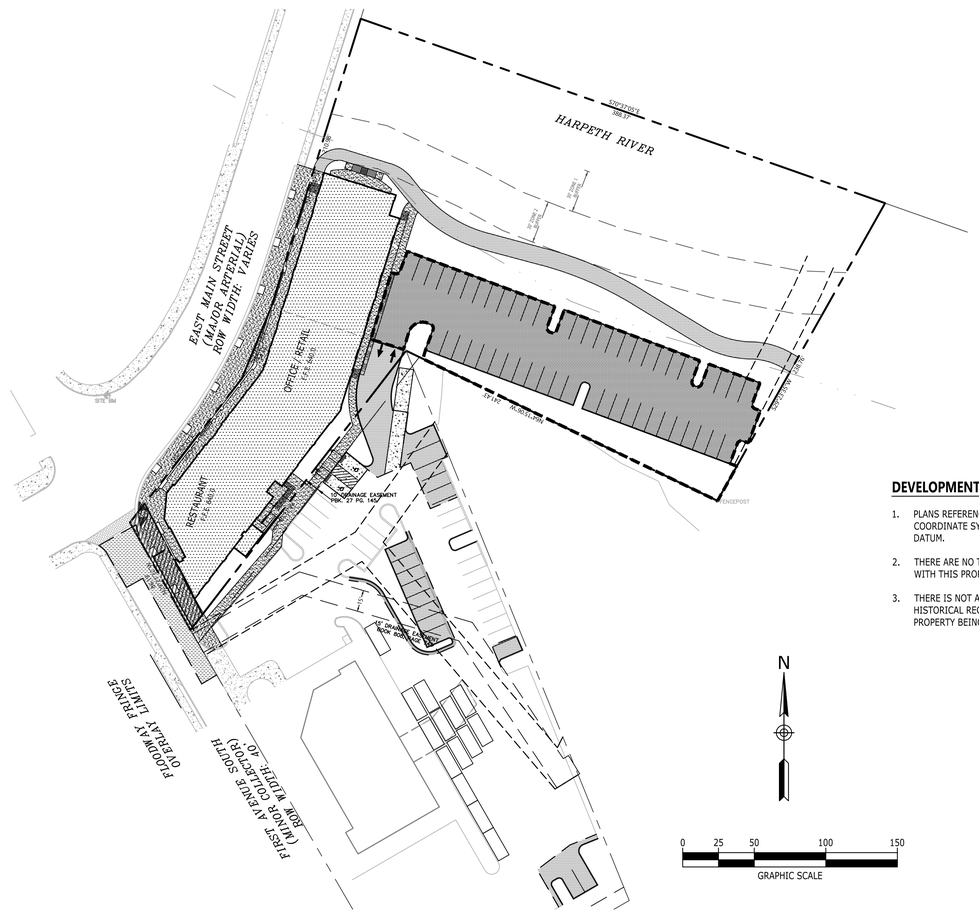
1ST & MAIN MIXED USE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF PROJECT NO. 6626
CATALYST PROJECT NO. 20170328
APRIL 5, 2018

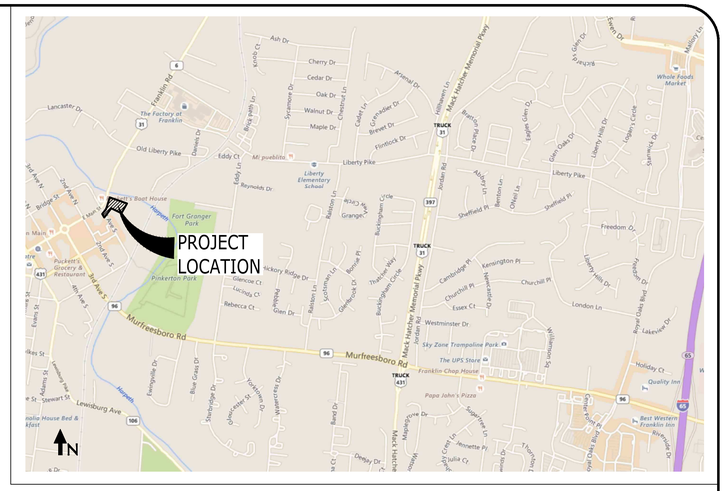
SITE DATA

PROJECT NAME:	1ST & MAIN MIXED USE
PROJECT NUMBER:	20170328
COF No.	6626
SUBDIVISION:	
LOT NUMBER:	
ADDRESS:	
PARCEL 4.00	99 E. MAIN STREET
PARCEL 4.01	99 E. MAIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
MAP, GROUP & PARCEL NUMBER:	WILLIAMSON COUNTY TAX MAP 078C; PARCELS 00400 & 00401
EXISTING ZONING:	CC (CENTRAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	CC (CENTRAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN (CFCO-1)
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL
EXISTING LAND USE:	RETAIL
PROPOSED LAND USE:	OFFICE & RETAIL
ACREAGE AND SQUARE FOOTAGE OF SITE:	
PARCEL 00400	1.83 Ac. (79,667 SQ. FT.)
PARCEL 00401	0.40 Ac. (17,466 SQ. FT.)
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD	BUILD TO LINE - 0' FROM BACK OF SIDEWALK OR PROPERTY LINE
SIDE YARD	NONE
REAR YARD	20
OWNER	CROSSFIRE DEVELOPMENT, LLC
ADDRESS	121 FIRST AVENUE S FRANKLIN, TN 37064
PHONE NO.	(615) 794-6401
CONTACT NAME	PRESTON INGRAM
EMAIL ADDRESS	hpi0930@gmail.com
APPLICANT:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.	615-866-2410
CONTACT NAME	MR. JACK PARKER
EMAIL ADDRESS	jparker@catalyst-dg.com
BUILDING SQUARE FOOTAGE:	OFFICE: 23,619 SF RETAIL: 6,817 SF RESTAURANT: 4,123 SF TOTAL: 34,559 SF
BUILDING HEIGHT:	3 STORIES (40 FT)
FLOOR AREA RATIO OF SITE:	0.39
MINIMUM LANDSCAPE SURFACE RATIO:	0.1
LANDSCAPE SURFACE RATIO:	
PARKING REQUIRED:	131 SPACES (PER SHARED ALT. PARKING PLAN)
MAXIMUM PARKING LIMIT:	
DAILY PARKING PROVIDED:	131 SPACES
VALET PARKING AFTER 5:00PM	14 SPACES
TOTAL EVENING PARKING	145 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	
PARKLAND:	N/A
OPEN SPACE:	



DEVELOPMENT NOTES

1. PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
2. THERE ARE NO THIRD PARTY MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY.
3. THERE IS NOT A HOUSE OR BUILDING ON THE NATIONAL HISTORICAL REGISTER NEAR OR WITHIN 500' OF THE PROPERTY BEING DEVELOPED.



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	SITE NOTES
C1.3	SITE DEMOLITION
C2.0	OVERALL SITE LAYOUT
C2.1	ENLARGED SITE LAYOUT
C3.0	OVERALL SITE GRADING & DRAINAGE
C3.1	ENLARGED SITE GRADING & DRAINAGE
C3.11	STORMWATER MANAGEMENT
C3.2	INITIAL EPSC
C3.3	FINAL EPSC
C3.4	EPSC DETAILS
C3.5	GRADING DETAILS
C4.0	SITE ACCESS PLAN
C4.1	PAVEMENT MARKING PLAN
C5.0	OVERALL SITE UTILITIES
C5.1	ENLARGED SITE UTILITIES
C5.1	UTILITY DETAILS
C5.2	UTILITY DETAILS
C6.0	SITE DETAILS
C6.1	SITE DETAILS
C6.2	SITE DETAILS
L1.0	TREE PRESERVATION PLAN
L2.0	SITE LANDSCAPE PLAN
L2.1	BUFFER LANDSCAPE PLAN
L2.2	LANDSCAPE DETAILS
L2.3	LANDSCAPE SCHEDULE AND NOTES
EP-001	ELECTRICAL SITE PHOTOMETRIC PLAN
A1.0	ARCHITECTURAL ELEVATIONS

Base Trip Generation-No Reductions Applied (ITE Trip Generation Manual 9th Edition)

Land Use	Code	Size (s.f.)	Daily	AM Peak Hour			Mid-Day Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Office	710	22,827	427	59	52	7	49	24	24	104	18	86
Quality Restaurant	931	7,519	676	6	3	4	45	27	18	56	38	19
Specialty Retail	820	6,817	329	19	8	11	26	12	15	38	17	21
		Total	**1,432**	**84**	**63**	**22**	**120**	**63**	**57**	**198**	**73**	**126**

ARCHITECT
RABUN RASCHE RECTOR & REECE ARCHITECTS
44 BROAD ST NW # 300
ATLANTA, GA 30303
(404) 522-9455

PREPARED FOR
CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD., SUITE 750
FRANKLIN, TN 37067
615-550-1270

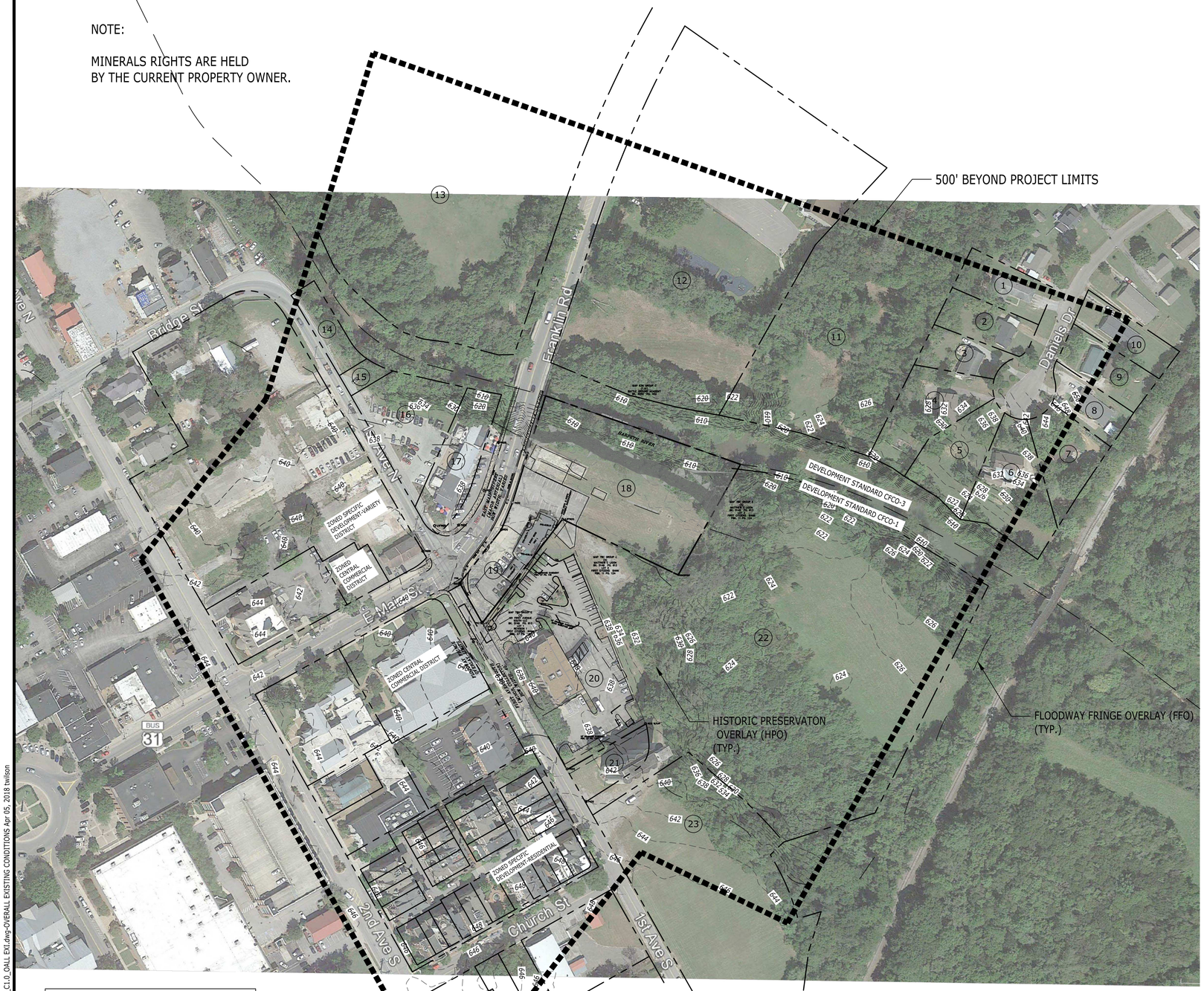
CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

COVER SHEET

C0.0

NOTE:

MINERALS RIGHTS ARE HELD
BY THE CURRENT PROPERTY OWNER.



PROPERTY I.D. NO.	PROPERTY INFORMATION
1	OWNER: ELIZABETH CROCKETT PARCEL ID: 063N-C02100 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: NONE CHARACTER AREA: CENTRAL FRANKLIN
2	OWNER: ELIZABETH CROCKETT PARCEL ID: 063N-C02200 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: NONE CHARACTER AREA: CENTRAL FRANKLIN
3	OWNER: SUE BATES COOPER PARCEL ID: 063N-C02300 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: FLOOD FRINGE, FLOOD WAY CHARACTER AREA: CENTRAL FRANKLIN
4	OWNER: CHRIS FRANKLIN PARCEL ID: 063N-C02400 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: FLOOD FRINGE, FLOOD WAY CHARACTER AREA: CENTRAL FRANKLIN
5	OWNER: CITY OF FRANKLIN PARCEL ID: 063N-C02500 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: FLOOD FRINGE, FLOOD WAY CHARACTER AREA: CENTRAL FRANKLIN
6	OWNER: MARVIN FOWLER COX PARCEL ID: 063N-C02600 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: FLOOD FRINGE, FLOOD WAY CHARACTER AREA: CENTRAL FRANKLIN
7	OWNER: DONALD BURKE PARCEL ID: 063N-C02700 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
8	OWNER: LLOYD PIERCE CROCKETT PARCEL ID: 063N-C02800 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: NONE CHARACTER AREA: CENTRAL FRANKLIN
9	OWNER: DAVID ANDERSON HARGROVE II PARCEL ID: 063N-C02900 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: NONE CHARACTER AREA: CENTRAL FRANKLIN
10	OWNER: ELLA MAE LADD PARCEL ID: 063N-C03000 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: NONE CHARACTER AREA: CENTRAL FRANKLIN
11	OWNER: MARCUS DRISKILL PARCEL ID: 063N-C00300 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
12	OWNER: BATTLE GROUND ACADEMY PARCEL ID: 063N-C00101 ZONING: R-2 RESIDENTIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
13	OWNER: ALVA JEFFERSON BETHURUM PARCEL ID: 063N-B05700 ZONING: R-1 RESIDENTIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
14	OWNER: WILLIAM EARL TYWATER PARCEL ID: 063N-B06100 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY CHARACTER AREA: CENTRAL FRANKLIN
15	OWNER: EARL TYWATER PARCEL ID: 063N-B05900 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY CHARACTER AREA: CENTRAL FRANKLIN
16	OWNER: FIRST & MAIN LLC PARCEL ID: 063N-B06000 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
17	OWNER: FIRST & MAIN LLC PARCEL ID: 063N-B05800 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
18	OWNER: CROSSFIRE DEVELOPMENT LLC PARCEL ID: 078C-E00400 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
19	OWNER: CROSSFIRE DEVELOPMENT LLC PARCEL ID: 078C-E00401 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
20	OWNER: 121 FIRST AVENUE SOUTH LLC PARCEL ID: 078C-E00300 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
21	OWNER: LINKFOUR ENTERPRISES INC PARCEL ID: 078C-E00301 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
22	OWNER: MATTHEW LIGON PARCEL ID: 078C-E00500 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD WAY, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN
23	OWNER: LINKFOUR ENTERPRISES INC PARCEL ID: 078C-E00200 ZONING: CC- CENTRAL COMMERCIAL DISTRICT ZONING OVERLAY: HISTORIC PRESERVATION, FLOOD FRINGE CHARACTER AREA: CENTRAL FRANKLIN

BASE INFORMATION WAS TAKEN FROM A FIELD-RUN SURVEY PREPARED BY S&ME, INC., DATED 1/2/2018. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN VILLE & ALA 72' ± NORTHEAST FROM THE INTERSECTION OF EAST MAIN AND FIRST AVE SOUTH.
ELEV: 640.63

PROJECT BM:
NAVD 88 (GPS DERIVED)

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

SITE AREA: 97,134 SF (2.23 AC)
APPROX. EXISTING TREE COVER: 35,500 SF +/- (0.81 AC +/-)
36% OF SITE

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	19.99%	4435.46	
2	20.00%	100.00%	18947.19	

N

0 50 100 200 300
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL EXISTING CONDITIONS

PROJECT NUMBER
20170328

DRAWING NUMBER
C1.0

P:\2017\20170328\dwg\Construction\20170328_C1.0_OALL EXI.dwg-OVERALL EXISTING CONDITIONS Apr 05, 2018 twilson

GRADING & DRAINAGE DATA CHART:

SITE AREA:	97,134 SF (2.23 AC)
IMPERVIOUS AREA:	45,738 SF (1.05 AC)
DISTURBED AREA:	76,230 SF (1.75 AC)
Rv VALUE:	0.18

PEAK FLOW RUNOFF:

- 2 YEAR: 5.8 CFS
- 5 YEAR: 80 CFS
- 10 YEAR: 9.8 CFS
- 25 YEAR: 12.3 CFS
- 50 YEAR: 14.4 CFS
- 100 YEAR: 16.6 CFS

APPROX. EXISTING TREE COVER: 35,500 SF +/- (0.81 AC +/-)
36% OF SITE

NOTE:

MINERALS RIGHTS ARE HELD
BY THE CURRENT PROPERTY OWNER.

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	19.99%	4435.46	
2	20.00%	100.00%	18947.19	

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N

0 50 100 200 300
GRAPHIC SCALE

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CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

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1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
ENLARGED EXISTING CONDITIONS

PROJECT NUMBER
20170328

DRAWING NUMBER
C1.1

P:\2017\20170328\dwg\Construction\20170328_C1.1_EXI.dwg-ENLARGED EXISTING CONDITIONS Apr 05, 2018 twilson

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

DEMOLITION NOTES

1. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
4. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN & UTILITY INSTALLATION.
5. CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
10. EXISTING LIGHT STANDARDS BEING REMOVED SHALL BE FIRST OFFERED TO THE OWNER PRIOR TO DISPOSING OF THEM. COORDINATE LIGHTING DEMOLITION AND LAYOUT WITH THE ELECTRICAL DRAWINGS.
11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
12. EXISTING TRESS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAIL ON THE LANDSCAPE PLAN.
13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
15. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
16. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24" (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
17. WHERE EXISTING IRRIGATION LINED LIE WITHIN THE AREA AFFECTED BY THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL REWORK THE EXISTING IRRIGATION SYSTEMS IN ACCORDANCE WITH DIRECTIVES NOTED ON THE LANDSCAPE PLAN. SERVICE SHALL BE MAINTAINED DURING CONSTRUCTION TO THE LANDSCAPED AREAS CURRENTLY IRRIGATED.

GENERAL NOTES

1. THE PROJECT SITE IS SHOWN ON JURISDICTION, TAX MAP 078C, AS PARCEL 00400 & 00401.
2. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY S&ME, INC. DATED 1/2/2018. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
7. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
8. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.

GENERAL NOTES (CONT.)

9. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
11. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. GRADES WITHIN ACCESSIBLE SPACES SHALL BE MAXIMUM 2% IN ALL DIRECTIONS.
13. THE PROPOSED BUILDING SHALL BE LAID OUT UTILIZING THE EXISTING STRUCTURE AS A CONTROL POINT AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
14. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
15. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
16. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
17. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
18. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
19. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
20. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

TREE PROTECTION NOTES

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.
4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
7. WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY (PRIOR TO USE OF BACKHOE OR BULLDOZER). DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL ENCROACH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT TREE SAVE ZONE THAT WILL NOT ENCROACH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADE SHALL OCCUR ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.
10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY AUGURING THE SOIL IN A 2' GRID PATTERN TO WITHIN 3' OF TRUNK AND TO 10' BEYOND THE DRIP LINE. A 2" TO 3" HAND OPERATED AUGUR SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12". TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.
11. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL
12. REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND/OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

SITE GRADING & EROSION CONTROL NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 1.75 ACRES.
2. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. FEMA PANEL # OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE, WITH AN EFFECTIVE DATE OF FEMA PANEL DATE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
7. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

SITE GRADING & EROSION CONTROL NOTES (CONT.)

9. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
12. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
13. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%. THE MAXIMUM GRADES WITHIN ACCESSIBLE SPACES SHALL BE 2% IN ANY DIRECTION.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
25. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
26. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III, WALL "B". HDPE SHALL BE CORRUGATED, SMOOTH WALL N-12 PIPE WITH SOIL TIGHT JOINTS.
27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
28. THE CONTRACTOR SHALL PROVIDE AN ASBUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE STATE OF TENNESSEE OF ALL PUBLIC STORM SYSTEMS, ONSITE DETENTION PONDS, AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
29. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO INSTALLATION OF THE WATER QUALITY DEVICES.
30. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER TO XX% STANDARD/MODIFIED PROCTOR.
31. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
32. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
33. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
34. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
35. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.
36. SEGMENTAL WALLS SHALL BE PROVIDED BY THE CONTRACTOR AS A DESIGN BUILD. WALL DESIGN PLANS STAMPED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY GEOTECHNICAL INFORMATION NECESSARY TO PROPERLY DESIGN THE WALL.

SITE UTILITY NOTES

1. THE PROJECT SITE IS SHOWN ON JURISDICTION, TAX MAP 078C, AS PARCEL 00400 & 00401.
2. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52.
3. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE LOCAL AGENCY STANDARDS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM ___" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
8. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
10. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFIELD (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER LOCAL AGENCY REQUIREMENTS.
11. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC…) TO PRE-CONSTRUCTION CONDITION.
12. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASSUNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
13. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE WATER DEPARTMENT.
14. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
15. WATER METERS SHALL BE AT LEAST 22" BUT NO MORE THAN 26" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
16. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
17. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
19. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
20. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
21. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO XX% STANDARD/MODIFIED PROCTOR OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D698/D1557 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
22. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
23. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
24. WATER SERVICES SHALL BE ¾" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY LOCAL DEPARTMENT.
25. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
26. ALL WATER LINE SERVICES SHALL TERMINATE AT A METER BOX LOCATED 10 FEET FROM THE R.O.W. LINE.
27. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
28. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
29. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
30. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT, 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
31. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
32. ALL SANITARY SEWER SERVICES SHALL BE 6" DIAMETER AND EXTEND 10 FEET BEYOND THE PROPERTY LINE.
33. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
34. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING, SEE PLUMBING PLANS.
35. SIAMESE STAND PIPE TO BE GALVANIZED STEEL.
36. ALL PROPOSED LOT CORNERS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION OF SANITARY SEWERS. CONTROL POINTS ARE AS SHOWN ON THE SITE LAYOUT PLAN.
37. THE HOME BUILDER SHALL VERIFY THE SANITARY SEWER SERVICE ELEVATION PRIOR TO SETTING THE FINISHED FLOOR ELEVATIONS FOR ALL LOTS. THE SANITARY SEWER MAIN AND SERVICES WERE DESIGNED BASED ON SETTING MINIMUM FINISHED FLOOR ELEVATIONS ON A NUMBER OF CRITICAL LOTS. THE HOME BUILDER SHALL ADHERE TO THE MINIMUM FINISHED FLOOR ELEVATIONS LISTED ON THE SANITARY SEWER SHEETS.
38. SEWER SERVICES TO BE 6" DIAMETER PVC AT A MINIMUM SLOPE OF 1.0% UNLESS SHOWN OTHERWISE ON THE DRAWINGS. LINES SHALL START 5' BEYOND THE BUILDINGS. COORDINATE CONNECTION POINTS WITH THE BUILDING PLUMBING DRAWINGS. PROVIDE A MINIMUM 30" OF COVER OVER ALL SEWER SERVICES IN GRASS AREAS AND 48" OF COVER IN PAVED AREAS.
39. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.

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COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE NOTES

PROJECT NUMBER
20170328

DRAWING NUMBER
C1.2

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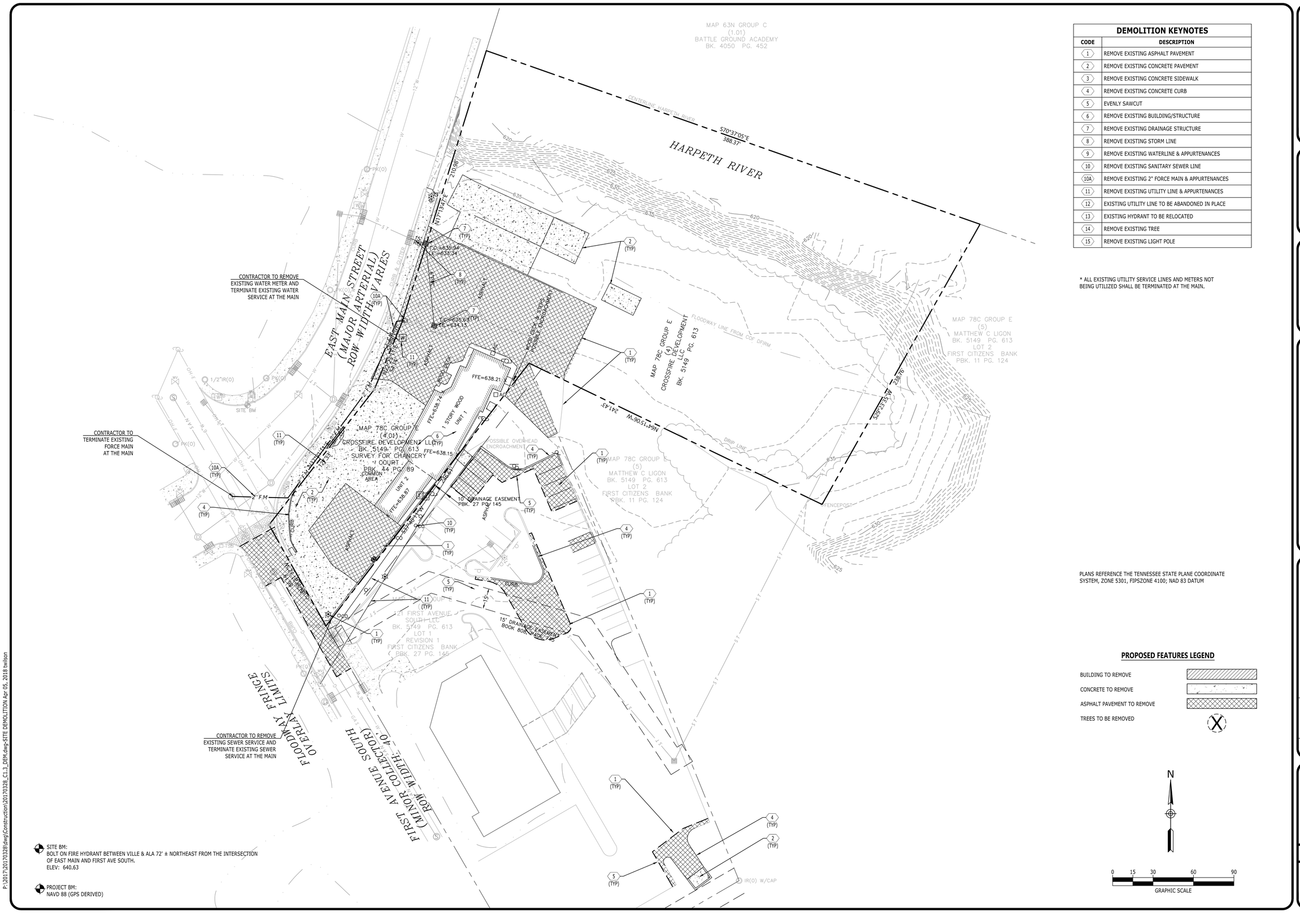

DEMOLITION KEYNOTES	
CODE	DESCRIPTION
1	REMOVE EXISTING ASPHALT PAVEMENT
2	REMOVE EXISTING CONCRETE PAVEMENT
3	REMOVE EXISTING CONCRETE SIDEWALK
4	REMOVE EXISTING CONCRETE CURB
5	EVENLY SAWCUT
6	REMOVE EXISTING BUILDING/STRUCTURE
7	REMOVE EXISTING DRAINAGE STRUCTURE
8	REMOVE EXISTING STORM LINE
9	REMOVE EXISTING WATERLINE & APPURTENANCES
10	REMOVE EXISTING SANITARY SEWER LINE
10A	REMOVE EXISTING 2" FORCE MAIN & APPURTENANCES
11	REMOVE EXISTING UTILITY LINE & APPURTENANCES
12	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE
13	EXISTING HYDRANT TO BE RELOCATED
14	REMOVE EXISTING TREE
15	REMOVE EXISTING LIGHT POLE

* ALL EXISTING UTILITY SERVICE LINES AND METERS NOT BEING UTILIZED SHALL BE TERMINATED AT THE MAIN.

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

PROPOSED FEATURES LEGEND

BUILDING TO REMOVE

CONCRETE TO REMOVE

ASPHALT PAVEMENT TO REMOVE

TREES TO BE REMOVED

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN VILLE & ALA 72' ± NORTHEAST FROM THE INTERSECTION OF EAST MAIN AND FIRST AVE SOUTH.
ELEV: 640.63

PROJECT BM:
NAVD 88 (GPS DERIVED)

N

0 15 30 60 90
GRAPHIC SCALE

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Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DEMOLITION

PROJECT NUMBER
20170328

DRAWING NUMBER
C1.3

SITE DATA

PROJECT NAME:	1ST & MAIN MIXED USE
PROJECT NUMBER:	20170328
COF No.	6626
SUBDIVISION:	
LOT NUMBER:	
ADDRESS:	
PARCEL 4.00	99 E. MAIN STREET
PARCEL 4.01	99 E. MAIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
MAP, GROUP & PARCEL NUMBER:	WILLIAMSON COUNTY TAX MAP 078C; PARCELS 00400 & 00401
EXISTING ZONING:	CC (CENTRAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	CC (CENTRAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN (CFCO-1)
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL
EXISTING LAND USE:	RETAIL
PROPOSED LAND USE:	OFFICE & RETAIL
ACREAGE AND SQUARE FOOTAGE OF SITE:	
PARCEL 00400	1.83 Ac. (79,667 SQ. FT.)
PARCEL 00401	0.40 Ac. (17,466 SQ. FT.)
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD	BUILD TO LINE - 0' FROM BACK OF SIDEWALK OR PROPERTY LINE
SIDE YARD	NONE
REAR YARD	20
OWNER	CROSSFIRE DEVELOPMENT, LLC
ADDRESS	121 FIRST AVENUE S FRANKLIN, TN 37064
PHONE NO.	(615) 794-6401
CONTACT NAME	PRESTON INGRAM
EMAIL ADDRESS	hpi0930@gmail.com
APPLICANT:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.	615-866-2410
CONTACT NAME	MR. JACK PARKER
EMAIL ADDRESS	jparker@catalyst-dg.com
BUILDING SQUARE FOOTAGE:	OFFICE: 23,619 SF RETAIL: 6,817 SF RESTAURANT: 4,123 SF TOTAL: 34,559 SF
BUILDING HEIGHT:	3 STORIES (40 FT)
FLOOR AREA RATIO OF SITE:	0.39
MINIMUM LANDSCAPE SURFACE RATIO:	0.1
LANDSCAPE SURFACE RATIO:	
PARKING REQUIRED:	131 SPACES (PER SHARED ALT. PARKING PLAN)
MAXIMUM PARKING LIMIT:	
DAILY PARKING PROVIDED:	131 SPACES
VALET PARKING AFTER 5:00PM	14 SPACES
TOTAL EVENING PARKING	145 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	
PARKLAND:	N/A
OPEN SPACE:	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

N

0 50 100 200 300
GRAPHIC SCALE

Catalyst DESIGN GROUP
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COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL SITE LAYOUT

PROJECT NUMBER
20170328

DRAWING NUMBER
C2.0

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SITE DATA

PROJECT NAME:	1ST & MAIN MIXED USE
PROJECT NUMBER:	20170328
COF No.	6626
SUBDIVISION:	
LOT NUMBER:	
ADDRESS:	
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PARCEL 4.01	99 E. MAIN STREET
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
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EXISTING ZONING:	CC (CENTRAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	CC (CENTRAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN (CFCO-1)
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL
EXISTING LAND USE:	RETAIL
PROPOSED LAND USE:	OFFICE & RETAIL
ACREAGE AND SQUARE FOOTAGE OF SITE:	
PARCEL 00400	1.83 Ac. (79,667 SQ. FT.)
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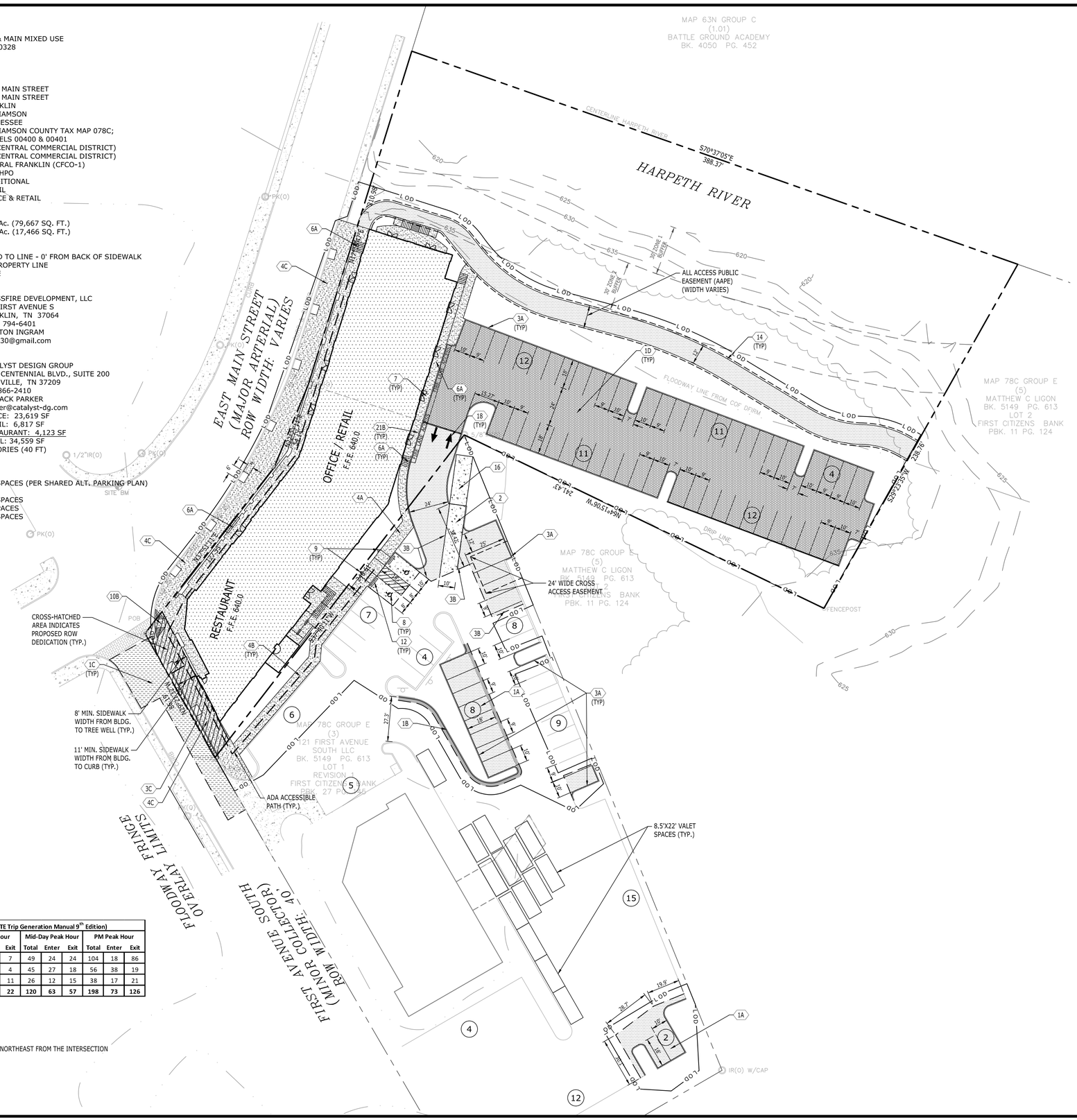
DAILY PARKING PROVIDED:	131 SPACES
VALET PARKING AFTER 5:00PM	14 SPACES
TOTAL EVENING PARKING	145 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	
PARKLAND:	N/A
OPEN SPACE:	



Base Trip Generation-No Reductions Applied (ITE Trip Generation Manual 9th Edition)												
Land Use	Code	Size (s.f.)	Daily	AM Peak Hour			Mid-Day Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Office	710	22,827	427	59	52	7	49	24	24	104	18	86
Quality Restaurant	931	7,519	676	6	3	4	45	27	18	56	38	19
Specialty Retail	820	6,817	329	19	8	11	26	12	15	38	17	21
			Total	**1,432**	**84**	**63**	**22**	**120**	**63**	**57**	**198**	**73**	**126**

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN VILLE & ALA 72' ± NORTHEAST FROM THE INTERSECTION OF EAST MAIN AND FIRST AVE SOUTH.
ELEV: 640.63

PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1A	ASPHALT PAVEMENT - LIGHT DUTY	1/C6.0
1B	ASPHALT PAVEMENT - HEAVY DUTY	1/C6.0
1C	ASPHALT PAVEMENT - OVERLAY	10/C6.1
1D	PERVIOUS PAVERS	1,2/C6.1
2	CONCRETE PAVEMENT	4/C6.0
3A	CONCRETE POST CURB	5/C6.0
3B	CONCRETE RIBBON CURB	12/C6.1
3C	CONCRETE CURB & GUTTER (PUBLIC)	2/C6.0
4A	CONCRETE SIDEWALK	3/C6.0
4B	CONCRETE SIDEWALK AT POST CURB	6/C6.0
4C	CONCRETE SIDEWALK (PUBLIC)	7/C6.1
5	SIDEWALK JOINTS	
6A	CONCRETE STAIRS WITH HANDRAIL	5/C6.0
6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
7	ELEVATED WALK	7/C6.0
8	ACCESSIBLE SYMBOL	9/C6.0
9	ACCESSIBLE SIGN	10/C6.0
10A	ACCESSIBLE RAMP	11/C6.0
10B	ACCESSIBLE WINGED RAMP (PUBLIC)	3/C6.1
11	TACTILE WARNING SURFACE	4/C6.1
12	CONCRETE WHEELSTOP	5/C6.1
13A	RAMP WITH HANDRAIL	
13B	RAMP WITH HANDRAIL/GUARDRAIL	
14	WALKING TRAIL	5/C6.1
15	UTILITY PAD	
16	CONCRETE COMPACTOR PAD	6/C6.1
17	DRIVEWAY RAMP	
18	DIRECTIONAL ARROWS	12/C6.0
19	PEDESTRIAN CROSSWALK	
20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
21A	GUARDRAIL	
21B	GUARDRAIL WITH HANDRAIL	8/C6.0
23	PAINTED STOP BAR (24" WIDE)	
24	SITE WALL	3/C6.2

PROPOSED FEATURES LEGEND

BUILDING
TRENCHING/MILL OVERALAY
PERVIOUS PAVEMENT
CONCRETE PAVEMENT
CONCRETE SIDEWALK
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
TACTILE WARNING
PAINTED STRIPE
CONCRETE CURB
CENTERLINE

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

N

0 15 30 60 90
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
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CHARTWELL HOSPITALITY
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615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
ENLARGED SITE LAYOUT

PROJECT NUMBER
20170328

DRAWING NUMBER
C2.1

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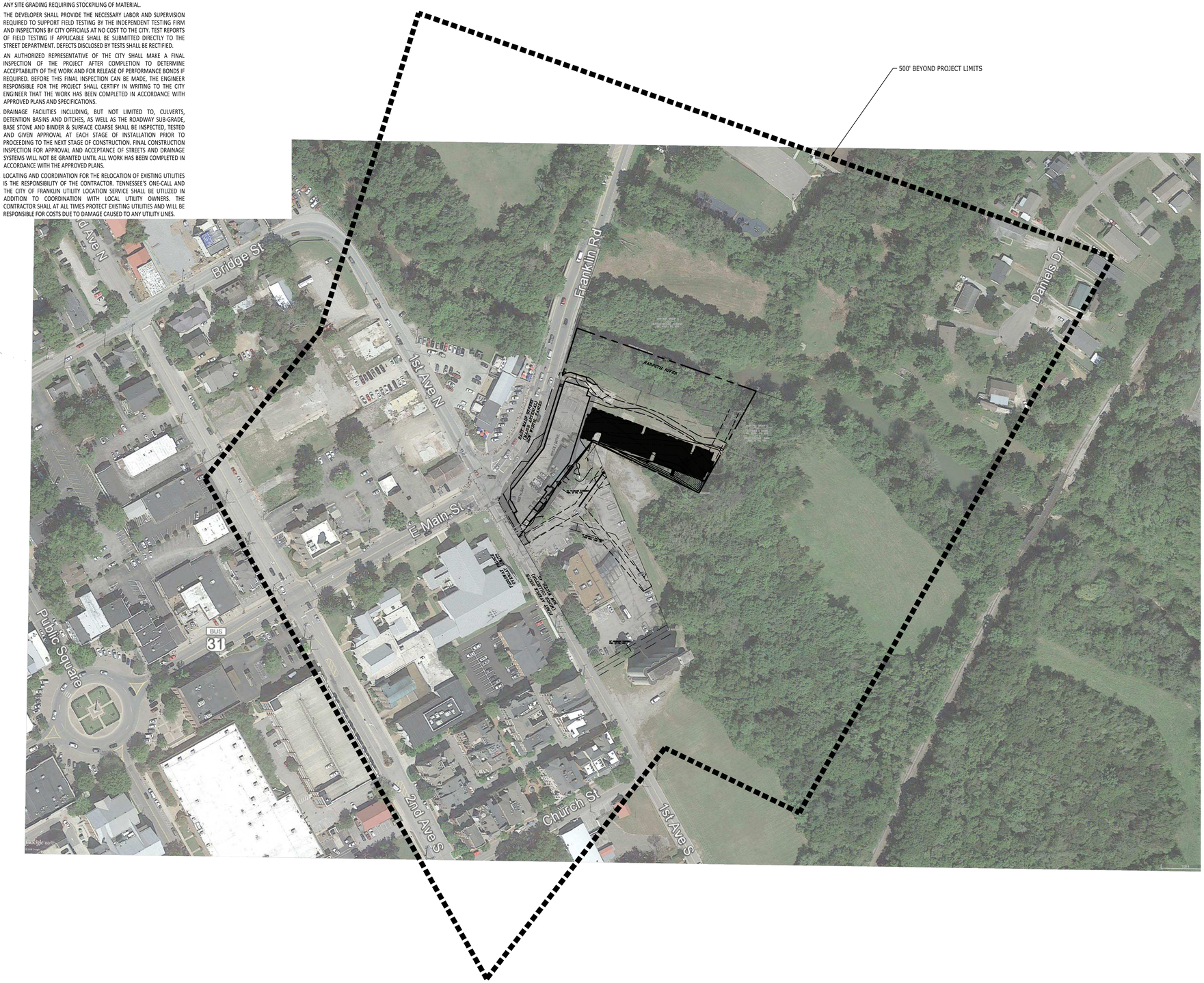
GRADING & DRAINAGE GENERAL NOTES

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 & DRAINAGE DATA CHART:

SITE AREA:	97,134 SF (2.23 AC)
IMPERVIOUS AREA:	45,738 SF (1.05 AC)
DISTURBED AREA:	76,230 SF (1.75 AC)
Rv VALUE:	0.18

PEAK FLOW RUNOFF:

- 2 YEAR: 5.8 CFS
- 5 YEAR: 80 CFS
- 10 YEAR: 9.8 CFS
- 25 YEAR: 12.3 CFS
- 50 YEAR: 14.4 CFS
- 100 YEAR: 16.6 CFS

APPROX. EXISTING TREE COVER: 35,500 SF +/- (0.81 AC +/-)
36% OF SITE

PROPOSED FEATURES LEGEND

STORM PIPE & INLET	ST
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	90
DRAINAGE STRUCTURE	C3
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	IST
STRAW BALE FILTER	

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN VILLE & ALA 72' ± NORTHEAST FROM THE INTERSECTION OF EAST MAIN AND FIRST AVE SOUTH
ELEV: 640.63

PROJECT BM:
NAVD 88 (GPS DERIVED)

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.

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

N

0 50 100 200 300
GRAPHIC SCALE

Catalyst DESIGN GROUP
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COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL SITE GRADING & DRAINAGE

PROJECT NUMBER
20170328

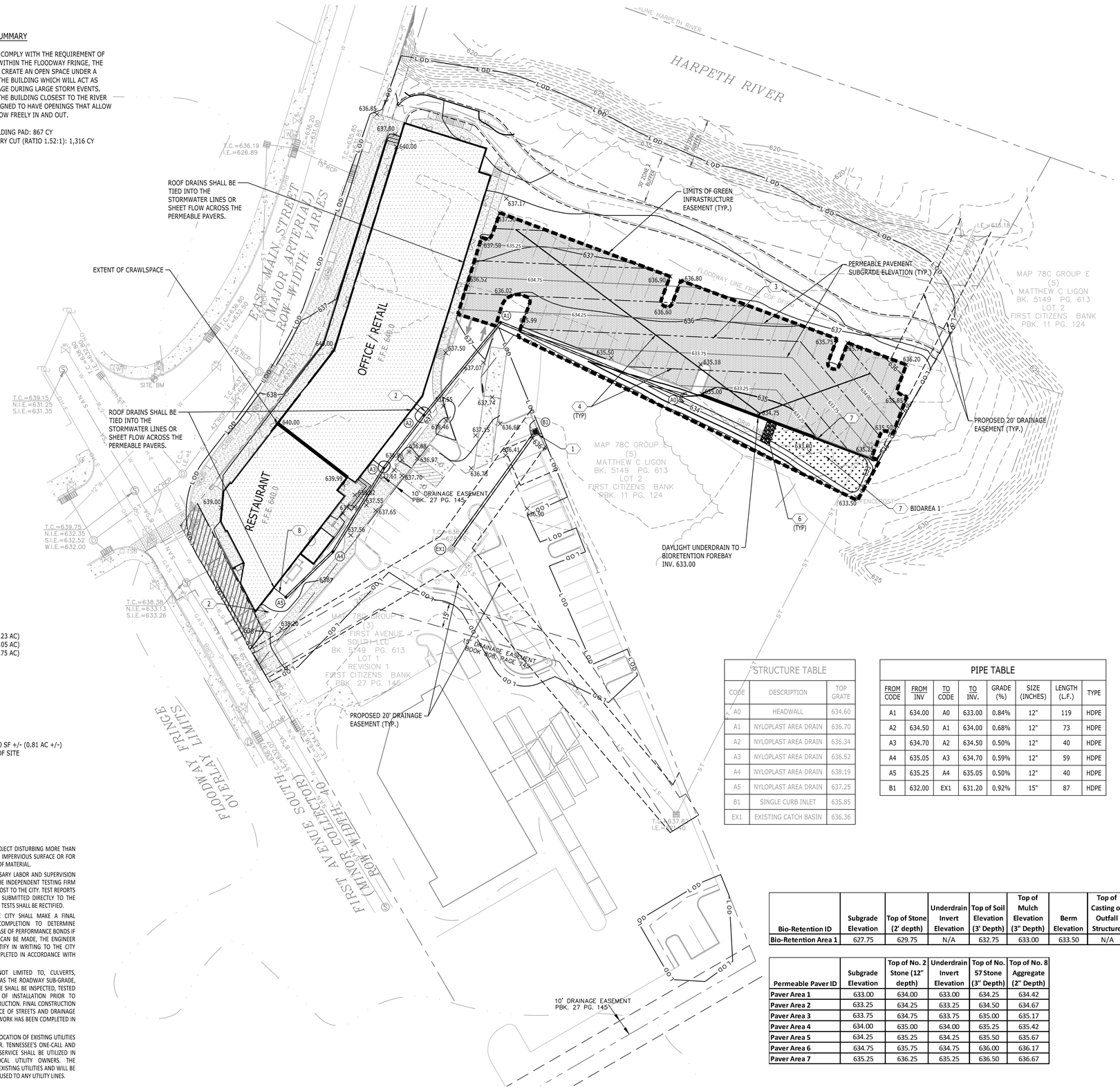
DRAWING NUMBER
C3.0

P:\20170\20170328\dwg\Construction\20170328_C3.0_OALL GRA.dwg-OVERALL SITE GRADING & DRAINAGE Apr 05, 2018 twilson

CUT/FILL SUMMARY

IN ORDER TO COMPLY WITH THE REQUIREMENT OF NO NET FILL WITHIN THE FLOODWAY FRINGE, THE INTENT IS TO CREATE AN OPEN SPACE UNDER A PORTION OF THE BUILDING WHICH WILL ACT AS FLOOD STORAGE DURING LARGE STORM EVENTS. THE END OF THE BUILDING CLOSEST TO THE RIVER WILL BE DESIGNED TO HAVE OPENINGS THAT ALLOW WATER TO FLOW FREELY IN AND OUT.

FILL FOR BUILDING PAD: 867 CY
COMPENSATORY CUT (RATIO 1.52:1): 1,316 CY



GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1	CURB INLET	1/C3.5
2	NYLOPLAST AREA DRAIN	7/C3.5
3	PERVIOUS PAVEMENT (LEVEL 1)	2/C3.5
4	6" UNDERDRAIN	2 & 5/C3.5
5	CLEANOUT	
6	ROCK DIAPHRAGM	
7	BIORETENTION AREA	4, 5 & 6/C3.5
8	BUILDING DOWNSPOUT CONNECTION	
9	TRENCH DRAIN	
10	CONCRETE FLUME	
11	CURB CUT	
12	SIDEWALK DRAIN	
13	SILT FENCE	
14	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
15	SITE WALL	3/C6.2

PROPOSED FEATURES LEGEND

STORM PIPE & INLET	ST
SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	90
DRAINAGE STRUCTURE	C3
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	IS T #
STRAW BALE FILTER	

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• 2 YEAR:	5.8 CFS
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• 10 YEAR:	9.8 CFS
• 25 YEAR:	12.3 CFS
• 50 YEAR:	14.4 CFS
• 100 YEAR:	16.6 CFS

APPROX. EXISTING TREE COVER: 35,500 SF +/- (0.81 AC +/-)
36% OF SITE

STRUCTURE TABLE

CODE	DESCRIPTION	TOP GRATE
A0	HEADWALL	634.60
A1	NYLOPLAST AREA DRAIN	636.70
A2	NYLOPLAST AREA DRAIN	636.34
A3	NYLOPLAST AREA DRAIN	636.52
A4	NYLOPLAST AREA DRAIN	638.19
A5	NYLOPLAST AREA DRAIN	637.25
B1	SINGLE CURB INLET	635.85
EX1	EXISTING CATCH BASIN	636.36

PIPE TABLE

FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
A1	634.00	A0	633.00	0.84%	12"	119	HDPE
A2	634.50	A1	634.00	0.68%	12"	73	HDPE
A3	634.70	A2	634.50	0.50%	12"	40	HDPE
A4	635.05	A3	634.70	0.59%	12"	59	HDPE
A5	635.25	A4	635.05	0.50%	12"	40	HDPE
B1	632.00	EX1	631.20	0.92%	15"	87	HDPE

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN VILLE & ALA 72' ± NORTHEAST FROM THE INTERSECTION OF EAST MAIN AND FIRST AVE SOUTH
ELEV: 640.63

PROJECT BM:
NAVD 88 (GPS DERIVED)

NOTE:

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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.
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Bio-Retention ID	Subgrade Elevation	Top of Stone (2' depth)	Underdrain Invert Elevation	Top of Soil Elevation (3' Depth)	Top of Mulch Elevation (3" Depth)	Berm Elevation	Top of Casting of Outfall Structure	Spillway Elevation
Bio-Retention Area 1	627.75	629.75	N/A	632.75	633.00	633.50	N/A	633.50

Permeable Paver ID	Subgrade Elevation	Top of No. 2 Stone (12" depth)	Underdrain Invert Elevation	Top of No. 57 Stone (3" Depth)	Top of No. 8 Aggregate (2" Depth)
Paver Area 1	633.00	634.00	633.00	634.25	634.42
Paver Area 2	633.25	634.25	633.25	634.50	634.67
Paver Area 3	633.75	634.75	633.75	635.00	635.17
Paver Area 4	634.00	635.00	634.00	635.25	635.42
Paver Area 5	634.25	635.25	634.25	635.50	635.67
Paver Area 6	634.75	635.75	634.75	636.00	636.17
Paver Area 7	635.25	636.25	635.25	636.50	636.67

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N

0 15 30 60 90
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD, SUITE 750
FRANKLIN, TN 37067
615-550-1270

STATE OF TENNESSEE
JUSTIN P. WILSON
2018

1ST AND MAIN MIXED USE

COF PROJECT: 6626
SITE PLAN

95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
ENLARGED SITE GRADING & DRAINAGE

PROJECT NUMBER
20170328

DRAWING NUMBER
C3.1

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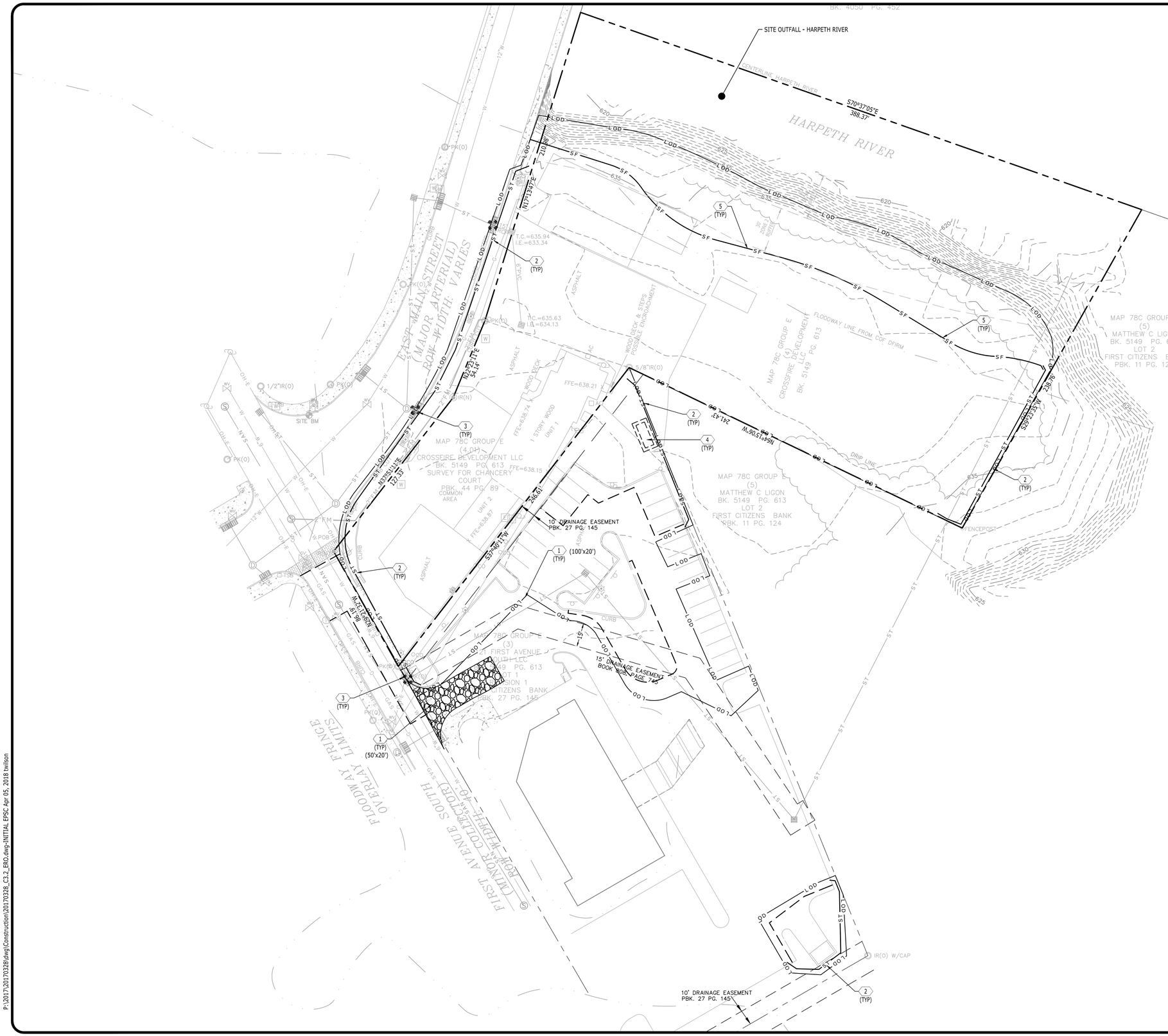

EROSION CONTROL KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1	TEMPORARY CONSTRUCTION ENTRANCE	1/C3.4
2	SEDIMENT TUBE	2/C3.4
3	INLET PROTECTION	4/C3.4
4	CONCRETE WASH-OUT	3/C3.4
5	SILT FENCE - TYPE B	5/C3.4

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP 078C, PARCELS 00400 & 00401 IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 1.75± ACRES TO CONSTRUCT A COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT, COMPLETE WITH ACCESS DRIVES, PARKING AREAS, AND AMENITY SPACES.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - APRIL 2018
   COMPLETE CONSTRUCTION - DECEMBER 2019
2. CONSTRUCTION SEQUENCE:
   A. ATTEND CITY OF FRANKLIN WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
   C. CONTACT CITY OF FRANKLIN WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 97,133 SF (2.23± AC.)
   DISTURBED AREA = 76,360± S.F. (1.75± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

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.

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GRAPHIC SCALE

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COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
INITIAL EPSC

PROJECT NUMBER
20170328

DRAWING NUMBER
C3.2

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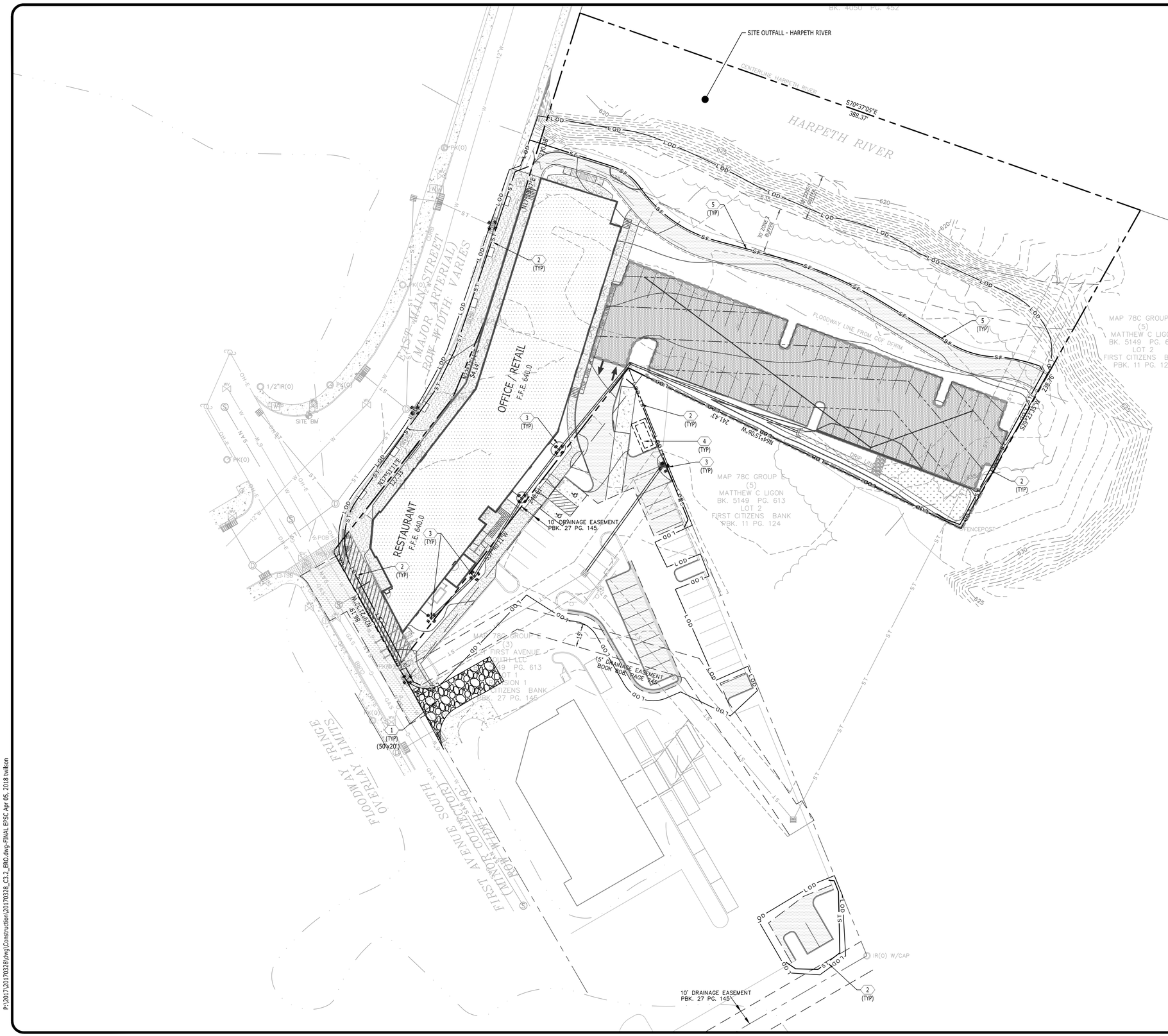

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WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
FINAL EPSC

PROJECT NUMBER
20170328

DRAWING NUMBER
C3.3

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SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND THE TENNESSEE VALLEY AUTHORITY (TVA). SHOULD TDEC DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. TDEC MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.

2. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.

3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

4. OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

5. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

6. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

7. ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO TDEC UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF TDEC REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.

8. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.

9. SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).

SITE ASSESSMENT NOTES

1. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
   - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
   - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
   - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.

2. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.

3. AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT AND STAMPED AND CERTIFIED IN ACCORDANCE WITH THE TENNESSEE CODE ANNOTATED, TITLE 62, CHAPTER 2 AND THE RULES OF THE TENNESSEE BOARD OF ARCHITECTURAL AND ENGINEERING EXAMINERS.

4. THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:

   "I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

5. THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.

6. TDEC MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY TDEC'S PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.

NOTE:

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

1. A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
2. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
3. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

CITY OF FRANKLIN EPSC GENERAL NOTES:

1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.

2. EPSCs shall be implemented before earthmoving begins.

3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for ≥35% slopes).

4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart.

5. Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue.

6. Construction shall be phased for activities that will disturb >50 acres.

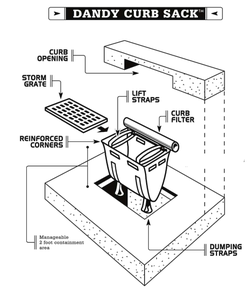
7. EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.

8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres for sites that discharge to impaired or exceptional TN waters.

9. Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

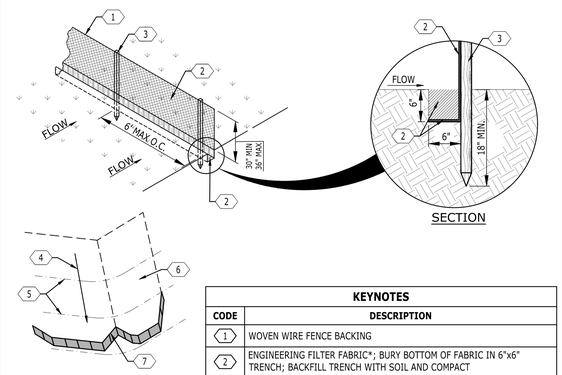
NOTES:
Installation:
1. Place the empty Dandy Bag® over the grate as the grate stands on end.
2. For oil and sediment model; to install or replace absorbent, place absorbent pillow in pouch, on the bottom (below-grade side) of the unit.
3. Tuck the enclosure flap inside to completely enclose the grate.
4. Holding the lifting devises, insert the grate into the inlet being careful not to damage the Dandy Bag® unit.

Maintenance:
5. The contractor shall remove all accumulated sediment and debris from surface and vicinity of unit after each rain event or as directed by engineer/inspector. Dispose of unit no longer in use at an appropriate recycling or solid waste facility.
6. For oil and sediment model; remove and replace absorbent when near saturation.



NOTES:
1. CONTRACTOR TO SELECT MODEL WITH OVERFLOW PORTS.
2. FOR INLETS THAT ARE THE SUMP FOR LARGE AREAS, SURROUNDING INLET WITH AN EROSION EEL IN ADDITION MAY BE NECESSARY BASED ON FIELD OBSERVED PERFORMANCE.

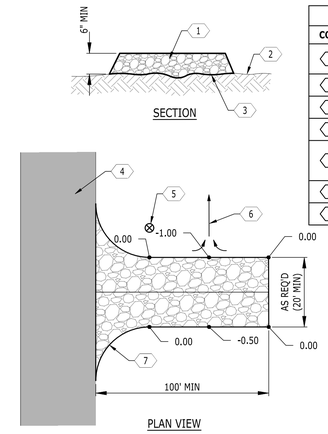
4 **INLET PROTECTION**
NOT TO SCALE



KEYNOTES	
CODE	DESCRIPTION
1	WOVEN WIRE FENCE BACKING
2	ENGINEERING FILTER FABRIC*; BURY BOTTOM OF FABRIC IN 6"x6" TRENCH; BACKFILL TRENCH WITH SOIL AND COMPACT
3	POST; WOOD (2"x2" MIN.) OR STEEL T-POST (1.3 LB./FT. MIN.)
4	98' MAXIMUM RECOMMENDED SLOPE LENGTH
5	LEVEL CONTOUR; INSTALL SILT FENCE ALONG A LEVEL CONTOUR
6	MAX. TRIBUTARY AREA: 0.25 Ac. / 100 FT. OF FENCE
7	TURN LAST 6' OF FENCE UP SLOPE

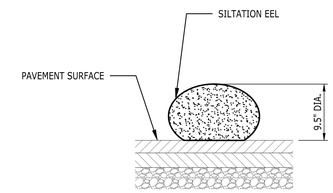
SPECIFICATIONS		
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25	25
Ultraciolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	175	175
Minimum Fabric Width (Inches)	36	22

5 **SILT FENCE - TYPE B**
NOT TO SCALE



KEYNOTES	
CODE	DESCRIPTION
1	COARSE AGGREGATE; ASM D448 NO. 1 STONE (1.5" - 3.5" DIA.)
2	ORIGINAL GRADE
3	FILTER FABRIC;
4	EXISTING STREET
5	WATER PROVIDED TO WASH TIRES, AS DIRECTED BY ENGINEER
6	SWALE TO SEDIMENT TRAP
7	20' MIN. RADIUS (TYP.)

1 **TEMPORARY CONSTRUCTION ENTRANCE**
NOT TO SCALE

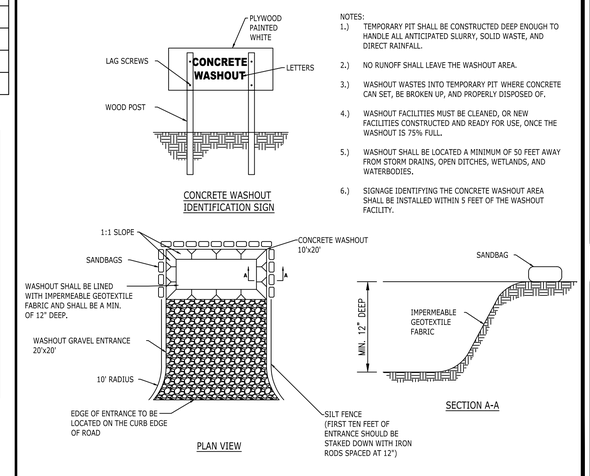


SECTION

NOTE:

THIS DEVICE SHALL BE USED IN AREAS WHERE EXISTING PAVEMENT PREVENTS THE USE OF SILT FENCE. STABILIZE THE SILTATION EEL BY PLACING SANDBAGS SPACED NO MORE THAN 8' APART ON TOP OF THE EEL.

2 **TEMPORARY SILTATION EEL**
NOT TO SCALE



NOTES:
1.) TEMPORARY PIT SHALL BE CONSTRUCTED DEEP ENOUGH TO HANDLE ALL ANTICIPATED SLURRY, SOLID WASTE, AND DIRECT RAINFALL.
2.) NO RUNOFF SHALL LEAVE THE WASHOUT AREA.
3.) WASHOUT WASTES INTO TEMPORARY PIT WHERE CONCRETE CAN SET, BE BROKEN UP, AND PROPERLY DISPOSED OF.
4.) WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES CONSTRUCTED AND READY FOR USE, ONCE THE WASHOUT IS 75% FULL.
5.) WASHOUT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAINS, OPEN DITCHES, WETLANDS, AND WATERBODIES.
6.) SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FEET OF THE WASHOUT FACILITY.

3 **CONCRETE WASHOUT**
NOT TO SCALE

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CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD.
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

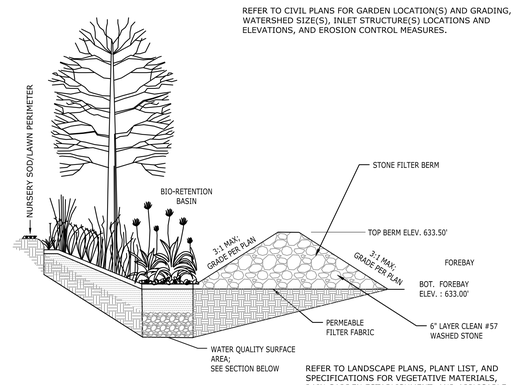
DRAWING TITLE
EPSC DETAILS

PROJECT NUMBER
20170328

DRAWING NUMBER
C3.4

P:\2017\20170328\dwg\Construction\20170328_C3.2_ERO.dwg-EPSC DETAILS Apr 05, 2018 twilson

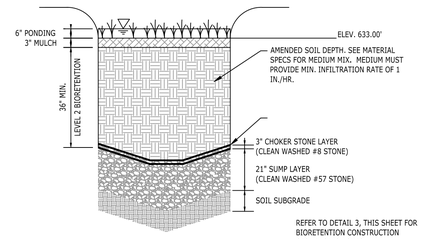
TABLE B.3.2 - MATERIALS SPECIFICATIONS FOR BIORETENTION			
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTING SOIL	SAND 30% SILT 40% CLAY 20% ORGANIC MATTER 10%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM k = 1 FT./DAY
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM
UNDERDRAIN GRAVEL	AASHTO M-43	1"	12" LAYER (EQ., #57 STONE)
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	6" RIGID SCHEDULE 40 PVC OR SDR35	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW; MIN. OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES



REFER TO CIVIL PLANS FOR GARDEN LOCATION(S) AND GRADING, WATERSHED SIZE(S), INLET STRUCTURE(S) LOCATIONS AND ELEVATIONS, AND EROSION CONTROL MEASURES.

REFER TO LANDSCAPE PLANS, PLANT LIST, AND SPECIFICATIONS FOR VEGETATIVE MATERIALS, RAIN GARDEN ESTABLISHMENT, AND APPLICABLE MAINTENANCE REQUIREMENTS.

SECTION

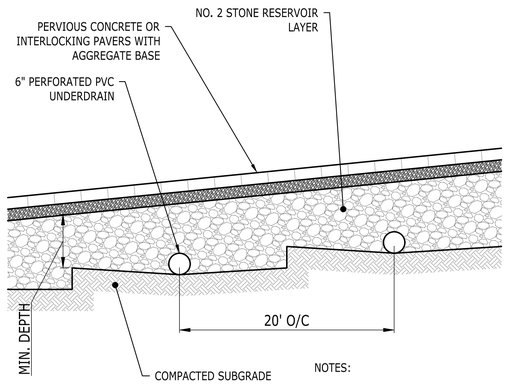


REFER TO DETAIL 3, THIS SHEET FOR BIORETENTION CONSTRUCTION SEQUENCING NOTES.

TYPICAL SECTION THROUGH STRUCTURE

4 BIO-RETENTION AREA NO. 1

NO SCALE



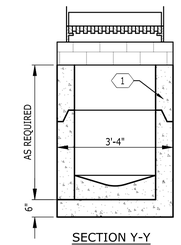
NOTES:

1. SEE LEVEL 1 PAVER DETAIL FOR MIN. DEPTHS OF BEDDING, RESERVOIR, AND FILTER LAYERS (IF REQUIRED).

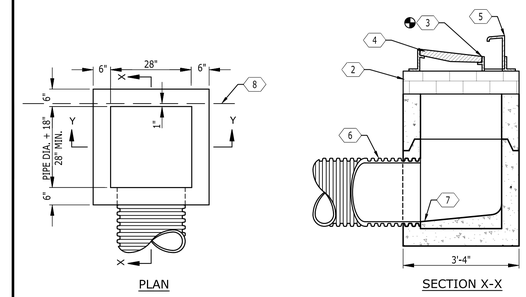
5 PAVEMENT BENCHING SECTION VIEW (PERPENDICULAR TO RUNNING SLOPE)

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE INLET; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE; REINFORCE WITH NO. 4 BARS, GRADE 60 STEEL, SPACED 12" O.C. EACH WAY; A CAST-IN-PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE; ADJUST STRUCTURE DIMENSIONS AS REQUIRED TO RECEIVE STORM PIPE AT OBLIQUE ANGLES
2	BRICK ADJUSTMENT COURSES
3	TOP OF CASTIG LOCATION FOR ELEVATIONS AND COORDINATES
4	FRAME AND GRATE SHALL BE NEENAH MODEL NO. 3067-A OR APPROVED EQUAL; (CASTING FOR CURB AND GUTTER SHOWN); PROVIDE REDUCER RING TO ACCOMMODAE THE PROPOSED CASTING IF REQUIRED
5	TOP OF CURB
6	HDPE STORM PIPE
7	MINIMUM SLOPE
8	BACK OF CURB



SECTION Y-Y

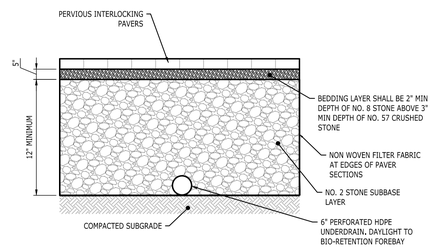


PLAN

SECTION X-X

1 SINGLE CURB INLET

NOT TO SCALE



2 PERVIOUS PAVERS - LEVEL 1

NOT TO SCALE

BIORETENTION POND CONSTRUCTION & SEQUENCING NOTES

- EXCAVATOR SHALL BE EQUIPPED FROM THE OUTSIDE THE GIP FOOTORINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
- DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HANDRAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
- DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
- RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
- UTILITIES, INCLUDE IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

Construction Sequence

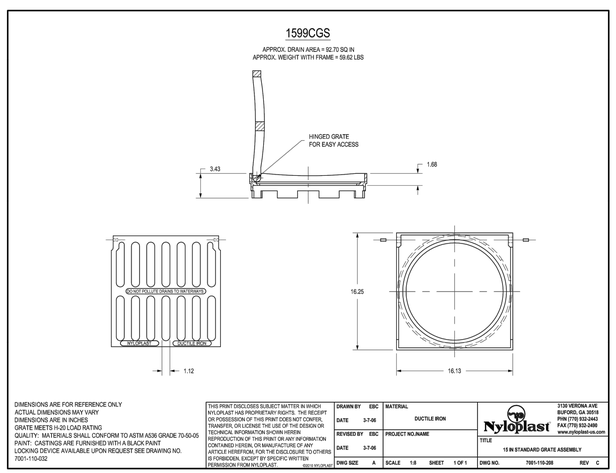
1. CONSTRUCTION STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE SCHEDULE GIP INSPECTION AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3' EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DON NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MATERIAL AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON THE ASBUILT PLANS.

3 BIORETENTION POND CONSTRUCTION/SEQUENCING NOTES

NOT TO SCALE

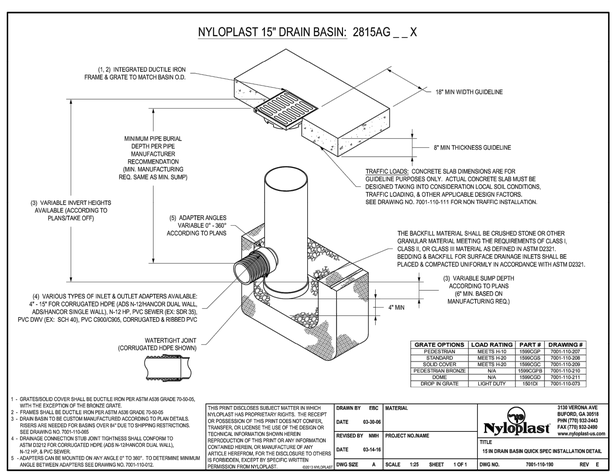
6 RESERVED

NO SCALE



7 NYLOPLAST AREA DRAIN

NOT TO SCALE



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5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
GRADING DETAILS

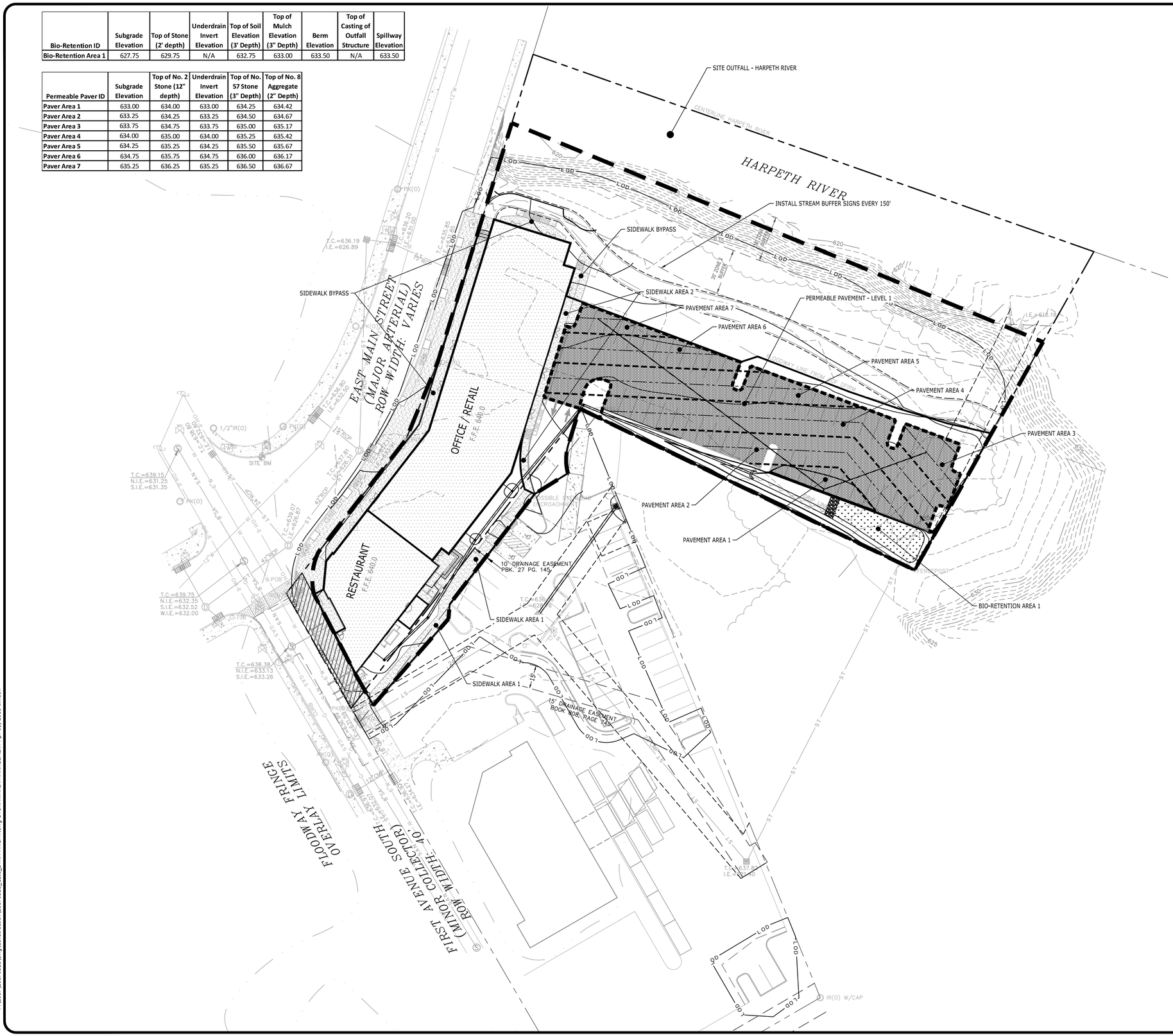
PROJECT NUMBER
20170328

DRAWING NUMBER
C3.5

P:\2017\20170328\dwg\Construction\20170328_C3.5_GRA EKO DTL.dwg-C3.5 GRADING DETAILS Apr 05, 2018 twilson

Bio-Retention ID	Subgrade Elevation	Top of Stone (2' depth)	Underdrain Invert Elevation	Top of Soil Elevation (3' Depth)	Top of Mulch Elevation (3" Depth)	Berm Elevation	Top of Casting of Outfall Structure	Spillway Elevation
Bio-Retention Area 1	627.75	629.75	N/A	632.75	633.00	633.50	N/A	633.50

Permeable Paver ID	Subgrade Elevation	Top of No. 2 Stone (12" depth)	Underdrain Invert Elevation	Top of No. 57 Stone (3" Depth)	Top of No. 8 Aggregate (2" Depth)
Paver Area 1	633.00	634.00	633.00	634.25	634.42
Paver Area 2	633.25	634.25	633.25	634.50	634.67
Paver Area 3	633.75	634.75	633.75	635.00	635.17
Paver Area 4	634.00	635.00	634.00	635.25	635.42
Paver Area 5	634.25	635.25	634.25	635.50	635.67
Paver Area 6	634.75	635.75	634.75	636.00	636.17
Paver Area 7	635.25	636.25	635.25	636.50	636.67



NOTE:

- WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS AND LABOR TO INSTALL WILL BE PROVIDED BY THE CITY OF FRANKLIN STAFF.
- WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED TO PREVENT SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USE AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN VILLE & ALA 72' ± NORTHEAST FROM THE INTERSECTION OF EAST MAIN AND FIRST AVE SOUTH
ELEV: 640.63

PROJECT BM:
NAVD 88 (GPS DERIVED)

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.

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N

0 15 30 60 90
GRAPHIC SCALE

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FRANKLIN, TN 37067
615-550-1270

STATE OF TENNESSEE
JUSTIN MICHAEL MILLER
AGRICULTURE
LANDSCAPE
ARCHITECT
No. 111393
12/31/2018

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
STORMWATER MANAGEMENT

PROJECT NUMBER
20170328

DRAWING NUMBER
C3.11

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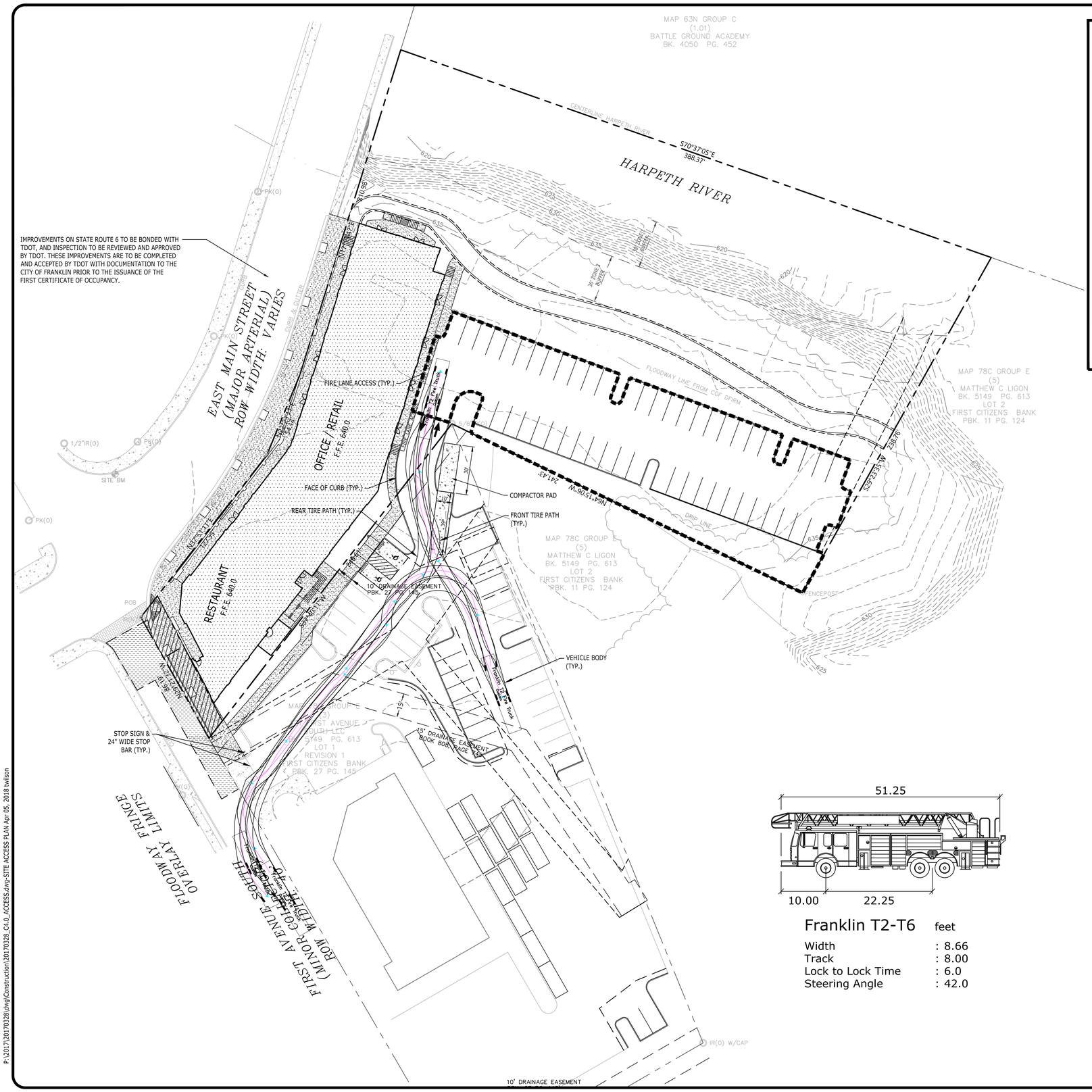

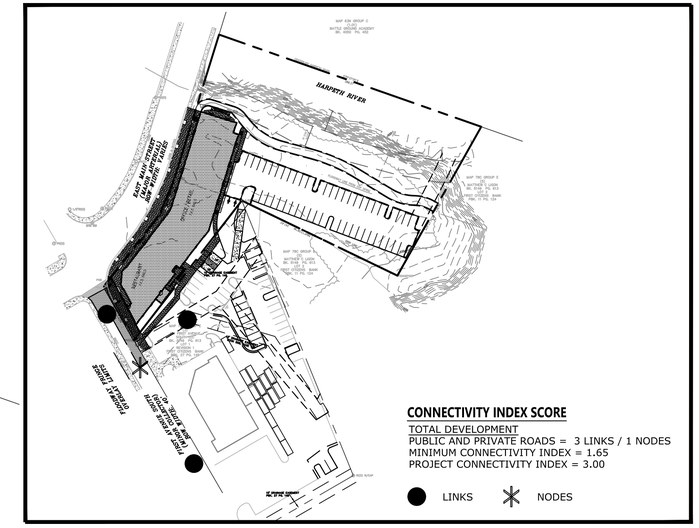

CONNECTIVITY INDEX MAP

SCALE: 1" = 100'

GENERAL NOTES:

1. REFUSE COLLECTION SERVICE SHALL BE PROVIDED BY PRIVATE COLLECTION.
2. THE DEVELOPMENT WILL FEATURE A PEDESTRIAN TRAIL CONNECTING TO THE CITY'S PLANNED GREENWAY SYSTEM.

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.

Franklin T2-T6	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

N

0 15 30 60 90

GRAPHIC SCALE

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COF PROJECT: 6626
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FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE ACCESS PLAN

PROJECT NUMBER
20170328

DRAWING NUMBER
C4.0

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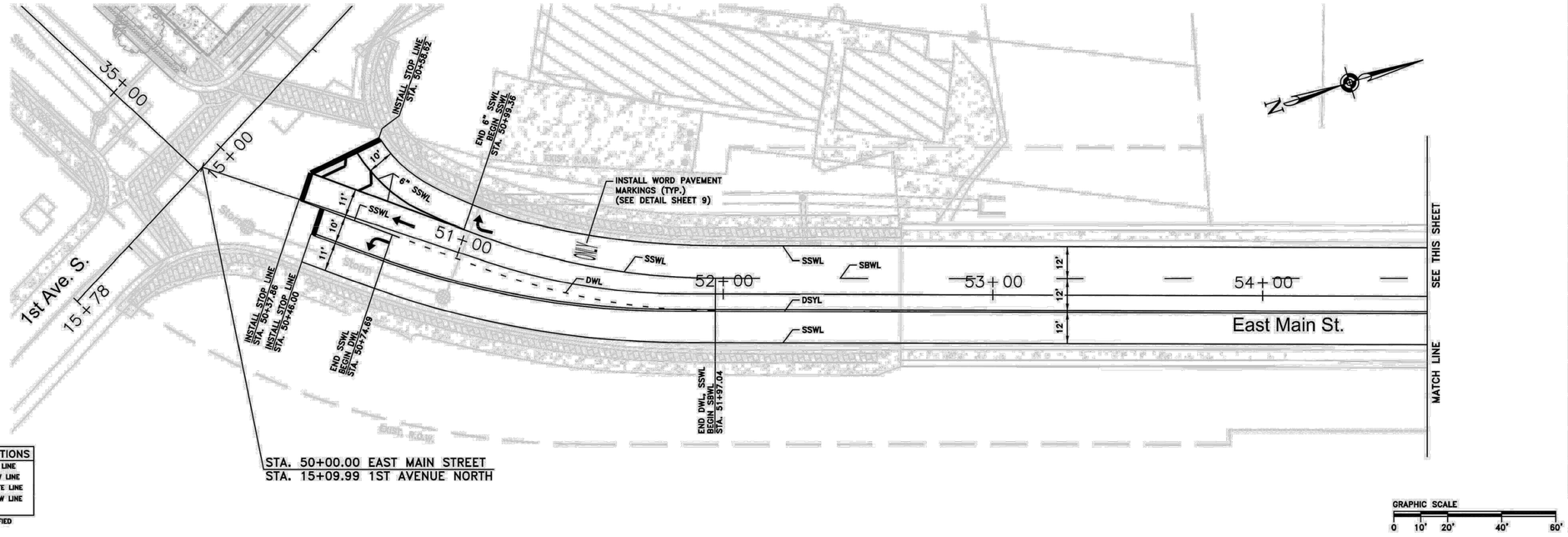
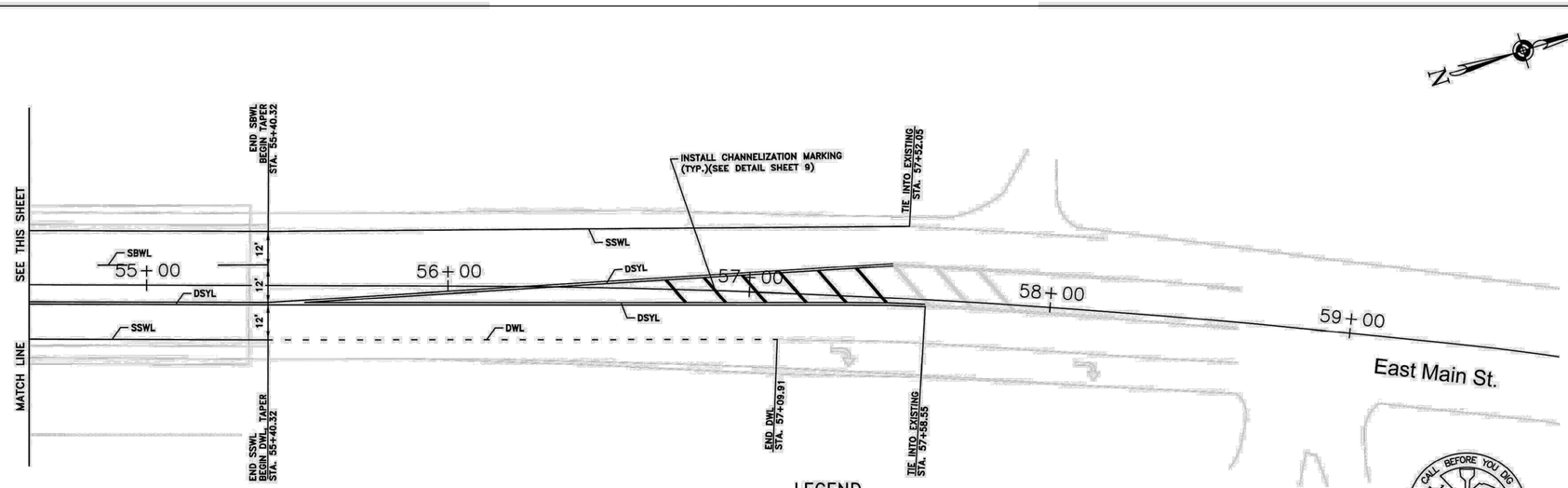


MARKING ABBREVIATIONS

SSWL – SINGLE SOLID WHITE LINE
SSYL – SINGLE SOLID YELLOW LINE
SBWL – SINGLE BROKEN WHITE LINE
DSYL – DOUBLE SOLID YELLOW LINE
DWL – DOTTED WHITE LINE
4" UNLESS OTHERWISE SPECIFIED



NOT FOR CONSTRUCTION

SPECIAL NOTE:
THE BASE SURVEY AND DESIGN INFORMATION FOR ROADWAY AND UTILITIES PRESENTED ON THIS PLAN WERE PROVIDED TO RPM TRANSPORTATION CONSULTANTS, LLC (RPM) BY DIVIDING LINE SURVEY SERVICES, LLC. WHERE AVAILABLE, BASE INFORMATION HAS BEEN SUPPLEMENTED BY PLANS OBTAINED FROM CITY OF FRANKLIN AND FIELD OBSERVATIONS BY THE ENGINEER. RPM MAKES NO CLAIMS AS TO THE COMPLETENESS OR ACCURACY OF THE PROVIDED BASE INFORMATION.

LEGEND

	24 INCH WIDE STOP LINE (EXISTING)
	24 INCH WIDE STOP LINE (NEW)
	ARROW PAVEMENT MARKING (EXISTING)
	ARROW PAVEMENT MARKING (NEW)
OUT	WORD PAVEMENT MARKING (NEW)
	CHANNELIZATION PAVEMENT MARKINGS (EXISTING, SEE TDOT STD DWG. T-M-3)
	CHANNELIZATION PAVEMENT MARKINGS (NEW, SEE TDOT STD DWG. T-M-3)

CALL BEFORE YOU DIG. 1-800-351-1111 TENNESSEE ONE CALL SYSTEM

GRAPHIC SCALE
0 10' 20' 40' 60'

REVISION BLOCK

DATE:	DESCRIPTION:

THE CITY OF FRANKLIN

Transportation Consultants, LLC
1101 17th Avenue South
Nashville, Tennessee 37212

PAVEMENT MARKING PLAN
SHEET 8 OF 11

1ST AVE. N. AT EAST MAIN ST.

DATE: 3/10/16	PROJ NO: 16-0206
DRAWN BY: DKC	CHECKED BY: BJT

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

NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTOR IS RESPONSIBLE FOR CONTACTING FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

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WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
PAVEMENT MARKING PLAN

PROJECT NUMBER
20170328

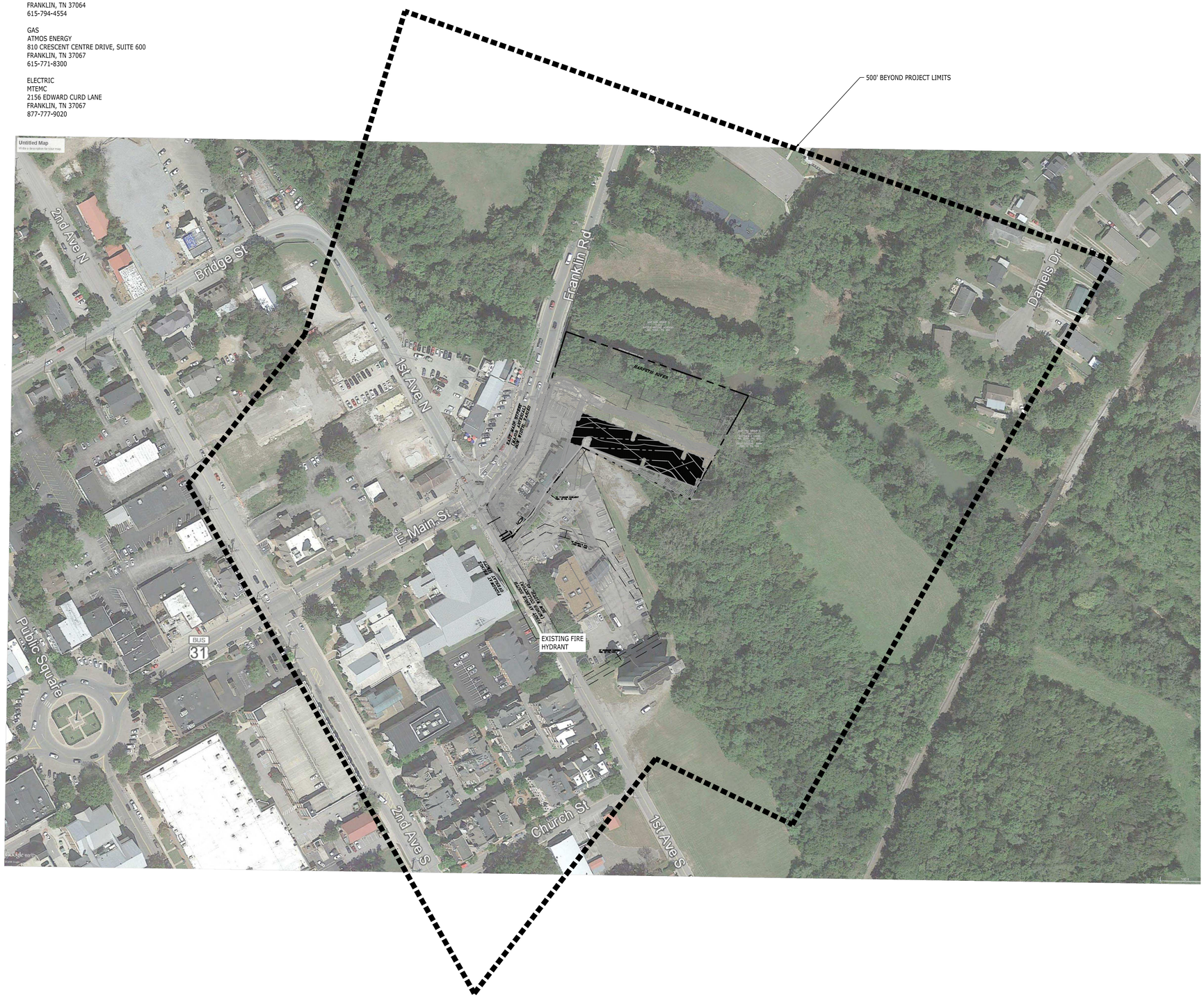
DRAWING NUMBER
C4.1

UTILITIES

WATER/SEWER - CITY OF FRANKLIN
108 SOUTHEAST PKWY
FRANKLIN, TN 37064
615-794-4554

GAS
ATMOS ENERGY
810 CRESCENT CENTRE DRIVE, SUITE 600
FRANKLIN, TN 37067
615-771-8300

ELECTRIC
MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
877-777-9020



UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1A	WATER LINE (SPECIFY SIZE)	
1B	WATER LINE (SPECIFY SIZE)	
2A	FIRE LINE (SPECIFY SIZE)	
2B	FIRE LINE (SPECIFY SIZE)	
3A	IRRIGATION LINE (SPECIFY SIZE)	
3B	IRRIGATION LINE (SPECIFY SIZE)	
4A	WATER METER (SPECIFY SIZE)	
4B	WATER METER (SPECIFY SIZE)	
5	REDUCED PRESSURE BACKFLOW PREVENTER (SIZE?)	
6	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (SIZE?)	
7	WATER BLOCKING/KICKERS	
8	POST INDICATOR VALVE	
9	FIRE DEPARTMENT CONNECTION	
10	FIRE HYDRANT ASSEMBLY	
11A	WATER VALVE (SPECIFY SIZE)	
11B	WATER VALVE (SPECIFY SIZE)	
12A	TEE (SPECIFY SIZE)	
12B	TEE (SPECIFY SIZE)	
13A	SANITARY SEWER LINE (SPECIFY SIZE)	
13B	SANITARY SEWER LINE (SPECIFY SIZE)	
14	SANITARY SEWER FORCE MAIN (SPECIFY SIZE)	
15	SANITARY SEWER MANHOLE	
16	SANITARY SEWER CLEANOUT	
17	GREASE INTERCEPTOR	
18	NATURAL GAS LINE (SPECIFY SIZE)	
19	NATURAL GAS METER (SPECIFY SIZE)	
20	ELECTRIC TRANSFORMER	
21	UNDERGROUND ELECTRIC LINE	
22	OVERHEAD ELECTRIC LINE	
23	UNDERGROUND COMMUNICATION LINE	
24	OVERHEAD COMMUNICATION LINE	
25	SITE LIGHTING	
26	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

PROPOSED FEATURES LEGEND

DOMESTIC SERVICE	D W
FIRE SERVICE	F F
GAS LINE	G A S
WATER LINE WITH 90° THRUST BLOCK	
SANITARY SEWER LINE WITH CLEANOUT	
NEW FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE UGE

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTOR SHALL BE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLANS.

NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.

FIRE HYDRANT FLOW TEST RESULTS

MONITORING HYDRANT:
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 86 PSI
FLOWING HYDRANT:
FLOW RATE: 1,035 GPM
PERFORMED BY: JACK PARKER
DATE: 12/19/17
TIME: 2:20 PM

N

0 50 100 200 300
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL SITE UTILITIES

PROJECT NUMBER
20170328

DRAWING NUMBER
C5.0

P:\2017\20170328\dwg\Construction\20170328_C5.0_OALL UTI.dwg-OVERALL SITE UTILITIES Apr 05, 2018 twilson

WATER & SEWER DATA CHART

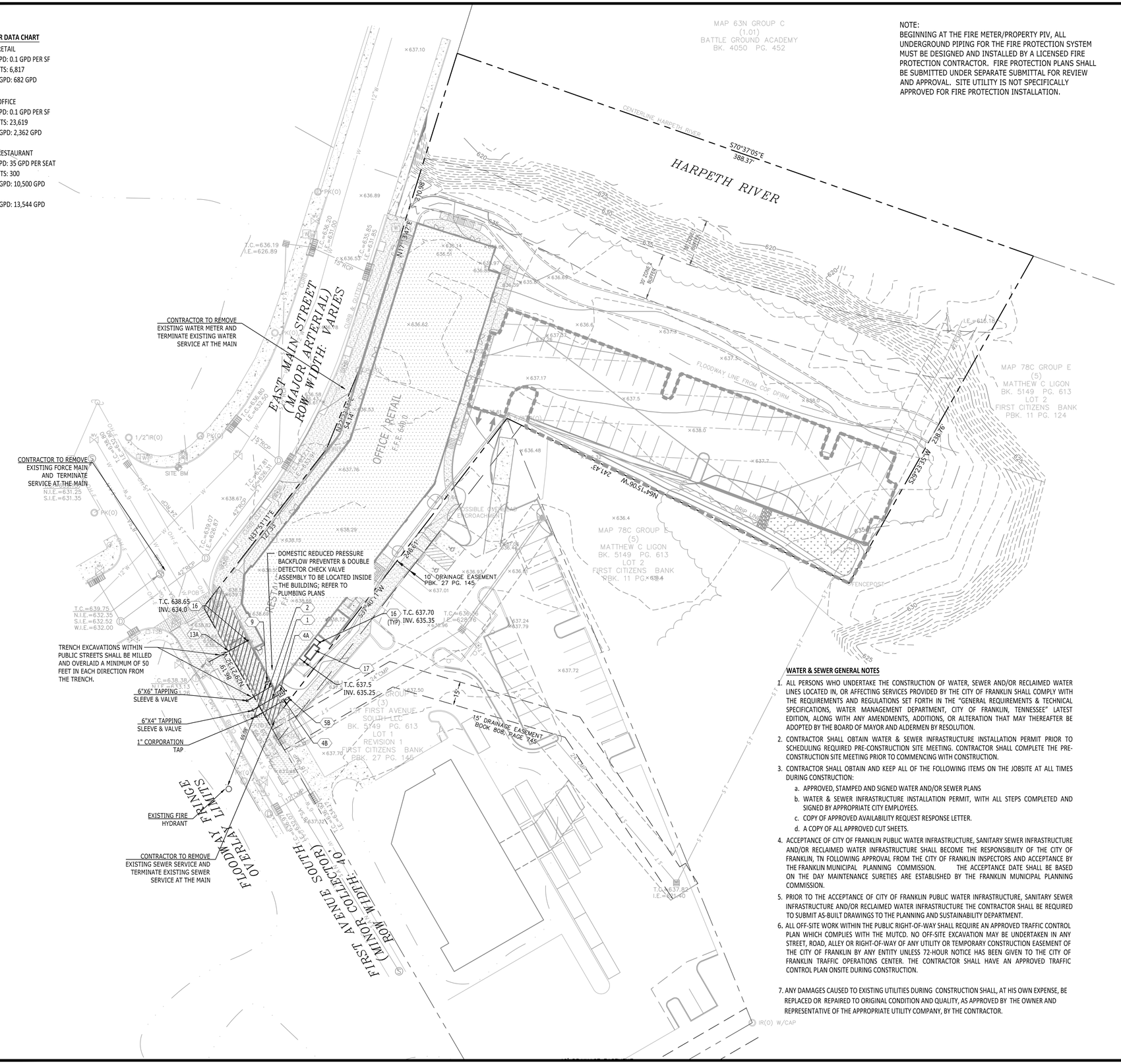
FACILITY TYPE: RETAIL
UNIT FLOW IN GPD: 0.1 GPD PER SF
NUMBER OF UNITS: 6,817
TOTAL FLOW IN GPD: 682 GPD

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: 0.1 GPD PER SF
NUMBER OF UNITS: 23,619
TOTAL FLOW IN GPD: 2,362 GPD

FACILITY TYPE: RESTAURANT
UNIT FLOW IN GPD: 35 GPD PER SEAT
NUMBER OF UNITS: 300
TOTAL FLOW IN GPD: 10,500 GPD

TOTAL FLOW IN GPD: 13,544 GPD

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



WATER & SEWER GENERAL NOTES

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

UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1	WATER LINE (4")	
2	FIRE LINE (6")	
3	IRRIGATION LINE (1")	
4A	WATER METER (4")	5/C5.2
4B	IRRIGATION METER (1")	
5A	DOMESTIC - REDUCED PRESSURE BACKFLOW PREVENTER (REFER TO PLUMBING PLANS)	
5B	IRRIGATION- REDUCED PRESSURE BACKFLOW PREVENTER (1")	
6	DOUBLE DETECTOR CHECK VALVE ASSEMBLY (6")	
7	WATER BLOCKING/KICKERS	1/C5.2
8	POST INDICATOR VALVE	
9	FIRE DEPARTMENT CONNECTION	
10	FIRE HYDRANT ASSEMBLY	
11A	WATER VALVE (4")	
11B	WATER VALVE (1")	
12A	TEE (SPECIFY SIZE)	
12B	TEE (SPECIFY SIZE)	
13A	SANITARY SEWER LINE (6")	
13B	SANITARY SEWER LINE (8")	
14	SANITARY SEWER FORCE MAIN (SPECIFY SIZE)	
15	SANITARY SEWER MANHOLE	
16	SANITARY SEWER CLEANOUT	8/C5.1
17	GREASE INTERCEPTOR (2,000 GALLON; REFER TO PLUMBING PLANS)	
18	NATURAL GAS LINE (SPECIFY SIZE)	
19	NATURAL GAS METER (SPECIFY SIZE)	
20	ELECTRIC TRANSFORMER	
21	UNDERGROUND ELECTRIC LINE	
22	OVERHEAD ELECTRIC LINE	
23	UNDERGROUND COMMUNICATION LINE	
24	OVERHEAD COMMUNICATION LINE	
25	SITE LIGHTING	
26	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

* ALL EXISTING UTILITY SERVICE LINES AND METERS NOT BEING UTILIZED SHALL BE TERMINATED AT THE MAIN.

PROPOSED FEATURES LEGEND

DOMESTIC SERVICE	D W
FIRE SERVICE	F F
GAS LINE	G A S
WATER LINE WITH 90° THRUST BLOCK	
SANITARY SEWER LINE WITH CLEANOUT	
NEW FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE UGE

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLANS.

FIRE HYDRANT FLOW TEST RESULTS

MONITORING HYDRANT:
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 86 PSI
FLOWING HYDRANT:
FLOW RATE: 1,035 GPM
PERFORMED BY: JACK PARKER
DATE: 12/19/17
TIME: 2:20 PM

N

0 15 30 60 90
GRAPHIC SCALE

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WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
ENLARGED SITE UTILITIES

PROJECT NUMBER
20170328

DRAWING NUMBER
C5.1

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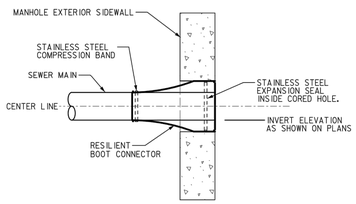
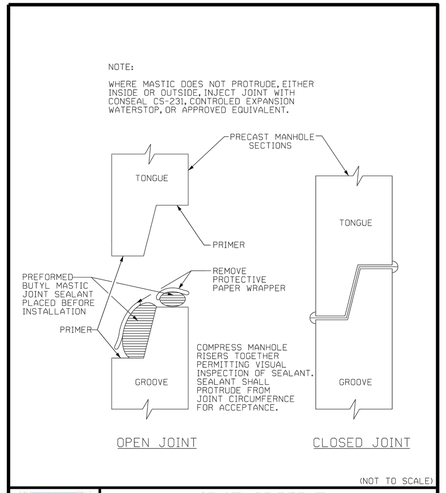


(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RESILIENT BOOT
MANHOLE CONNECTION
WW - 4

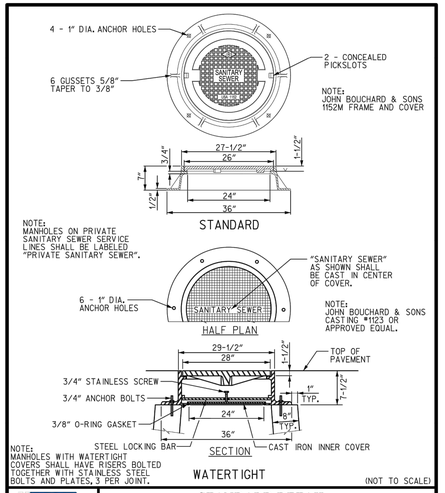
7 **RESILIENT BOOT MANHOLE CONNECTION**
NOT TO SCALE



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BUTYL MASTIC GASKET FOR
PRECAST MANHOLE SECTIONS
G - 11

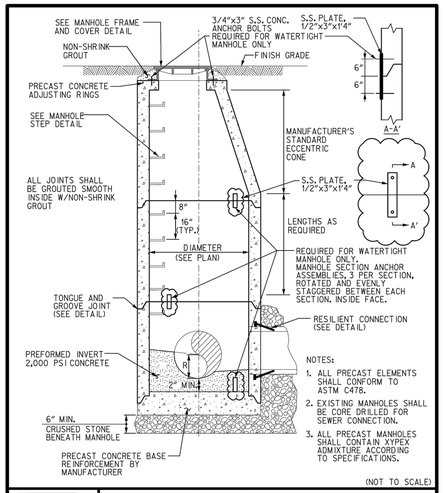
5 **BUTYL MASTIC GASKET FOR MANHOLE CONNECTIONS**
NOT TO SCALE



(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE FRAME AND COVER
WW - 6

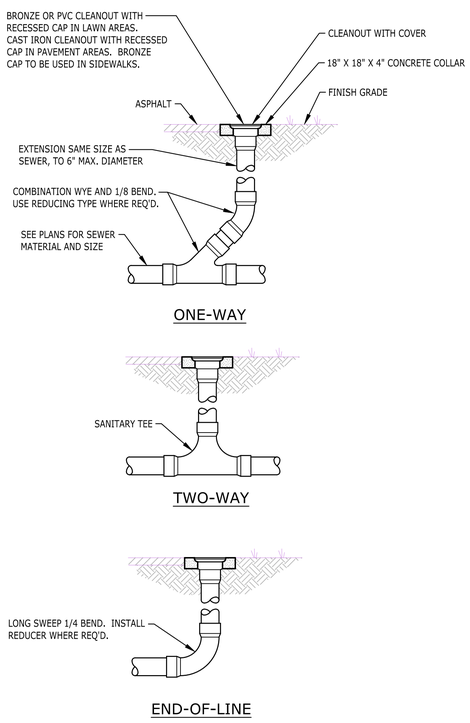
3 **MANHOLE FRAME AND COVER**
NOT TO SCALE



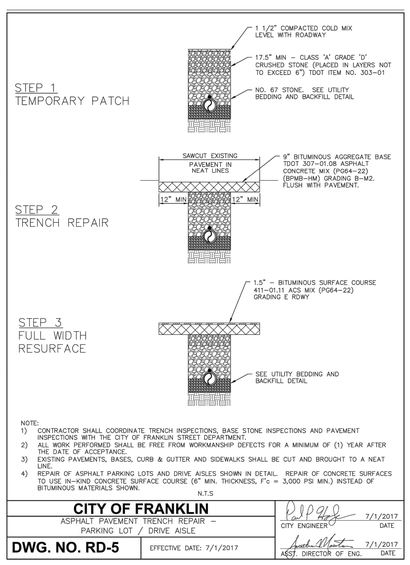
(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
PRECAST CONCRETE MANHOLE
WW - 1

1 **PRECAST SANITARY SEWER MANHOLE**
NOT TO SCALE



8 **CLEANOUT**
NOT TO SCALE

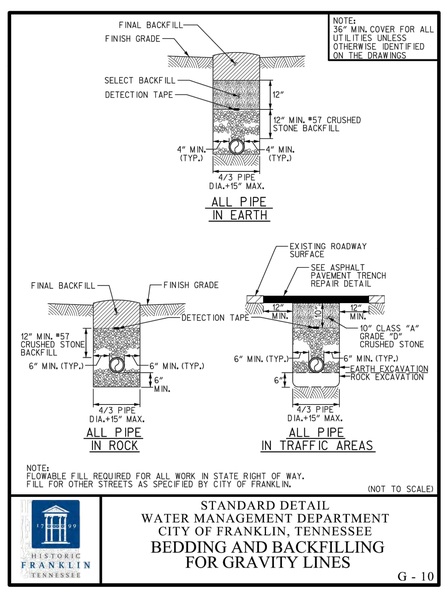


NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIR OF ASPHALT PARKING LOTS AND DRIVE AISLES SHOWN IN DETAIL. REPAIR OF CONCRETE SURFACES TO USE IN-KIND CONCRETE SURFACE COURSE (6" MIN. THICKNESS, F'c = 3,000 PSI MIN.) INSTEAD OF BITUMINOUS MATERIALS SHOWN.

N.T.S

CITY OF FRANKLIN		
ASPHALT PAVEMENT TRENCH REPAIR – PARKING LOT / DRIVE AISLE	CITY ENGINEER	7/1/2017 DATE
DWG. NO. RD-5	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

6 **UTILITY TRENCH BACKFILLING**
NOT TO SCALE

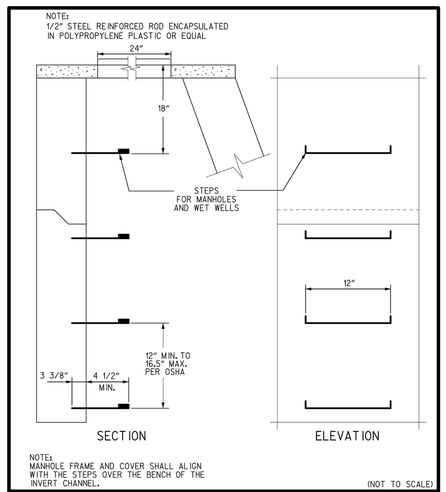


NOTE:
FLOWABLE FILL REQUIRED FOR ALL WORK IN STATE RIGHT OF WAY.
FILL FOR OTHER STREETS AS SPECIFIED BY CITY OF FRANKLIN.

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING
FOR GRAVITY LINES
G - 10

4 **BEDDING & BACKFILLING FOR GRAVITY LINES**
NOT TO SCALE



NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

(NOT TO SCALE)

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
MANHOLE STEPS
WW - 2

2 **MANHOLE STEPS**
NOT TO SCALE

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DRAWING TITLE
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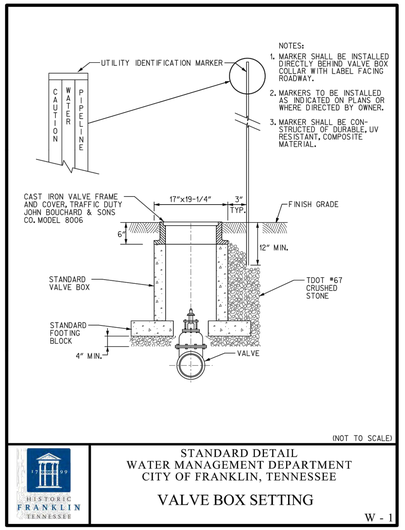
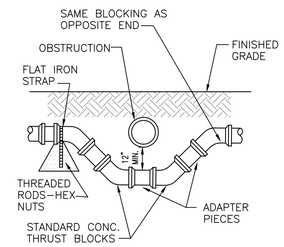


6

VALVE BOX SETTING

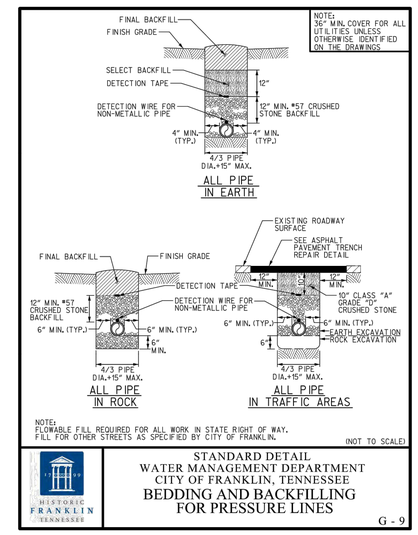
NOT TO SCALE



3

WATER LINE AT UTILITY CROSSING

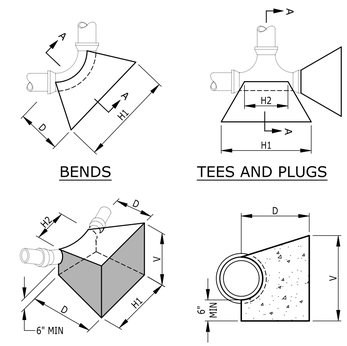
NOT TO SCALE



4

BEDDING & BACKFILLING FOR PRESSURE LINES

NOT TO SCALE



PIPE SIZE	90° BEND			
	H1	H2	D	V
4"	24"	12"	12"	24"
6"	36"	16"	18"	30"
8"	48"	18"	18"	36"

PIPE SIZE	45° BEND			
	H1	H2	D	V
4"	24"	8"	12"	12"
6"	30"	10"	18"	20"
8"	36"	11"	18"	30"

PIPE SIZE	22 1/2° BEND			
	H1	H2	D	V
4"	12"	8"	12"	12"
6"	18"	10"	18"	18"
8"	27"	11"	18"	20"

PIPE SIZE	11 1/4° BEND			
	H1	H2	D	V
4"	12"	8"	12"	12"
6"	16"	10"	18"	12"
8"	18"	11"	18"	16"

PIPE SIZE	TEES AND PLUGS			
	H1	H2	D	V
4"	24"	12"	12"	16"
6"	30"	16"	18"	24"
8"	40"	18"	18"	30"

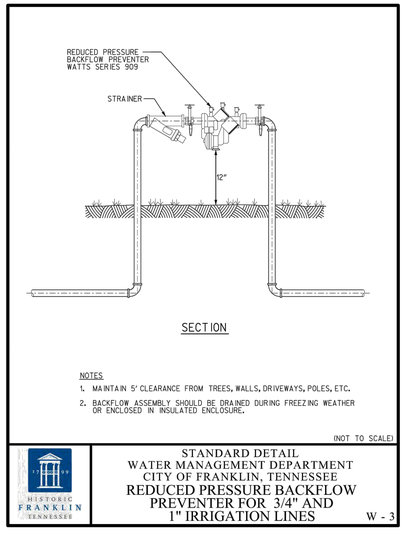
NOTE:

DIMENSIONS ARE BASED ON A SOIL BEARING CAPACITY OF 1000 PSF AND WATER PRESSURE OF 150 PSI (100 PSI + 50% FOR WATER HAMMER).

1

CONCRETE BLOCKING

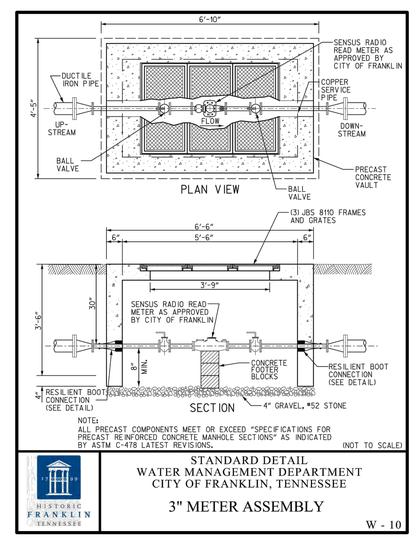
NOT TO SCALE



7

1" REDUCED PRESSURE BACKFLOW PREVENTER

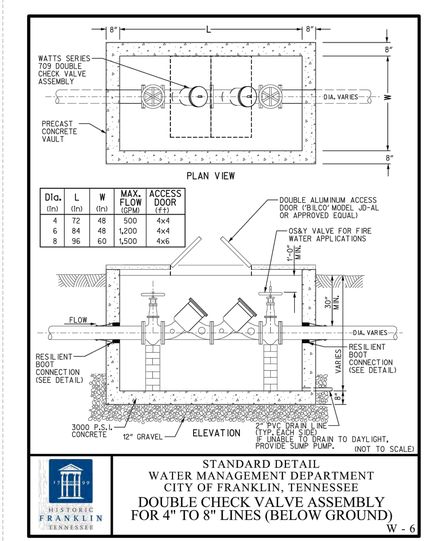
NOT TO SCALE



5

3" METER ASSEMBLY

NOT TO SCALE



Dia. (in)	L (in)	W (in)	MAX. FLOW (GPM)	ACCESS DOOR (ft)
4	72	48	500	4x4
6	84	48	1,200	4x4
8	96	60	1,500	4x6

2

6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY

NOT TO SCALE

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UTILITY DETAILS

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DRAWING NUMBER
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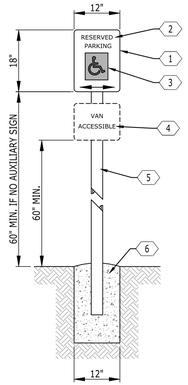
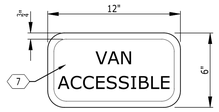


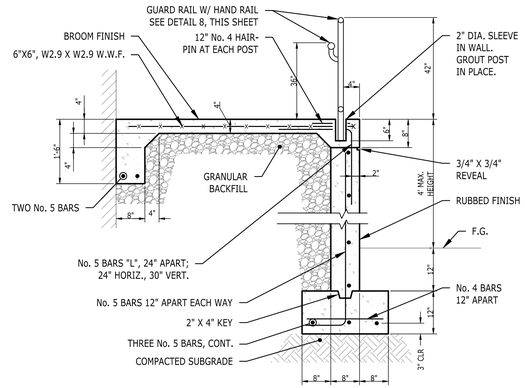
KEYNOTES	
CODE	DESCRIPTION
1	9 GA. SIGN BLANK WITH WITE BACKGROUND; ATTACH WITH THREE STAINLESS STEEL TAMPER-RESISTANT SCREWS
2	LEGEND (EXCEPT H.C. SYMBOL) AND BORDER SHALL BE GREEN
3	SILK-SCREENED INTERNATIONAL HANDICAP SYMBOL; WHITE ON BLUE BACKGROUND
4	ADDITIONAL SIGNAGE FOR "VAN ACCESSIBLE PARKING" SHALL BE PROVIDED WHERE ADJACENT TO 8' ACCESS AISLE
5	2"x2" STEEL TUBE; CLOSE TUBE END AND GRIND SMOOTH; PAINT BLACK
6	3000 PSI CONCRETE BASE; CENTERED ON THE ACCESSIBLE PARKING SPACE
7	WHITE BACKGROUND WITH GREEN LEGEND AND BORDER
	NOTE: SIGNAGE SHALL COMPLY WITH THE MOST CURRENT AMERICANS WITH DSABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES



VAN ACCESS PLATE

10 ACCESSIBLE PARKING SIGN

NOT TO SCALE

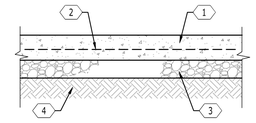


NOTE:

USE 3500 PSI CONCRETE AND ASTM GRADE 60 STEEL BARS.

7 ELEVATED WALK

NO SCALE

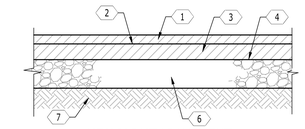


KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE PAVEMENT; 4000 PSI
2	6"x6", W2.9xW2.9 W.W.F.; ASTM GRADE 60 STEEL
3	6" COMPACTED MINERAL AGGREGTE BASE
4	COMPACTED SUBGRADE

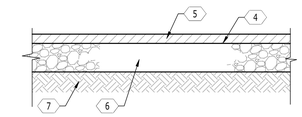
4 CONCRETE PAVEMENT

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	1.5" ASPHALTIC SURFACE COURSE
2	TACK COAT AT 0.10 GAL./S.Y.
3	3" ASPHALTIC SURFACE COURSE
4	PRIME COAT AT 0.30 GAL./S.Y.
5	2" ASPHALTIC SURFACE COURSE
6	COMPACTED MINERAL AGGREGATE BASE
7	COMPACTED SUBGRADE
	NOTE: ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER.



HEAVY DUTY PAVEMENT

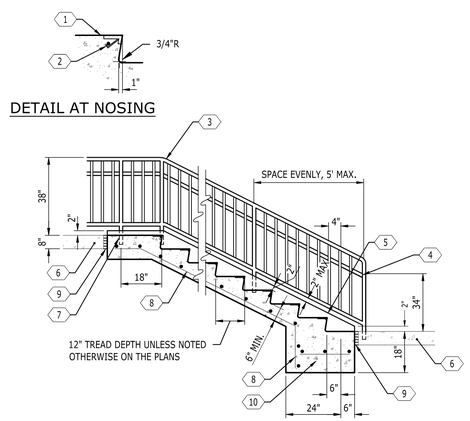


LIGHT DUTY PAVEMENT

1 ASPHALT PAVEMENT (OUTSIDE PUBLIC ROW)

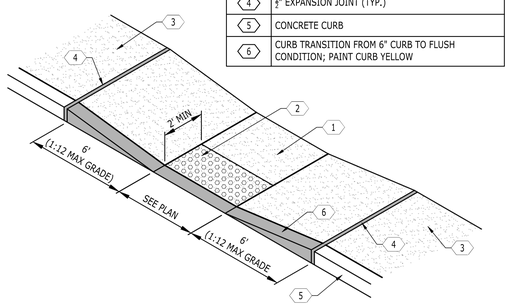
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	SLOPE 1/8" PER FOOT
2	NO. 3 BAR ANCHOR
3	HANDRAIL/GUARDRAIL TO MATCH DETAIL 5/C8.3. REFER TO ARCHITECTURAL DRAWINGS.
4	RETURN HANDRAIL TO GUARDRAIL OR WALL, AS OCCURS
5	CHEEK WALL WITH TWO NO. 3 BARS
6	SIDEWALK
7	3" SLEEVE
8	NO. 4 BARS 12" APART EACH WAY
9	1/2" EXP. JOINT
10	4000 PSI CONCRETE
	NOTES: 1. PROVIDE 34" HEIGHT, 1.5" O.D. HANDRAIL ON BOTH SIDES OF THE STEPS; 12" MIN. HANDRAIL EXTENSIONS PAST TOP AND BOTTOM OF STEPS. 2. VARIATIONS IN HANDRAIL HEIGHT ARE NOT ALLOWED. 3. STEPS SHALL HAVE A MINIMUM WIDTH OF 5'-0". 4. THE HANDRAIL SHALL HAVE A SMOOTH FINISH; ALL WELDED SURFACES PAINTED WITH TWO COATS OF ENAMEL; COLOR TO BE SELECTED BY THE ARCHITECT.



5 CONCRETE STAIRS WITH HANDRAIL

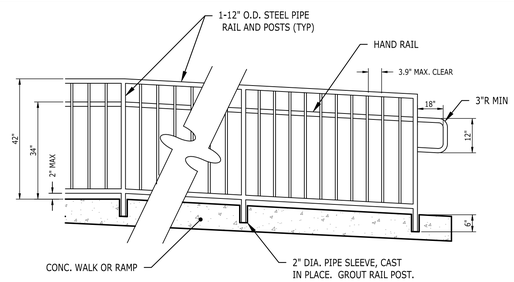
NO SCALE



KEYNOTES	
CODE	DESCRIPTION
1	LANDING; MAX. 2% SLOPE IN ANY DIRECTION
2	TACTILE WARNING; OPTIONAL WHERE SIDEWALK ABUTS A PUBLIC STREET
3	5' LANDING; MAX. 2% SLOPE IN ANY DIRECTION (TYP.)
4	½" EXPANSION JOINT (TYP.)
5	CONCRETE CURB
6	CURB TRANSITION FROM 6" CURB TO FLUSH CONDITION; PAINT CURB YELLOW

11 ACCESSIBLE RAMP (OUTSIDE PUBLIC R.O.W)

NOT TO SCALE

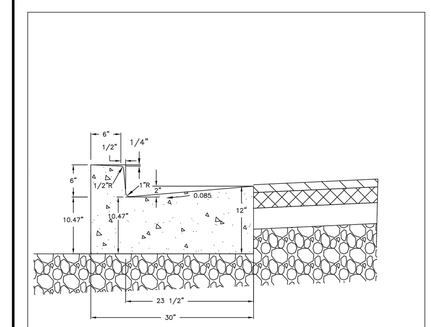


NOTES:

1. PROVIDE 3'-6" HIGH 1-1/2" O.D. GUARD RAIL AT ELEVATION DROPS GREATER THAN 30". MAXIMUM VERTICAL PICKET SPACING SHALL BE 4", ON CENTER.
2. VARIATIONS IN GUARD RAIL HEIGHT SHALL NOT BE ALLOWED.
3. MAXIMUM CLEARANCE BETWEEN BOTTOM RAIL AND CONCRETE SHALL BE 2". GUARD RAIL SHALL BE SMOOTH-FINISHED, ALL WELDED SURFACES PRIMED AND PAINTED WITH TWO COATS OF ENAMEL. COLOR TO BE SELECTED BY ARCHITECT.
4. PROVED HAND RAIL WITH GUARD RAIL AT ALL WALKS GREATER THAN 5" SLOPE.

8 GUARD RAIL WITH HAND RAIL

NO SCALE



GENERAL NOTES

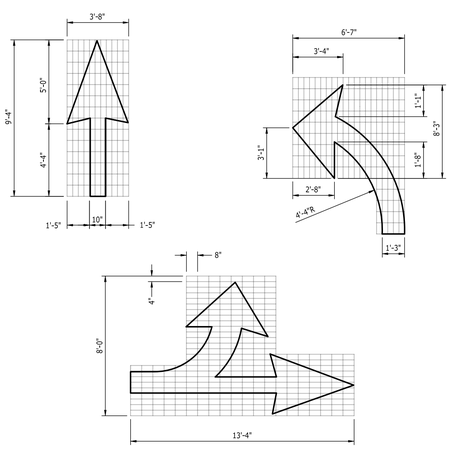
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 – CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" RUBBERIZED EXPANSION JOINT FILLER IN ACCORDANCE WITH SECTION 905 – JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET
3. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: AT TANGENT JOINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ABUTTING RIGID OBJECTS, AT OTHER PLACES WHERE STRESSES MAY DEVELOP, SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE MAXIMUM SPACING IS TO BE 100 FEET

N.T.S

CITY OF FRANKLIN		
ARTERIAL AND COLLECTOR CURB AND GUTTER		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-1	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

2 CURB & GUTTER (LOCAL STREETS)

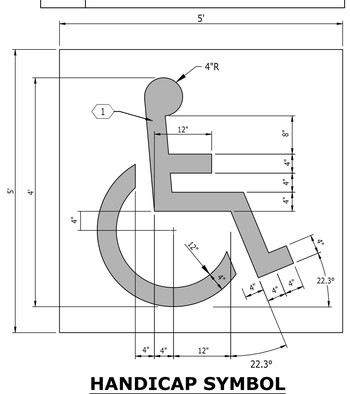
NO SCALE



12 PAINTED DIRECTIONAL ARROWS

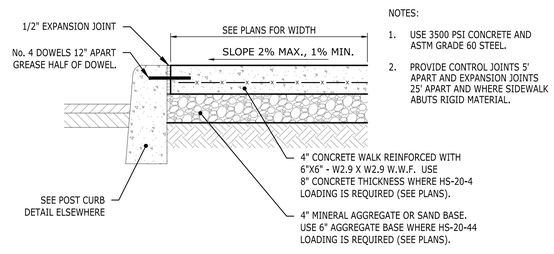
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	ACCESSIBLE SYMBOL; PAINT ON ALL ACCESSIBLE SPACES; SYMBOL SHALL BE PAINTED WHITE ON A BLUE BACKGROUND



9 HANDICAP SYMBOL

NOT TO SCALE



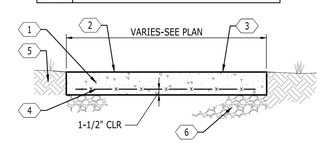
NOTES:

1. USE 3500 PSI CONCRETE AND ASTM GRADE 60 STEEL.
2. PROVIDE CONTROL JOINTS 5' APART AND EXPANSION JOINTS 25' APART AND WHERE SIDEWALK ABUTS RIGID MATERIAL.

6 SIDEWALK AT POST CURB

NO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK; 4" THICK; 3500 PSI CONCRETE; SLOPE 2% MAX., 1% MIN.
2	BROOM FINISH
3	CONTROL JOINTS 5' O.C.; EXPANSION JOINTS 25' O.C. AND WHERE SIDEWALKS ABUT RIGID MATERIALS.
4	CONCRETE REINFORCEMENT; 6'x6'xW2.9x22.9 W.W.F.; GRADE 60 STEEL
5	TOPSOIL; PLACE WITHIN ½" OF WALKWAY SURFACE
6	4" MINERAL AGGREGATE BASE



3 CONCRETE SIDEWALK (OUTSIDE PUBLIC ROW)

NOT TO SCALE

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CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD, SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20170328

DRAWING NUMBER
C6.0

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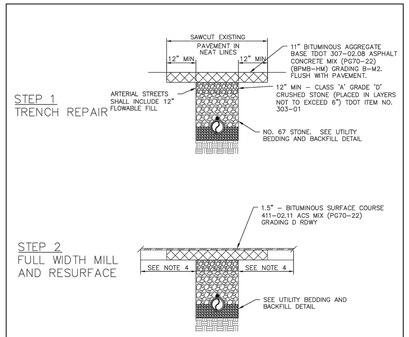


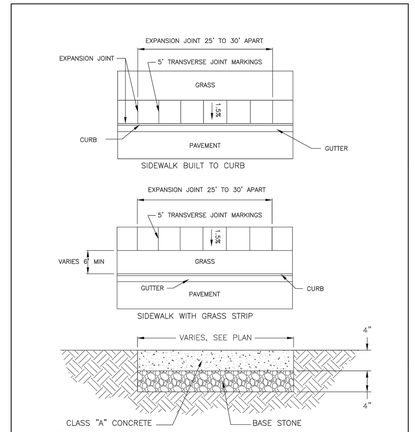
NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

CITY OF FRANKLIN		
ASPHALT PAVEMENT TRENCH REPAIR – COLLECTOR AND ARTERIAL STREET		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RD-7	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

10 **TRENCH REPAIR - COLLECTOR & ARTERIAL STREETS**

NOT TO SCALE



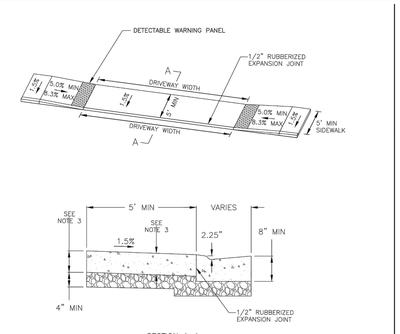
GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

CITY OF FRANKLIN		
TYPICAL 5' CONCRETE SIDEWALK		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-8	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

7 **CONCRETE SIDEWALK (PUBLIC)**

NOT TO SCALE



GENERAL NOTES
1. 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
2. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D") REQUIRED UNDER ALL DRIVEWAYS.
3. RESIDENTIAL DRIVEWAYS SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCMENT. COMMERCIAL DRIVEWAYS SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
4. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WITH YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
5. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

N.T.S

CITY OF FRANKLIN		
LOWERED CONCRETE DRIVEWAY (WITHOUT GRASS STRIP)		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-7	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

4 **CONCRETE DRIVEWAY RAMP**

NOT TO SCALE

1 **RESERVED**

NOT TO SCALE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16 AND 17 TYPE
CATCH BASINS GRATES	D–CBB–12A AND D–CBB–13 (SEE NOTE 1 AND 2 BELOW)
AREA DRAINS – 1 GRATE	D–CB–42 SERIES
AREA DRAINS – 2 GRATES	D–CB–43 SERIES
AREA DRAIN GRATES	D–CBB–42
JUNCTION BOX	D–JBS–1 THRU D–JBS–5
MANHOLES	D–MH–2 THRU DRF–1
TRENCH DRAINS	D–TD–1
PROTECTED ENDWALLS	D–PE1 THRU D–PE–9F
PIPE CULVERTS AND FLUMES	D–FLU–1, D–PB–1 THRU D–PB–3
PIPE CULVERT INSTALLATION	D–PB–1, D–PB–2

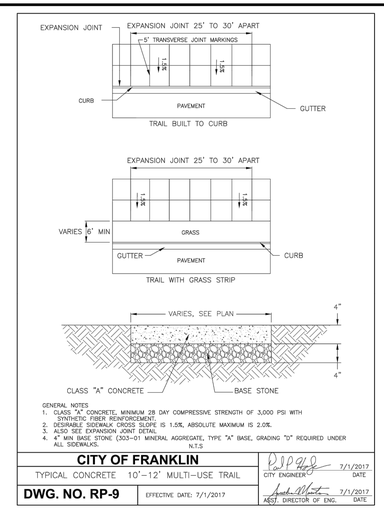
NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R–3501–TR, R–3501–TL TYPE "L" GRATE WITH ENVIRONOTICE PLATES R–3000–C SURFACE MOUNT OR APPROVED EQUAL.
2. INLETS, DRAINS, GRATES, MANHOLES AND ENDWALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TDOT STANDRAD DRAWINGS

N.T.S

CITY OF FRANKLIN		
DRAINAGE STRUCTURES, MANHOLES, GRATES AND ENDWALLS		CITY ENGINEER 7/1/2017 DATE
DWG. NO. D-1	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

11 **DRAINAGE STRUCTURE TABLE (COF)**

NOT TO SCALE



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL
4. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

N.T.S

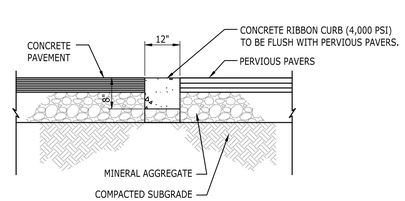
CITY OF FRANKLIN		
TYPICAL CONCRETE 10'–12' MULTI–USE TRAIL		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-9	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

5 **MULTI-USE TRAIL (PUBLIC)**

NOT TO SCALE

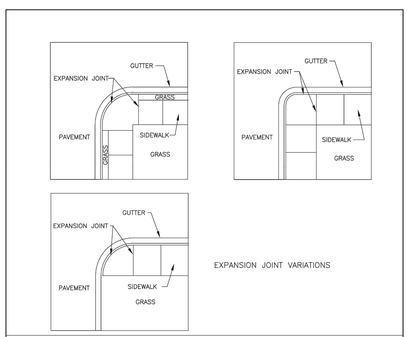
2 **RESERVED**

NOT TO SCALE



12 **CONCRETE RIBBON CURB**

NOT TO SCALE



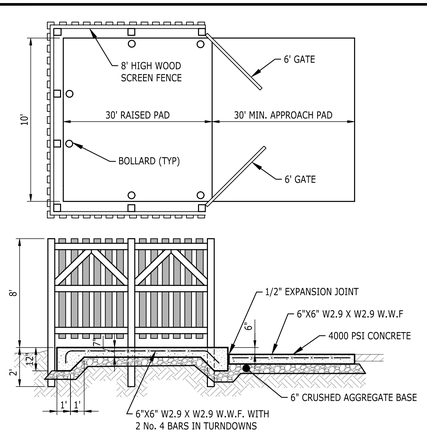
GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'.

N.T.S

CITY OF FRANKLIN		
TYPICAL SIDEWALK/TRAIL EXPANSION JOINT		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-10	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

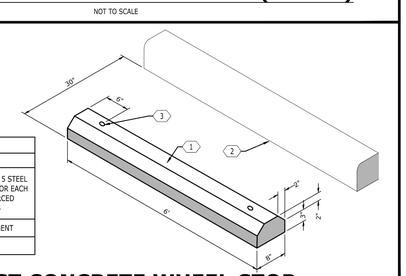
8 **SIDEWALK/TRAIL EXPANSION JOINT (PUBLIC)**

NOT TO SCALE



6 **COMPACTOR PAD WITH SCREEN FENCE**

NOT TO SCALE

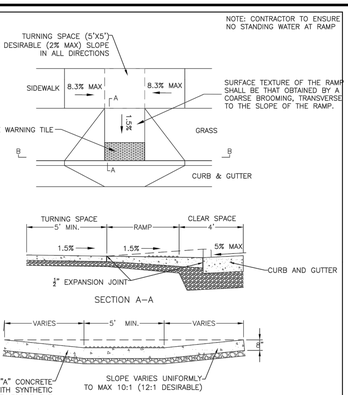


KEYNOTES	
CODE	DESCRIPTION
1	WHEEL STOP; REQUIRES TWO NO. 5 STEEL BAR ANCHOR STAKES, 24" LONG FOR EACH SECTION; EACH SECTION REINFORCED WITH TWO NO. 3 DEFORMED BARS
2	FACE OF CURB OR EDGE OF PAVEMENT
3	1" DIA. HOLE (TYP.)

9 **PRECAST CONCRETE WHEEL STOP**

NOT TO SCALE

NOTE: CONTRACTOR TO ENSURE NO STANDING WATER AT RAMP



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT–OF–WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID–BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6 4" MIN BASE STONE (303–01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN		
COMBINATION PERPENDICULAR SIDEWALK RAMP		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RP-12	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

3 **HANDICAP RAMP & DETECTABLE WARNING**

NO SCALE

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CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD.
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

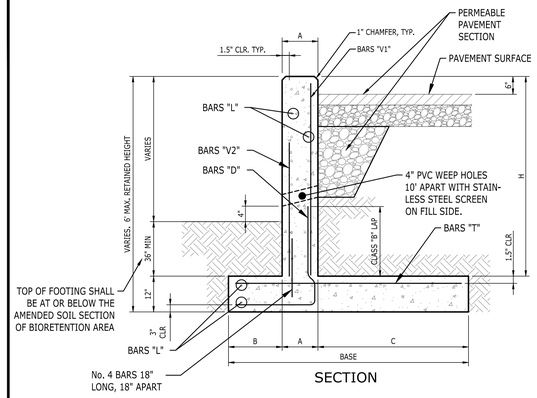
NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DETAILS

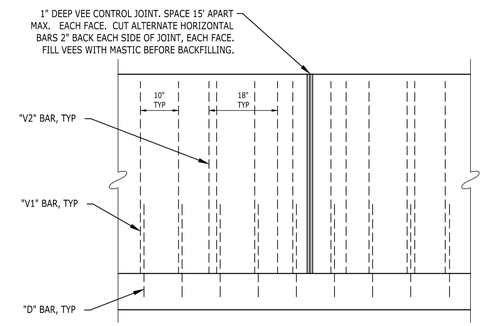
PROJECT NUMBER
20170328

DRAWING NUMBER
C6.1

P:\2017\20170328\dwg\Construction\20170328_C6.0_DET.dwg-C6.1 SITE DETAILS Apr 05, 2018 twilson



SECTION



ELEVATION

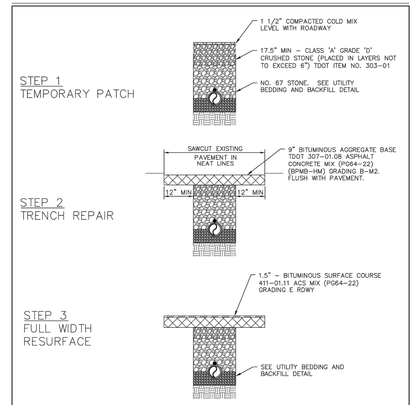
RETAINING WALL SCHEDULE									
"H"	BASE	"B"	"A"	"C"	BAR SIZE AND SPACING				
					"V1"	"V2"	"D"	"L"	"T"
0'-6'	4'-9"	1'-3"	10"	2'-8"	No. 4 AT 10"	No. 4 AT 18"	No. 4 AT 10"	No. 4 AT 10"	No. 4 AT 10"

NOTE:

1. ALL STEEL SHALL BE ASTM GRADE 60 DEFORMED BARS, 15,000 PSI TENSILE STRENGTH.
2. ALL CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI AT 28 DAYS CURE.

3 **CONCRETE RETAINING WALL**

NO SCALE



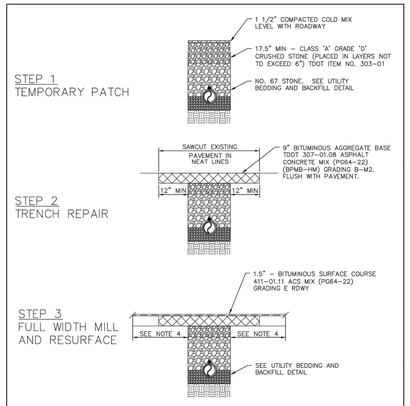
NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIR OF ASPHALT PARKING LOTS AND DRIVE AISLES SHOWN IN DETAIL. REPAIR OF CONCRETE SURFACES TO USE IN-KIND CONCRETE SURFACE COURSE (6" MIN. THICKNESS, F'c = 3,000 PSI MIN.) INSTEAD OF BITUMINOUS MATERIALS SHOWN.

N.T.S

CITY OF FRANKLIN		
ASPHALT PAVEMENT TRENCH REPAIR – PARKING LOT / DRIVE AISLE		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RD-5	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

1 **TRENCH REPAIR - PARKING LOT/DRIVE ISLE**

NO SCALE



NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

CITY OF FRANKLIN		
ASPHALT PAVEMENT TRENCH REPAIR – LOCAL STREET		CITY ENGINEER 7/1/2017 DATE
DWG. NO. RD-6	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 DATE

2 **TRENCH REPAIR - LOCAL STREET**

NO SCALE

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CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20170328

DRAWING NUMBER
C6.2

P:\2017\20170328\dwg\Construction\20170328_C6.0_DET.dwg-C6.2 SITE DETAILS Apr 05, 2018 twilson

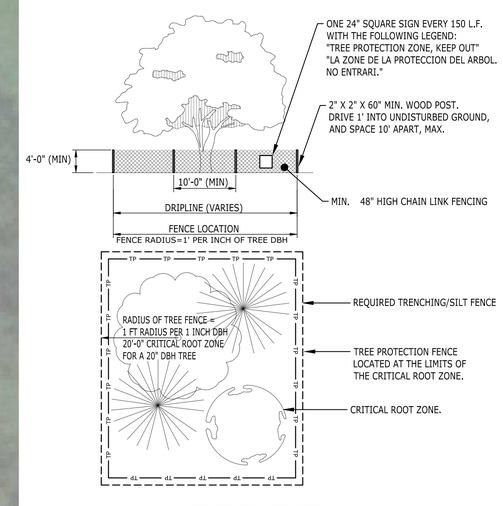
TREE PRESERVATION KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
1	TREE CANOPY TO BE REMOVED	-
2	TREE CANOPY TO REMAIN	-
3	TREE PROTECTION FENCE	THIS SHEET

NOTES:

1. EXTENTS OF TREE CANOPY IS TAKEN FROM AERIAL IMAGERY.
2. PER THE APPROVED STORMWATER APPEALS BOARD VARIANCE, THE 50-FOOT ADDITIONAL ZONE ONE BUFFER HAS BEEN REMOVED. IN LIEU OF ITS REMOVAL, THE PROJECT WILL BE REMOVING EXOTIC INVASIVE PLANT MATERIAL WITHIN THE TREE CANOPY ALONG THE PROJECT PROPERTY LINE ADJACENT TO THE HARPETH RIVER. THE PROJECT WILL THEN ENHANCE THE SAME AREA WITH NATIVE PLANT MATERIAL. SEE SHEET L2.1.

TREE PROTECTION NOTES

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.
4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
7. WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY (PRIOR TO USE OF BACKHOE OR BULLDOZER). DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL ENCROACH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT TREE SAVE ZONE THAT WILL NOT ENCROACH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADE SHALL OCCUR ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.
10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY AUGURING THE SOIL IN A 2' GRID PATTERN TO WITHIN 3' OF TRUNK AND TO 10' BEYOND THE DRIP LINE. A 2" TO 3" HAND OPERATED AUGUR SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12". TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.
11. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL
12. REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND/OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.



TREE PROTECTION

NOT TO SCALE

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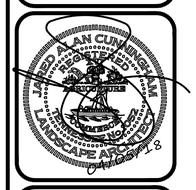


COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

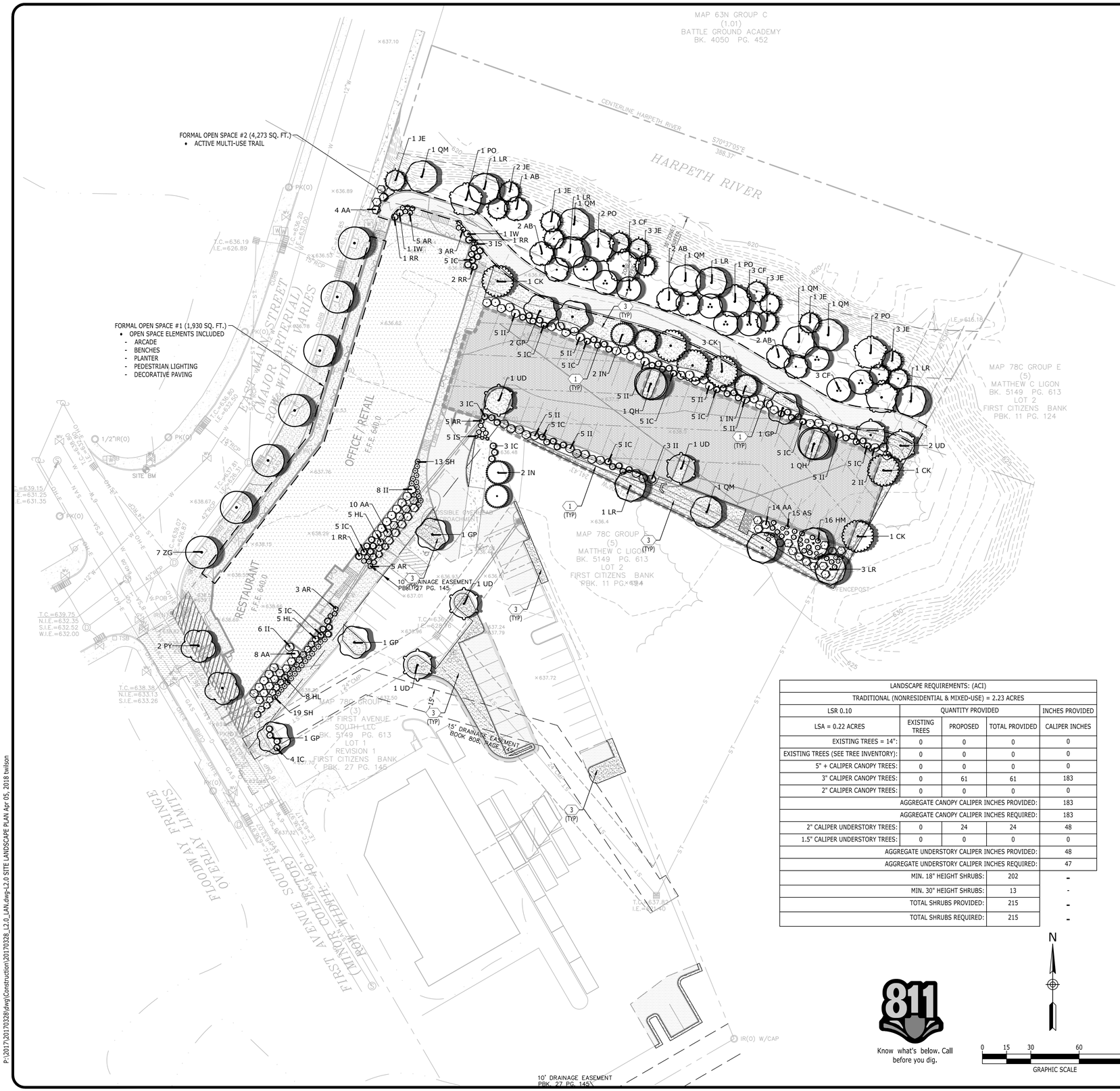
NO.	DATE	DESCRIPTION

DRAWING TITLE
TREE PRESERVATION PLAN

PROJECT NUMBER
20170328

DRAWING NUMBER
L1.0

P:\2017\20170328\dwg\Construction\20170328_L1.0_PRES.dwg-L1.0 TREE PRESERVATION PLAN Apr 05, 2018 twilson



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
1	PLANTING BED LIMITS	9/L2.2
2	IRRIGATION LIMITS	-
3	AREA TO BE SODDED	-

NOTES:

1. SEE SHEET L2.2 FOR LANDSCAPE DETAILS.
2. SEE SHEET L2.3 FOR LANDSCAPE NOTES AND SCHEDULE.
3. PER THE APPROVED STORMWATER APPEALS BOARD VARIANCE, THE 50-FOOT ADDITIONAL ZONE ONE BUFFER HAS BEEN REMOVED. IN LIEU OF ITS REMOVAL, THE PROJECT WILL BE REMOVING EXOTIC INVASIVE PLANT MATERIAL WITHIN THE TREE CANOPY ALONG THE PROJECT PROPERTY LINE ADJACENT TO THE HARPETH RIVER. THE PROJECT WILL THEN ENHANCE THE SAME AREA WITH NATIVE PLANT MATERIAL. SEE SHEET L2.1.
4. ALL AREAS NOT OTHERWISE SHOWN AS LANDSCAPED SHALL BE SEEDED WITH A FESCUE SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE DATA CHART:

OVERALL SITE ACREAGE:	2.23 AC (97,133 SQ. FT.)
PARCEL 4.00	1.83 AC (79,667 SQ. FT.)
PARCEL 4.01	0.40 AC (17,466 SQ. FT.)
SITE ZONING CLASSIFICATION AND APPLICABLE OVERLAYS:	
EXISTING/PROPOSED ZONING	CC (CENTRAL COMMERICAL DISTRICT)
APPLICABLE OVERLAYS	FFO (FLOODYWAY FRINGE OVERLAY DISTRICT)
	HPO (HISTORIC PRESERVATION OVERLAY DISTRICT)
DEVELOPMENT STANDARDS:	TRADITIONAL
MINIMUM REQUIRED LANDSCAPE SURFACE AREA RATIO (ACREAGE):	0.10 (9,714 SQ. FT.)
PROVIDED LANDSCAPE SURFACE AREA RATIO (ACREAGE):	0.55 (24,016 SQ. FT.)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	34% (32,988 SQ. FT.)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	24% (23,312 SQ. FT.)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	31% (29,926 SQ. FT.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	0

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 3% REQUIRED
SITE ACREAGE: 2.23 AC OPEN SPACE ACREAGE REQUIRED: 0.066 ACRES
FORMAL OPEN SPACE (3% OF GROSS DEVELOPMENT AREA): 2,914 SQUARE FEET
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT AREA): 0 SQUARE FEET

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	PAVED AREA	PERCENT PAVED IMPERVIOUS
AREA 1	FORMAL	PLAZA	1,930	100%	0%
AREA 2	FORMAL	MULTI-USE TRAIL	4,273	100%	0%
TOTAL PROVIDED =			6,203		

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:

CHARTWELL HOSPITALITY
5000 MERIDIAN BOULEVARD, SUITE 750
FRANKLIN, TENNESSEE 37067
PHONE: (615) 550 - 1270

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 DESIGN 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 APPROBAL OF ANY PLANT SUBSTITUTIONS.

OWNER:	CHARTWELL HOSPITALITY	(615) 550 - 1270
	CONTACT NAME	PHONE NUMBER
LANDSCAPE ARCHITECT:	JARED ALAN CUNNINGHAM	(615) 866 - 2410
	CONTACT NAME	PHONE NUMBER

FRANKLIN PLANNING DEPARTMENT: (615) 791 - 3212 PHONE

LANDSCAPE REQUIREMENTS: (ACI)				
TRADITIONAL (NONRESIDENTIAL & MIXED-USE) = 2.23 ACRES				
LSR 0.10	QUANTITY PROVIDED			INCHES PROVIDED
LSA = 0.22 ACRES	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
EXISTING TREES = 14":	0	0	0	0
EXISTING TREES (SEE TREE INVENTORY):	0	0	0	0
5" + CALIPER CANOPY TREES:	0	0	0	0
3" CALIPER CANOPY TREES:	0	61	61	183
2" CALIPER CANOPY TREES:	0	0	0	0
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				183
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				183
2" CALIPER UNDERSTORY TREES:	0	24	24	48
1.5" CALIPER UNDERSTORY TREES:	0	0	0	0
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				48
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				47
MIN. 18" HEIGHT SHRUBS:			202	-
MIN. 30" HEIGHT SHRUBS:			13	-
TOTAL SHRUBS PROVIDED:			215	-
TOTAL SHRUBS REQUIRED:			215	-

MINIMUM BUFFERING/SCREENING REQUIREMENTS:

HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPTMENT ARE MOUNTED ON THE:

[X] ROOFTOP
[ ] GROUND
[ ] NOT APPLICABLE

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:	PURPOSE:
[ ] NOT APPLICABLE	BUFFERING/SCREENING NOT REQUIRED
[ ] FOUNDATION PLANTING	ALONG PRIMARY FACADE
[X] PERIMETER PLANTING STRIP	SCREEN VUA'S AND TO CREATE 'MODULES'
[X] INTERIOR VUA PLANTING	CREATE VUA 'MODULES'
[ ] UTILITY BOX SCREEN	SCREEN FROM VIEW
[ ] HVAC SCREEN	SCREEN HVAC FROM VIEW
[X] DUMPSTER SCREEN	SCREEN DUMPSTER FROM VIEW
[ ] LOADING/SERVICE AREA	BUFFER THE STREET OR RESIDENTIAL PROPERTY
[ ] INCOMPATIBLE USE BUFFER	BUFFER THE ADJACENT LESS INTENSIVE USE
[ ] 30-FOOT FRONT YARD BUFFER	BUFFER THE ADJACENT HATCHER BYPASS
[ ] 40-FOOT FRONT YARD BUFFER	BUFFER THE ADJACENT INTERSTATE 65
[X] STREET TREES	SPATIAL DEFINITION/ENVIRONMENTAL MITIGATION

811
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0 15 30 60 90
GRAPHIC SCALE

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SUITE 750
FRANKLIN, TN 37067
615-550-1270

JARED ALAN CUNNINGHAM
REGISTERED
LANDSCAPE ARCHITECT
3/9/18

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE LANDSCAPE PLAN

PROJECT NUMBER
20170328

DRAWING NUMBER
L2.0

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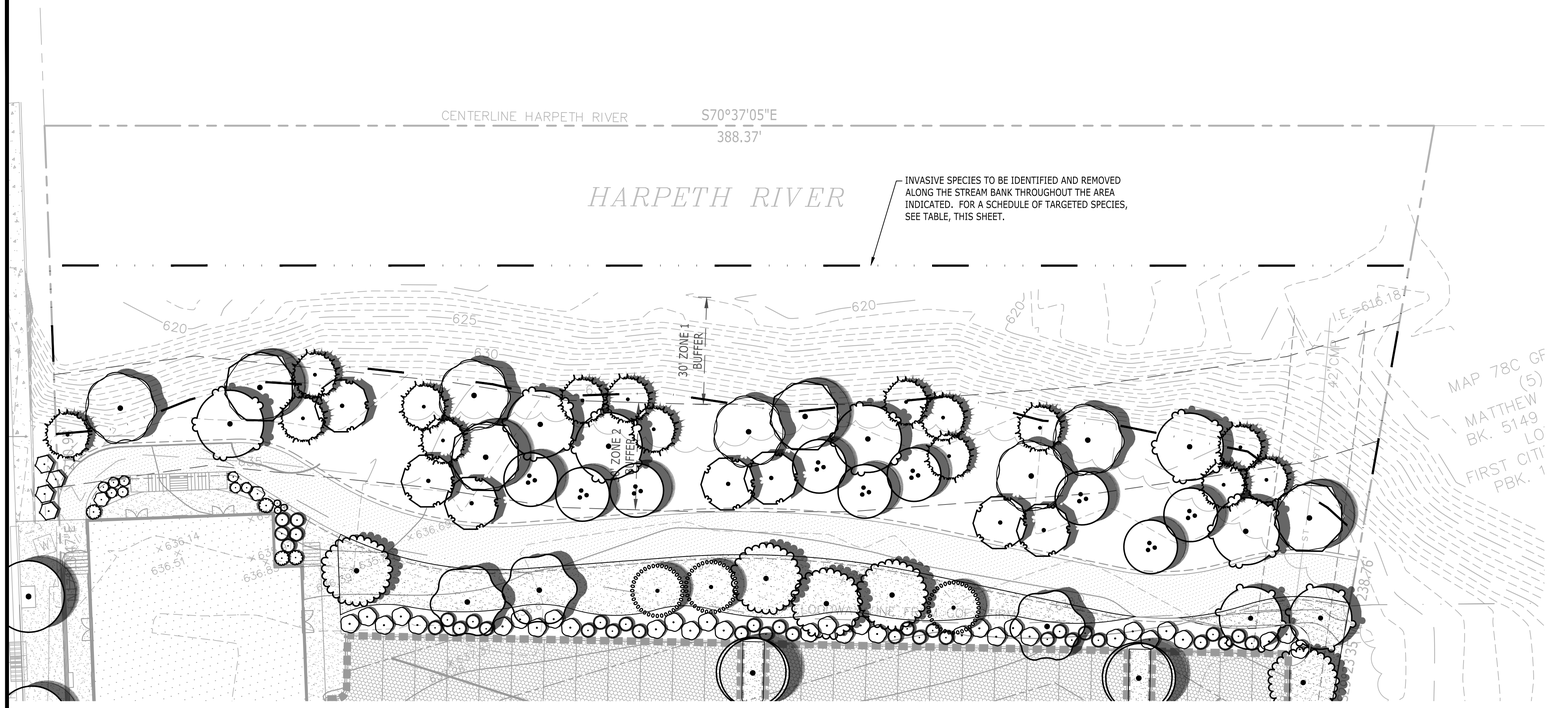


LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1	PLANTING BED LIMITS	9/L2.2
2	IRRIGATION LIMITS	-
3	AREA TO BE SEEDED	-
4	AREA TO BE SODDED	-
5	AREA TO BE 4"-6" RIVER ROCK	-

NOTES:

1. SEE SHEET L2.2 FOR LANDSCAPE DETAILS.
2. SEE SHEET L2.3 FOR LANDSCAPE NOTES AND SCHEDULE.
3. SEE SHEET L2.0 FOR REQUIRED CITY OF FRANKLIN LANDSCAPE CHARTS AND TABLES.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OF FULL LANDSCAPE BOND WITHHOLDING.
5. ALL INVASIVE SPECIES SHALL BE REMOVED VIA NONMECHANICAL METHODS INCLUDING BUT NOT LIMITED TO:
   - DIGGING
   - HAND-PULLING
   - MULCHING
   - SMOTHERING AND ETC.
3. MECHANICAL METHODS SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE STORMWATER INSPECTOR. MECHANICAL METHODS MAY INCLUDE BUT ARE NOT LIMITED TO:
   - CUTTING
   - MOWING
   - GIRDLING AND ETC.
4. IF MOWING METHODS ARE APPROVED, CONTRACTOR SHALL NOT COMMENCE WITH MOWING IF SEEDS HAVE BEEN PRODUCED BY PLANTS AS THIS WILL CAUSE SPREADING.
5. IF MECHANICAL METHODS ARE APPROVED BY STORMWATER INSPECTOR, CONTRACTOR SHALL USE CHEMICAL CONTROL METHODS IN CONJUNCTION INCLUDING BUT NOT LIMITED TO BASAL BARK, CUT-STUMP TREATMENTS, FOLIAR SPRAY AND ETC. ALL PESTICIDES MUST BE APPLIED IN ACCORDANCE WITH LABELS, WITH PROPER EQUIPMENT AND BY A CONTRACTOR WHO IS LICENSED TO PERFORMED THE AFOREMENTIONED WORK.

EXOTIC INVASIVE PLANT MATERIAL

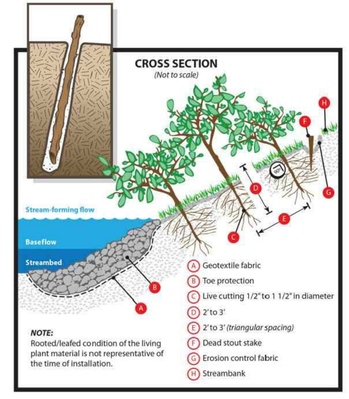
RANK	SCIENTIFIC NAME	COMMON NAME	PLANT TYPE
SEVERE	AILANTHUS ALTISIMA (MILL.)	SWINGLE TREE OF HEAVEN	TREET
SEVERE	ALBIZIA JULIBRISSIN DURAZZ.	MIMOSA	REE
SEVERE	HYPERICUM PERFORATUM L.	GOATWEED	SHRUB
SEVERE	LIGUSTRUM SINENSE LOUR.	CHINESE PRIVET	SHRUB
SEVERE	LIGUSTRUM VULGARE L. COMMON	PRIVET	SHRUB
SEVERE	LONICERA JAPONICA THUNB.	JAPANESE HONEYSUCKLE	VINE
SEVERE	SORGHUM HALEPENSE (L.) PERS.	JOHNSON GRASS	GRASS
SIGNIFICANT	ALTERNATHERA PHILOXEROIDES	ALLIGATORWEED	FORB/HERB
SIGNIFICANT	LONICERA MAACKII HERDER. AMUR	BUSH HONEYSUCKLE	SHRUB
SIGNIFICANT	MELIA AZEDARACH L.	CHINABERRY	TREE
SIGNIFICANT	MENTHA X PIPERITA L.	PEPPERMINT	FORB/HERB
SIGNIFICANT	MURDANNIA KEISAK (HASSK.)	ASIAN SPIDERWORT	FORB/HERB

NATIVE PLANT MATERIAL

SCIENTIFIC NAME	COMMON NAME	QUANTITY
SALIX SPP.	WILLOW SPECIES	175
CORNUS SPP.	DOGWOOD & SHRUB DOGWOOD SPECIES	175
VIBURNUM SPP.	VIBURNUM SPECIES	175
CEPHALANTHUS SPP.	BUTTONBUSH SPECIES	175

LIVE STAKING NOTES:

1. CONTRACTOR SHALL INSTALL NATIVE PLANTS ALONG THE STREAM BANK THROUGHOUT THE AREA INDICATED. FOR A SCHEDULE OF SPECIES, SEE TABLE, THIS SHEET.
2. CONTRACTOR SHALL INSTALL NATIVE LIVE STAKES PER UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (USDA NRCS).
3. LIVE STAKES SHALL BE SPACED IN A TRIANGULAR FASHION AT APPROXIMATELY 10'-0" O.C.
4. ALL LIVE STAKES SHALL BE A MINIMUM OF 3'-0" IN LENGTH.
5. LIVE STAKE SPECIES SHALL BE RANDOMLY INTERMIXED.



TYPICAL LIVE STAKE DETAIL

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0 5 10 20 30
GRAPHIC SCALE

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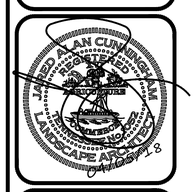
615-550-1270



COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
BUFFER LANDSCAPE PLAN

PROJECT NUMBER
20170328

DRAWING NUMBER
L2.1

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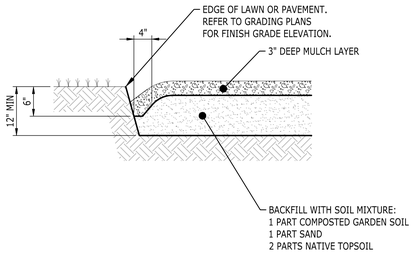
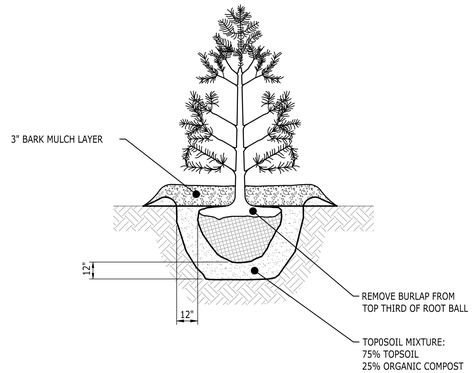


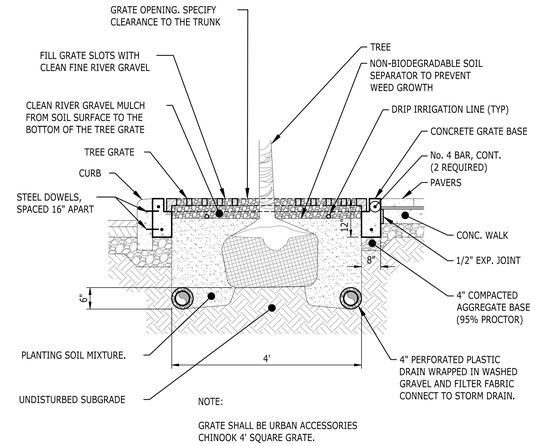
9 **SPADED BED EDGE**

NOT TO SCALE



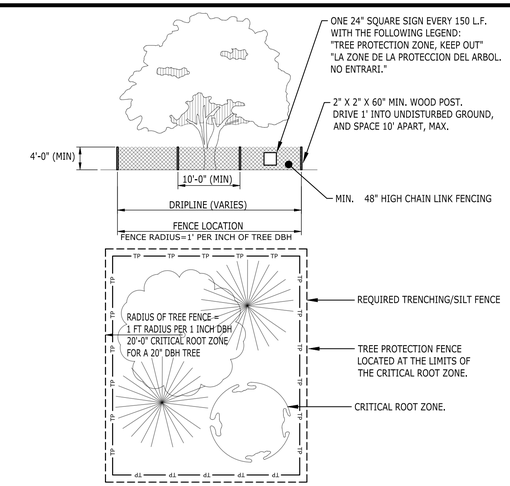
6 **CONIFER PLANTING**

NOT TO SCALE



4 **TREE WELL**

NOT TO SCALE

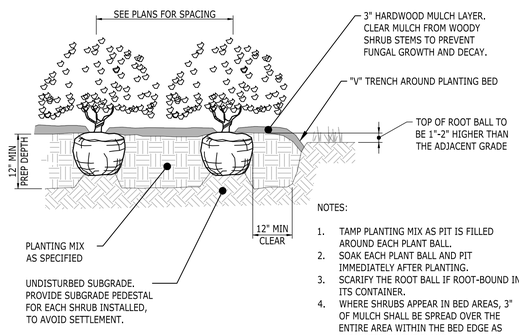


1 **TREE PROTECTION**

NOT TO SCALE

10 **RESERVED**

NOT TO SCALE

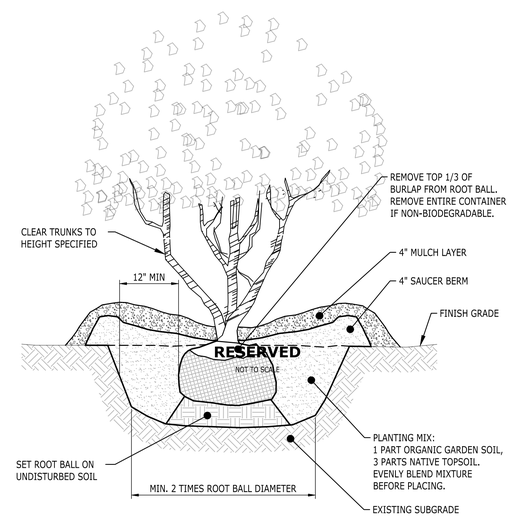


NOTES:

1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL.
2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
5. DO NOT PRUNE BEFORE ACCEPTANCE.
6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL - 1 PART SAND - 2 PARTS NATIVE TOPSOIL.

7 **SHRUB PLANTING**

NOT TO SCALE

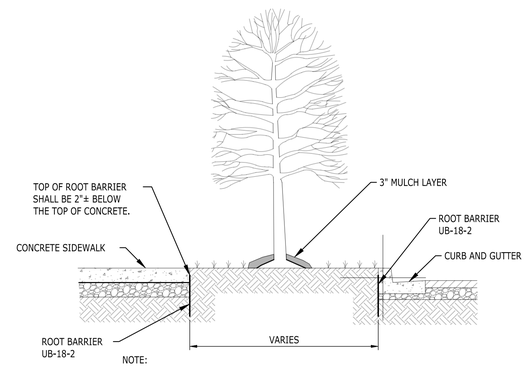


PLANTING NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B). MINIMUM TREE SIZE SHALL BE PER THE PLANTING SCHEDULE, MEASURED 6" ABOVE THE ROOT BALL.
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM THE ROOT BALL. COMPLETELY REMOVE WIRE BASKET IF ONE EXISTS.
3. INSTALL THE TOP OF THE PLANT BALL FLUSH WITH OR 1" ABOVE THE ADJACENT GRADE.
4. SET THE TREE IN THE VERTICAL POSITION BEFORE STAKING IT IN PLACE.
5. SOAK THE ROOT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. PLACE 4" TO 6" OF SEASONED MULCH OR PINE NEEDLES AROUND THE BASE OF THE TREE, 3' MINIMUM DIAMETER.

5 **MULTI-TRUNK PLANTING**

NOT TO SCALE



NOTE:

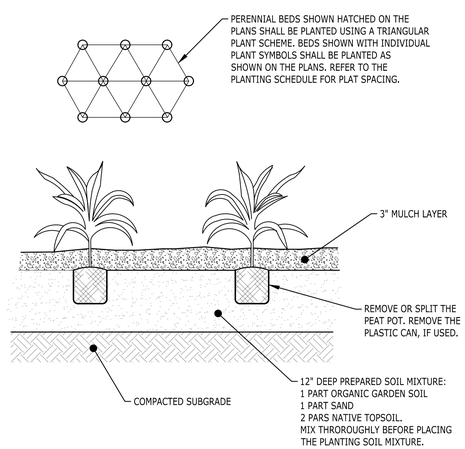
1. SEE PLANS FOR LOCATION OF ROOT BARRIER.
2. LIMITS OF ROOT BARRIER SHALL BE 20 FEET ALONG BACK OF CURB AND/OR INSIDE OF SIDEWALK, CENTERED ON THE TREE.
3. IF NO SIDEWALK IS PRESENT THE ROOT BARRIER SHALL BE ALONG THE BACK OF CURB ONLY.

2 **STREET TREE ROOT BARRIER**

NOT TO SCALE

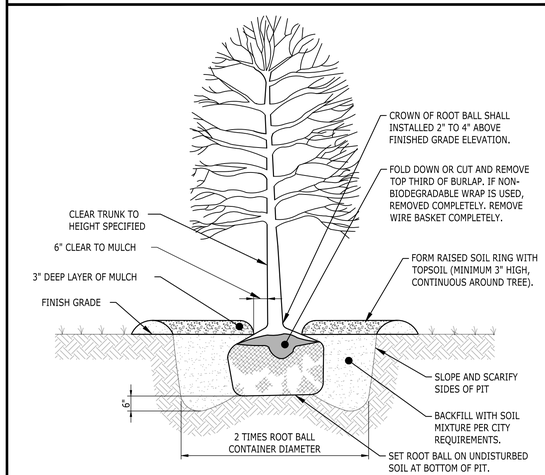
11 **RESERVED**

NOT TO SCALE



8 **PERENNIAL PLANTING**

NOT TO SCALE



3 **TYPICAL TREE PLANTING DETAIL**

NOT TO SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE DETAILS

PROJECT NUMBER
20170328

DRAWING NUMBER
L2.2

P:\2017\20170328\dwg\Construction\20170328_L2.0_LAN.dwg-L2.2 LANDSCAPE DETAILS Apr 05, 2018 twilson

PLANTING NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY S&ME, INC. DATED 1/2/2018. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTRUBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSEY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. If azaleas, rhododendrons or PIERIS ARE USED, ADD 1 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

IRRIGATION NOTES AND LEGEND

HEADS

- RAINBIRD 1800 SERIES, 4" POP-UP SPRINKLERS FITTED WITH FIXED SPRAY 1800 SERIES PLASTIC MPR NOZZLE

- RAINBIRD R-50 SERIES GEAR DRIVEN MULTIPLE NOZZLE POP-UP SPRINKLER WITH 3" POP-UP STROKE, FITTED WITH -3.0- NOZZLE UNLESS NOTED OTHERWISE. SAM HEADS TO BE USED ON LOW END OF SLOPE AREAS.

- RAINBIRD R-70-SERIES GEAR DRIVEN POP-UP SPRINKLER FITTED WITH A NOMINAL GPM NOZZLE AS NOTED INSIDE THE SYMBOL.

HEAD RADII

- THE IRRIGATION CONTRACTOR SHALL ADJUST IN THE FIELD THE RADIUS AND THROW OF EACH SPRINKLER HEAD TO PROVIDE MAXIMUM GREEN AREA COVERAGE AND MINIMUM OVERSPRAY ONTO HARDSCAPES AND WALLS OF THE BUILDINGS. ADJUST HEADS AND NOZZLES TO ELIMINATE DRY SPOTS. THIS MAY BE DONE BY THE USE OF ADJUSTABLE ARC NOZZLES IN PLACE OF FIXED ARC NOZZLES.

- ALL HEADS SHALL BE MOUNTED ON FLEXIBLE POLYETHYLENE PIPE FITTED WITH ELBOWS.

-ALL HEADS DESIGNED ADJACENT TO CURBS OR PAVEMENT SHALL BE INSTALLED WITH A CLEARANCE OF 1-1/2" FROM THE EDGE OF THE PAVED AREAS.

- ALL THREADED PIPE CONNECTIONS SHALL BE ASSEMBLED USING TEFLON THREAD SEALING TAPE (TWO LAYER THICKNESS MAXIMUM.).

QUICK COUPLER

- DENOTES THE LOCATION OF 1" QUICK COUPLING VALVE TO BE MOUNTED ON A 1" TRIPLE ELBOW SWING JOINT CONSTRUCTED OF SCHEDULE 80 PVC THREADED NIPPLES AND ELBOWS, EXCEPTING THE TOP NIPPLE AND ELBOW SHALLBE GALVANIZED IRON PIPE. A QUICK COUPLING KEY AND A HOSE ELBOW SHALL BE PROVIDED WITH THE SYSTEM. THE QUICK COUPLER INSTALLED NEAR THE SOURCE SHALL ALSO PROVIDE A POINT OF INJECTION OF COMPRESSED ARE (40 PSI MAXIMUM) TO PURGE THE SYSTEM OF RETAINED WATER PRIOR TO WINTER SHUT DOWN OF THE SYSTEM.

PIPING

- DENOTES THE ROUTE OF THE MAN LINE PIPING, (SIZE AS NOTED) MINIMUM DEPTHS OF COVERAGE OVER MAIN LINE PIPING TO BE 20".

- DENOTES SUB MAIN AND LATERAL LINE PIPING. SIZE OF PIPE TO BE 1" OR AS NOTED ON THE PLAN. MINIMUM DEPTH OF COVERAGE OF SUB MAIN AND LATERAL LINE PIPING TO BE 12".

VALVES

- DENOTES THE LOCATION OF A RAINBIRD PGA SERIES ELECTRIC VALVE INSTALLED IN A VALVE BOX LID MOUNTED AT GRADE LEVEL.

CONTROLLER

- THE IRRIGATION CONTROLLER SHALL BE AS NOTED IN THE SPECIFICATIONS. THE CONTROLLER SHALL INCORPORATE 24 VAC ELECTRIC REMOTE CONTROL VALVE OPERATION. FINAL LOCATION OF THE CONTROLLER SHALL BE CONFIRMED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING 120 VAC POWER TO THE CONTROLLER LOCATION. THIS POWER SOURCE SHALL BE CAPABLE OF SUPPORTING A 10 AMPERE LOAD AT 120 VAC.

- CONTROLLER SHALL BE PROVIDED WITH ELECTRICAL SURGE PROTECTION WIRED TO A PROVEN GROUNDING ELECTRODE AND/OR BARE BURIED GROUND WIRE.

-ALL ELECTRICAL INSTALLATION AND CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

CONTROL WIRING

- THE 24 VAC CONTROL WIRING SHALL BE SINGLE STRAND COPPER WIRE WITH POLYETHYLENE (PE) DIRECT BURIAL INSULATION RATED FOR 300 VAC. EACH CONTROLLER SHALL HAVE ITS OWN COMMON WIRE. THE COMMON WIRES SHALL BE #10 AWG WHITE WIRE VALVE WIRING SHALL FOLLOW THE MAIN LINE PIPING WHEREVER POSSIBLE.

- WIRE SPLICES SHALL BE KEPT TO AN ABSOLUTE MINIMUM. SPLICES SHALL BE MADE AND WATERPROOFED USING A 3M DBY CONNECTOR.

WINTERIZATION

- MANUALLY OPERATED DRAIN VALVES SHALL BE INSTALLED AT LOW POINTS IN THE MAIN LINE PIPING.

BACKFLOW PREVENTION

- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A 4" REDUCED PRESSURE PRINCIPAL BACK FLOW PREVENTION DEVICE IMMEDIATELY DOWNSTREAM OF THE EXISTING IRRIGATION METER. THIS DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

IRRIGATION PUMPS

- SINCE 50 PSI IS PREFERRED AT THE BASE ON THE IRRIGATION HEADS, AN IN-LINE BOOSTER PUMP SHALL BE INSTALLED. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE AT THE SOURCE FOR VERIFYING THE SIZING OF THE BOOSTER PUMP. THE PUMP REQUIREMENTS SHALL BE ONE - 3 HP PUMP AND ONE 10 HP (3,600 RPM) SINGLE STAGE CENTRIFUGAL PUMPS IN PARALLEL TO PROVIDE 50 GPM (INITIALLY) AND 225 GPM AT 75 PSI (50 PST BOOST). THREE PHASE POWER SHALL BE PROVIDED. THE PUMPS SHALL BE HOUSED IN A BUILDING OF ADEQUATE SIZE TO INSTALL AN ADDITIONAL 10 HP PUMP IN THE FUTURE. THE UNDER SLABB PLUMBING AND ELECTRICAL SERVICE SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF THE 10 HP PUMP. A CONTROLLER FOR THE 3 HP AND 10 HP PUMPS SHALL BE INCLUDED. ALL APPURTENANCES AND WORK TO PLACE THE PUMP INTO OPERATION SHALL BE INCLUDED. THE PUMPS SHALL BE A BERKLEY MODEL B2-1/2 TPMS-10 AND MODEL B1-1/2 TPL S-3. ALTERNATIVE PUMPS OWNER'S CONSIDERATION IF DESIRED.

PRESSURE TANK

THE CONTRACTOR SHALL PROVIDE A PRESSURE TANK (OR TWO IF NEEDED) IN THE BUILDING WITH THE PUMPS TO MAINTAIN PRESSURE IN THE SYSTEM.

SLEEVING

- DENOTES LOCATION OF PVC SLEEVES FOR IRRIGATION PIPING AND WIRE. SIZE OF THE SLEEVING IS TO BE 6" UNLESS NOTED OTHERWISE ON THE PLANS, OR SIZE OF THE WIRE SLEEVES TO BE 2" MINIMUM.

THIS DESIGN IS BASED ON INFORMATION FURNISHED BY THE OWNER. IT IS DIAGRAMMATIC FOR ESTIMATING PURPOSES ONLY. ACTUAL LINES AND LOCATIONS SHALL BE FIELD DETERMINED. THE CONTRACTOR MAY BE REQUIRED TO MAKE MINOR ADJUSTMENTS IN THE FIELD.

ABBREVIATED MATERIALS SPECIFICATIONS

PIPE: GASKET PVC CLASS 200, SDR 21

FITTINGS: GASKET PVC SCH. 40

VALVE BOX: PLASTIC 15" STANDARD RECTANGULAR.

LOCATOR TAPE AND WIRE OVER MAIN LINE.

CONCRETE THRUST BLOCKS ON ALL DIRECTIONAL FITTINGS.

CONCRETE MOUNTING BASE FOR PUMP.

FIELD VERIFY RPD AND PUMP LOCATION.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ASNI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

   A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;

   B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;

   C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;

   D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;

   E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND

   F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

CITY OF FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
GP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	B&B	3"	12-14` Ht.		6
LR	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B&B	3"	12-14` Ht.		8
PO	Platanus occidentalis / American Sycamore	B&B	3"	12-14` Ht.		6
QM	Quercus michauxii / Swamp Chestnut Oak	B&B	3"	12-14` Ht.		6
QH	Quercus phellos `Hightower` / Willow Oak	B&B	3"	12-14` Ht.		2
UD	Ulmus parvifolia `Drake` / Drake Elm	B&B	3"	12-14` Ht.		6
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
IN	Ilex x `Nellie R Stevens` / Nellie Stevens Holly	B&B	3"	8-9` Ht.		5
JE	Juniperus virginiana / Eastern Red Cedar	B&B	3"	8-9` Ht.		15
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
PY	Prunus x yedoensis / Yoshino Cherry	B&B	2"	8-9` Ht.		2
ZG	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B&B	3"	12-14` Ht.		7
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
AB	Acer buergerianum / Trident Maple	B&B	2"	7-8` Ht.		7
CF	Cornus florida / Eastern Dogwood	B&B	2"	7-8` Ht.		9
CK	Cornus kousa / Kousa Dogwood	B&B	2"	7-8` Ht.		6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
AR	Abelia x `Rose Creek` / Rose Creek Abelia	#3		18-24"	18-24"	21
AA	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	#3		18-24"	18-24"	36
HM	Hibiscus moscheutos / Rose Mallow	#3		18-24"	18-24"	16
HL	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	#3		18-24"	18-24"	18
IC	Ilex cornuta `Carissa` / Carissa Holly	#3		18-24"	18-24"	65
IS	Ilex crenata `Sky Pencil` / Sky Pencil Japanese Holly	#7		36-42"	18-24"	8
II	Ilex glabra `Compacta` / Compact Inkberry	#3		21-24"	21-24"	60
IW	Ilex verticillata `Winter Red` / Winter Red Holly	#3		18-24"	18-24"	2
RR	Rhododendron x `Roseum Elegans` / Rhododendron	#7		36-42"	18-24"	5
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
AS	Asclepias syriaca / Common Milkweed	#1			6-12"	15
GRASSES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
SH	Sporobolus heterolepis / Prairie Dropseed	#3		18-24"	18-24"	32

CONCEPT PLANT SCHEDULE

	SOD	8,347 sf

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

1ST AND MAIN MIXED USE
COF PROJECT: 6626
SITE PLAN
95 EAST MAIN STREET
FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY

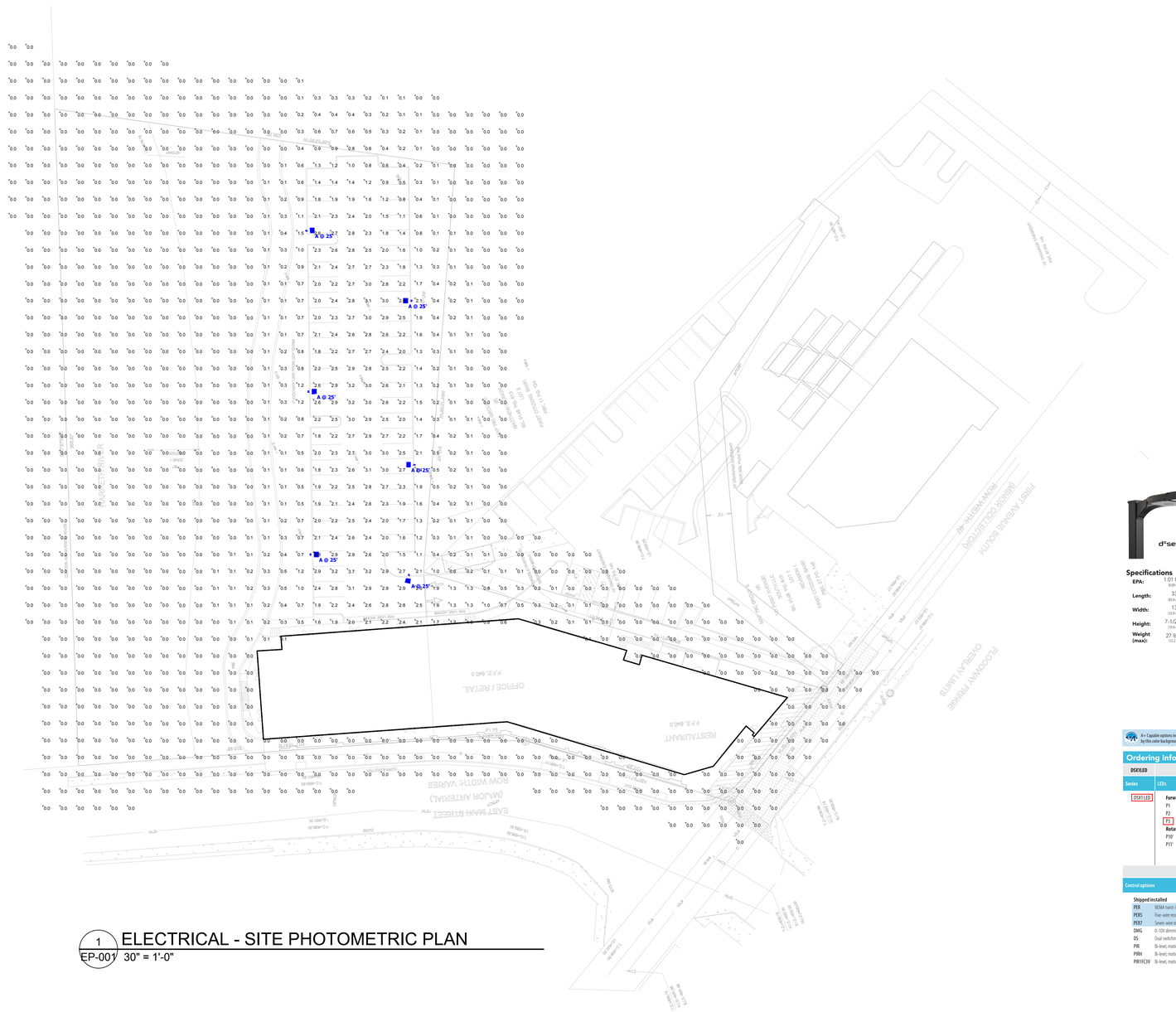
NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE SCHEDULE AND NOTES

PROJECT NUMBER
20170328

DRAWING NUMBER
L2.3

P:\2017\20170328\dwg\Construction\20170328_L2.0_LAN.dwg-L2.3 LANDSCAPE SCHEDULE AND NOTES Apr 05, 2018 twilson



1 ELECTRICAL - SITE PHOTOMETRIC PLAN
EP-001 30" = 1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	0.4 fc	3.7 fc	0.0 fc	N/A	N/A
PARKING LOT	+	2.3 fc	3.7 fc	0.5 fc	7.4:1	4.6:1

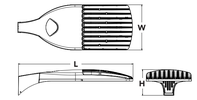
Schedule								
Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	A	6	DSX1 LED P3 40K T2M MVOLT HS	DSX1 LED P3 40K T2M MVOLT with houseside shield	LED	10282	0.9	102

I.C. Thomasson Associates, Inc.
CONSULTING ENGINEERS
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN. 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.icthomasson.com

D-Series Size 1
LED Area Luminaire

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number	DSX1 LED P3 40K T2M MVOLT
Notes	First and Main Office Building; Franklin, TN
Type	Type 'A'

DSX1LED Rev. 04 Rev. date 03.29.18 Page 1 of 4 Specifications subject to change without notice.

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability[1]
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series: DSX1 LED

LEDs: Forward optics: P1, P2, P3, P4, P5, P6, P7, P9. Rotated optics: P10[2], P11[2], P12[2], P13[2]

Color temperature: 30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted[3]

Distribution: T1S Type I short; T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control[5]; LCCO Left corner cutoff[5]; RCCO Right corner cutoff[5]

Voltage: MVOLT; 120[7]; 208[7]; 240[7]; 277[7]; 347[1,4]; 480[1,4]

Mounting: Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor[7]; RPUMBA Round pole universal mounting adaptor[7]. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options

Shipped installed:
- PER NEMA twist-lock receptacle only (controls ordered separate)[6,7]
- PERS Five-wire receptacle only (controls ordered separate)[6,10]
- PER7 Seven-wire receptacle only (controls ordered separate)[5,10]
- DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)
- DS Dual switching[11,12]
- PIR Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc[13,14]
- PIRH Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc[13,14]
- PIR1FC3V Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc[13,14,15]
- PIRH1FC3V Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc[13,14,15]
- BL30 Bi-level switched dimming, 30%[15,16]
- BL50 Bi-level switched dimming, 50%[15,16]
- PNMTD03 Part night, dim till dawn[16]
- PNMTG03 Part night, dim 3 hrs[16]
- PNMTG03 Part night, dim 6 hrs[16]
- PNMTT03 Part night, dim 7 hrs[16]
- FAO Field adjustable output[17]

Other options

Shipped installed:
- HS House-side shield[18]
- SF Single fuse (120, 277, 347V)[7]
- DF Double fuse (208, 240, 480V)[7]
- L90 Left rotated optics[2]
- R90 Right rotated optics[2]
- BS Bird spikes
- EGS External glare shield

Finish (required)

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

Joseph E. Rabun, AIA
ARCHITECT
44 Broad Street NW, Suite 300
Atlanta, Georgia 30303
P 404-522-9435 F 404-522-9454

KIRK T. JENNINGS
REGISTERED ENGINEER
No. 113178
STATE OF TENNESSEE

1ST AND MAIN

FRANKLIN, TENNESSEE

REVISIONS

No	Date	Description

This drawing is the property of Raburn Rasche Rector Reece Architects and is not to be reproduced or copied in whole or in part. It is to be used only for the Project and Site specifically identified herein. It is to be returned upon request. The dates as stated hereon are valid on the original drawing, the size of which is 30" x 42".

DRAWING TITLE

ELECTRICAL - SITE PHOTOMETRIC PLAN

PROJECT NUMBER

17118

DATE

04/03/18

EP-001

WEST ELEVATION - MAIN STREET

EXTERIOR MATERIALS		
MATERIAL	AREA (NET)	% OF AREA
BRICK 1	2380 SF	24%
BRICK 2	2683 SF	27%
CLEAR GLASS	3425 SF	36%
CAST STONE	1288 SF	13%
FABRIC AWNING	0 SF	0%

SOUTH ELEVATION - 1ST AVENUE

EXTERIOR MATERIALS		
MATERIAL	AREA (NET)	% OF AREA
BRICK 1	1025 SF	53%
BRICK 2	0 SF	0%
CLEAR GLASS	718 SF	37%
CAST STONE	95 SF	6%
FABRIC AWNING	85 SF	4%

NORTH ELEVATION - HARPETH RIVER

EXTERIOR MATERIALS		
MATERIAL	AREA (NET)	% OF AREA
BRICK 1	1288 SF	57%
BRICK 2	0 SF	0%
CLEAR GLASS	591 SF	26%
CAST STONE	295 SF	13%
FABRIC AWNING	71 SF	4%

EAST ELEVATION - PARKING

EXTERIOR MATERIALS		
MATERIAL	AREA (NET)	% OF AREA
BRICK 1	2768 SF	24%
BRICK 2	3626 SF	32%
CLEAR GLASS	3482 SF	31%
CAST STONE	1434 SF	12%
FABRIC AWNING	94 SF	1%

1ST AND MAIN

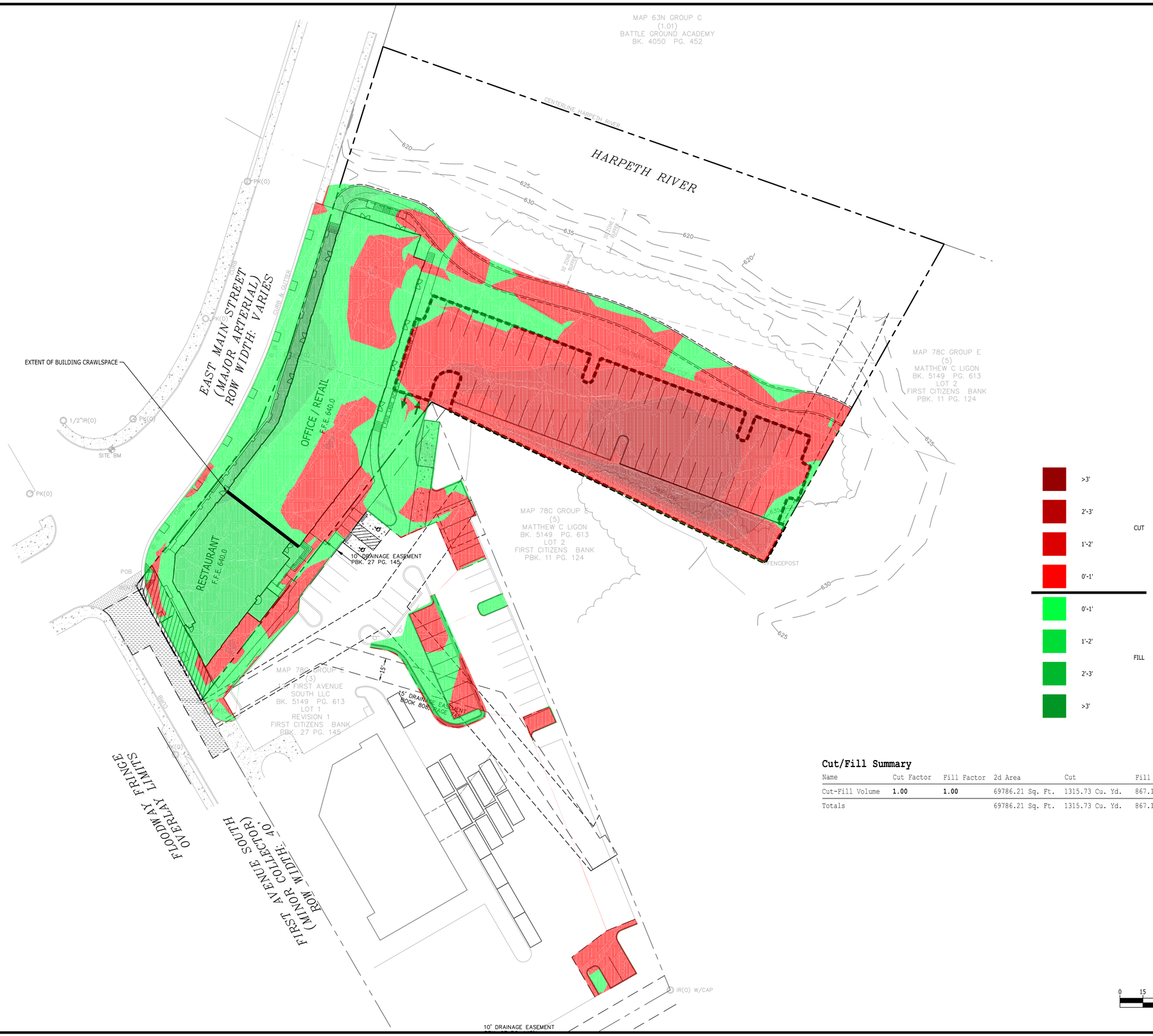
FRANKLIN, TENNESSEE

RABUN RASCHE RECTOR REECE

A1.0 - ARCHITECTURAL ELEVATIONS

1/16" = 1'-0"

04/05/2018



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut-Fill Volume	1.00	1.00	69786.21 Sq. Ft.	1315.73 Cu. Yd.	867.16 Cu. Yd.	448.58 Cu. Yd.<Cut>
Totals			69786.21 Sq. Ft.	1315.73 Cu. Yd.	867.16 Cu. Yd.	448.58 Cu. Yd.<Cut>

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
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CHARTWELL HOSPITALITY
5000 MERIDIAN BLVD,
SUITE 750
FRANKLIN, TN 37067
615-550-1270

COF PROJECT: 6626
SITE PLAN
1ST AND MAIN MIXED USE
95 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
CUT/FILL VOLUME EXHIBIT

PROJECT NUMBER
20170328

DRAWING NUMBER

P:\2017\20170328\dwg\Construction\20170328_CUT-FILL VOLUME EXHIBIT.dwg-OVERALL SITE LAYOUT Apr 05, 2018 twilson

April 23, 2018

To: Franklin Municipal Planning Commissioners

From: Will Schaedle, Chartwell Hospitality
5000 Meridian Blvd
Franklin, TN 37067
P: 615-550-1270

CC: Jack Parker, Catalyst Design Group
2650 Memorial Boulevard, Suite D
Murfreesboro, TN 37130
P: 615-866-2410
M: 615-310-8670

RE: Mixed Use Building – 1st and Main – downtown Franklin, TN – relevant facts

---

To Whom It May Concern:

I am happy to discuss this project in more detail with any FMPC members. Just give a call at 615-550-1270. Or, feel free to call Jack Parker with Catalyst Design. His contact is above as well.

The following are relevant facts on our development in downtown Franklin located at 99 East Main Street:

- Uses include ground level restaurant/retail and second floor office space
- Total size of the building is 40,896 square feet.
- 2 story building
- Access is provided off of First Avenue and appropriate for the development
- Parking counts are appropriate for the development
- HZC has issued a Certificate of Appropriateness
- Land is zoned for this use
- Building conforms to all required zoning design & developments standards for this site
- Mixed Use building provides the start of downtown Franklin's Riverwalk system as requested by Staff
- Renderings of the project are enclosed

Best Regards,

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**99 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Will Schaedle**
Owner:	**Preston Ingram**
Project #:	**PL #6625**
Type of Work:	**Demolition & New Construction**
Status:	**Approval with conditions** **(See "Approved Work Specifications" and "Non-Approved Items" below)**
Approval Date:	**February 12, 2018**
Expiration Date:	**February 12, 2019** (if work has not commenced)

PROJECT INFORMATION

The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a one-story building and the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St.

APPLICABLE DESIGN GUIDELINES

- Secretary of Interior's Standards for Rehabilitation (p.2-3)
- Demolition (p.102)
- Infill Buildings (p.108)
- Parking (p.115)
- Roofs (p.119)
- Storefronts (p.126)
- Utilities (p.128)
- Windows (p.129)

APPROVED WORK SPECIFICATIONS

The **demolition portion of the application** is **approved with conditions** with the following:

1. The structure must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.

2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a demolition permit.

The **new construction portion of the application** is **approved with conditions** with the following:

1. The footprint, massing, scale, and height are approved as proposed; all architectural design elements and materials, however, must be submitted to the Design Review Committee for additional discussion and must be submitted for consideration and approval by the Historic Zoning Commission prior to final Site Plan approval. Architectural detailing and materials include, but are not limited to, the following:
   - Masonry and storefront materials and configurations;
   - Front elevation vertical divisions;
   - Cornices and parapets;
   - Entrances and their respective configurations;
   - Windows;
   - Rooftop deck and parking screening; and
   - Utilities screening.

2. The application must meet the requirements of the City for **site plan approval** and **building permitting**.

3. Any **exterior alterations** to the plan set **must be returned to the Historic Zoning Commission for consideration and approval in light of the *Guidelines***.

4. If the **Floodway Fringe Overlay** is being revised by a LOMR, then the Board of Zoning Appeals must consider the interpretation of the boundary for approval.

5. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

NON-APPROVED ITEMS

Architectural design elements and building materials are subject to additional consideration and approval by the Historic Zoning Commission.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/

FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
February 12, 2018

The Franklin Historic Zoning Commission held a special meeting on Monday, February 12, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Kelly Baker-Hefley
Jeff Carson
Mike Hathaway
Lisa Marquardt
Mary Pearce
Ken Scalf
Rusty Womack

Staff Present: Amanda Rose, Planning & Sustainability Department
James Svoboda, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Kristen Corn, Law Department
Randall Tosh, BNS Department

Item 1:
Call to Order

Chairwoman Besser called the February 12, 2018 meeting to order at 5 pm.

Item 2
Minutes: January 8, 2018

Ms**.** Baker-Hefley moved to approve the January 8, 2018 meeting minutes as submitted. Ms. Marquardt seconded the motion, and the motion carried 8-0.

Item 3:
Staff Announcements.

Ms. Rose stated there will be a special site visit next week before DRC. Ms. Rose stated the site visit will be at 3 pm and then reconvene back at City Hall for regular DRC meeting. Ms. Rose stated she wanted to give an update on the findings from the consultant for the downtown Franklin National Register District. Ms. Rose stated they cleaned up the document, corrected any errors, and added any new information. Ms. Rose stated that she has submitted a couple of grant applications on behalf of the City. Ms. Rose stated one is for an update to the Hincheyville Historic District National Register documentation and the other one is for window restoration for the Hayes House at Harlinsdale Farm.

Ms. Rose stated Ms. Corn would be leaving the City and thanked her for her service.

Item 4:
Consideration of Requests to place non-agenda emergency items on the agenda.

No non-agenda emergency items.

Item 5:
Citizens 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 Historic Zoning 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 Historic Zoning Commission consideration at a later date.

No one requested to speak.

Item 6:
Consideration of Alterations (Storefront) at 202 5th Ave. N., Ste. B; Chris Cooley, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the installation of a drop box in the storefront located at 202 5th Ave. N., Ste. B. Mr. Bryan stated that most of the drop box will be contained within the store but that the face and door must be installed into one of the windows. Mr. Bryan stated the face of the drop box measures 32" x 22", or 4.9 sq. ft., and that it is proposed to be located in the center of the far-left window pane and feature convenience signage, as categorized by the Building & Neighborhood Services Department. Mr. Bryan stated the drop box is constructed of metal. Mr. Bryan stated the applicant is requesting the addition of a drop box to accommodate patrons dropping off laundry after store hours for the new dry-cleaning business that will occupy the space. Mr. Bryan stated the subject building is a four-suite commercial strip mall located at the corner of 5th Ave. N. and Bridge St. Mr. Bryan stated that according to the Williamson County Property Assessor's office online database, the building was constructed around 1985. Mr. Bryan stated it is not listed as a contributing structure to the Downtown Franklin National Register Historic District. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed alterations to the storefront with the following:

1. The applicant is proposing a sign featuring black lettering and a white background. As a condition of approval, the applicant must alter the front, visible portion of the drop box to be a darker color and any signage on the drop box have lighter lettering to meet the *Guidelines*.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any proposed changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Cooley stated that Mr. Bryan covered everything.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6623 for the alterations to the storefront in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018**.** Mr. Scalf seconded the motion.

Ms. Pearce stated that if this was a contributing building, this would not be appropriate.
The motion carried 8-0.

Item 7:
Consideration of Wall Signage at 132 3rd Ave. S.; Rebecca Wildsmith, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the installation of wall signage at 132 3rd Ave. S. Mr. Bryan stated the proposed wall sign measures 19.5" x 79", or approx. 10.69 sq. ft., and is constructed of an aluminum composite panel wrapped in vinyl with acrylic lettering. Mr. Bryan stated the sign is proposed to be mounted between the top of the main entryway and beneath the center second floor window. Mr. Bryan stated the proposed color scheme is a black background with white and blue lettering and red accents. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage with the following:

1. As a condition of approval, any future wall sign requests are not eligible for administrative review.
2. As a condition of approval for consistency with the *Guidelines*, the wall signs must be mounted in such a way to minimize damage to the historic materials.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit. Any proposed changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Wildsmith stated she appreciated everyone's time for looking at this.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6624 for the signage in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Womack seconded the motion.

Mr. Bryan clarified staff has already approved a freestanding sign for the front yard with same color scheme and design.

The motion carried 8-0.

Item 8:

Consideration of Alterations (Window Replacement) at 306 Public Sq.; Sharon Davis & David Bradley, Applicants.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the twelve (12) left side elevation windows at 306 Public Sq. Ms. Rose stated the applicant is also requesting the replacement of one front elevation window. Ms. Rose stated the building dates to 1901. Ms. Rose stated the applicant failed to attend the January 8, 2018 Historic Zoning Commission (HZC) meeting. Ms. Rose stated because of this, the HZC deferred the item to a special-called Design Review Committee (DRC) site visit. Ms. Rose stated the applicant was not available at the special-called site visit but was able to discuss the item at the special-called February 22nd DRC meeting.

Ms. Rose stated it is recommended that the Historic Zoning approve with conditions the proposed left elevation window replacement request with the following:

1. Because of the inaccessibility and lack of visibility of the two "lower" and "middle" levels of the left elevation, the use of a modified-profile aluminum clad window at these two locations will not diminish the historic appearance and detailing of the visible parts of the building.
2. In keeping with the *Guidelines*, the original window opening dimensions cannot be altered in any way in order to achieve window replacement.
3. Repair of the "upper" level left elevation windows does not require issuance of a COA. If the applicant determines that repair is not desirable, staff recommends that the applicant return to the Historic Zoning Commission for consideration of alternatives.
4. The application must meet all the requirements of the Building & Neighborhood Services Department.
5. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning deny the proposed left elevation window replacement request with the following:

1. As a non-original window, replacement is entirely appropriate. The *Guidelines*, however, recommend that replacement windows (if originals are missing) match the historic materials found on the building (p.129, #5) and be appropriate to the period of the building, and as such, a late 19th or early 20th century building is recommended to utilize four-over-four, two-over-two, or one-over-one sashes with distinct meeting rails and an operable appearance (p.129, #7). The *Guidelines* also comment on upper facades, noting that "upper facades should retain their historic appearance and details" (p.129). Replacement of the existing window with another historically-inappropriate window will prolong the non-original front façade appearance.
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department, and any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Ms. Davis stated her boss has a ten-year lease on this building and that they are in an odd predicament to make improvements. Ms. Davis stated the first attack on this was to update the AC unit and make the windows look better. Ms. Davis stated that they cannot replace all the windows at one time due to cost. Ms. Davis stated that she could patch up what exists, but asked if she would need to come back for approval if the top windows needed to be replaced.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6606 for the replacement of the left elevation "lower" and "middle" level windows with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Hathaway seconded the motion.

Ms. Marquart requested to know if this would be the time to discuss the top windows.

Ms. Rose stated the applicants' intent is to repair those windows but that they would like to receive direction on how to move forward if the windows cannot be repaired. Ms. Rose stated they would have to come to back if the windows are needed to be replaced.

Mr. Womack stated he would like to know if staff would still recommend the use of four-over-four windows on the lower level windows that are not seen.

Ms. Rose stated that the use of the four-over-four windows was a request by the applicant and that staff could support the request if that is what the applicant wanted.

Mr. Womack requested to know if staff would accept one-over-one as a window configuration.

Ms. Rose stated due to the lack of visiability, and just for this situation, staff could support.

Mr. Womack stated he would support an aluminum-type storefront window and that these windows will never be seen.

Discussion ensued.

Ms. Davis requested to know that if they could use something nicer if they got in there and decided that they wanted to do so.

Mr. Womack stated yes and explained. Mr. Womack stated in regards to the upper windows, as long as the components are replaced in-kind, that would be preferred.

Chairwoman Besser stated we need to get clarification from Ms. Rose.

Ms. Rose stated it is a unique solution to very unusual situation.

Ms. Pearce moved to amend her motion to state that due to the close quarters and not being able to have any view from the street, if during the course of doing a replacement window, if another options comes viable, including being glass with a bronze aluminum frame, that the owner be allowed to come back to staff for approval. Mr. Womack seconded the motion, and the amendment passed 8-0.

With the original motion having been made and amended, the motion passed 8-0.

Mr. Scalf moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #6606 for the replacement of the single-light window on the right side of the front elevation upper façade with a metal window with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Ms. Baker-Hefley seconded the motion.

Mr. Womack stated with the use of more economical windows for those that are concealed, maybe the visible windows can get more attention.

Ms. Davis stated, yes, of course.

Ms. Pearce stated she would rather have the front window done correctly and not match all the others, as otherwise, one will be throwing good money away.

The motion passed 8-0 to deny issuance of a Certificate of Appropriateness.

Item 9:
Consideration of Demolition & New Construction at 99 E. Main St.; Will Schaedle, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a one-story building and the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St. Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at a special-called February 22, 2018 meeting, which was rescheduled from the regular DRC meeting date due to inclement weather. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition with the following condition:

1. The applicant must photograph the existing building satisfactorily—both inside and outside—and submit photographs to staff for Commission records prior to issuance of a demolition permit.

Mr. Reese stated they feel it is appropriated for the building to demolished.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6625 for the proposed demolition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Scalf seconded the motion, and the motion carried 8-0.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness for the construction of a two-story mixed-use development with rooftop deck feature. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed new construction with the following conditions:

1. While the design features corbelling and includes subtle inlaid brick herringbone designs between the lower and upper floors, little architectural variation is provided on the upper facades. The applicant must alter one or two of the front elevation vertical divisions to include more decorative and substantial cornice detailing for better consistency with the *Guidelines*. The revision must be submitted to the Preservation Planner for consideration and approval prior to issuance of a building permit.
2. For better consistency with the *Guidelines*, the entrance must be modified to either 1) remove the balcony, or 2) alter the balcony into a deeper, functional porch. Additionally, a more decorative and substantial cornice design must be included on the front entrance to provide more visual prominence and compatibility with adjacent storefront buildings. The revision must be submitted to the Preservation Planner for consideration and approval prior to issuance of a building permit.
3. All brick materials be "compatible in size, profile, and detailing with historic materials." The "tumbled" brick sample does not appear to be consistent with the detailing of historic materials. The applicant must provide a more compatible brick for consideration and approval by the Preservation Planner prior to issuance of a building permit.
4. All upper-story windows must have historic profile and dimension per the *Guidelines*. The applicant must submit window specifications to the Preservation Planner for consideration and approval prior to issuance of a building permit.
5. The rooftop deck should not be visible from the street per the *Guidelines*, which state that "modern roof elements such as…decks" be installed so they are not visible from the street. The parapet wall should be utilized to screen it from view.
6. Parking screening should be provided through the use of landscape elements or brick walls (both of which are common to the historic district) so as to retain the general setback pattern.
7. Any utilities proposed for placement on the top of the building must be placed such that distance or elements like parapets keep them from view, per the *Guidelines*. Grounded utilities must also be screened from street view, per the *Guidelines*.
8. The application must meet the requirements of the City for site plan approval and building permitting. Depending on the site grading, the overall height of the tallest portion of the building (43') may be required to be lowered to meet the maximum height regulations associated with Central Franklin Character Area 1.
9. Any exterior alterations to the plan set, including, but not limited to, foundation height, overall building height, materials, architectural features, and building footprint, must be

returned to the Historic Zoning Commission for consideration and approval in light of the *Guidelines*.

10. If the Floodway Fringe Overlay is being revised by a LOMR, then the Board of Zoning Appeals must consider the interpretation of the boundary for approval.
11. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

Mr. Reese stated they have designed the building very carefully to incorporate downtown Franklin. Mr. Reese stated they are happy to work with Ms. Rose. Mr. Reese stated the projected picture is not the correct color but that the correct color is shown in the packets. Mr. Reese stated they brought some samples of brick. Mr. Reese stated they would have mixed uses and that he thinks the building as a whole is coming together nicely. Mr. Reese stated they would be happy to correct the rooftop condition. Mr. Reese explained the he could adjust the upper-story windows to look more like residential windows. Mr. Reese stated the second-floor windows should be different to look like office windows and that they came up with a way to look like office on the inside and keep the historical context on the outside. Mr. Reese stated they could screen the parking with landscape.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6625 for the proposed demolition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018. Mr. Carson seconded the motion, and the motion carried 8-0.

Ms. Pearce stated in the big picture, the concept is great, but this a very big project for downtown Franklin. Ms. Pearce stated suggested decreasing some of the landscaping and having metal fencing along the front walkway. Ms. Pearce stated she wants to see what the front is really going to look like.

Mr. Reese stated the proposal is really conceptual and that they will show the changes as they come up. Mr. Reese explained possible changes but stated that he is not sure of them all.

Ms. Pearce requested to know if it is possible to approve just the concept of this building tonight.

Chairwoman Besser stated she is not comfortable approving this tonight since it still needs some tweaking.

Ms. Marquardt agreed with Chairwoman Besser and explained. Ms. Marquardt then explained that she had to leave the meeting to make it to another engagement.

Ms. Rose explained that this item requires site plan approval from the Planning Commission as well and explained.

Mr. Bryan stated that this will just go to Planning Commission only and not to the Board of Mayor and Aldermen.

Chairwoman Besser noted that there are a lot of conditions with this project.

After further discussion, Mr. Hathaway moved to amend the motion to approve in general scope, scale, and proportion, the existing building as proposed, with it returning to DRC and then coming back to Historic Zoning Commission prior to site plan approval. Mr. Womack seconded the motion, and the amendment passed 7-0.

With the main motion being made and amended, the motion passed 7-0.

Item 10:
Non-agenda emergency items accepted by the commission for consideration.

No non-agenda items.

Item 11:
Adjourn.
With no further business, the meeting was adjourned at 6:34 p.m.

Acting Secretary

FRANKLIN HISTORIC ZONING COMMISSION

STAFF REPORT & RECOMMENDATION

February 12, 2018

Project PL-#6625

Item:	**9**
Address:	**99 E. Main St.** (Downtown Franklin Historic District)
Applicant:	Will Schaedle
Owner:	Preston Ingram
Project Staff:	Amanda Rose
Application:	**Demolition & New Construction**
Staff Recommendation:	**Approval with conditions**

PROJECT INFORMATION: The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a one-story building and the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St.

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at a special-called February 22, 2018, meeting (rescheduled from regular DRC meeting due to inclement weather).

APPLICABLE DESIGN GUIDELINES:

- Secretary of Interior's Standards for Rehabilitation (p.2-3)
- Demolition (p.102)
- Infill Buildings (p.108)
- Parking (p.115)
- Roofs (p.119)
- Storefronts (p.126)
- Utilities (p.128)
- Windows (p.129)

PROJECT REVIEW:

Demolition—The applicant is requesting a Certificate of Appropriateness for the demolition of the one-story building located at the site, which appears to have been constructed as two buildings and connected over time. The applicant has indicated the lack of historical/architectural integrity of the structure.

- According to Rick Warwick, the Williamson County historian, the building(s) were constructed during the mid-to-late 1970s. The left side of the building consists of two side-gabled forms, vertical siding, and three entry points. The right side consists of a side-gabled form with a central pediment and tower feature, storefront windows, and centered entry. The sections are connected by trach receptacle and storage enclosure.

- The *Guidelines* recommend against the removal of historic buildings or structures and state that demolition may be approved by the Historic Zoning Commission if one or more of the demolition criteria are met (p.102, #1). The applicant has applied for demolition based on the criteria of lack of architectural or historical integrity. The building, constructed in the mid-to-late 1970s, does not qualify as historic in age based on the federal guidelines (50 years or more in age). Further, the building does not add to the architectural integrity for the historic district, and its removal would not adversely impact the district's character.

New Construction—The applicant is requesting a Certificate of Appropriateness for the construction of a two-story mixed-use development with rooftop deck feature.

- **Height/Scale/Massing/Setbacks**

  - The *Historic District Design Guidelines* (*Guidelines*) recommend that the height of new construction "be compatible with the existing buildings on the same block face" (p.109, #16) and that "make new buildings compatible with adjacent buildings through massing, size, scale, and architectural features" (p.108, #2). The existing building is the only one situated on this block face, as the property is abutted by the Harpeth River and the block face breaks at the bridge. Existing buildings on adjacent block faces range from 1-3 stories in height.

  - Due to the proposed placement within the floodplain, the building foundation is required to be elevated 1' above the base flood elevation, per the *Zoning Ordinance*. According to additional information provided by the applicant's architectural team, the full perimeter of the proposed building measures approximately 725' long. The proposed height measures 43' at its tallest point (a projection that houses the elevator), and this projection is recessed 27' from the E. Main St. facade. Most of the building is of a two-story scale and ranges between approximately 31'-1" to 40', depending on various cornice and parapet wall projections.

  - The survey information provided by the applicant with the COA application (dated 12/21/17) states that "the property does not lie within the 100-year flood plan," which is not correct. The floodplain maps adopted by the City in 2016, indicate that the property is located entirely within the 100-year floodplain, and a portion of the property is located within the floodway. Therefore, the building, as presented, may not be designed to meet the floodplain construction requirements specified in Section 5.8.5 of the Zoning Ordinance.

  - The proposed setback for the new construction meets the zoning requirements of the Central Franklin Character Area 1. With a proposed sidewalk width of 11', the site accommodates pedestrian travel and plantings.

- **Materials/Architectural Features**

  - The full perimeter of the proposed building measures approximately 725' long. The *Guidelines* recommend that new buildings be "compatible with adjacent buildings through…architectural features" and that "buildings constructed over several lots or are 50 feet or more in width" be constructed "with designs to reinforce the spacing and arrangements of adjacent buildings" (p.108, #2, #11). The building is divided into several vertical divisions with widths varying between one to four upper façade window openings. Subtle variations in height are introduced using cornices and parapets, and the building demonstrates slight and regularly-spaced dimensional variations between façade divisions.

        - While the design features corbelling and includes subtle inlaid brick herringbone designs between the lower and upper floors, little architectural variation is provided on the upper facades. For better compliance with the *Guidelines*, it is recommended that one or two of the front elevation vertical divisions be revised to include more decorative and substantial cornice detailing is appropriate to provide more compatibility with storefronts along Main St.

        - The front elevation entrance features a window balcony, which is not recommended by the *Guidelines* (p.109, #14). While a historically typical detail in some locations, the Franklin Historic District features relatively few, if any, historic commercial buildings with window or juliet balconies. The entrance design offers little cornice detailing. For better compliance with the *Guidelines*, it is recommended that the entrance be modified to either 1) remove the balcony, or 2) alter the balcony into a deeper, functional porch. It is also appropriate that the a more decorative and substantial cornice design be included on the front entrance to provide more visual prominence and compatibility with adjacent storefront buildings.

    - The applicant is proposing the use of masonry building materials, including brick veneer and cast stone. Other proposed materials include aluminum storefronts and windows.

        - The *Guidelines* recommend that one "use brick or masonry construction" (p.109, #17) and that masonry materials be "compatible in size, profile, and detailing with historic materials" (p.110, #18). The "tumbled" brick sample does not appear to be consistent with the detailing of historic materials.

        - The *Guidelines* document has several recommendations pertaining to windows, specifically their material, alignment, proportions, and shapes. The proposal appears to follow the regular proportions of upper façade windows in the historic district, and it utilizes appropriate window shapes (p.109, #12-13). The *Guidelines* recommend that new windows be "wooden, anodized aluminum with dark or bronze finishes" (p.129, #9). The proposed "glazed-in muntin" design may be appropriate for use as storefront walls, but it is recommended that the applicant provide a sample upper-story window for consideration in light of the applicable *Guidelines*. Upper-story windows are recommended to be true or simulated divided-light and to relate to the architectural style of the structure or those found on neighboring buildings (p.129, #4-5).

    - A rooftop patio/terrace is proposed on top of the two-story building form at the intersection of 1st Ave. S. and E. Main St. The *Guidelines* state "if modern roof elements like…decks, balconies…are desired, install them so they are not visible from the street" (p.119, #3). At the recommendation of the DRC, the applicant modified the transparent patio wall to be around 50 percent opaque.

- **Parking/Utilities**

    - The *Guidelines* recommend that screening should be provided for parking lots and that landscape elements such as trees, hedges, low shrubs, earth berms, or brick or wood fences be used to retain the general setback pattern (p.115, #3). The applicant is proposing the use of a surface parking lot accessible from 1st Ave. S. The site plan and conceptual renderings do not provide information about parking screening.

- A plan for utilities placement has not been submitted. The *Guidelines* recommend that one "locate mechanical systems behind or on top of buildings" and that one "place roof-mounted systems such that distance or elements like parapets keep them from view" (p.128, #3-4). Further, the *Guidelines* state that "meters, conduits, and other equipment" should be placed on rear elevations and that "satellite dishes may be placed on roofs where they are not readily visible from the street" (p.128, #6-7).

STAFF RECOMMENDATION: It is recommended that the Historic Zoning Commission **approve with conditions** the proposed **demolition and new construction** with the following conditions:

1. The applicant must **photograph the existing building satisfactorily**—both inside and outside—and submit photographs to staff for Commission records prior to issuance of a demolition permit.

2. While the design features corbelling and includes subtle inlaid brick herringbone designs between the lower and upper floors, little architectural variation is provided on the upper facades. The applicant must alter one or two of the **front elevation vertical divisions** to include more decorative and substantial cornice detailing for better consistency with the *Guidelines*. The revision must be submitted to the Preservation Planner for consideration and approval prior to issuance of a building permit.

3. For better consistency with the *Guidelines*, the **entrance** must be modified to either 1) remove the balcony, or 2) alter the balcony into a deeper, functional porch. Additionally, a more decorative and substantial cornice design must be included on the front entrance to provide more visual prominence and compatibility with adjacent storefront buildings. The revision must be submitted to the Preservation Planner for consideration and approval prior to issuance of a building permit.

4. All **brick materials** be "compatible in size, profile, and detailing with historic materials." The "tumbled" brick sample does not appear to be consistent with the detailing of historic materials. The applicant must provide a more compatible brick for consideration and approval by the Preservation Planner prior to issuance of a building permit.

5. All **upper-story windows** must have historic profile and dimension per the *Guidelines*. The applicant must submit window specifications to the Preservation Planner for consideration and approval prior to issuance of a building permit.

6. The **rooftop deck** should not be visible from the street per the *Guidelines*, which state that "modern roof elements such as…decks" be installed so they are not visible from the street. The parapet wall should be utilized to screen it from view.

7. **Parking screening** should be provided through the use of landscape elements or brick walls (both of which are common to the historic district) so as to retain the general setback pattern.

8. Any **utilities** proposed for placement on the top of the building must be placed such that distance or elements like parapets keep them from view, per the *Guidelines*. Grounded utilities must also be screened from street view, per the *Guidelines*.

9. The application must meet the requirements of the City for **site plan approval** and **building permitting**. Depending on the site grading, the overall height of the tallest portion of the building

(43') may be required to be lowered to meet the maximum height regulations associated with Central Franklin Character Area 1.

10. Any **exterior alterations** to the plan set, including, but not limited to, foundation height, overall building height, materials, architectural features, and building footprint, **must be returned to the Historic Zoning Commission for consideration and approval in light of the *Guidelines***.

11. If the **Floodway Fringe Overlay** is being revised by a LOMR, then the Board of Zoning Appeals must consider the interpretation of the boundary for approval.

12. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

SUGGESTED MOTION: I move that the Franklin Historic Zoning Commission **approve with conditions** a Certificate of Appropriateness for Project PL **#6625** for the **proposed demolition and new construction** with **staff's comments**, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 12, 2018**.**

FRANKLIN HISTORIC ZONING COMMISSION

STAFF REPORT & RECOMMENDATION

March 12, 2018

Project PL-#6625

Item:	**7**
Address:	**99 E. Main St.** (Downtown Franklin Historic District)
Applicant:	Will Schaedle
Owner:	Preston Ingram
Project Staff:	Amanda Rose
Application:	**New Construction (Architectural Features & Materials)**
Staff Recommendation:	**Approval with conditions**

PROJECT INFORMATION: The applicant is requesting a Certificate of Appropriateness (COA) for the architectural features and materials associated with the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St. The footprint, massing, scale, and height were approved by the Historic Zoning Commission at its February 12, 2018 meeting, with the condition that the architectural design elements and materials return to the HZC for consideration and approval prior to final City Site Plan approval. Architectural detailing and materials include, but are not limited to, the following:

- Masonry and storefront materials and configurations;
- Front elevation vertical divisions;
- Cornices and parapets;
- Entrances and their respective configurations;
- Windows;
- Rooftop deck and parking screening; and
- Utilities screening.

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 19, 2018, meeting.

APPLICABLE DESIGN GUIDELINES:

- Secretary of Interior's Standards for Rehabilitation (p.2-3)
- Infill Buildings (p.108)
- Masonry (p.113)
- Parking (p.115)
- Roofs (p.119)
- Storefronts (p.126)
- Utilities (p.128)
- Windows (p.129)

PROJECT REVIEW:

Materials/Architectural Features

The full perimeter of the proposed building measures approximately 725' long. The *Guidelines* recommend that new buildings be "compatible with adjacent buildings through…architectural features" and that "buildings constructed over several lots or are 50 feet or more in width" be constructed "with designs to reinforce the spacing and arrangements of adjacent buildings" (p.108, #2, #11). The building is divided into several vertical divisions with widths varying between one to four upper façade window openings. Variations in height are introduced using cornices and parapets, and the building demonstrates dimensional variations between façade divisions. At the recommendation of the DRC, the applicant has varied the masonry color changes used on the façade divisions to create less regularity and more consistency with the façade rhythm of nearby historic buildings.

At staff and the DRC's recommendation, the applicant has also removed the inlaid brick herringbone patterns and incorporated additional historically-appropriate cornice detailing. The revised cornice detailing provides more compatibility with storefronts along Main St. but remains simple so as not to replicate the historic buildings and create a false sense of history.

At the recommendation of staff and the Historic Zoning Commission, the applicant has removed the previously-proposed window balcony at the front and right corner of the building, as it is not recommended by the *Guidelines* (p.109, #14). While the entrance has been removed from this area, the design now features a more decorative and substantial cornice design. Building columns have been revised at the DRC's recommendation so as to use less cast stone while maintaining an appropriate sense of mass. Window headers are now proposed to vary between case stone and brick.

The applicant is proposing the use of masonry building materials, including brick veneer and cast stone. Other proposed materials include aluminum storefronts and windows.

- The *Guidelines* recommend that one "use brick or masonry construction" (p.109, #17) and that masonry materials be "compatible in size, profile, and detailing with historic materials" (p.110, #18). Previously-submitted brick samples, such as the tumbled brick, were not determined to be compatible with historic materials in the downtown area. The applicant plans to submit samples directly to the HZC for consideration.

- The *Guidelines* document has several recommendations pertaining to windows, specifically their material, alignment, proportions, and shapes. The proposal appears to follow the regular proportions of upper façade windows in the historic district, and it utilizes appropriate window shapes (p.109, #12-13). The *Guidelines* recommend that new windows be "wooden, anodized aluminum with dark or bronze finishes" (p.129, #9). At the DRC's recommendation, the applicant has utilized medium bronze-colored aluminum windows and storefronts. The style and coloring of these units are similar to that previously approved for use in the 231 Public Sq. renovation project.

- A rooftop patio/terrace is proposed on top of the two-story building form at the intersection of 1st Ave. S. and E. Main St. The *Guidelines* state "if modern roof elements like…decks, balconies…are desired, install them so they are not visible from the street" (p.119, #3). The applicant has modified the proposed parapet walls around the rooftop deck in order to lessen the rooftop's appearance from the street view.

Parking/Utilities

- The *Guidelines* recommend that screening should be provided for parking lots and that landscape elements such as trees, hedges, low shrubs, earth berms, or brick or wood fences be used to retain the general setback pattern (p.115, #3). The applicant is proposing the use of a surface parking lot accessible from 1st Ave. S. The site plan and conceptual renderings do not provide information about parking screening.

- A plan for utilities placement has not been submitted. The *Guidelines* recommend that one "locate mechanical systems behind or on top of buildings" and that one "place roof-mounted systems such that distance or elements like parapets keep them from view" (p.128, #3-4). Further, the *Guidelines* state that "meters, conduits, and other equipment" should be placed on rear elevations and that "satellite dishes may be placed on roofs where they are not readily visible from the street" (p.128, #6-7).

STAFF RECOMMENDATION: It is recommended that the Historic Zoning Commission **approve with conditions** the proposed **architectural features and materials of the new construction** with the following conditions:

1. All **brick materials** be "compatible in size, profile, and detailing with historic materials." The applicant must provide compatible brick samples for consideration and approval by the Historic Zoning Commission prior to issuance of a building permit.

2. **Parking screening** should be provided through the use of landscape elements or brick walls (both of which are common to the historic district) so as to retain the general setback pattern.

3. Any **utilities** proposed for placement on the top of the building must be placed such that distance or elements like parapets keep them from view, per the *Guidelines*. Grounded utilities must also be screened from street view, per the *Guidelines*.

4. The application must meet the requirements of the City for **site plan approval** and **building permitting**.

5. Any **exterior alterations** to the plan set, including, but not limited to, foundation height, overall building height, materials, architectural features, and building footprint, **must be returned to the Historic Zoning Commission for consideration and approval in light of the *Guidelines***.

6. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

SUGGESTED MOTION: I move that the Franklin Historic Zoning Commission **approve with conditions** a Certificate of Appropriateness for Project PL **#6625** for the **new construction's proposed architectural features and materials** with **staff's comments**, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 12, 2018**.**

FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
March 12, 2018

The Franklin Historic Zoning Commission held a special meeting on Monday, March 12, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Kelly Baker-Hefley
Jeff Carson
Mike Hathaway
Jim Roberts
Mary Pearce
Ken Scalf

Staff Present: Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Tiffani Pope, Law Department

Item 1:
Call to Order

Chairwoman Besser called the March 12, 2018 meeting to order at 5 pm.

Item 2:
Minutes: December 11, 2017

Ms**.** Pearce moved to approve the February 12, 2018 meeting minutes as submitted. Ms**.** Baker-Hefley seconded the motion, and the motion carried 7-0.

Item 3:
Minutes February 12, 2018

Mr. Hathaway moved to approve the February 12, 2018 meeting minutes as submitted. Ms**.** Baker-Hefley seconded the motion, and the motion carried 7-0.

Item 4:
Staff Announcements.

Ms. Rose stated she wanted to give a brief update on the Downtown National Register list and stated they did find one additional property at the corner of 3rd Avenue South and South Margin Street. Ms. Rose stated it is moving forward to the State and she would bring back more information when she gets it. Ms. Rose stated the Design Review Committee is next Monday and there maybe 11 to 12 items.

Item 5:
Consideration of Requests to place non-agenda emergency items on the agenda.

No non-agenda emergency items.

DRAFT

Item 6:
Citizens 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 Historic Zoning 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 Historic Zoning Commission consideration at a later date.

No one requested to speak.

Item 7:
Consideration of New Construction (Architectural Features & Materials) at 99 E. Main St.; Will Schaedle, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the architectural features and materials associated with the new construction of a two-story mixed-use development with rooftop deck feature at 99 E. Main St. Ms. Rose stated the footprint, massing, scale, and height were approved by the Historic Zoning Commission at its February 12, 2018 meeting, with the condition that the architectural design elements and materials return to the HZC for consideration and approval prior to final City Site Plan approval. Ms. Rose stated Architectural detailing and materials include, but are not limited to, the following:

- Masonry and storefront materials and configurations;
- Front elevation vertical divisions;
- Cornices and parapets;
- Entrances and their respective configurations;
- Windows;
- Rooftop deck and parking screening; and
- Utilities screening.

Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 19, 2018, meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed architectural features and materials of the new construction with the following conditions:

1. All brick materials be "compatible in size, profile, and detailing with historic materials." The applicant must provide compatible brick samples for consideration and approval by the Historic Zoning Commission prior to issuance of a building permit.
2. Parking screening should be provided through the use of landscape elements or brick walls (both of which are common to the historic district) so as to retain the general setback pattern.
3. Any utilities proposed for placement on the top of the building must be placed such that distance or elements like parapets keep them from view, per the *Guidelines*. Grounded utilities must also be screened from street view, per the *Guidelines*.
4. The application must meet the requirements of the City for site plan approval and building permitting.
5. Any exterior alterations to the plan set, including, but not limited to, foundation height, overall building height, materials, architectural features, and building footprint, must be returned to the Historic Zoning Commission for consideration and approval in light of the *Guidelines*.
6. All signage, awnings, building-mounted lighting, and individual storefront configurations require additional information and more detailed specifications be submitted to the Preservation Planner for determination of eligibility for COAs. This information must be submitted in the form of COA applications at later dates.

DRAFT

Mr. Reese stated they have spent a lot of time to address a number of concerns mentioned at DRC. Mr. Reese passed out a rendering of more detail on the brick. Mr. Reese stated the entrances must be moved further away from the corner. Mr. Reese stated they changed the brick pattern and brought samples to view. Mr. Reese state they adjusted cornices and parapets all the around the building. Mr. Reese stated he was glad to answer any questions.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6625 for the new construction's proposed architectural features and materials with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 12, 2018. Mr. Roberts seconded the motion.

Mr. Roberts wanted the height above the roof deck clarified.

Mr. Reese stated 42 inches.

Mr. Roberts requested the height from the rail to the parapet.

Mr. Reese stated about a foot.

Ms. Pearce stated she is concerned about the number of arched windows and moved that the applicant come back to staff with another more squared styled window that go along Main Street—except for the 4 in the parapet area—and bring details back to staff for approval and rear elevation match front windows.

Ms. Rose requested to know if that meant the entire front façade.

Ms. Pearce stated only the top ones along Main Street past the parapet to the river.

Ms. Rose projected a sketch to make sure she had the amendment correct.

Ms. Pearce stated the detailing on the arched section should be brought back to staff for approval.

Ms. Rose clarified the motion and locations of the windows.

With no second, the amendment motion failed.

The main motion passed 7-0.

Chairwoman Besser stated they did not look at the brick.

Ms. Rose stated she did not have the brick in her possession at time of review.

Mr. Schneider walked around showing the brick to the commissioners.

Ms. Rose stated she would review the brick administratively.

Item 8:
Consideration of Alterations (Entrance) at 334 Main St.; Marianne DeMeyers, Applicant.

Ms. Rose stated applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the entrance doors at 334 Main St. Ms. Rose stated applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 19, 2018 meeting.

Ms. Rose stated it recommended that the Historic Zoning Commission approve the proposed entrance door replacement request with the following:

1. The application must meet all the requirements of the Building & Neighborhood Services Department.
2. Any changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Ms. DeMeyers stated she understands maybe two to three different ways ADA is compatible with a small and large door and it may have to switch back over to the smaller fixed glass door and then the larger opening from the center and would like confirmation on her understanding of this.

Ms. Rose stated she could go on site with Mr. Bornick from BNS to help with this configuration.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6643 for the replacement of the entrance door with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 12, 2018. Mr. Carson seconded the motion and the motion passed 7-0.

Item 9:
Consideration of Signage at 117 3rd Ave. N.; Aubree Parker, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the alteration of existing post-and-panel signage at 117 3rd Ave. N. Ms. Rose stated the alteration involves the replacement of an existing slat that is installed underneath the main panel with a larger slat. The larger slat is proposed to accommodate additional tenant signage. Ms. Rose stated the main panel measures approximately 12 sq. ft., and the existing slat measures approximately 2.5 sq. ft. Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its November 20, 2017 and February 19, 2018 meetings. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed signage with the following:

1. The *Guidelines* recommend that post-and-panel signs measure no more than 12 square feet for the total sign face. The existing slat measures approximately 8" x 45.75", or 2.5 sq. ft. The proposed slat measures 10" x 45.75", or 3.16 sq. ft. Since the existing sign already exceeds 12 sq. ft. in total sign face, the proposed alteration to the sign is not consistent with the *Guidelines* (p.85, #1).
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit, and any proposed changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Parker stated it would be to remove the current signage and add signage for current tenants.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #6647 for the signage in accordance with the *Franklin Historic District*

Design Guidelines and based on the Staff Report & Recommendation dated March 12, 2018. Mr. Roberts seconded the motion and the motion passed 7-0.

Item 10:
Consideration of Alterations to Previously-Approved New Construction at 115 Harlinsdale Ct.; Kent Eshleman, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved two-story single-family residence with attached three-bay garage at 115 Harlinsdale Ct. (Lot 13). Ms. Rose stated the Historic Zoning Commission approved the existing plan at its October 9, 2017 meeting. Ms. Rose stated the following alterations are proposed to the existing plan:

- The addition of a reverse gable to the front of the main roof;
- The use of a stone foundation in lieu of a painted brick foundation;
- The use of a 4' cementitious lap siding in lieu of painted brick;
- The use of five windows on the front façade of the main form in lieu of the approved nine windows on the front façade of the main form; and
- The use of a hipped roof instead of a shed roof on the front porch.

Ms. Rose stated the no alterations are proposed to the building footprint, to the side or rear elevations, the plot plan, or the height of the main roofline, as previously approved. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed alterations to the previously-approved new construction with the following:

1. The applicant must submit a full set of elevations to the Preservation Planner, indicating the overall height of the construction and all previous conditions of approval, for review and approval prior to issuance of a building permit.
2. All windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
3. The type of metal proposed for use on the roof has not been specified. Standing seam metal is recommended. The applicant must submit the specifications to the Preservation Planner for review and approval prior to issuance of a building permit.
4. The applicant must submit a sample of the stone proposed for use on the chimneys to the Preservation Planner for review and approval prior to issuance of a building permit.
5. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any proposed changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Mr. Sipple stated he brought a stone sample with him and showed the sample to the commission.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Baker-Hefley moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6644 for the proposed alterations to the previously-approved new construction in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 12, 2018. Mr. Scalf seconded the motion and the motion passed 7-0.

Item 11:

Consideration of Alterations (Window Replacement) at 416 & 418 Main St.; Paul Barrett, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the replacement of the four (4) front elevation upper-story windows at 416 & 418 Main St. Ms. Rose stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its July 17, 2017 and November 20, 2017 meetings. Ms. Rose stated the applicant is requesting to replace the non-historic windows on the upper level of the two storefronts of the building (totaling four windows). Ms. Rose stated the existing windows exhibit some areas of rot. Ms. Rose stated the *Guidelines* recommend the preservation and maintenance of original windows, opening dimensions, and details (p.129, #1). Ms. Rose stated the *Guidelines* also recommend that replacement windows (if originals are missing) match the historic materials found on the building (p.129, #5) and be appropriate to the period of the building, and as such, a late 19th or early 20th century building is recommended to utilize four-over-four, two-over-two, or one-over-one sashes with distinct meeting rails and an operable appearance (p.129, #7). Ms. Rose stated per the *Guidelines*, wood, anodized aluminum with dark bronze finishes, or white baked-enamel aluminum may be appropriate for replacement windows (p.129, #9). Ms. Rose stated as non-original, non-historic windows, replacement of the existing windows is entirely appropriate. Ms. Rose stated the applicant is proposing replacement in-kind, with wood as the material, a one-over-one double hung profile, and the same glazing-to-wood ratio. As such, the proposed replacement windows are appropriate to the early 20th century age of the building and historic materials of the building, and the proposal is consistent with the recommendations of the Design Review Committee. Ms. Rose stated it is recommended that the Historic Zoning Commission approve the proposed window replacement request with the following:

1. The application must meet all the requirements of the Building & Neighborhood Services Department.
2. Any changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Mr. Barrett stated he had no comments to add.

Chairwoman Besser requested to know if anyone from the audience wished to speak, and no one did.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6645 for the replacement of the front elevation upper-story windows with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 12, 2018. Mr. Hathaway seconded the motion and the motion passed 7-0.

Item 12:
Consideration of Historic Preservation Buffer Reduction Request for Proposed Cheekwood Golf Club Expansion PUD Subdivision, located at 285 Spencer Creek Rd. (Parcel 063-02101); Greg Gamble, Applicant.

This item was deferred by the applicant.

Item 13:
Non-agenda emergency items accepted by the commission for consideration.

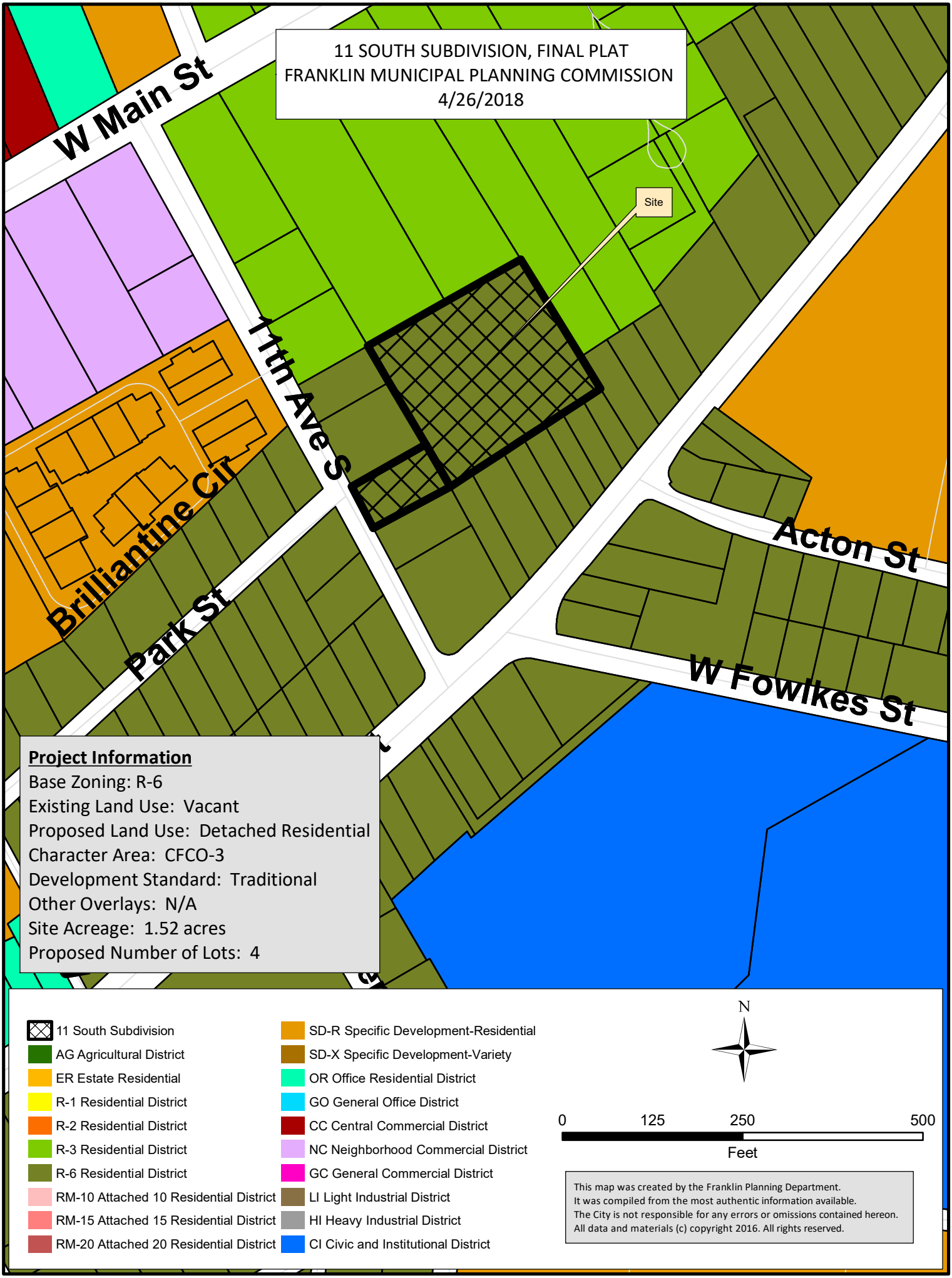
No non-agenda items.

DRAFT

Item 14:
Adjourn.
With no further business, the meeting was adjourned at 5:55 p.m.

Acting Secretary

DRAFT


11 SOUTH SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018
W Main St
11th Ave S
Site
Brilliantine Cir
Park St
Acton St
W Fowlkes St
Project Information
Base Zoning: R-6
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 1.52 acres
Proposed Number of Lots: 4
11 South Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6656

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. 0. General Information

joe.marlo@franklintn.gov *Comment to remain open while Site Plan is still under review.*

Applicant shall ensure that any modifications to the site plan (COF 6657), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

14. C. Final Plat

joe.marlo@franklintn.gov *Comment partially addressed.*

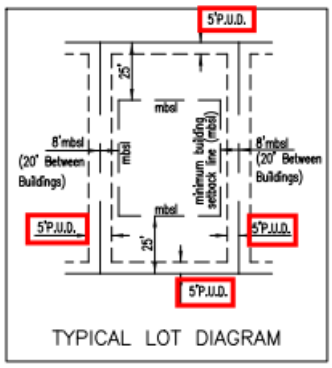
Delete errant, redundant Flood Note 20.

20. SUBJECT PROPERTY DOES NOT APPEAR IN AN AREA SUBJECT TO FLOOD AS SHOWN ON FIRM MAP 4718701921, EFFECTIVE DATE SEPTEMBER 29, 2006.

20. C. Final Plat

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant to clarify that the "5' P.U.D." in the typical lot diagram are easements. (i.e. add "Esmt" similar to that in the typical lot diagram on the associated Site Plan.)



23. 0. General Information

lance.fittro@franklintn.gov Applicant shall correct the spelling of "Bizerte Court" in the new streets table:

ine

New Streets
Bezerti Court (Local)
235 LF – 0.04 Miles
20,731 SF – 0.48 Acres±
To Be Maintained by the City of Franklin

Performance Agreement and Surety

General Issues

1. **Engineering Sureties**

kevin.long@franklintn.gov Sureties associated with this development from site plan **COF# 6657 (11 South Subdivision, site plan)** are hereby transferred to this final plat:

Applicant shall post sureties in the following amounts:	
I. City Water	**$ 27,000**
II. City Sewer	**$ 34,000**
III. Public Sidewalk	**$ 6,000**
IV: City Streets	**$ 133,000**
V. Private Streets (includes shared access drives)	$ -
VI. Street Access	**$ 10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	$ -
XI: Green Infrastructure	**$ 7,000**

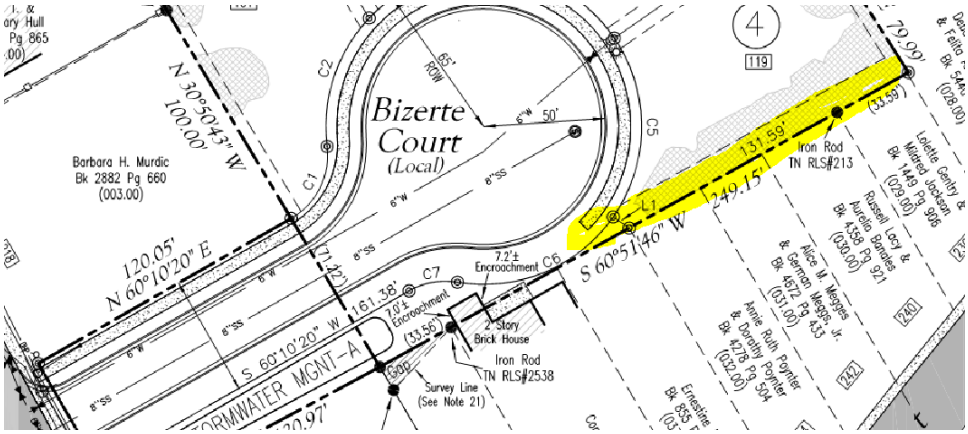
NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety****. A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Water/Sewer

General Issues

6. Domestic water

ben.mcneil@franklintn.gov Applicant did not fully address the issue, applicant shall provide a 10' domestic water easement along southern boundary line of lot 4. This is to connect the water main to loop in the future. This easement shall be shown as an exclusive domestic water easement.



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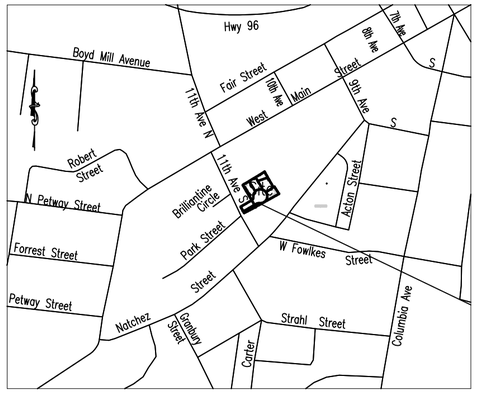


LOT TABLE		
Lot	Acreage	SF
Lot 1	0.22	9,655
Lot 2	0.18	7,991
Lot 3	0.25	11,106
Lot 4	0.19	8,188
OS-1	0.08	3,590
OS-2	0.12	5,037
Street ROW	0.48	20,731
Total Area	1.52	66,298

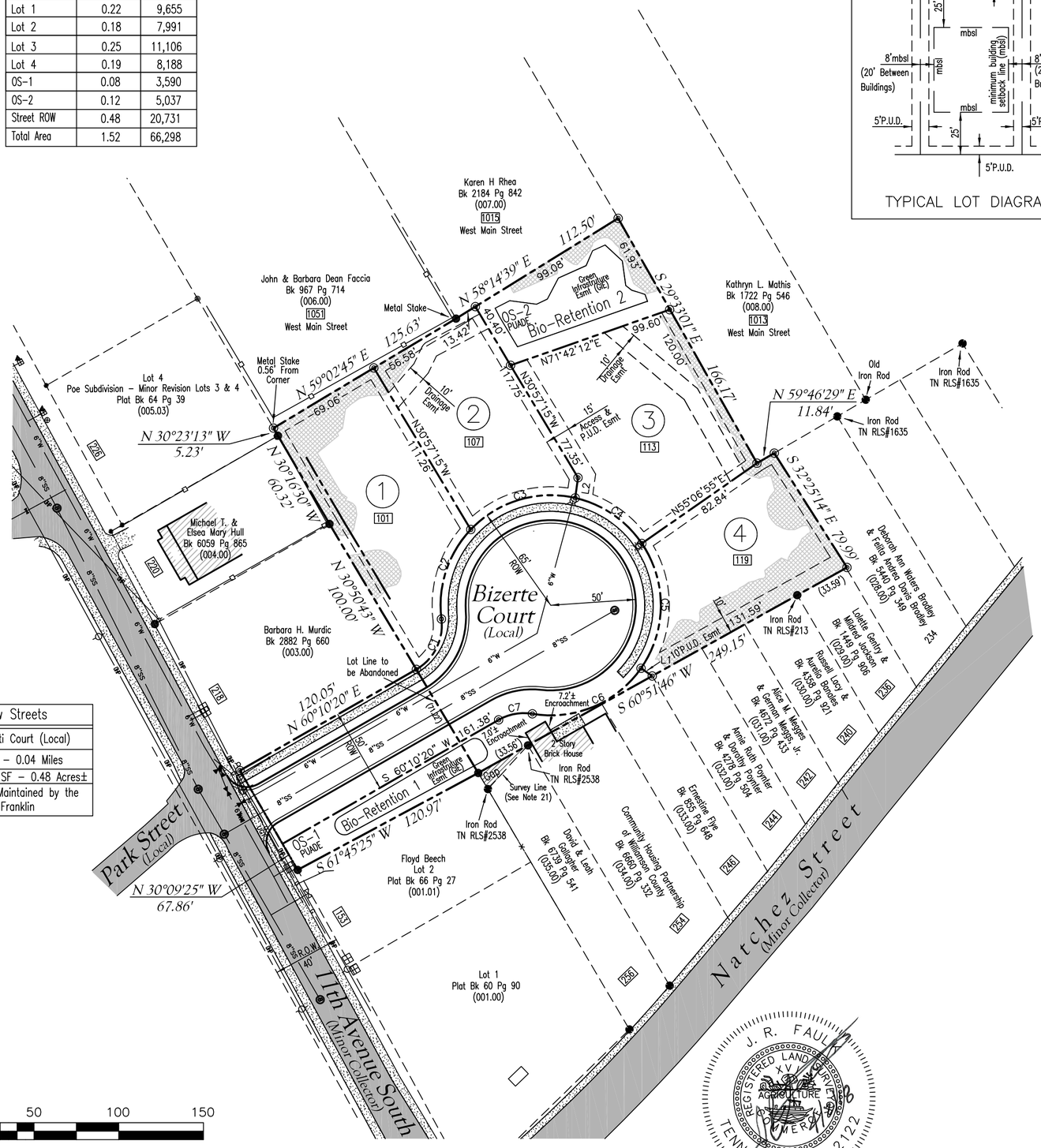
LINE	BEARING	DISTANCE
L1	S 55°24'37" E	8.03'
L2	N 07°57'52" E	12.06'

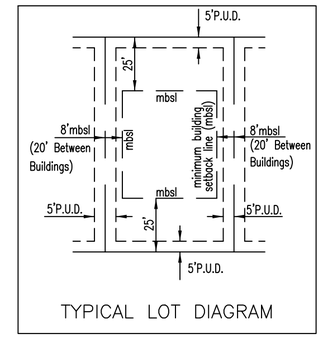
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	67°20'13"	30.00'	35.26'	33.26'	N 26°30'13" E
C2	50°38'22"	65.00'	57.45'	55.60'	N 18°09'18" E
C3	59°22'02"	65.00'	67.35'	64.38'	N 73°09'30" E
C4	42°59'25"	65.00'	48.77'	47.63'	S 55°39'46" E
C5	69°04'32"	65.00'	78.36'	73.70'	S 00°22'12" W
C6	64°40'41"	65.00'	73.38'	69.54'	S 67°14'48" W
C7	39°24'49"	30.00'	20.64'	20.23'	S 79°52'44" W

Legend

- Old Iron Rod
- New Iron Rod
- Wooden Fence Post
- Utility Pole
- Utility Pole Anchor
- LED Street Light w/ Shielding
- Water Meter
- Water Valve
- Fire Hydrant
- Gas Valve
- Sewer Valve
- Sewer Manhole
- Tree Canopy
- 6"W — 6" Water Line
- 8"SS — 8" Sanitary Sewer
- OHP — Overhead Utility Line
- UGT — Underground Telephone Line
- G — Gas Line
- X — Wire Fence Line
- Wooden Fence Line
- Concrete Hatch
- Building Hatch
- Gap/Gore Hatch
- Pavement Hatch
- Tree Protection Area Hatch
- [000] Street Address
- OS-0 Open Space Lot
- PUADE Public Utility, Access & Drainage Easement
- mbsl Minimum Building Setback Line

New Streets
Bezerti Court (Local)
235 LF – 0.04 Miles
20,731 SF – 0.48 Acres±
To Be Maintained by the City of Franklin





TYPICAL LOT DIAGRAM

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO C?REATE 4 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS.

2) EXISTING ZONING: R6 RESIDENTIAL DISTRICT

3. MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING ANY STREET: 25 FEET
   SIDE YARD: 8 FEET*
   REAR YARD: 25 FEET
   * 20' Minimum Distance Between Buildings

Character Overlay: Central Franklin
Special Area Classification: CFC03
Applicable Development Standard: Traditional
Other Applicable Development Standards: N/A

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 78G GROUP H PARCELS 002.00 & 034.01 FOR WILLIAMSON COUNTY, TENNESSEE.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

GERALD KOLE – KOLE CUSTOM HOMEBUILDERS
4020 JESSICA LANE
FRANKLIN, TN 37604
(615) 790-2447
gerald@kolecustomhomebuilders.com

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
   ADDRESS: 403 S. MULBERRY STREET, DICKSON, TENNESSEE 37055
   CONTACT: J.R. FAULK
   TELEPHONE: (615) 838-6052
   EMAIL: jrfaulk@dividingline.biz

8. THIS SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THIS DRAWING DEPICTS ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH AS MAY EXIST.

11. NO PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0192 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016.

12. 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.

13. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

14. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

15. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

16. THE OWNER/SUBDIVIDER, GERALD KOLE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

17. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH THE PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

19. 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 INFRASTRUTURE 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 WIHTIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

20. SUBJECT PROPERTY DOES NOT APPEAR IN AN AREA SUBJECT TO FLOOD AS SHOWN ON FIRM MAP 471870192f, EFFECTIVE DATE SEPTEMBER 29, 2006.

21. THE SURVEY OF THE GALLAGHER PROPERTY (BK 6739 PG 541 ROWC, TNO, WHICH WAS THE EXCLUSION IN THE SUBJECT DEED, DID NOT REACH TO THE LOCATION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. INSTEAD THE SURVEYOR OF THE GALLAGHER PROPERTY PARALLELED THE FRONT AND REAR LOT LINES. THIS CREATED THE GAP SHOWN ON THIS DRAWING.

22. ALL STREET LIGHT LOCATIONS AND QUATITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

23. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

Tennessee State Plane

0 50 100 150
Scale: 1"=50'

J. R. FAULK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2122

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Bk 6858 Pg 805 & Bk 6888 Pg 331 ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Gerald Kole — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 11th day of April, 2016. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor — Date 4/2/18

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF WATER & SEWAGE SYSTEMS

I hereby certify:

(1) The water & sewer systems designated in "11 South Subdivision" have been installed in accordance with city specifications, or

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

Director, Water Management Department, Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary, Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the "11 South Subdivision", have been installed in accordance with City specifications, or

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

Supt., Streets, Franklin, Tennessee — Date

Dividing Line Survey Services Project #16023

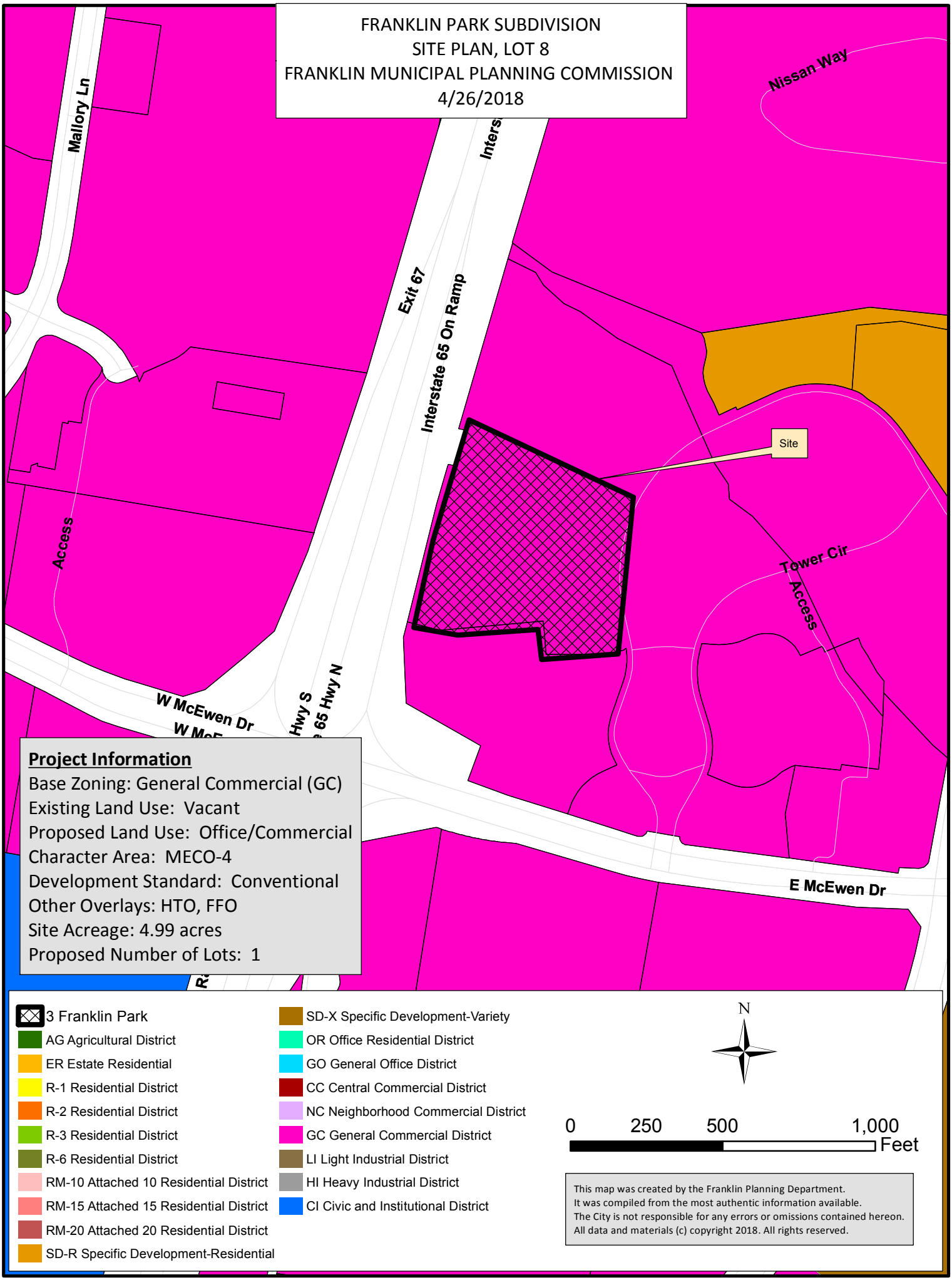
11 SOUTH

FINAL PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 1.52 ac.	Total Lots = 2
Civil District : 9th	Closure Error :1/10,000+
Scale : 1"=50' / Date : 4/02/18	City Project No. : 6656

Dividing Line Survey Services
Land Surveying
403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz

FRANKLIN PARK SUBDIVISION
SITE PLAN, LOT 8
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Office/Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO, FFO
Site Acreage: 4.99 acres
Proposed Number of Lots: 1

COF no: 6636

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Atmos Energy

Franklin Park Subdivision, site plan, revision 2, lot 8 (Three Franklin Park Building) - submittal 004.pdf

72. Gas Layout

walter.miller@atmosenergy.com	There is a 6" High Pressure gas main paralleling the old service road (to the West) of this property in the same general vicinity as the Water and AT&T. Please contact TN 811 to verify location.

Engineering - Site Plan Checklist

General Issues

73. I. Grading Plan

lance.fittro@franklintn.gov	Prior to One Stop approval of the Site Plan, applicant shall provide documented permission from TDOT for the proposed work within their ROW. In the event that Milcrofton Utility District is willing to perform a portion of this work, coordination of which has been mentioned in previous comment responses, documentation of their agreement for this arrangement shall likewise be provided prior to approval of the Site Plan.

Performance Agreement and Surety

General Issues

37. Engineering Sureties

josh.king@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water	$ -
II. City Sewer	**$ 25,000**
III. Public Sidewalk	$ -
IV: City Streets	$ -
V. Private Streets (includes shared access drives)	$ -
VI. Street Access	**$ 10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 32,000**
XI: Green Infrastructure	**$ 30,000**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety****. A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

66. Landscape

jason.arnold@franklintn.gov Landscape surety $265,000

Landscape surety increase due to additions in plant schedule.
[Edited By Jason Arnold]

Planning

General Issues

71. Architecture

josh.king@franklintn.gov If the modification of design standards is not approved by the FMPC, the applicant shall submit revised elevations of the parking structure that meet COF Zoning Ordinance at One Stop for review. Applicant is encouraged to meet with Planning and Zoning staff before submitting at one stop.

Stormwater

General Issues

1. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded. Final site plan approval will not be granted, nor be eligible for one-stop until deficiencies have been addressed.

28. Drainage

brittani.perez@franklintn.gov	Grading has been shown to address drainage issues, but TDOT permission and drainage calculations have not been provided. Comment will remain open until items have been addressed. *Per onsite meeting, it was requested from Ragan-Smith to leave the area 'as-is', seeing as there was no ponding from previous rain events. This request was not accepted by City staff onsite, and was relayed that approval from the City Engineer will be required for this proposal, along with any other supporting documentation needed.* *The options discussed were the following:* 1. *Provide positive drainage to the intended outfall and obtain TDOT permission for work within ROW. Provide all drainage calculations to show that outfall is sized appropriately to receive drainage from both Two and Three Franklin Park.* 2. *Coordinate with Milcrofton to re-grade this area during waterline installation. Proposed work and grading shall be shown on site plan, as well as documentation of Millcrofton agreement to perform work.* 3. *Hard pipe drainage to South Prong Spencer Creek, providing necessary treatment and dissipation required.* ***Prior to One-Stop Approval**, Applicant shall provide documentation for all work that is to occur and provide TDOT permission if required*

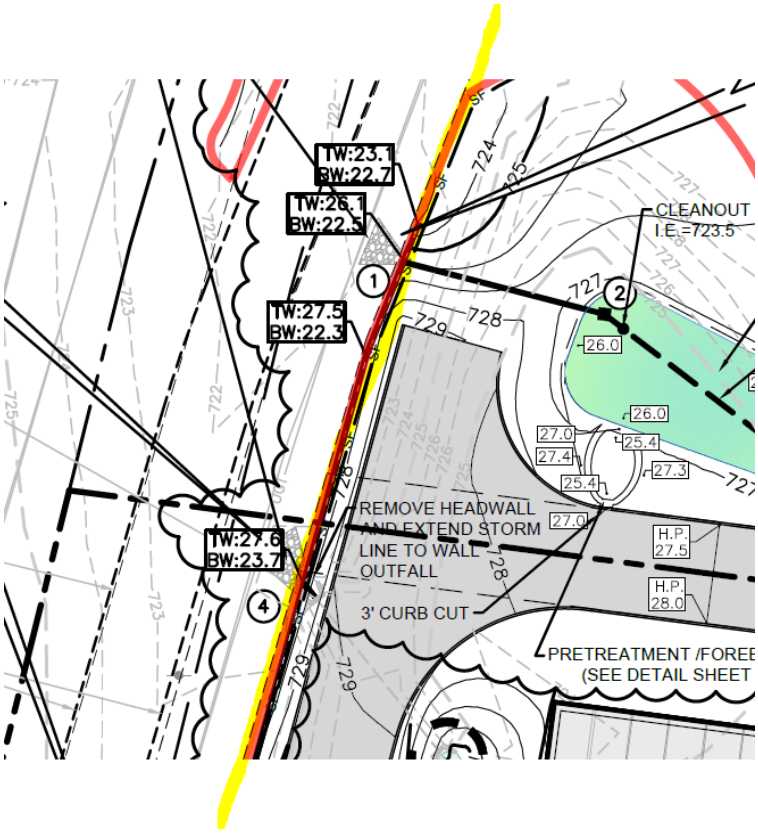
53. EPSC

brittani.perez@franklintn.gov

Comment has been partially addressed: ***Prior to One-Stop Approval***, *Applicant to provide documentation from AT&T showing no exceptions to the proposed work within easement,* ***including location of EPSC measures***.

Should AT&T not allowthe proposed work in their easement, a full resubmittal to the City of Franklin will be required

Grading has been eliminated, but EPSC measures are still being proposed within ATT 20' easement.



[Edited By Brittani Perez]

68. Bioretention

jeff.willoughby@franklintn.gov	The plant schedule has been provided but there appears to be discrepancy from what the schedule dictates and what is provided on sheets. • The LA shall provide an enlarged planting plan that accompanies the schedule so staff can evaluate the placement, spacing, etc of species. • Cover material shall be specified. • All bioretention areas shall be called out and noted as level I or II. • Level II bioretention requires 1 tree per 400sqft SA

Zoning

2017.01.19 - Three Franklin Park Pre-App Site Plan.pdf

9. Parking structure

josh.king@franklintn.gov	If the modification of design standards is not approved by the FMPC, the applicant shall submit revised elevations of the parking structure that meet COF Zoning Ordinance at One Stop for review. Applicant is encouraged to meet with Planning and Zoning staff before submitting at one stop.

PARKING WEST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	6908	34.0%
Precast Concrete	10433	51.4 %
Pipe Rail	1670	8.2 %
Below Grade	1268	6.2 %
Net	20279	

WEST ELEVATION 3/32" =1' 0"

PARKING NORTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4892	29.4 %
Precast Concrete	10482	63.0 %
Pipe Rail	1266	7.6 %
Below Grade	0	0.0 %
Net	16640	

NORTH ELEVATION 3/32" =1' 0"

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MARK	DATE	DESCRIPTION

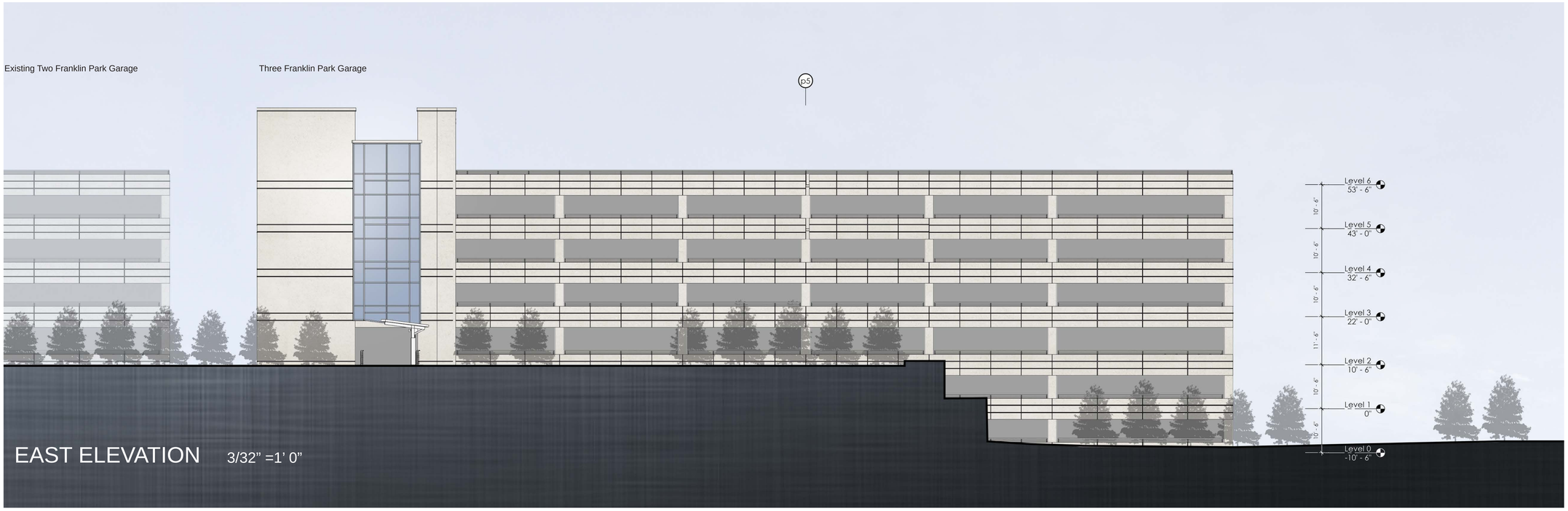
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

West and North Elevation

Site Plan Submission

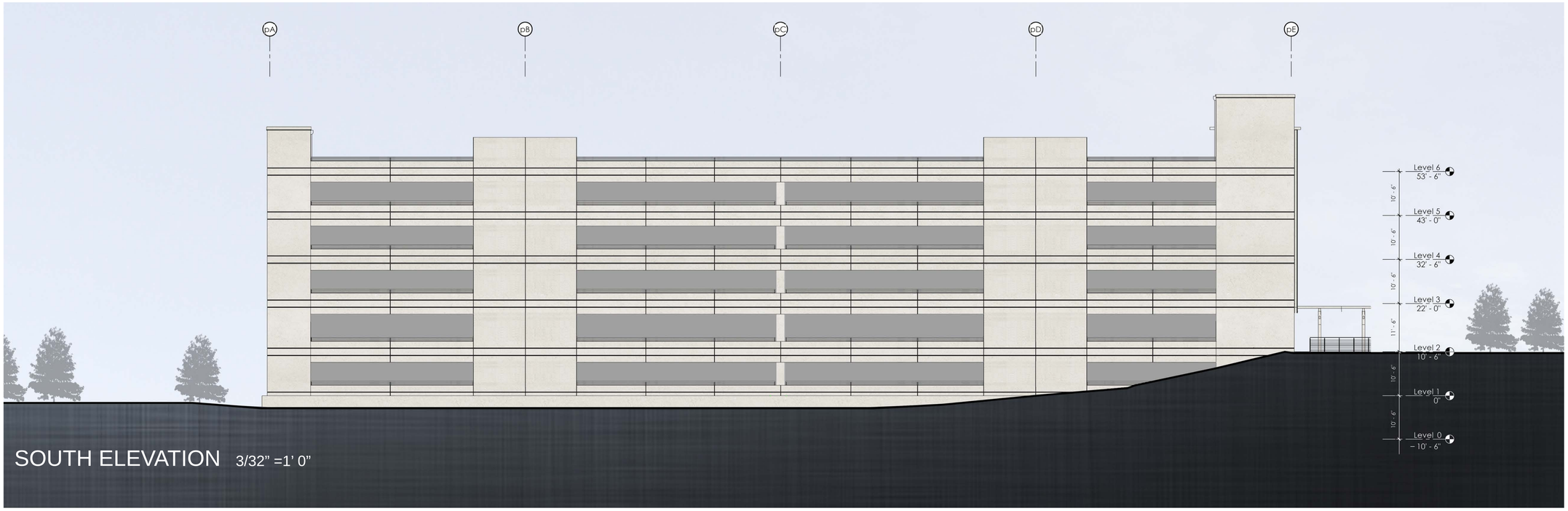
AP1.0

PARKING EAST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4051	24.7 %
Precast Concrete	7048	43.0 %
Pipe Rail	1001	6.1 %
Below Grade	3569	21.7 %
(GL20) Clear Vision Glass	424	2.5 %
(GL20s) Clear Vision Spandrel Glass	283	1.7 %
Net	16376	



EAST ELEVATION 3/32" =1' 0"

PARKING SOUTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	3730	25.0 %
Precast Concrete	9791	65.5 %
Pipe Rail	978	6.5 %
Below Grade	448	2.9 %
Net	14947	



SOUTH ELEVATION 3/32" =1' 0"

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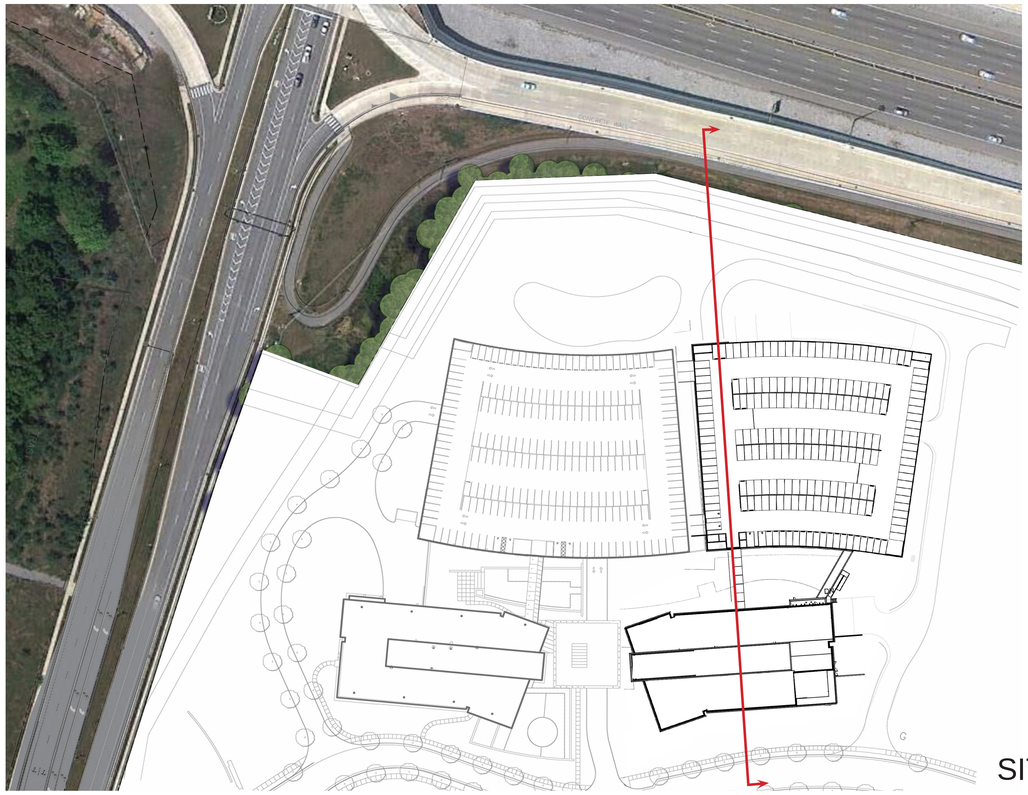
East and South Elevation

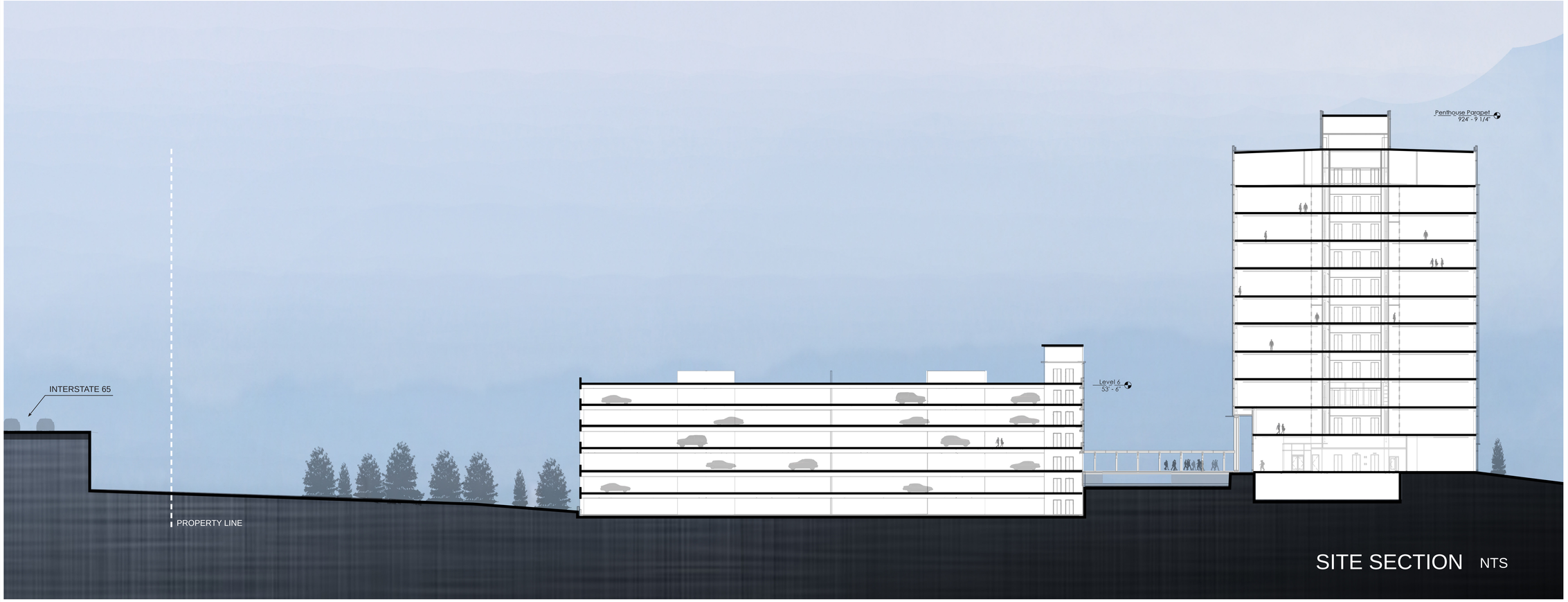
Site Plan Submission

AP2.0



SITE PLAN NTS

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 may require that the building parapet be raised to meet City of Franklin screening requirements.



SITE SECTION NTS

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Site Section

Site Plan Submission

FOR REFERENCE ONLY

A5.0

EAST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	6720	16.5%
(GL10s) Green Tinted Spandrel Glass	3745	9.2%
(GL11) Blue Tinted Vision Glass	19515	48.1%
(GL11s) Blue Tinted Spandrel Glass	10565	26.0 %
(GL12) Clear Vision Glass	0	0%
(GL12s) Clear Vision Spandrel Glass	0	0%
Net	40545	

Note:
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East Elevation

Site Plan Submission

A1.0

NORTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	7565	37.2%
(Gl10s) Green Tinted Spandrel Glass	4516	22.2 %
(GL11) Blue Tinted Vision Glass	5752	28.2 %
(GL11s) Blue Tinted Spandrel Glass	2494	12.2%
(GL12) Clear Vision Glass	0	0.0 %
(GL12s) Clear Vision Spandrel Glass	0	0.0 %
Net	20327	

Note:
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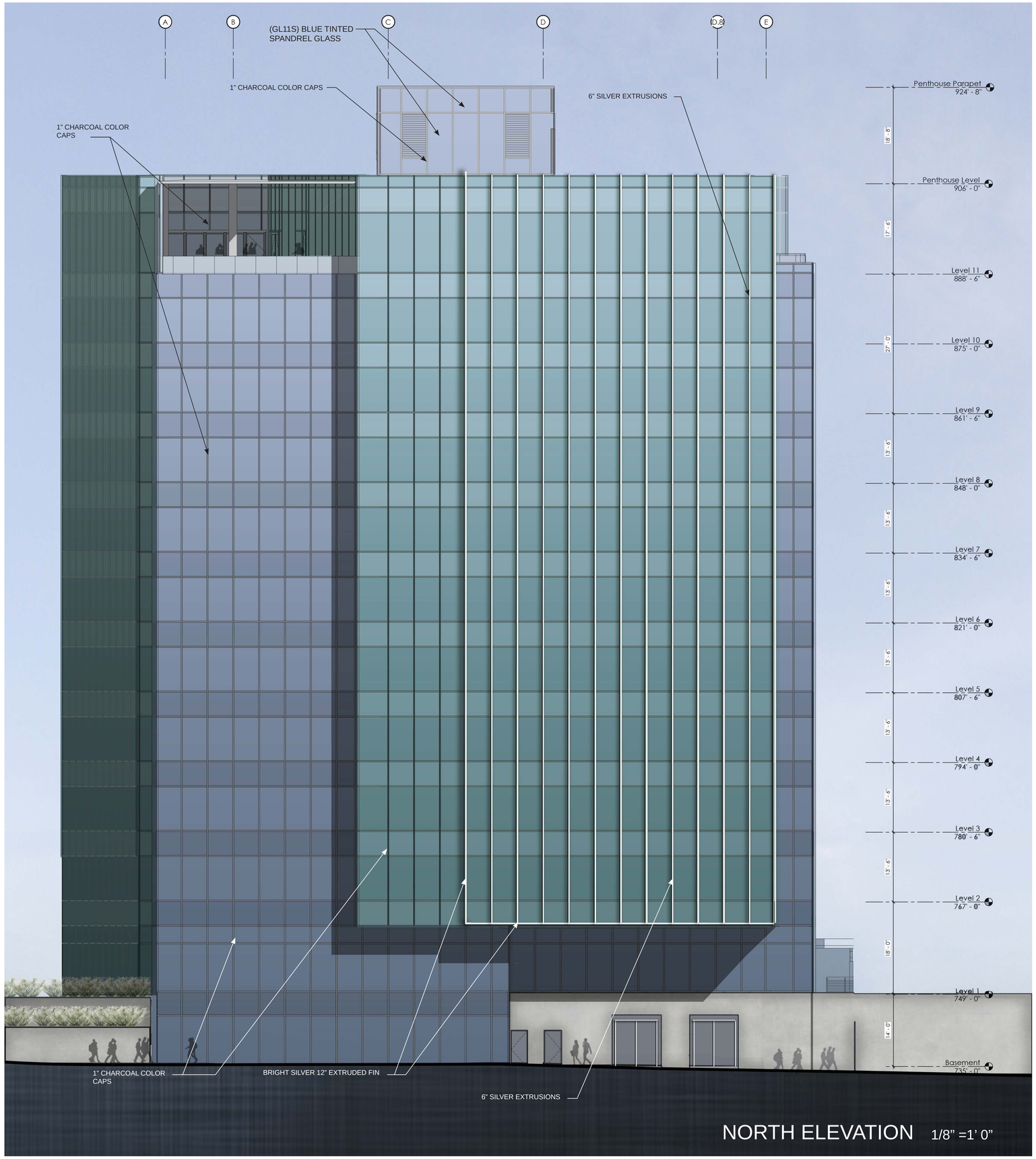

NORTH ELEVATION 1/8" =1' 0"

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North Elevation

Site Plan Submission

A2.0

SOUTH ELEVATION		
	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	2834	13.6 %
(Gl10s) Green Tinted Spandrel Glass	1756	8.4 %
(GL11) Blue Tinted Vision Glass	9120	44.0%
(GL11s) Blue Tinted Spandrel Glass	5546	26.7 %
(GL12) Clear Vision Glass	1185	5.7%
(GL12s) Clear Vision Spandrel Glass	275	1.3 %
Net	20716	

Note:
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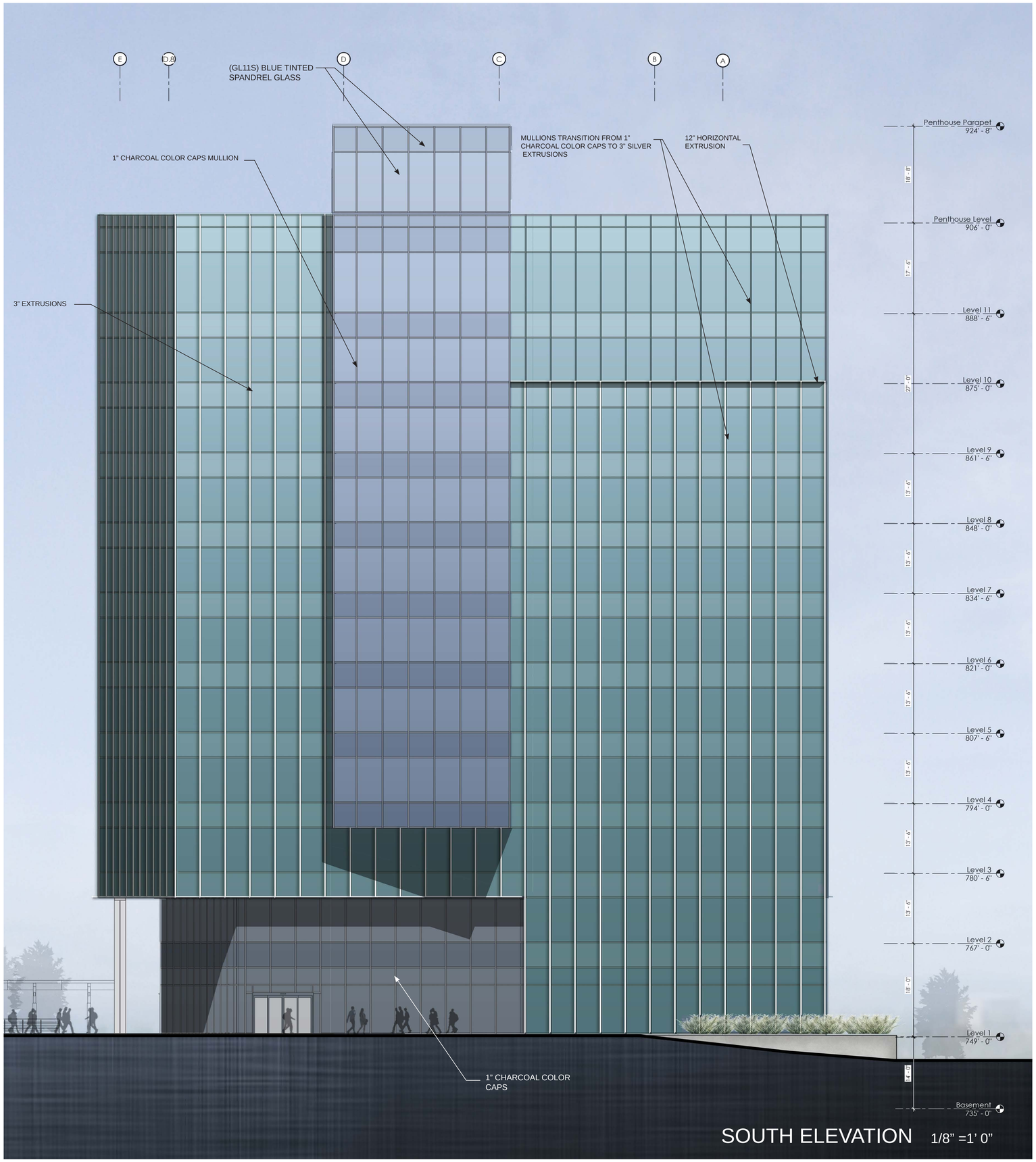

SOUTH ELEVATION 1/8" =1' 0"

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South Elevation

Site Plan Submission

A3.0

WEST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
(GL10) Green Tinted Vision Glass	18693	42.4 %
(Gl10s) Green Tinted Spandrel Glass	10927	24.8%
(GL11) Blue Tinted Vision Glass	6772	15.3%
(GL11s) Blue Tinted Spandrel Glass	3820	8.6 %
(GL12) Clear Vision Glass	3088	7.0 %
(GL12s) Clear Vision Spandrel Glass	707	1.6 %
Net	44007	

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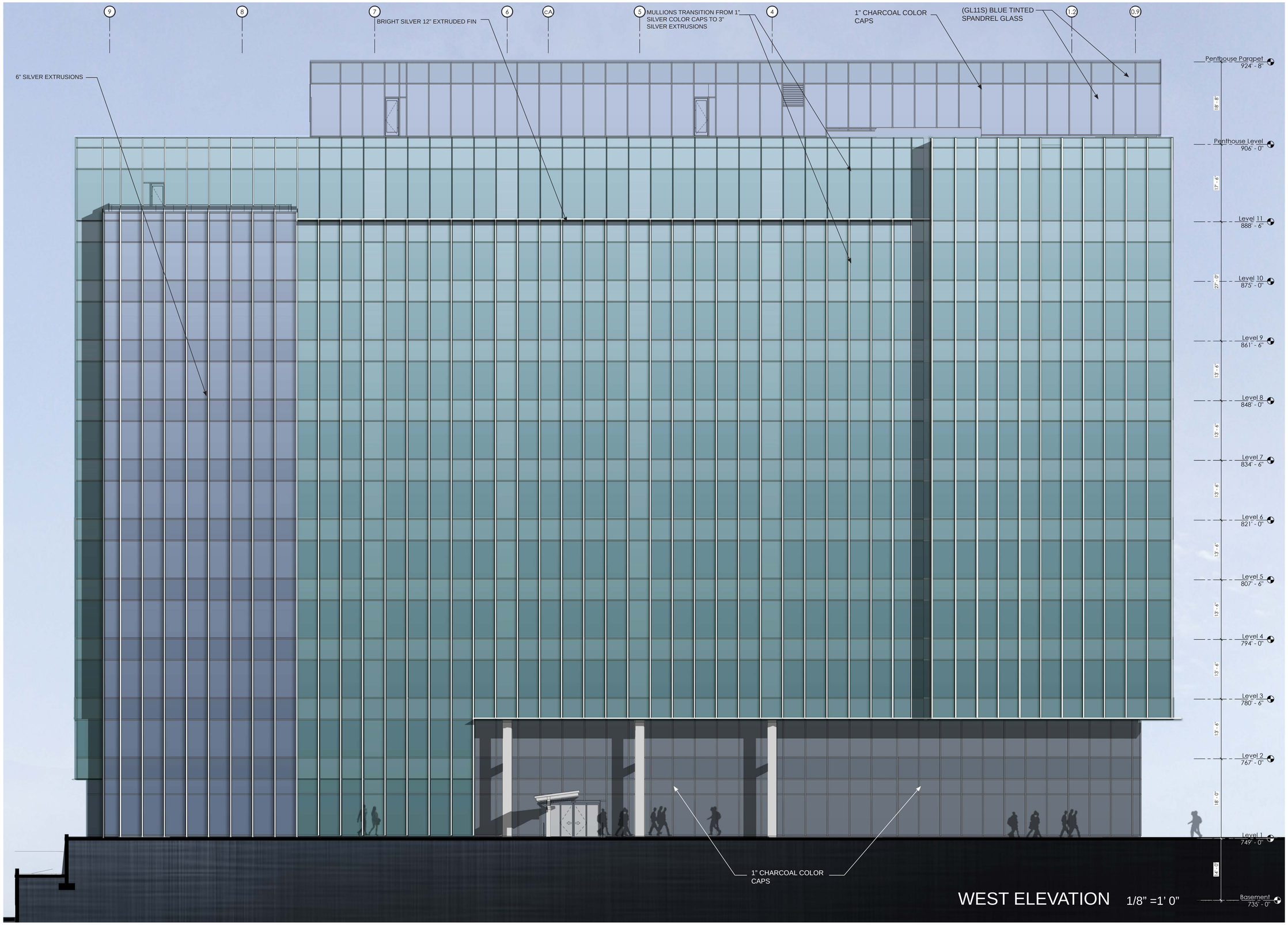

WEST ELEVATION 1/8" =1' 0"

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MARK	DATE	DESCRIPTION

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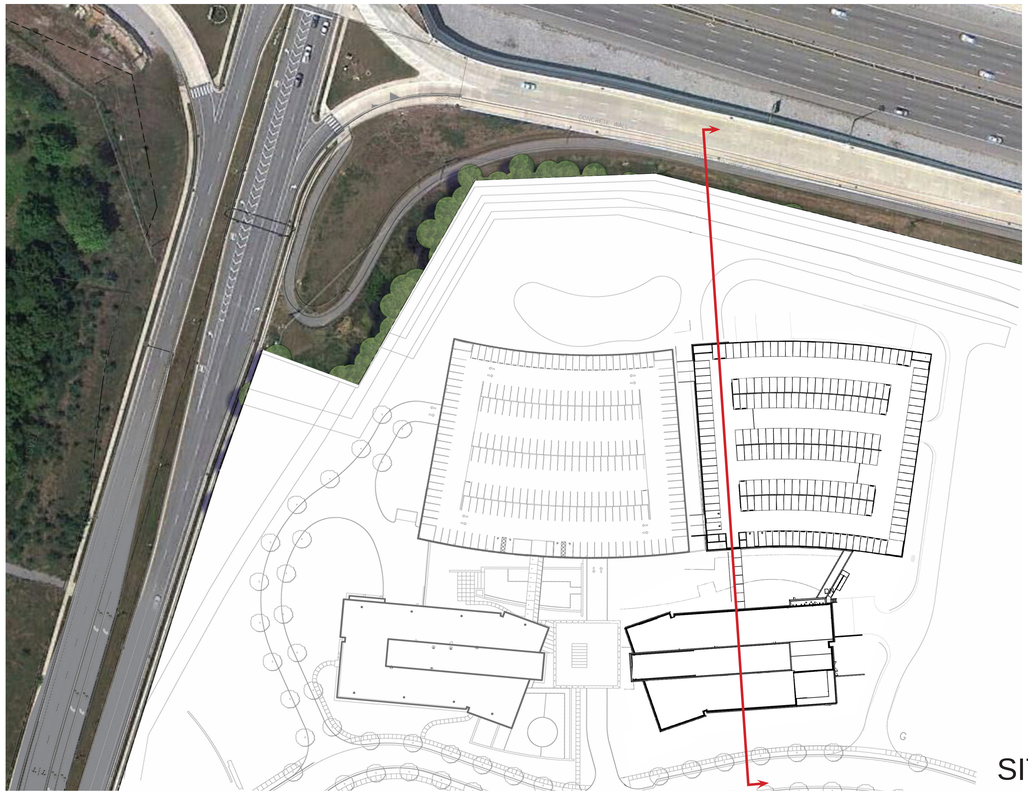
West Elevation

Site Plan Submission

A4.0



SITE PLAN NTS

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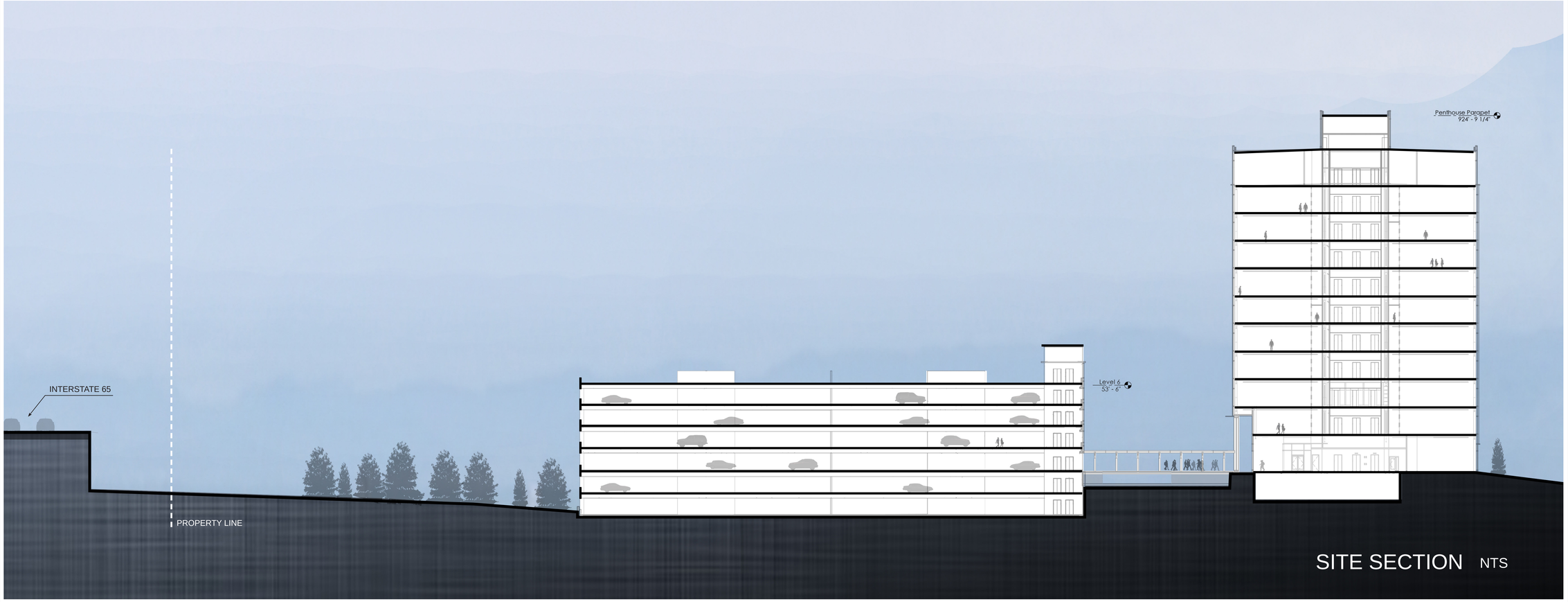

SITE SECTION NTS

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MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

Site Section

Site Plan Submission

FOR REFERENCE ONLY

A5.0

PARKING WEST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	6908	34.0%
Precast Concrete	10433	51.4 %
Pipe Rail	1670	8.2 %
Below Grade	1268	6.2 %
Net	20279	

WEST ELEVATION 3/32" =1' 0"

PARKING NORTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4892	29.4 %
Precast Concrete	10482	63.0 %
Pipe Rail	1266	7.6 %
Below Grade	0	0.0 %
Net	16640	

NORTH ELEVATION 3/32" =1' 0"

DUDA | PAINE ARCHITECTS

HALL EMERY

OWNER
Franklin Park Acquisition Co, LLC.
270 Park Avenue
New York, NY 10017

DEVELOPER
Hall Emery Real Estate, LLC.
6100 Tower Circle, Suite 150
Franklin, TN 37067

ARCHITECT
Duda | Paine Architects, PA
333 Liggett Street
Durham, NC 27701

CIVIL ENGINEER
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315 Woodland Street
Nashville, TN 37206

LANDSCAPE ARCHITECT
Hughes, Good, O'Leary & Ryan, Inc.
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Atlanta, GA 30326

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Charlotte, NC 28206

MEP ENGINEER
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MARK	DATE	DESCRIPTION

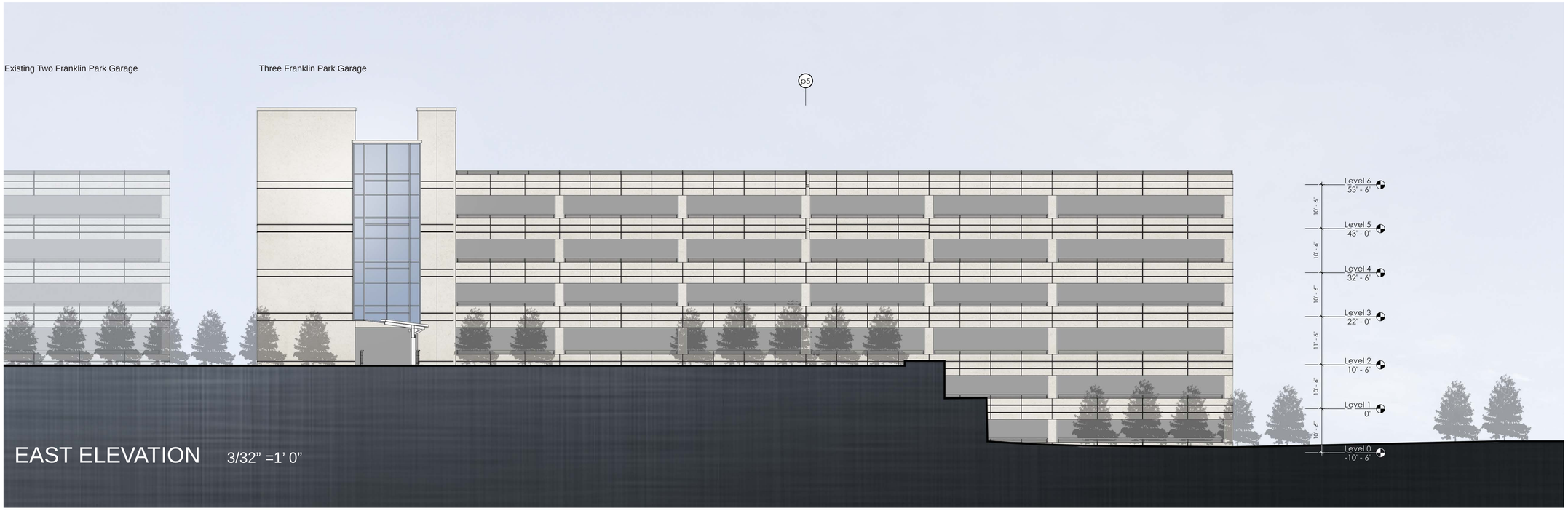
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

West and North Elevation

Site Plan Submission

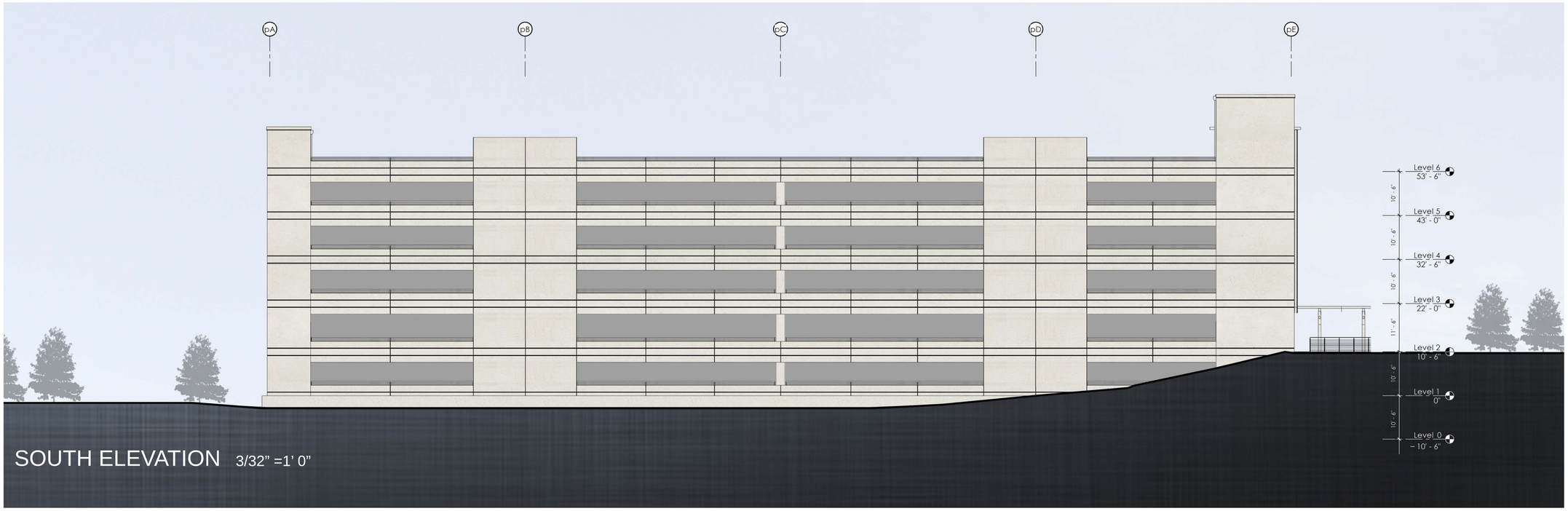
AP1.0

PARKING EAST ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	4051	24.7 %
Precast Concrete	7048	43.0 %
Pipe Rail	1001	6.1 %
Below Grade	3569	21.7 %
(GL20) Clear Vision Glass	424	2.5 %
(GL20s) Clear Vision Spandrel Glass	283	1.7 %
Net	16376	



EAST ELEVATION 3/32" =1' 0"

PARKING SOUTH ELEVATION	SURFACE AREA (Sq Ft)	PERCENT OF NET
Open Space	3730	25.0 %
Precast Concrete	9791	65.5 %
Pipe Rail	978	6.5 %
Below Grade	448	2.9 %
Net	14947	



SOUTH ELEVATION 3/32" =1' 0"

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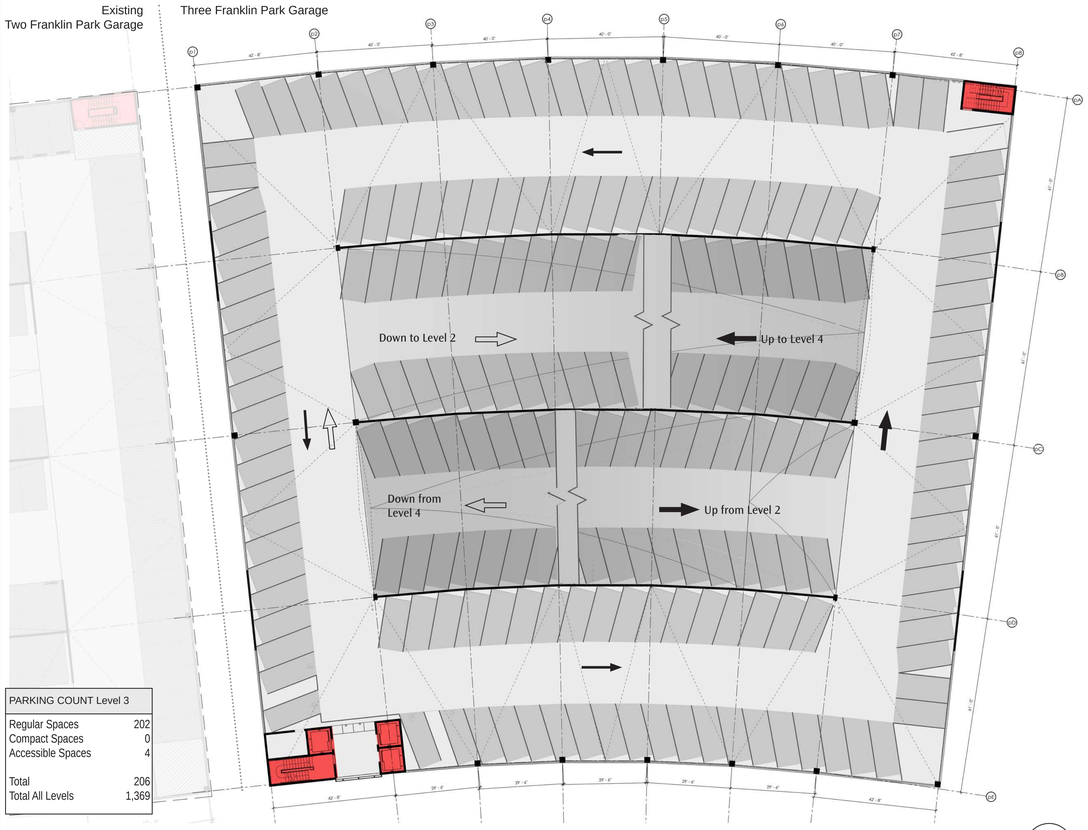
MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

East and South Elevation

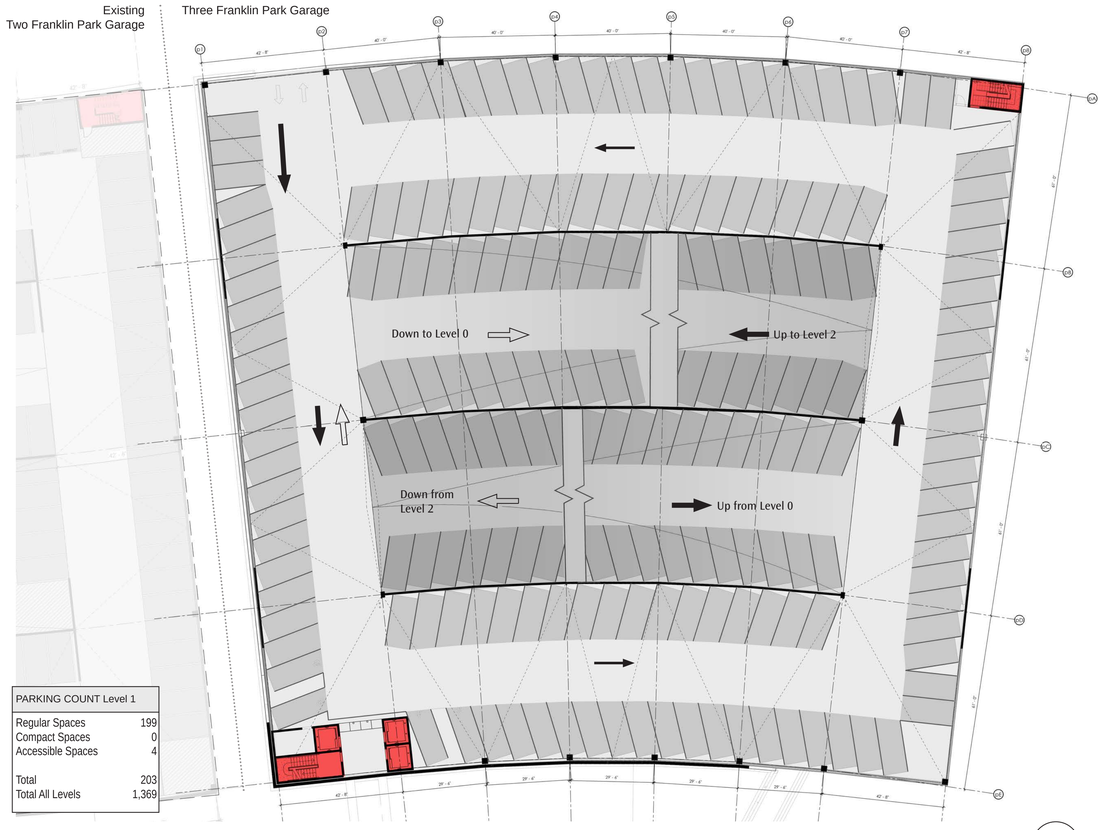
Site Plan Submission

AP2.0



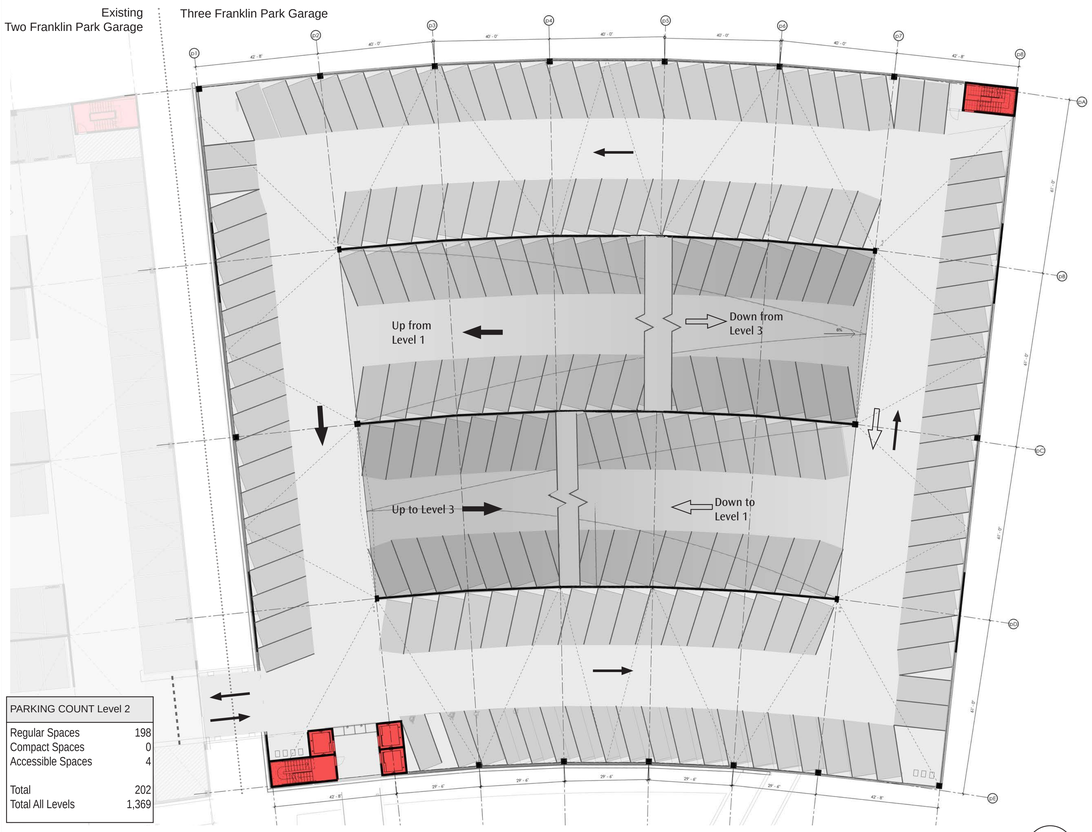
PARKING COUNT Level 3	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 3 Floor Plan
NTS



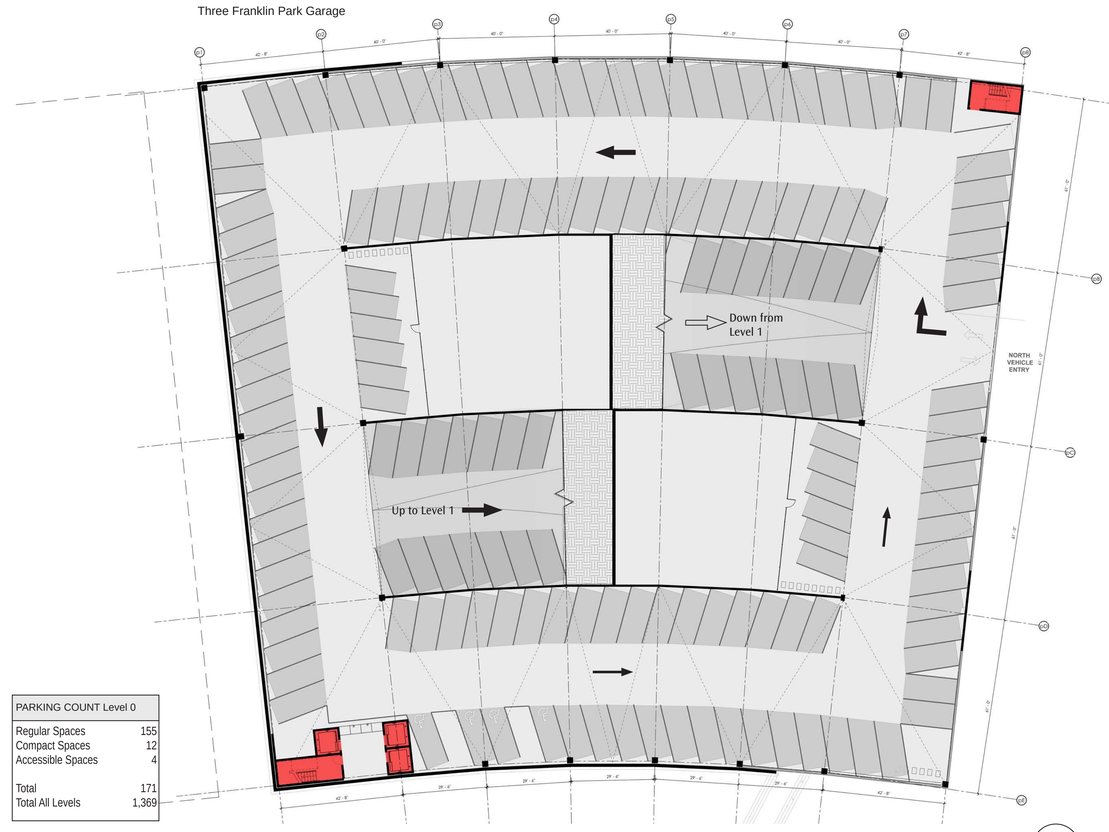
PARKING COUNT Level 1	
Regular Spaces	199
Compact Spaces	0
Accessible Spaces	4
Total	203
Total All Levels	1,369

Level 1 Floor Plan
NTS



PARKING COUNT Level 2	
Regular Spaces	198
Compact Spaces	0
Accessible Spaces	4
Total	202
Total All Levels	1,369

Level 2 Floor Plan
NTS



PARKING COUNT Level 0	
Regular Spaces	155
Compact Spaces	12
Accessible Spaces	4
Total	171
Total All Levels	1,369

Level 0 Floor Plan
NTS

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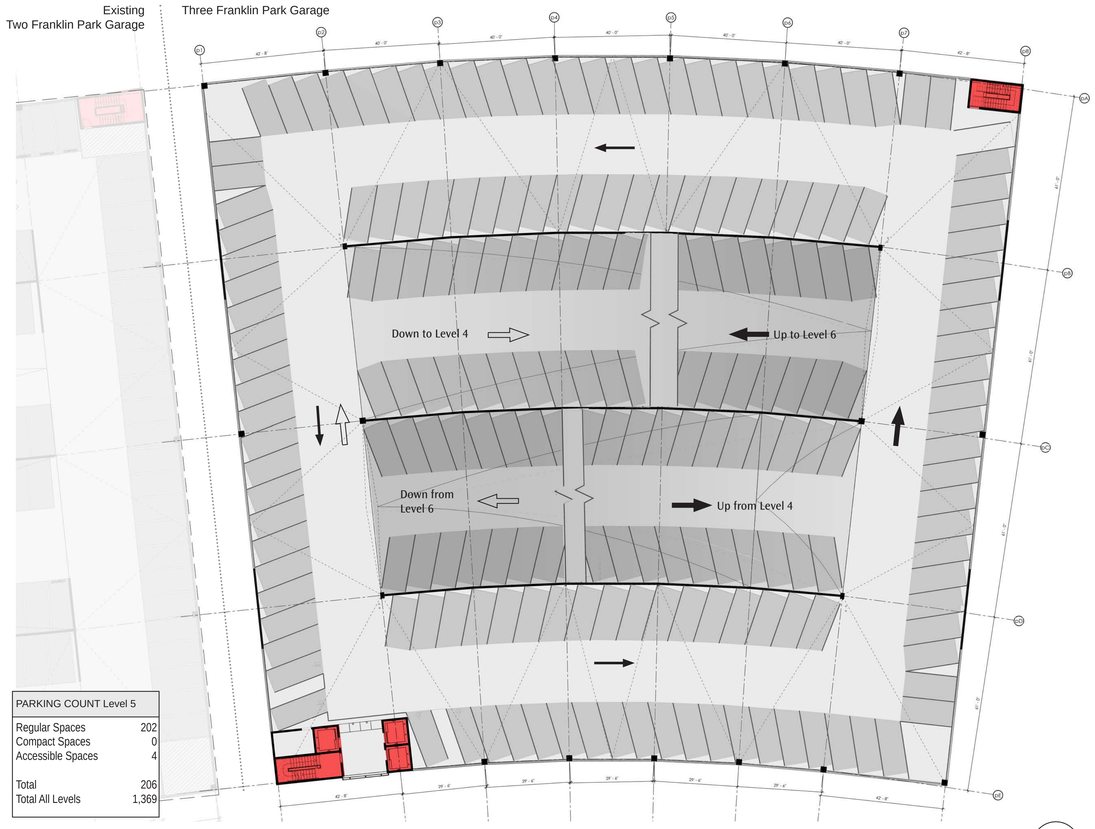
MARK	DATE	DESCRIPTION

ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

Parking Plan
Level 0, Level 1,
Level 2 and Level 3

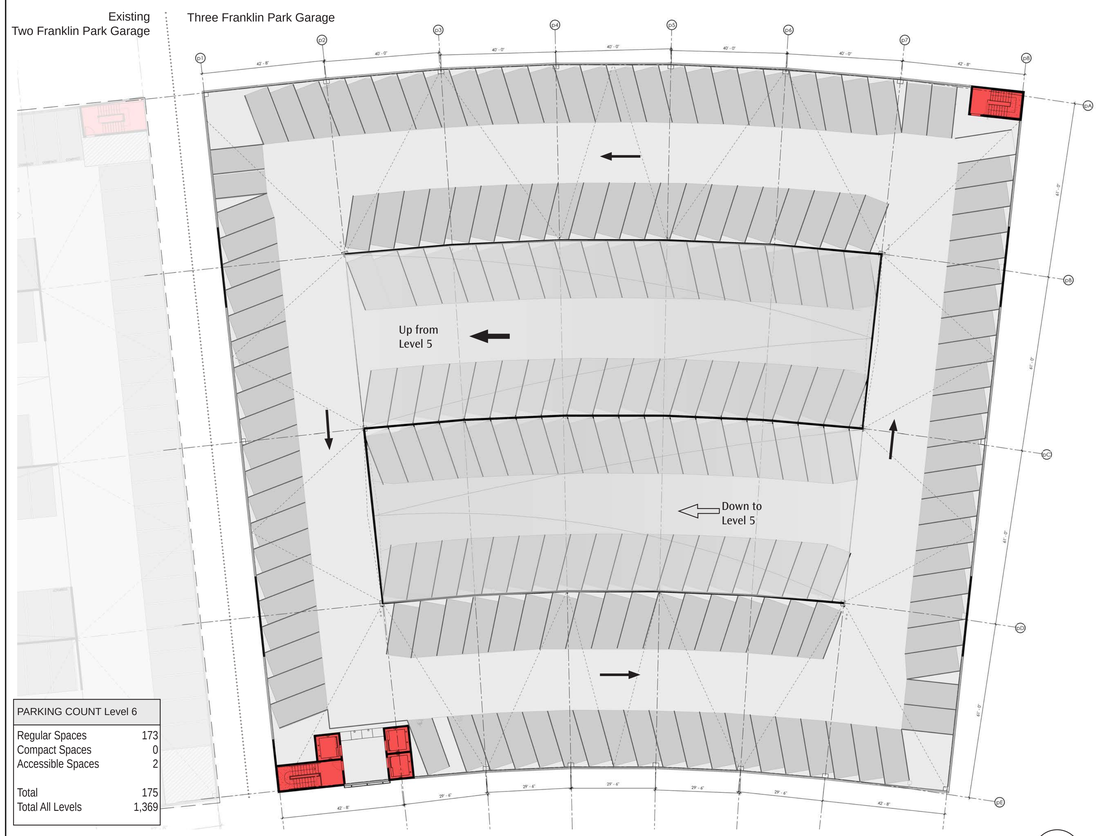
Site Plan Submission

REFERENCE ONLY
AP3.0



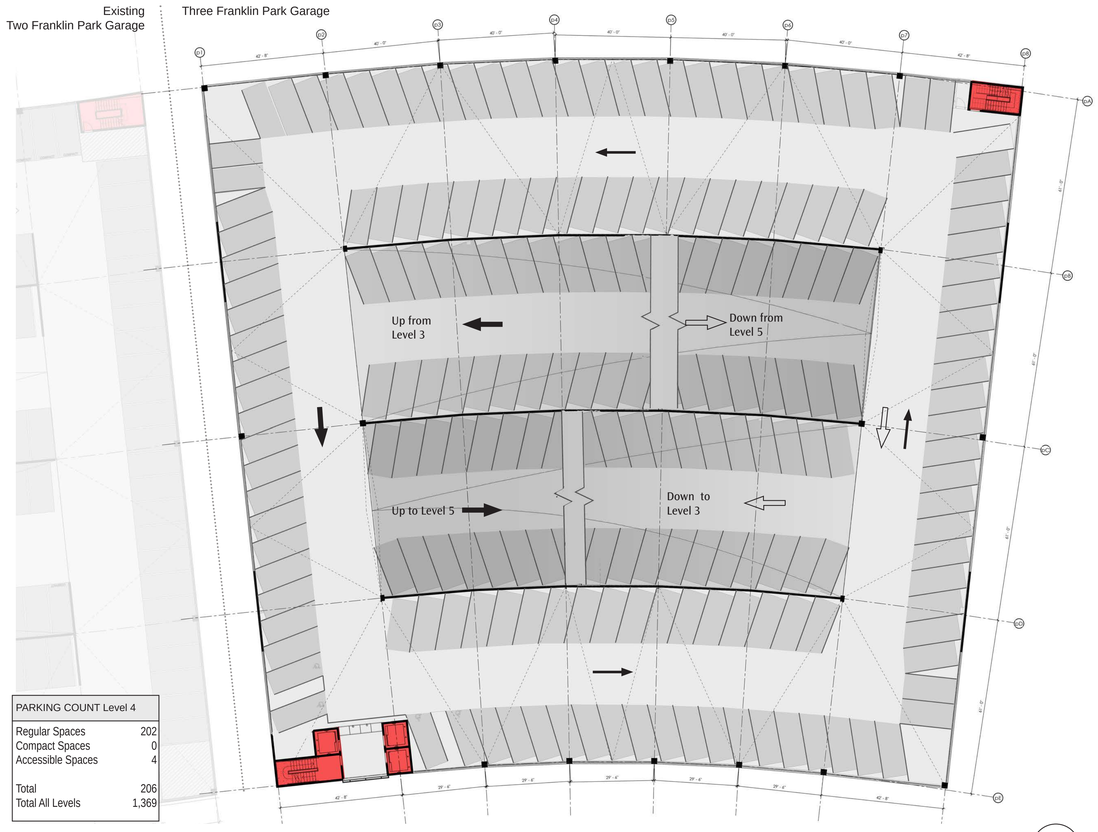
PARKING COUNT Level 5	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 5 Floor Plan
NTS



PARKING COUNT Level 6	
Regular Spaces	173
Compact Spaces	0
Accessible Spaces	2
Total	175
Total All Levels	1,369

Level 6 Floor Plan
NTS



PARKING COUNT Level 4	
Regular Spaces	202
Compact Spaces	0
Accessible Spaces	4
Total	206
Total All Levels	1,369

Level 4 Floor Plan
NTS

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MARK	DATE	DESCRIPTION

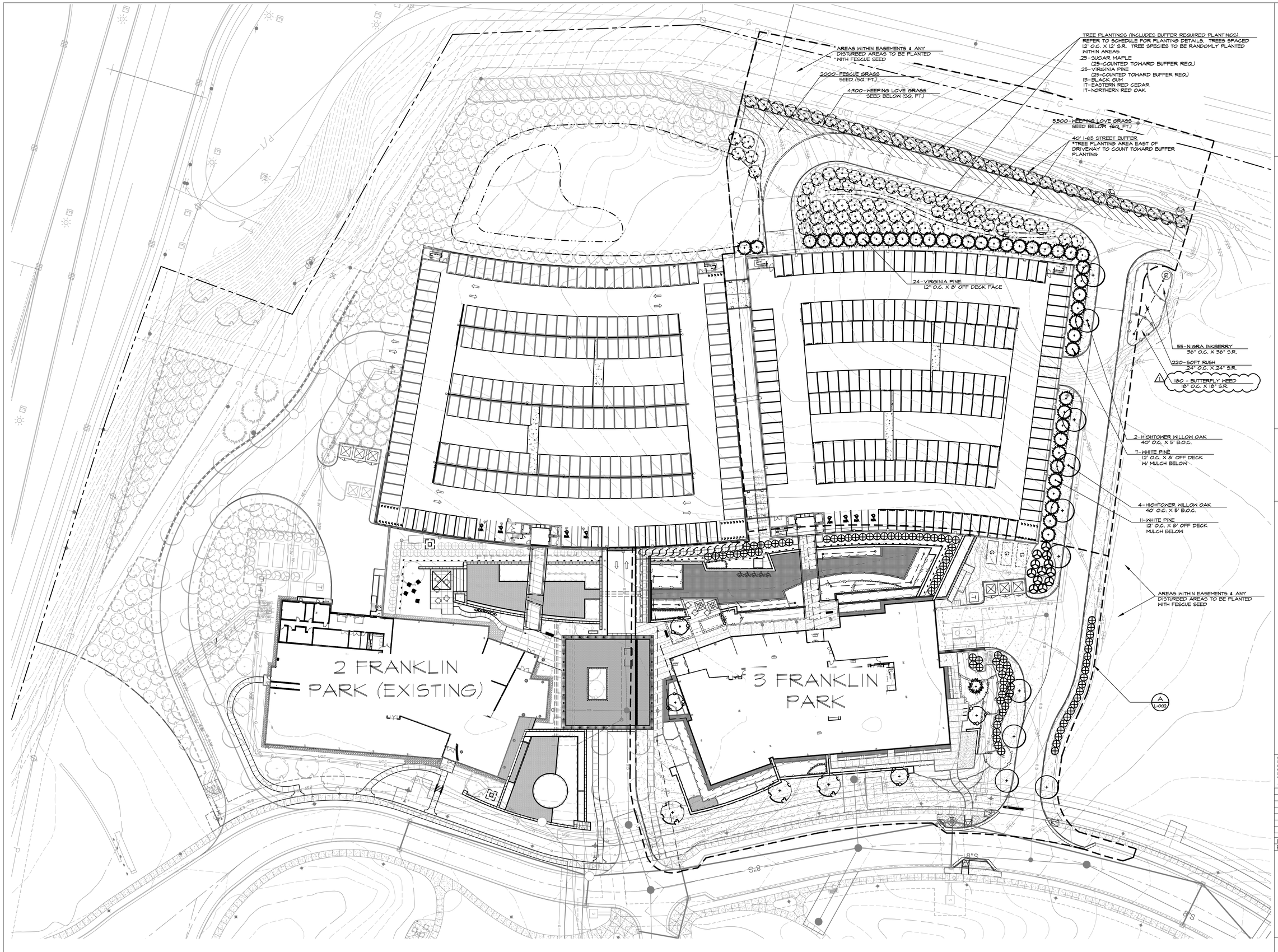
ISSUE DATE: 04/05/2018
PROJECT NUMBER: P21610

Parking Plan
Level 4, Level 5,
and Level 6

Site Plan Submission

FOR REFERENCE ONLY

AP4.0



A L-001 LANDSCAPE DEVELOPMENT PLAN-OVERALL
SCALE:1"=30'

0' 15' 30' 60' NORTH

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STEPHEN A. SANCHEZ REGISTERED LANDSCAPE ARCHITECT

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MARK	DATE	DESCRIPTION
1	04/05/2018	CITY COMMENTS

ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

LANDSCAPE DEVELOPMENT PLAN-OVERALL

Site Plan Submission

L-001

A H-020 CHARACTER IMAGERY - FITNESS AREA
SCALE:NTS

B H-020 CHARACTER IMAGERY - FITNESS AREA
SCALE:NTS

C H-020 CHARACTER IMAGERY - BUILDING ENTRY
SCALE:NTS

B H-020 CHARACTER IMAGERY - BUILDING ENTRY
SCALE:NTS

E H-020 CHARACTER IMAGERY - POOL (SOUTH)
SCALE:NTS

F H-020 CHARACTER IMAGERY - POOL (NORTH)
SCALE:NTS

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STEPHEN A. SANCHEZ REGISTERED LANDSCAPE ARCHITECT

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MARK	DATE	DESCRIPTION

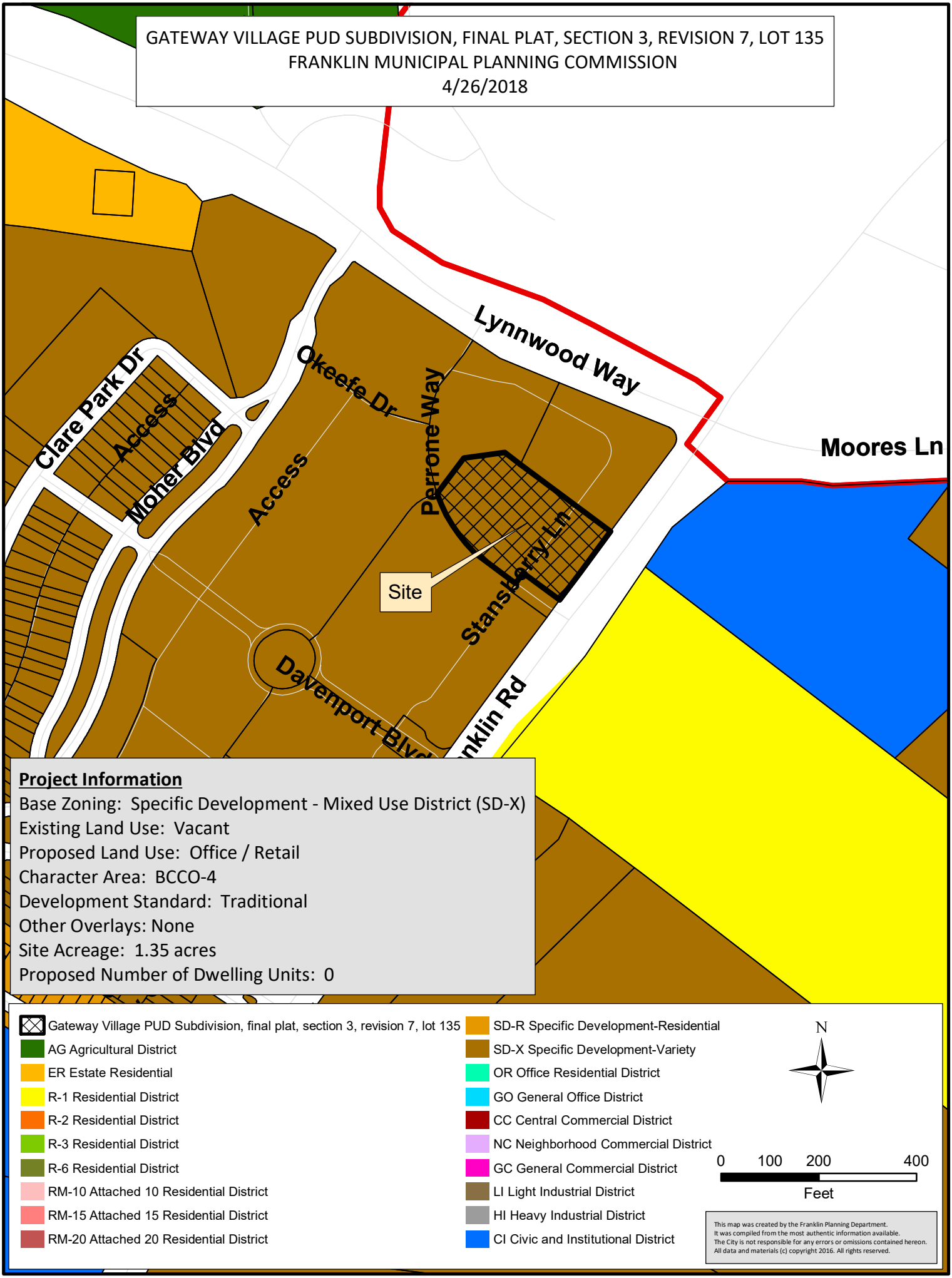
ISSUE DATE: 03/01/2018
PROJECT NUMBER: P21610

CHARACTER IMAGERY

Site Plan Submission

H-020

GATEWAY VILLAGE PUD SUBDIVISION, FINAL PLAT, SECTION 3, REVISION 7, LOT 135
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018



Project Information

Base Zoning: Specific Development - Mixed Use District (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Office / Retail
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: None
Site Acreage: 1.35 acres
Proposed Number of Dwelling Units: 0

COF no: 6655

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

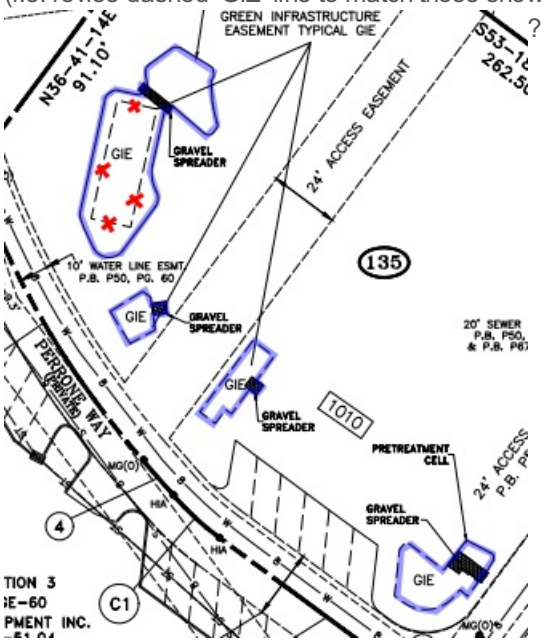
Engineering - Final Plat Checklist

General Issues

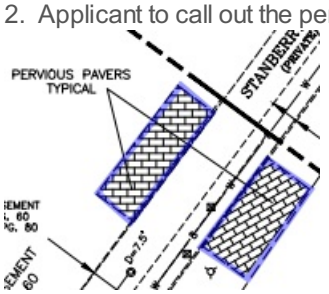
12. Green Infrastructure Easements

joe.marlo@franklintn.gov *Comment partially addressed, however some areas still appear to be outside of the GIE.*

1. Applicant to revise GIE perimeter to clearly capture all green infrastructure elements (i.e. revise dashed 'GIE' line to match those shown in blue below).



2. Applicant to call out the pervious paver area as a GIE.



21. 0. General Information

joe.marlo@franklintn.gov With the resubmittal of the plat, applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required CAD file.

Planning

2018039-52-COF # XXXX first submittal 3-12-18 resub lot 135 gateway village.pdf

6. plat title

christopher.andrews@franklintn.gov Applicant shall change the revision number from "revision 1" to "revision 7".

7. sidewalk in access easement

christopher.andrews@franklintn.gov Item was not addressed. Place sidewalk along Perrone Way in a public access easement.

9. Sidewalks

christopher.andrews@franklintn.gov Remove mention of "Proposed Walk and", leaving label only for an access easement. Applicant does not need to specify that this is a proposed walk.

Stormwater

General Issues

11. Plats

jeff.willoughby@franklintn.gov Please revise to state exactly, "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

Water/Sewer

General Issues

2. Utility easement

ben.mcneil@franklintn.gov Applicant failed to address the issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The sanitary sewer easement shall match the site plan. the sanitary sewer easement also shall be extended to the property line. Due to the sewer main being shown on the plan and bonded with the neighboring site plan, the applicant shall show the sanitary sewer main to the property line. The sewer main may be labeled as proposed to be installed with the neighboring site plan.

EASEMENTS

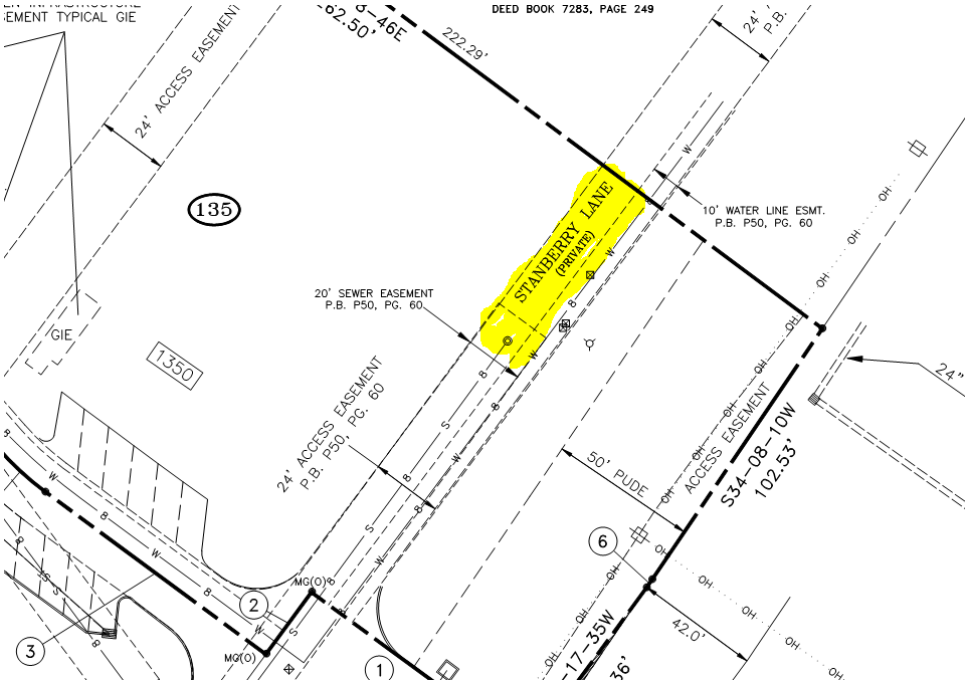
A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

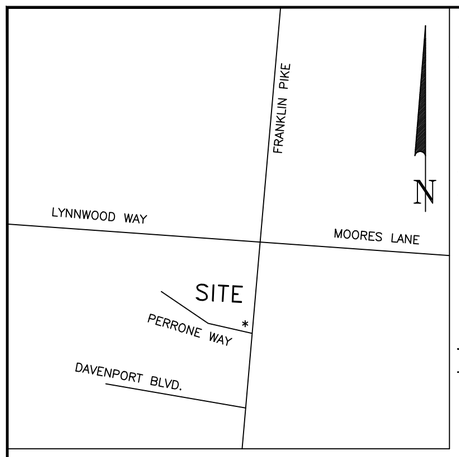
1. 0'-12' depth requires 20' easement.

2. 13'-20' depth requires 30' easement.

3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.


DEED BOOK 7283, PAGE 249
222.29'
24' ACCESS EASEMENT
135
1350
GIE
STANBERRY LANE
(PRIVATE)
10' WATER LINE ESMT.
P.B. P50, PG. 60
20' SEWER EASEMENT
P.B. P50, PG. 60
24' ACCESS EASEMENT
P.B. P50, PG. 60
50' PUDE
ACCESS EASEMENT
S34-08-10W
102.53'
42.0'
24"
MG(O)
1
2
3
6



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft. (IN FEET)

LINE TABLE

NO.	BEARING	DIST.
1	N53-46-01W	90.41'
2	S36-13-59W	26.05'
3	N53-34-00W	92.71'
4	N41-07-37W	16.02'
5	N82-24-34E	84.17'
6	S34-12-25W	3.31'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	12-26-26	100.00'	10.90'	21.71'	21.67'	N47-20-48W
C2	21-38-17	312.00'	59.62'	117.83'	117.13'	N30-18-27W

LEGEND

IRON PIN OLD ● IP(O)
MAG-NAIL OLD ● MG(O)
5/8" IRON PIN NEW & CAP ●
HOLE IN ASPAHLT ● HIA
WATER VALVE ⊠
FIRE HYDRANT
LIGHT POLE
UTILITY POLE
TELEPHONE MANHOLE
MANHOLE
GAS VALVE
CHERRY LAND SURVEYING MARKER CLS
DEPTH OF SEWER MANHOLE D=7.5'
SITE ADDRESS 1010

EDGE OF PAVEMENT
PROPERTY/R.O.W. LINE
EDGE OF CONC.
UNDERGROUND GAS G
UNDERGROUND WATER W
SEWER LINE S
OVERHEAD WIRES OH
EASEMENT LINE
STORM CULVERT LINE ST
CURB INLET
CATCH BASIN
WATER METER
PUBLIC UTILITY & DRAINAGE EASEMENT PUDE

ADSZONE 5301, FIPSZONE 4100
TN S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

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

By: _____ Date: _____

SHABNAM AMINMADANI CHIEF MANAGER, FOR 6 LLC
MAP 36, PARCEL 51.05 BOOK 6365, PG. 171

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20___

MICHAEL R. WILLIAMS TN RLS #1906
HFR DESIGN, INC.

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
AGRICULTURE
3-12-18
TENNESSEE NO. 1906

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in FINAL PLAT GATEWAY VILLAGE, SECTION THREE, RE-SUN LOT 135 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department, City of Franklin, Tennessee (Where applicable) — Date

(3) a performance bond in the amount of $_____ for the on site water system and/or $_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in FINAL PLAT GATEWAY VILLAGE, SECTION THREE, RE-SUB LOT 135 have been installed in accordance with City specifications, or
amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission — Date

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS FOR LOT 135 & A PORTION OF RIGHT-OF-WAY.

2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

3) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0205F, DATED: 9-29-2006.

4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

5) THE PROPERTY PLATTED ZONING AND AREA DESIGNATION IS SD-X 6.64/144258. CHARACTOR AREA OVERLAY "BCCO-4" TRADITIONAL DEVELOPMENT STANDARD PLATTED SETBACKS ARE: YARD FRONTING ANY STREET=3', SIDE YARD=10', MIN. BETWEEN BUILDINGS, REAR YARD=10' ALL ZONING INFORMATION MUST BE VERIFIED WITH CITY OF FRANKLIN PLANNING AND CODES.

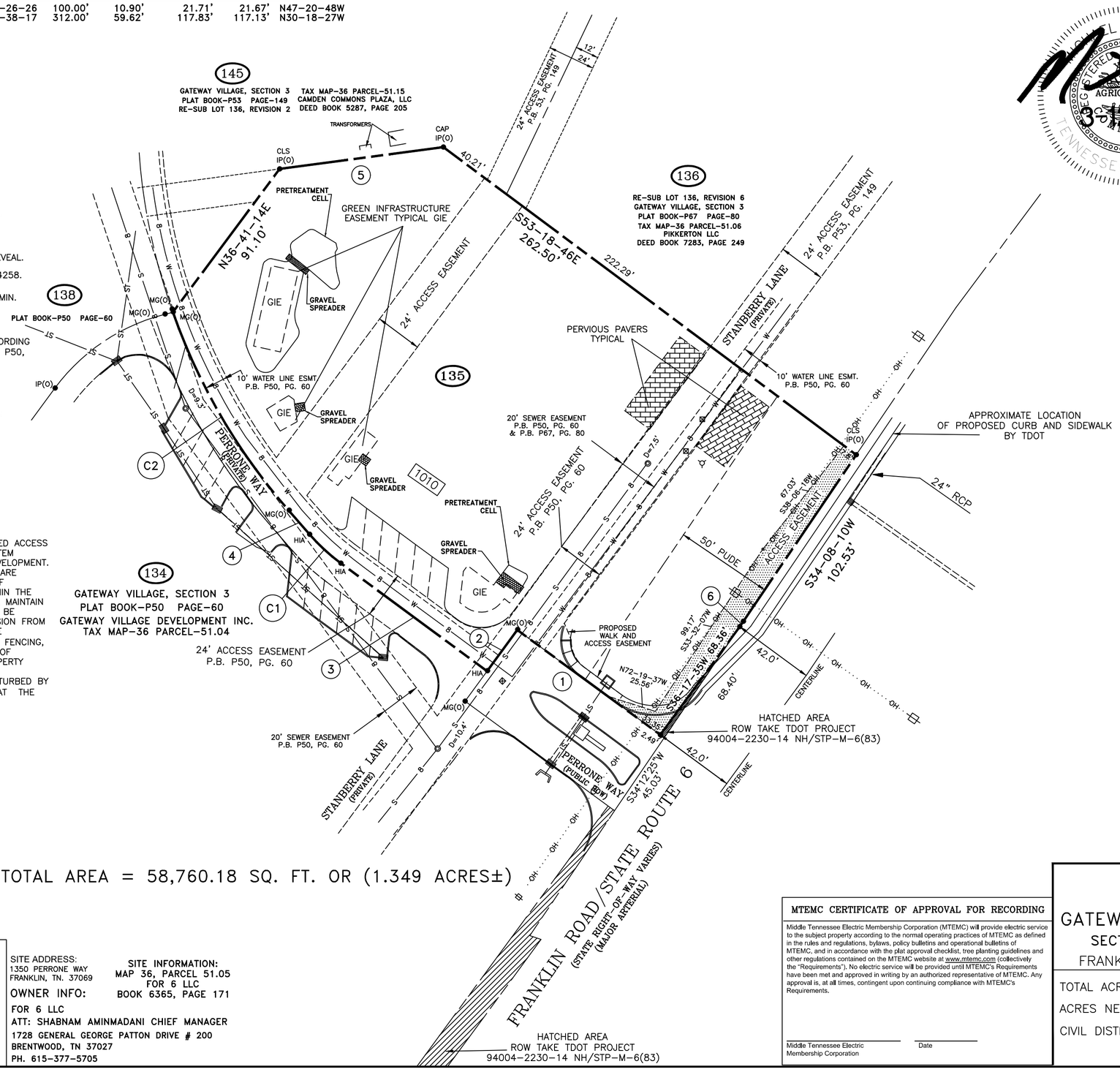
6) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 135, GATEWAY VILLAGE, SECTION THREE OF RECORD IN PLAT BOOK P50, PAGE 60.

7) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

8) PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

9) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.

10) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.



TOTAL AREA = 58,760.18 SQ. FT. OR (1.349 ACRES±)

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Middle Tennessee Electric Membership Corporation — Date

COF PROJECT # (6655)

FINAL PLAT
GATEWAY VILLAGE PUD SUBDIVISION,
SECTION THREE, REVISION 1, LOT 135
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.349 TOTAL LOTS: 1
ACRES NEW STREETS: NONE FEET NEW STREETS: NONE
CIVIL DISTRICT: 8TH CLOSURE ERROR: 1:10,000+
DATE: 3-12-18

PREPARED BY:

HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com
615.370.8500
SURVEY DIVISION mstory@hfrdesign.com

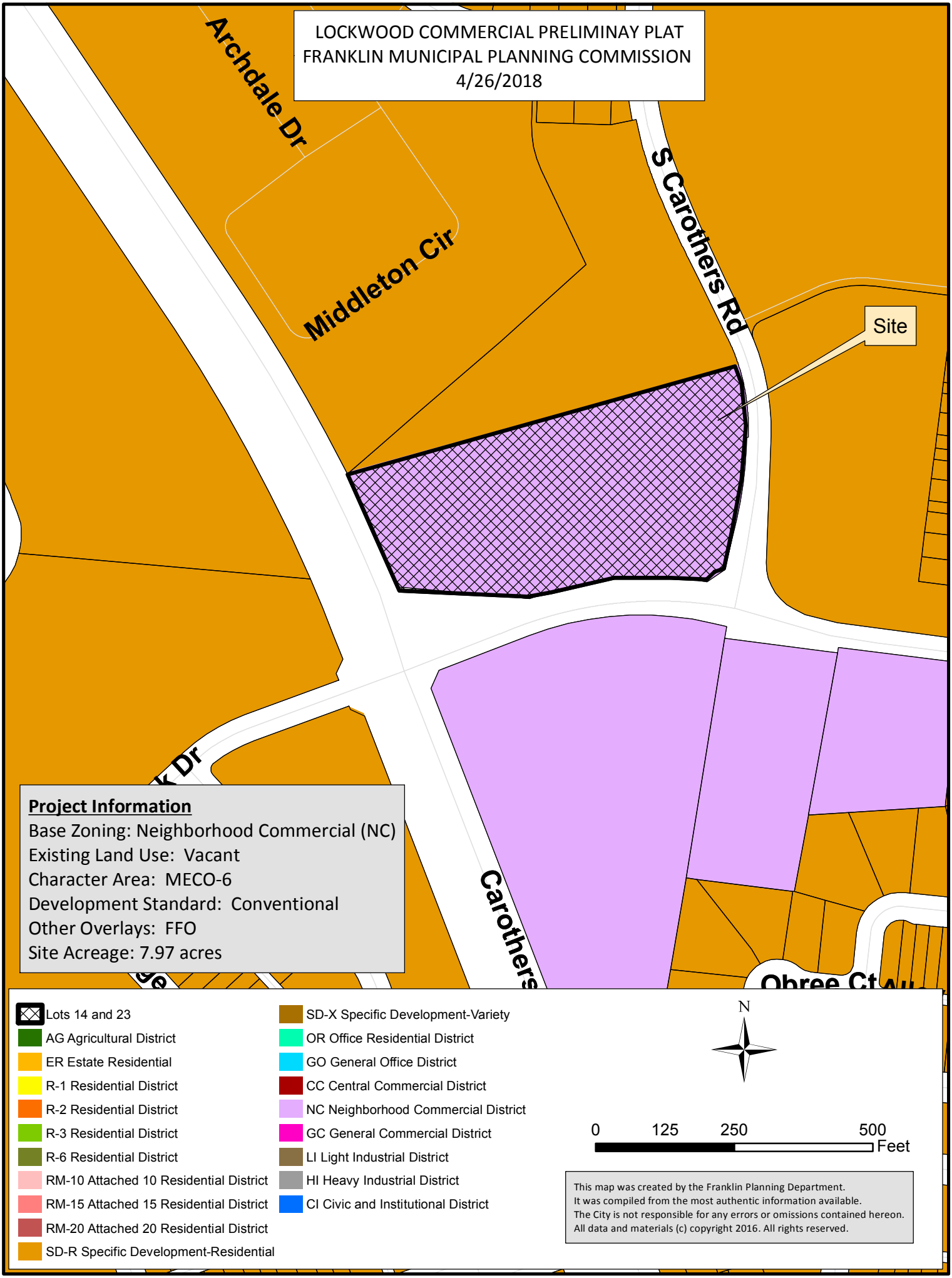
SITE ADDRESS:
1350 PERRONE WAY
FRANKLIN, TN. 37069

SITE INFORMATION:
MAP 36, PARCEL 51.05
FOR 6 LLC
BOOK 6365, PAGE 171

OWNER INFO:
FOR 6 LLC
ATT: SHABNAM AMINMADANI CHIEF MANAGER
1728 GENERAL GEORGE PATTON DRIVE # 200
BRENTWOOD, TN 37027
PH. 615-377-5705

HFR PROJECT NO. 2018039-52

G:\2018039\Survey\2018039-52.dwg, 4/5/2018 12:34:17 PM, dreagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:40


LOCKWOOD COMMERCIAL PRELIMINAY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018
Archdale Dr
Middleton Cir
S Carothers Rd
Site
Carothers
Obree Ct
Project Information
Base Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 7.97 acres
Lots 14 and 23
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500 Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6650

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Preliminary Plat Checklist

General Issues

37. C. Statement of Expected Project Impact

jimmy.wiseman@franklintn.gov This is an advisory comment as a reminder to Staff and the applicant. The applicant shall submit the traffic impact study, complete with TIA on-call consultant review and incorporation of comments, at least one week prior to the submittal of the site plan for this property.

Stormwater

General Issues

25. Stream Buffer

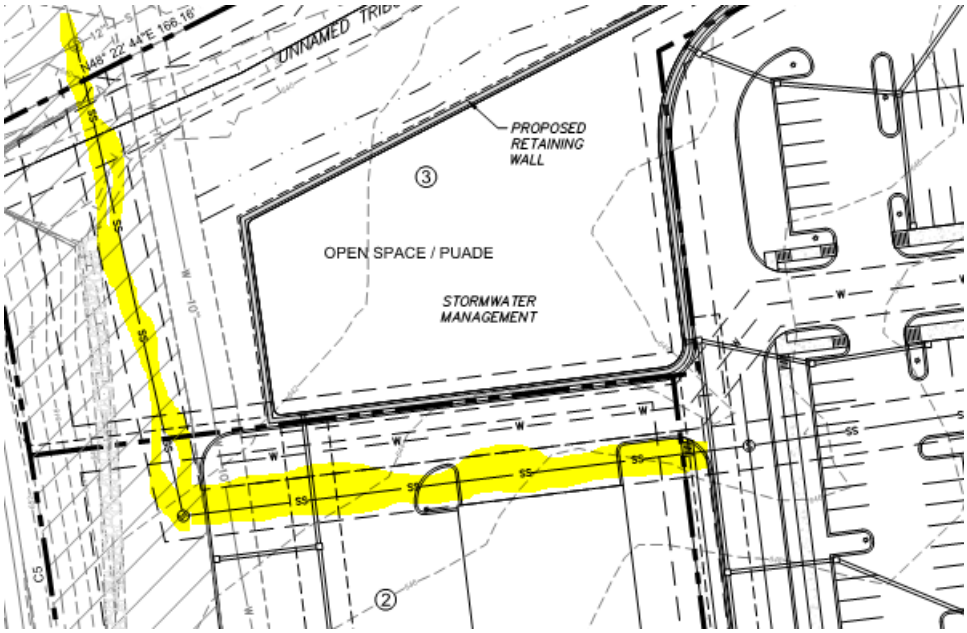
jeff.willoughby@franklintn.gov Show and label on Sheet 2.0 as well.

Water/Sewer

Pre-App_Lockwood Commercial Preliminary Plat.pdf

6. Sanitary sewer

ben.mcneil@franklintn.gov The applicant did address the comment of relocating the sanitary sewer connection point, but the main line can be shown stopping at the property line. Franklin is responsible for the sanitary sewer to the property line only. From that point, the customer shall be responsible.



Zoning

General Issues

19. FFO

shanna.mccoy@franklintn.gov	The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. Comment to remain open as general note [Edited By Joshua King]
20. FFO	
shanna.mccoy@franklintn.gov	It is understood that a CLOMR has been submitted to FEMA. Once the work is completed a LOMR must be submitted to FEMA. Once the LOMR is approved by FEMA it must be approved by BZA. The final plat shall not be recorded until this step is complete. Comment to remain open as general note [Edited By Joshua King]

LOCKWOOD COMMERCIAL PARCEL

PRELIMINARY PLAT

FRANKLIN, TN
CITY OF FRANKLIN PROJECT NO. 6650

ISSUED: MARCH 12, 2018
REVISED: APRIL 5, 2018

PROPERTY OWNER

LEVI GRANTHAN, LLC
725 COOL SPRINGS BOULEVARD, SUITE 210
FRANKLIN, TN 37064
CONTACT: TERRY RASMUSSEN
PHONE: (615) 472-1823
E-MAIL: TERRY.RASMUSSEN@CRESCENTHOMES.NET

CIVIL ENGINEER

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: CLAY WALLACE
PHONE: (615) 383-6300
E-MAIL: CLAY.WALLACE@ELI-LLC.COM

SURVEYOR

ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37027
CONTACT: BENNIE WHEELER
PHONE: (615) 383-6300
E-MAIL: BENNIE.WHEELER@ELI-LLC.COM

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
114 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
PHONE: (615) 975-5765
E-MAIL: GREG.GAMBLE@GDC-TN.COM

VICINITY MAP
SCALE: 1" = 1,000'

N

Index of Drawings	
Sheet Number	Sheet Title
C 0.0	Cover
C 1.0	Overall Existing Conditions Plan
C 1.1	Enlarged Existing Conditions Plan
C 2.0	Preliminary Plat
C 3.0	Site Grading & Drainage Plan
C 4.0	Site ROW & Access Plan
C 5.0	Site Utility Plan

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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

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SITE IS REFERENCING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GR□□HIC SC□□E □IN FEET□

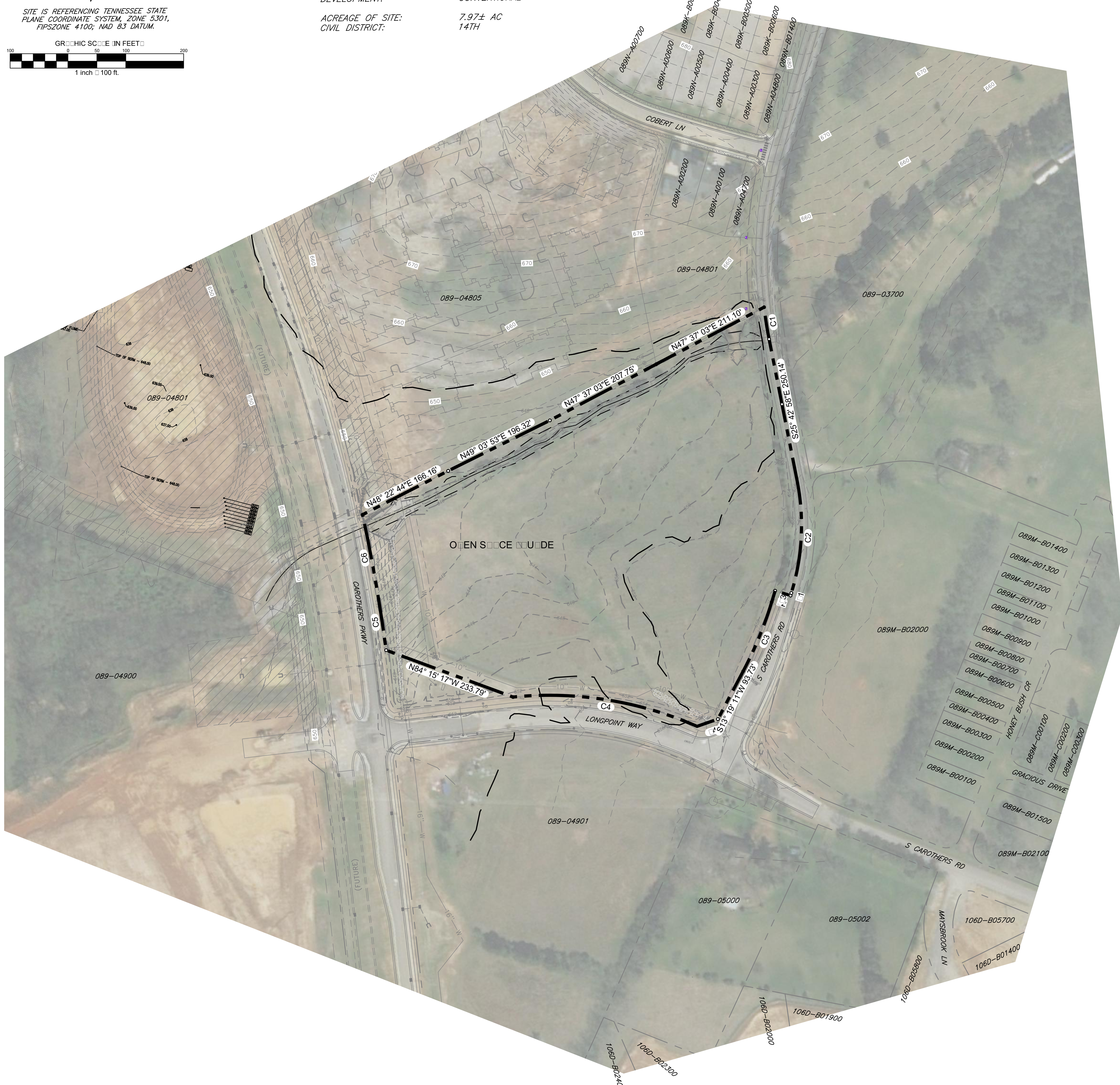
100 0 50 100 200

1 inch □ 100 ft.

<u>SITE DATA</u>

MAP 89, PART OF PARCEL 48.01
CALLED "PORTION B"

BASE ZONING DISTRICT:	NEIGHBORHOOD COMMERCIAL (NC)
CHARACTER AREA:	MCEWEN
OVERLAY ZONING DISTRICT:	FLOODWAY FRINGE OVERLAY (FFO)
DEVELOPMENT:	CONVENTIONAL
ACREAGE OF SITE:	7.97± AC
CIVIL DISTRICT:	14TH



<u>ADJACENT PARCELS</u>

MAP 089K, PARCEL B00300
OWNER: SHAIK KALEESHA V
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089K, PARCEL B00400
OWNER: SWAIN PUSPAK R
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089K, PARCEL B00500
OWNER: BALUSU ASHOK
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089K, PARCEL B00600
OWNER: RAINWATER LORI A
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00100
OWNER: MCMILLAN SCOTT
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00200
OWNER: COPE DOUGLAS
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00300
OWNER: JOHNSON JERRY
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00400
OWNER: SAXENA SAMEER
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00500
OWNER: ISMAILI MOHAMMAD A
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00600
OWNER: RODGERS NICOLE
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A00700
OWNER: POLLACK JOHNATHAN P
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A04700
OWNER: LOCKWOOD GLEN HOMEOWNERS ASSOCIATION INC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089K, PARCEL B01400
OWNER: LOCKWOOD GLEN HOMEOWNERS ASSOCIATION INC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089N, PARCEL A04800
OWNER: LOCKWOOD GLEN HOMEOWNERS ASSOCIATION INC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00100
OWNER: FERGUSON MICHAEL A
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00200
OWNER: SIMMONS RIDGE JOINT VENTURE
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00300
OWNER: KUMAR ARVIND
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00400
OWNER: KIRKPATRICK BRIAN S AND OLIVIA E
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00500
OWNER: CLIFTON JOSHUA AND CHO HYUN SUK
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00600
OWNER: CHIGUTUPATI NRUPEN C AND PATAE SWARNA
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00700
OWNER: KIM BILLY J AND JANE M
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00800
OWNER: FORNERO DANE ANTHONY
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B00900
OWNER: STOVALL JULIA E
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B01000
OWNER: BROWN ALAN K AND MARY L
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B011000
OWNER: VISAGAMURTHY GURUCHARANN
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B01200
OWNER: CHEPURI YASHPAL AND GILLALA ARCHANA
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B01300
OWNER: ZABROSKY KRISTY
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B01400
OWNER: GILLETTE AUROA A
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B01500
OWNER: SIMMONS RIDGE JOINT VENTURE
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B02000
OWNER: SIMMONS RIDGE JOINT VENTURE
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL B02100
OWNER: SIMMONS RIDGE JOINT VENTURE
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL C00100
OWNER: RANGANI SHAILESHKUMAR D AND SANGEETABEN
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL C00200
OWNER: HANTLE TRACIE K AND NATHANIEL J
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089M, PARCEL C00300
OWNER: DUBLIN DIANE S AND LYNDA CAROL
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089, PARCEL 05002
OWNER: HELM LILLIAN M
BASE ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL
OVERLAY ZONING DISTRICT: FFO
CHARACTER AREA: MCEWEN
EXISTING LAND USE: VACANT
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089, PARCEL 05000
OWNER: HELM LILLIAN M
BASE ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL
OVERLAY ZONING DISTRICT: FFO, FWO
CHARACTER AREA: MCEWEN
EXISTING LAND USE: VACANT
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089, PARCEL 04901
OWNER: CAROTHERS LAND CO LLC
BASE ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL
OVERLAY ZONING DISTRICT: FFO
CHARACTER AREA: MCEWEN
EXISTING LAND USE: VACANT
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089, PARCEL 04900
OWNER: REAL ESTATE SOLUTIONS GROUP LLC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: FFO
CHARACTER AREA: MCEWEN
EXISTING LAND USE: VACANT
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089, PARCEL 04801
OWNER: CRESCENT LOCKWOOD LLC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: FFO, FWO
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 089, PARCEL 048015
OWNER: CRESCENT LOCKWOOD MF LLC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: FFO
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B05700
OWNER: LOCKWOOD GLEN HOMEOWNERS ASSOCIATION INC.
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B05800
OWNER: LOCKWOOD GLEN HOMEOWNERS ASSOCIATION INC.
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B01400
OWNER: MIKE FORD CUSTOM BUILDERS LLC
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B01900
OWNER: GINSBURG MATTHEW A JR
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B02000
OWNER: BRENDAN BOLES
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B02300
OWNER: OAK DUCK GENERAL PARTNERSHIP
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B02400
OWNER: OAK DUCK GENERAL PARTNERSHIP
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

MAP 106D, PARCEL B02400
OWNER: OAK DUCK GENERAL PARTNERSHIP
BASE ZONING DISTRICT: SPECIFIC DEVELOPMENT–RESIDENTIAL
OVERLAY ZONING DISTRICT: NONE
CHARACTER AREA: MCEWEN
EXISTING LAND USE: RESIDENTIAL
DEVELOPMENT STANDARDS: CONVENTIONAL

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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LOCKWOOD COMMERCIAL PARCEL PRELIMINARY PLAT

MAP 89, PART OF PARCEL 48.01 CALLED "PORTION B"
CITY OF FRANKLIN PROJECT NO. 6650
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	4/5/18	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108133
STATE OF TENNESSEE
Larry C Wallace
3/12/18

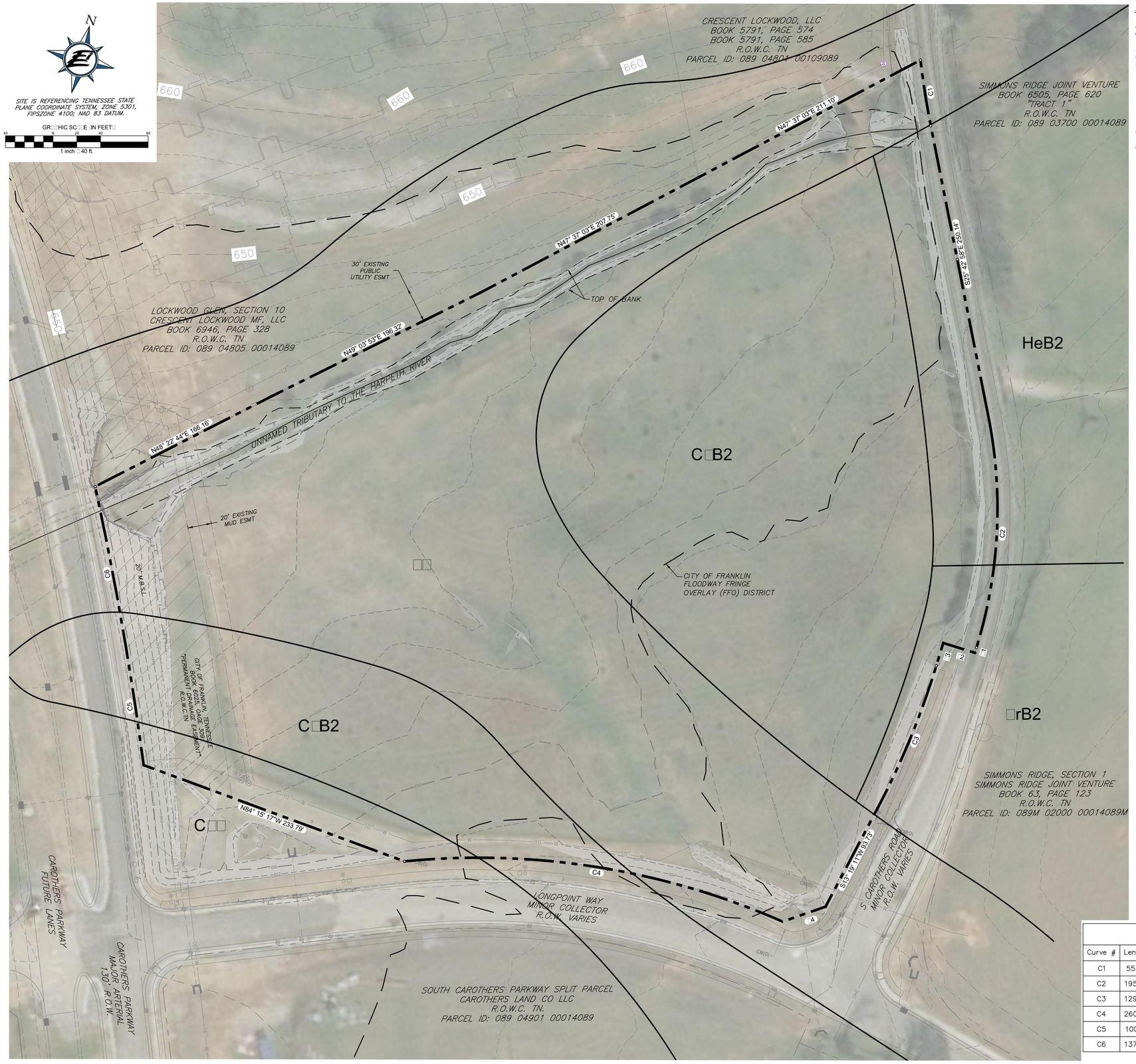
Issue Date:	March 12, 2018
ELI Project No:	18-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL EXISTING CONDITIONS PLAN

Sheet No.

C 1.0



SITE DATA

MAP 89, PART OF PARCEL 48.01
CALLED "PORTION B"

BASE ZONING DISTRICT:	NEIGHBORHOOD COMMERCIAL (NC)
CHARACTER AREA:	MCEWEN
OVERLAY ZONING DISTRICT:	FLOODWAY FRINGE OVERLAY (FFO)
DEVELOPMENT:	CONVENTIONAL
ACREAGE OF SITE:	7.97± AC
CIVIL DISTRICT:	14TH

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. ANTICIPATED DEMAND IS 9,400 GPD.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. ANTICIPATED SEWER FLOW IS 9,400 GPD.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOW TO THE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED

STREET NETWORK
THIS SITE IS LOCATED NORTH OF LONGPOINT WAY (MINOR COLLECTOR) BETWEEN THE INTERSECTIONS OF CAROTHERS PARKWAY (MAJOR ARTERIAL) AND S CAROTHERS ROAD (MINOR COLLECTOR).

DRAINAGE FEATURES
SITE DRAINS TO AN UNNAMED TRIBUTARY TO THE HARPETH RIVER ALONG THE NORTHERN BOUNDARY. AN EXISTING DETENTION POND CONSTRUCTED WITH CAROTHERS PARKWAY IS IN THE R.O.W. OF THE INTERSECTION OF CAROTHERS PARKWAY AND LONGPOINT WAY. FOLLOWING THE DEDICATION OF THIS AREA TO THE DEVELOPER PER COF CONTRACT NO. 2016-0098, THIS POND WILL BE FILLED, AND THE STORAGE INCLUDED IN THE PROPOSED DETENTION POND ON SITE. THE ESTIMATED INCREASE IN IMPERVIOUS AREA IS APPROXIMATELY 2.25 ACRES. ANY INCREASES IN STORMWATER RUNOFF WILL BE TREATED AND DETAINED PER CITY OF FRANKLIN REQUIREMENTS.

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

TRIP GENERATION

LAND USE	SHOPPING CENTER/RETAIL AND SERVICE STATION
SIZE:	36,000± SF SHOPPING CENTER/RETAIL
	4,500± SF SERVICE STATION

ESTIMATED AVG DAILY TRAFFIC: 7,209

EXISTING SLOPES

14% – 19.99%

20% AND GREATER

SOILS LEGEND

ArA	Armour silt loam, 0 or 2 percent slopes
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
CaA	Captina silt loam, phosphatic, 0 to 2 percent slopes
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
Hu	Huntington silt loam, phosphatic
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
Se	Sequatchie loam, phosphatic

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	55.92	700.00	4.58	S23° 25' 39"E	55.91
C2	195.89	395.49	28.38	S11° 31' 35"E	193.90
C3	129.80	683.00	10.89	S7° 52' 31"W	129.61
C4	260.20	635.00	23.48	S87° 29' 11"W	258.38
C5	100.91	2929.79	1.97	N23° 02' 59"W	100.91
C6	137.02	2929.79	2.68	N25° 22' 34"W	137.01

Parcel Line Table

Line #	Length	Direction
L1	4.59	S2° 39' 49"W
L2	27.86	N87° 20' 11"W
L3	20.00	S2° 25' 50"W
L4	38.16	N56° 16' 20"E

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LOCKWOOD COMMERCIAL PARCEL PRELIMINARY PLAT

MAP 89, PART OF PARCEL 48.01 CALLED "PORTION B"
CITY OF FRANKLIN PROJECT NO. 6650
FRANKLIN, TENNESSEE

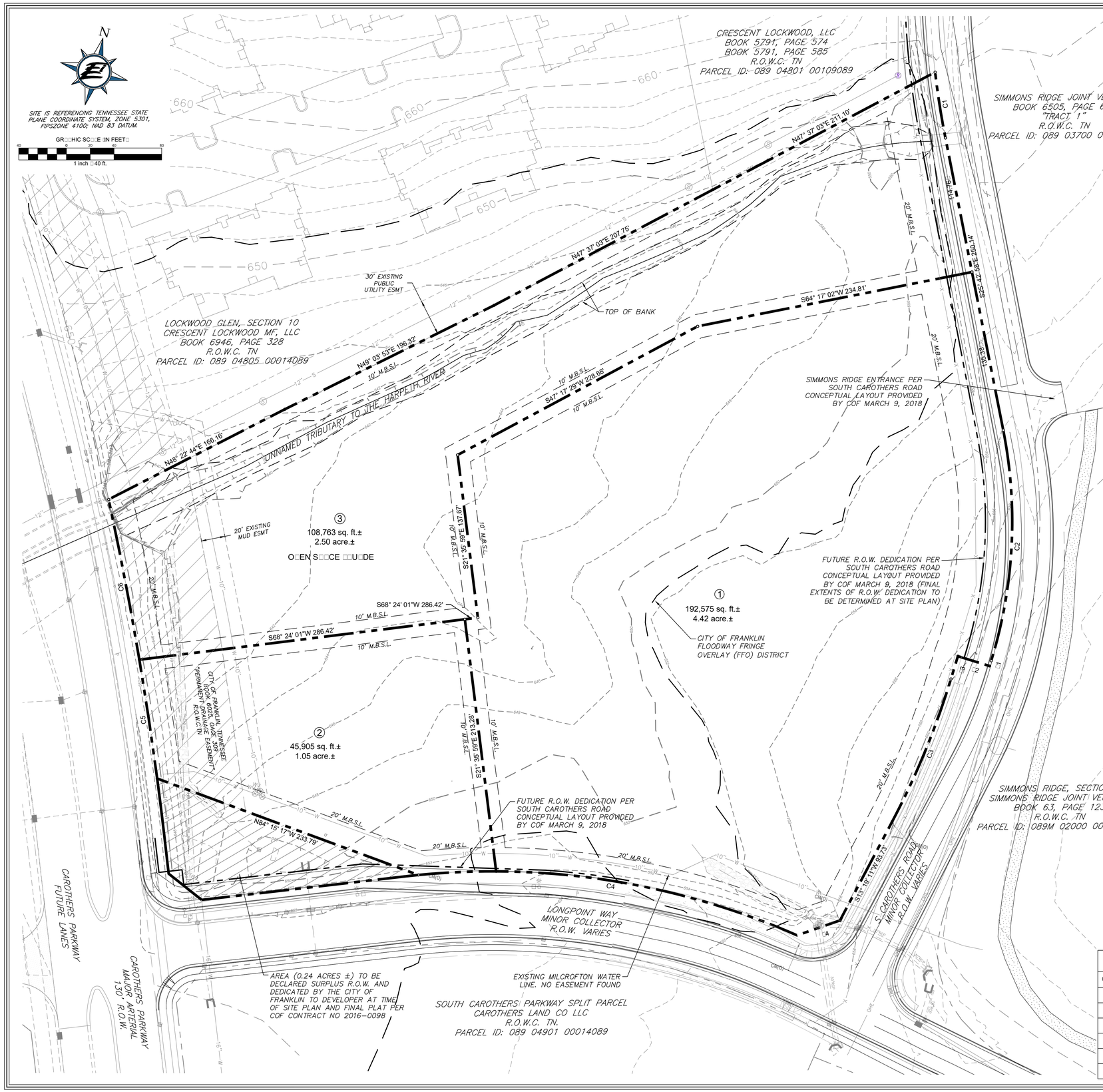
Rev.	Date	Revision Description
1	4/5/18	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
NO. 109121
STATE OF TENNESSEE
4/5/18

Issue Date:	March 12, 2018
ELI Project No:	18-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ENLARGED EXISTING CONDITIONS PLAN

Sheet No.
C 1.1



PROPERTY DESCRIPTION

PROPERTY SITUATED IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, BEING SHOWN ON TAX MAP 089, AS A PORTION OF PARCEL 48.01, BEING BOUNDED ON THE NORTH BY CRESCENT LOCKWOOD MF, LLC AND P/O SAID PARCEL 48.01, ON THE WEST BY CAROTHERS PARKWAY, ON THE EAST BY SOUTH CAROTHERS ROAD, ON THE SOUTH BY LONGPOINT WAY ROAD AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS.

COMMENCING AT A POINT ON THE WESTERLY MARGIN OF S. CAROTHERS ROAD, SAID POINT BEING THE SE CORNER OF LOT 98(OPEN SPACE 1) OF NICHOLS BEND PUD SUBDIVISION SECTION 1 AS OF RECORD IN PLAT BOOK 58, PAGE 64 R.O.W.C., TN; THENCE FROM SAID COMMENCING POINT S 27°-52'-43" E, 123.70' TO A POINT IN THE CENTERLINE OF SAID S. CAROTHERS ROAD BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTERLINE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 55.92', A RADIUS OF 700.00', A CENTRAL ANGLE OF 04°-34'-38", A CHORD BEARING AND DISTANCE OF S 23°-25'-39" E, 55.91'; THENCE S 25°-42'-58" E, 250.14'; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 195.89', A RADIUS OF 395.49', A CENTRAL ANGLE OF 28°-22'-47", A CHORD BEARING AND DISTANCE OF S 11°-31'-35" E, 193.90'; THENCE S 02°-39'-49" W, 4.59'; THENCE LEAVING SAID CENTERLINE N 87°-20'-11" W, 27.86' TO A POINT ON THE AFOREMENTIONED WESTERLY MARGIN OF S. CAROTHERS ROAD; THENCE ALONG SAID MARGIN S 02°-25'-50" W, 20.00'; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 129.80', A RADIUS OF 683.00', A CENTRAL ANGLE OF 10°-53'-21', A CHORD BEARING AND DISTANCE OF S 07°-52'-31" W, 129.61'; THENCE S 13°-19'-11" W, 93.73'; THENCE S 56°-16'-20" W, 38.16' TO A POINT ON NORTHERLY MARGIN OF THE LONGPOINT WAY ROAD; THENCE ALONG SAID NORTHERLY MARGIN WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 325.61', A RADIUS OF 635.00', A CENTRAL ANGLE OF 29°-22'-46", A CHORD BEARING AND DISTANCE OF S 84°-32'-07" W, 322.05'; THENCE N 84°-15'-17" W, 233.79' TO A POINT ON THE NORTHEASTERLY MARGIN OF CAROTHERS PARKWAY; THENCE ALONG SAID MARGIN WITH A CURVE TO THE LEFT HAVING AN ARC OF 237.93', A RADIUS OF 2929.79', A CENTRAL ANGLE OF 04°-39'-11", A CHORD BEARING AND DISTANCE OF N 24°-23'-35" W, 237.87' TO AN IRON ROD (OLD), SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF THE CRESCENT LOCKWOOD MF, LLC PROPERTY AS OF RECORD IN BOOK 6946, PAGE 328 R.O.W.C., TN; THENCE LEAVING SAID MARGIN AND ALONG THE SOUTHEASTERLY LINES OF SAID CRESCENT LOCKWOOD MF, LLC PROPERTY N 48°-22'-44" E, 166.16' TO AN IRON ROD (OLD); THENCE N 49°-03'-53" E, 196.32' TO AN IRON ROD (OLD); THENCE N 47°-37'-03" E (PASSING AN IRON ROD (OLD) AT THE SE CORNER OF THE CRESCENT LOCKWOOD MF, LLC PROPERTY AT 207.75') IN TOTAL 418.85' TO THE POINT OF BEGINNING:

CONTAINING 347243 SQ. FT. OR 7.97 ACRES +/-

GENERAL NOTES

1. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS SURVEY WAS GATHERED UTILIZING GPS METHOD USING THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 89 AS A PORTION OF PARCEL 48.01, TOTAL ACRES = 8.31±
3. SITE ADDRESS
   0 CAROTHERS PARKAY
   FRANKLIN, TN 37064
   14TH CIVIL DISTRICT
4. SUBJECT PROPERTY IS CURRENTLY ZONED "NC" NEIGHBORHOOD COMMERCIAL DISTRICT.
5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISUAL APPURTANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-111 OR 1-615-366-1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE, THIS SURVEY IS SUBJECT TO FINDINGS OF AN ACCURATE TITLE SEARCH.
7. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT: 20'
   SIDE: 10'
   REAR: 25'

PROPERTY OWNERS: LEVI GRANTHAM, LLC
CONTACT: TERRY RASMUSSEN
ADDRESS: 725 COOL SPRINGS BLVD, SUITE 210
FRANKLIN, TN 37064
PHONE: (615) 472-1823
E-MAIL: TERRY.RASMUSSEN@CRESCENTHOMES.NET

9. SURVEYOR: ENERGY LAND & INFRASTRUCTURE, LLC
   CONTACT: BENNIE O. WHEELER, RLS
   ADDRESS: 1420 DONELSON PIKE, SUITE A-12
   NASHVILLE, TN 37217
   PHONE: (615) 383-6300
   E-MAIL: BENNIE.WHEELER@ELI-LLC.COM
10. A PORTION OF THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON FEMA MAP NUMBER 47187C0214G ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. (MAP DATED: REVISED DECEMBER 22, 2016).
11. ALL DRIVE AISLE WILL BE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENTS.

ANTICIPATED IMPACTS:

SANITARY SEWER
- CITY OF FRANKLIN SEWER DEPARTMENT
- 9,400 GPD ANTICIPATED DEMAND

DOMESTIC WATER
- MILCROFTON UTILITY DISTRIC
- 9,400 GPD ANITCIPATED DEMAND

RECLAIMED WATER
- NO RECLAIMED WATER

DRAINAGE
- POST-DEVELOPMENT CONSTRUCTION FLOWS WILL NOT EXCEED PRE-DEVELOPMENT FLOWS

STREETS
- 7,209 ANTICIPATED ADT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	55.92	700.00	4.58	S23° 25' 39"E	55.91
C2	195.89	395.49	28.38	S11° 31' 35"E	193.90
C3	129.80	683.00	10.89	S7° 52' 31"W	129.61
C4	260.20	635.00	23.48	S87° 29' 11"W	258.38
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Parcel Line Table

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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LOCKWOOD COMMERCIAL PARCEL PRELIMINARY PLAT

MAP 89, PART OF PARCEL 48.01 CALLED "PORTION B"
CITY OF FRANKLIN PROJECT NO. 6650
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	4/5/18	Per City of Franklin Comments

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
AGRIMENSOR
TENNESSEE NO. 1540

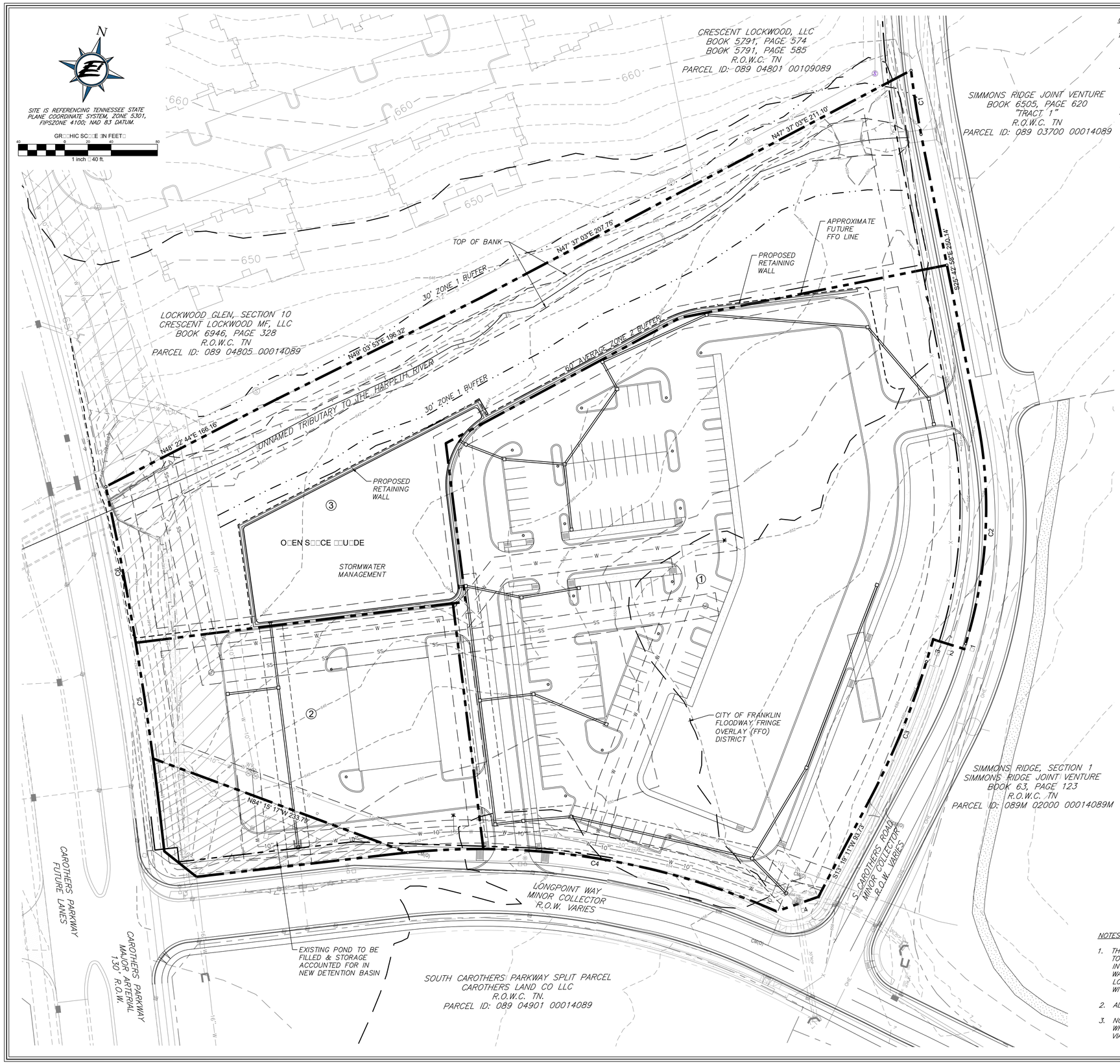
Issue Date:	March 12, 2018
ELI Project No:	18-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

PRELIMINARY PLAT

Sheet No.

C 2.0



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.

NOTES:

1. THE ENTRANCE LOCATION ON LONGPOINT WAY SHALL BE LOCATED APPROPRIATELY TO PROVIDE ADEQUATE STORAGE FOR VEHICLES ENTERING THE SITE WITHOUT INTERFERING WITH THE OPERATION OF THE INTERSECTIONS OF LONGPOINT WAY/CAROTHERS PARKWAY AND LONGPOINT WAY/SOUTH CAROTHERS ROAD. THIS LOCATION SHALL BE DETERMINED BY A TRAFFIC IMPACT STUDY TO BE SUBMITTED WITH THE INITIAL SITE PLAN.
2. ALL DRIVE AISLES WILL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
3. NO STORMWATER FACILITIES SHALL BE ADJACENT TO PUBLIC RIGHT-OF WAY WHERE FUTURE ROADWAY IMPROVEMENTS MAY ENDANGER THE LONG-TERM VIABILITY OF THOSE FEATURES.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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LOCKWOOD COMMERCIAL PARCEL PRELIMINARY PLAT

MAP 89, PART OF PARCEL 48.01 CALLED "PORTION B"
CITY OF FRANKLIN PROJECT NO. 6650
FRANKLIN, TENNESSEE

Rev:	Date	Revision Description
1	4/5/18	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102147
STATE OF TENNESSEE
Larry C. Wallace 4/5/18

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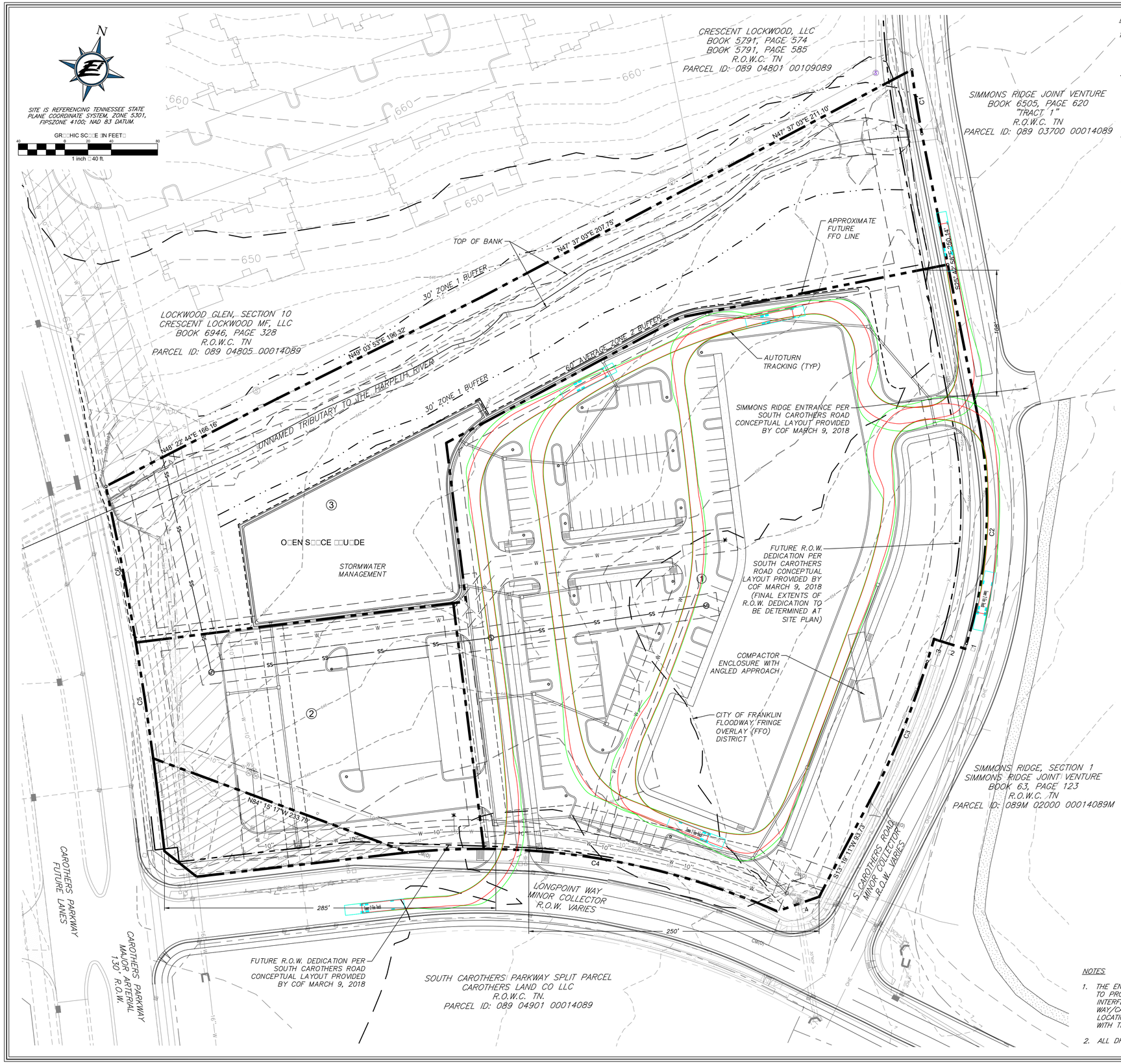
ELI Project No:	18-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE GRADING & DRAINAGE PLAN

Sheet No.

C 3.0



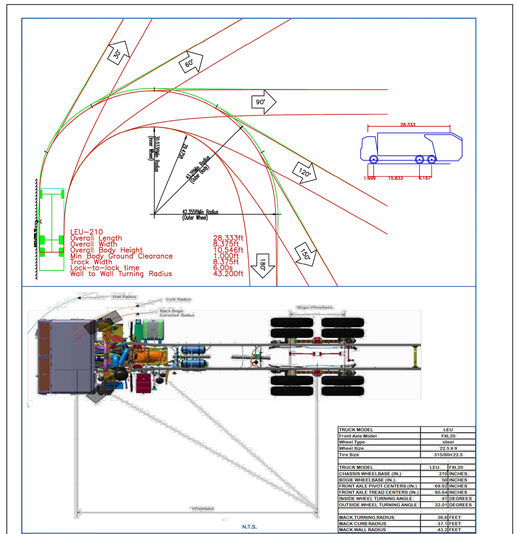
R.O.W. & ACCESS GENERAL NOTES

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.

ACCESS MANAGEMENT

MIIN. DISTANCE BETWEEN DRIVEWAY & INTERSECTIONS: 300 FT (MINOR COLLECTOR)
800 FT (MAJOR ARTERIAL)

DRIVEWAY WIDTH: 25 – 36 FT
DRIVEWAY APPROACH STREET CONFIGURATION: 25 FT RADIUS RETURN



CITY OF FRANKLIN TOWER 2 (SUTPHEN SP 100 AERIAL PLATFORM)

LENGTH: 51.25 FT
FROM BUMPER TO CENTERLINE OF FRONT AXLE: 10 FT
WHEELBASE (FRONT AXLE TO REAR AXLE): 22.25 FT
WIDTH: 8.66 FT
TRACK: 8.00 FT
LOCK TO LOCK TIME: 6 SECONDS
STEERING LOCK ANGLE: 42°
APPROACH ANGLE: 13°
DEPARTURE ANGLE: 8°
TURNING RADIUS (INSIDE): 22 FT
TURNING RADIUS (OUTSIDE): 36 FT 7 IN
TURNING RADIUS (WALL TO WALL): 42 FT
GROSS VEHICLE WEIGHT: 67,000 LBS

NOTES

1. THE ENTRANCE LOCATION ON LONGPOINT WAY SHALL BE LOCATED APPROPRIATELY TO PROVIDE ADEQUATE STORAGE FOR VEHICLES ENTERING THE SITE WITHOUT INTERFERING WITH THE OPERATION OF THE INTERSECTIONS OF LONGPOINT WAY/CAROTHERS PARKWAY AND LONGPOINT WAY/SOUTH CAROTHERS ROAD. THIS LOCATION SHALL BE DETERMINED BY A TRAFFIC IMPACT STUDY TO BE SUBMITTED WITH THE INITIAL SITE PLAN.
2. ALL DRIVE AISLES WILL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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LOCKWOOD COMMERCIAL PARCEL PRELIMINARY PLAT

MAP 89, PART OF PARCEL 48.01 CALLED "PORTION B"
CITY OF FRANKLIN PROJECT NO. 6650
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	4/5/18	Per City of Franklin Comments

LARRY C. WALLACE — REGISTERED ENGINEER — NO. 102112 — STATE OF TENNESSEE
4/5/18

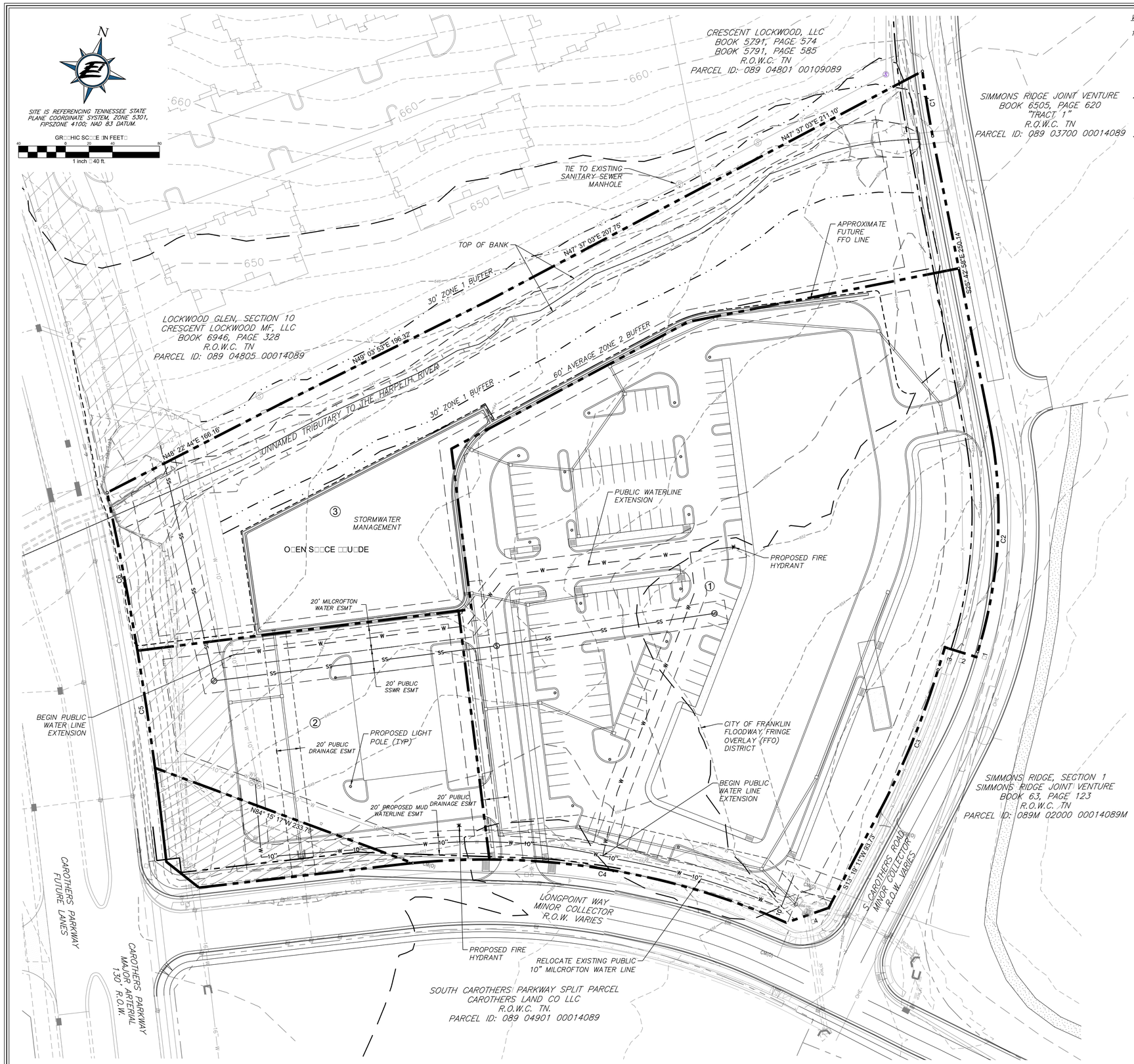
Issue Date:	March 12, 2018
ELI Project No:	18-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

SITE ROW & ACCESS PLAN

Sheet No.

C 4.0



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 PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY COMPANIES

ELECTRIC
MIDDLE TENNESSEE ELECTRIC COMPANY
P.O. BOX 681709
FRANKLIN, TN 37068
(615) 794-3561
CONTACT: GARY OSBORN

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 716-2260
CONTACT: MIKE JONES

SANITARY SEWER
CITY OF FRANKLIN SEWER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37062
(615) 794-4554
CONTACT: BEN MCNEIL

NATURAL GAS
ATMOS ENERGY
810 CRESCENT CENTRE DRIVE #600
FRANKLIN, TN 37067
(615) 771-8300
CONTACT: ROBERT ARNOLD

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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LOCKWOOD COMMERCIAL PARCEL PRELIMINARY PLAT

MAP 89, PART OF PARCEL 48.01 CALLED "PORTION B"
CITY OF FRANKLIN PROJECT NO. 6650
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	4/5/18	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109137
STATE OF TENNESSEE
4/5/18

Issue Date:	March 12, 2018
ELI Project No:	18-11-1104
Drafted By:	RDP
Checked By:	LCW

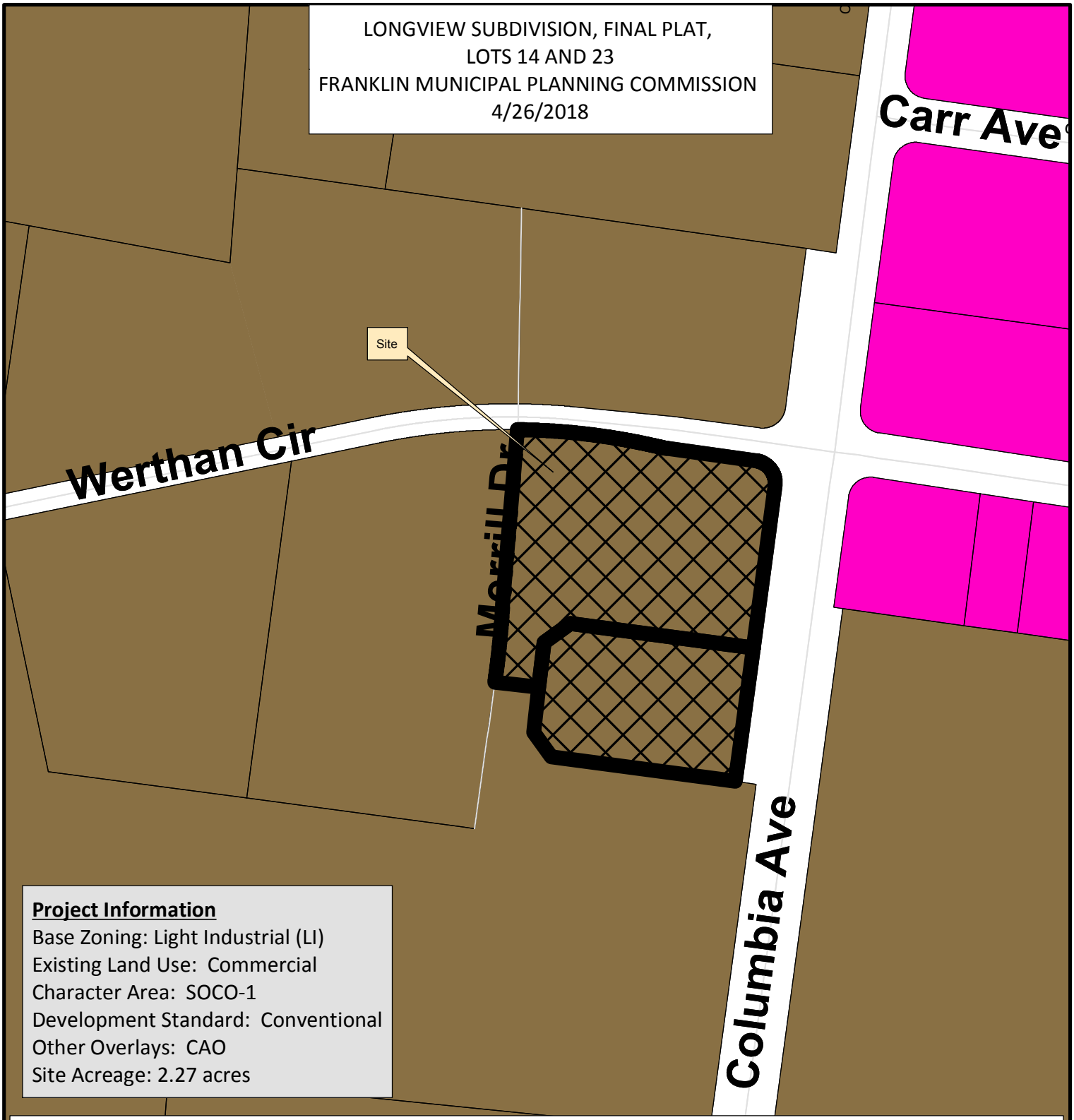
Sheet Title:

SITE UTILITY PLAN

Sheet No.

C 5.0

LONGVIEW SUBDIVISION, FINAL PLAT,
LOTS 14 AND 23
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018



Project Information
Base Zoning: Light Industrial (LI)
Existing Land Use: Commercial
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: CAO
Site Acreage: 2.27 acres

- Lots 14 and 23
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 100 200 400 Feet

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

COF no: 6652

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. 0. General Information

joe.marlo@franklintn.gov With the resubmittal of the plat, applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required CAD file.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

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

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

Stormwater

General Issues

12. Plats

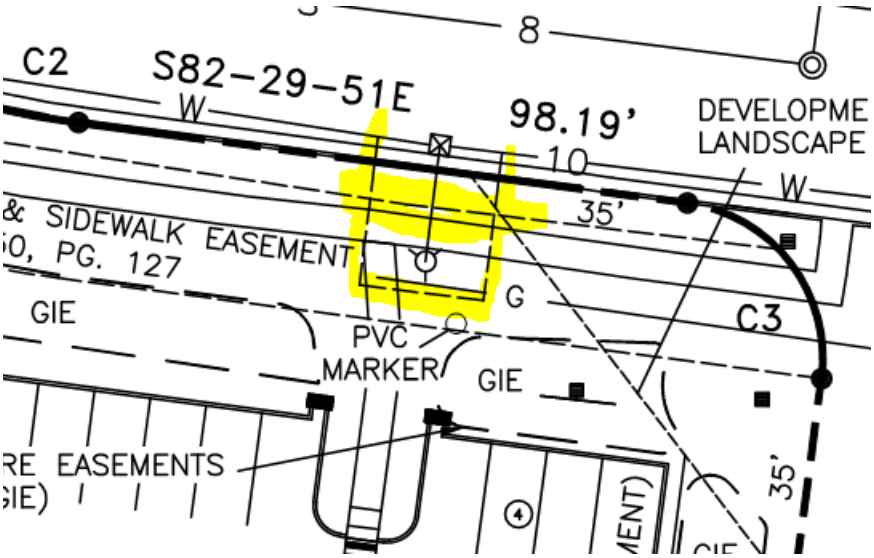
jeff.willoughby@franklintn.gov Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

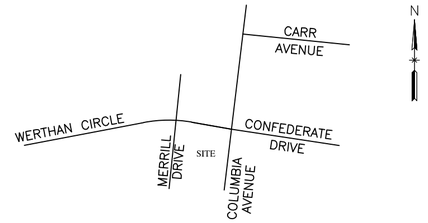
Water/Sewer

General Issues

2. Domestic water

ben.mcneil@franklintn.gov Applicant did add the easement around the public fire hydrant, but the easement lines are not labeled and the 10' waterline easement is shown through the easement. Applicant shall clarify the lines to ensure no confusion in the future.





NOT TO SCALE

VICINITY MAP

LEGEND

IRON PIN OLD 1/2" OR 5/8" REBAR	● IP(O)	EDGE OF PAVEMENT	
5/8" IRON PIN NEW	● IP(N)	PROPERTY/R.O.W. LINE	
GAS VALVE	⊕	EDGE OF CONC.	
WATER VALVE	⊠	WATER LINE	6 W 6 W
FIRE HYDRANT		SEWER LINE	S 8 S 8
WATER METER		CURB AND GUTTER	
MANHOLE	◎	EASEMENT LINE	
UTILITY POLE		PUBLIC UTILITY & DRAINAGE EASEMENT	PUDE
LIGHT POLE		MINIMUM BUILDING SETBACK LINE	MBSL
GAS METER		GASE LINE	G G
SIGN POST			
SITE ADDRESS	1710		

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	
14	64,427	1.48	
23	34,252	0.79	
TOTAL	98,679	2.27	

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 6) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed by the restrictive covenants as of record in Book_____, Page_____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____

CVHC6 LLC, MICHAEL SHAHSAVARI, V.P/SECRETARY

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Resubdivision of lots 14 "& 23, Final Plat Section One Longview, Revision 1 have been installed in accordance with City specifications, or
2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

_____ Date:_____
Director Water Management Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated and as shown hereon have been installed in accordance with City specifications, or
amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

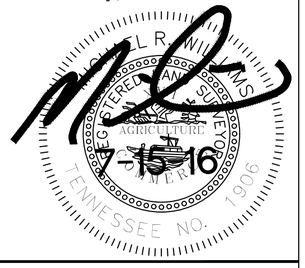
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of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

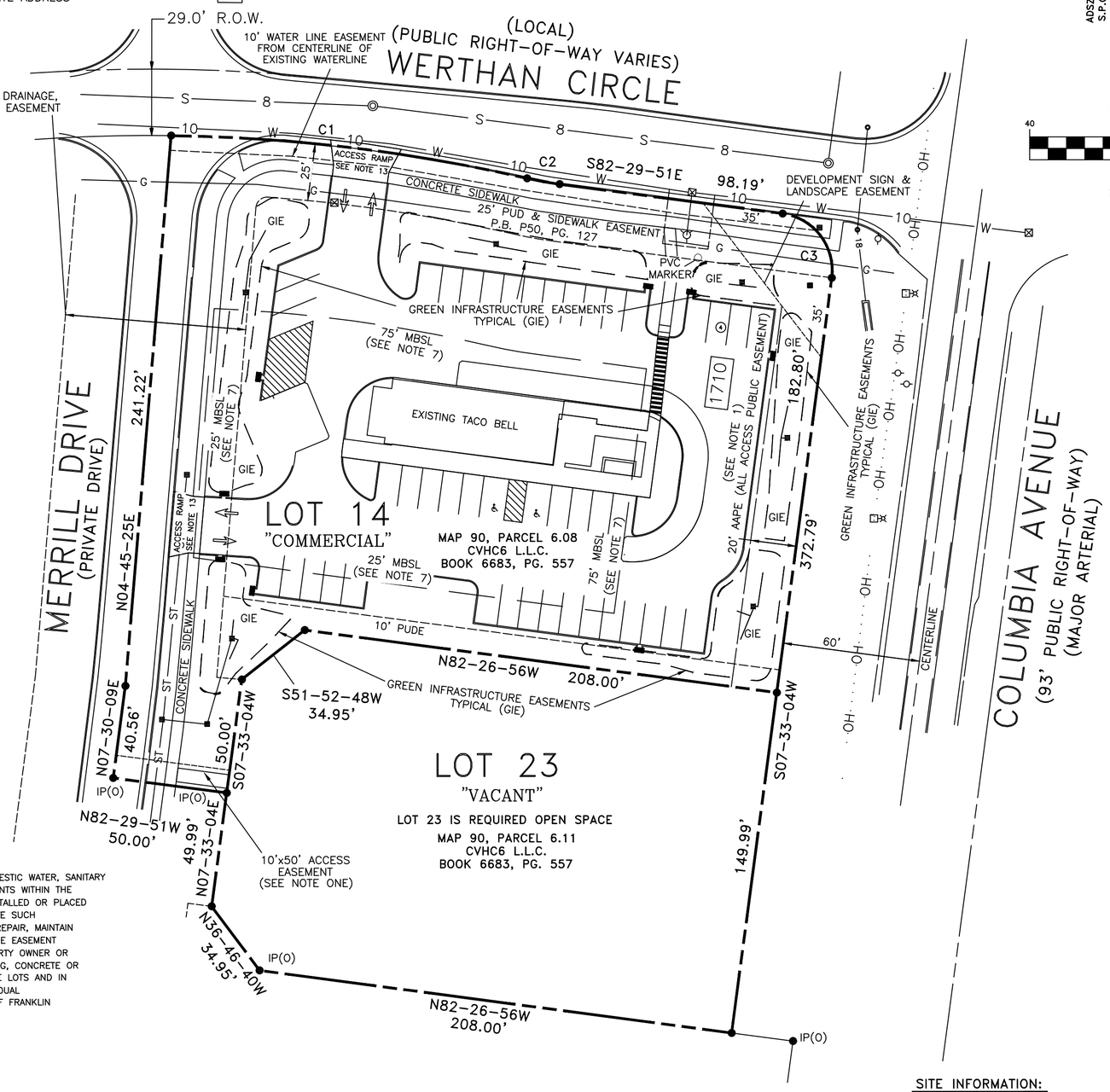
Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.





GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RENAME AN EASEMENT FROM "20' ARTERIAL BUFFER" TO "ALL ACCESS PUBLIC EASEMENT(AAPE)" ON LOT 14 AND ADD A 10'X50' ACCESS EASEMENT TO GIVE ACCESS TO LOT 23 AS SHOWN HEREON.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

4) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

5) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0195F, DATED: SEPTEMBER 29, 2006.

6) DEED REFERENCES FOR THE PROPERTIES SURVEYED ARE SHOWN IN THE SITE INFORMATION TABLE SHOWN BELOW AS OF RECORD IN THE REGISTER'S OFF FOR WILLIAMSON COUNTY, TENNESSEE.

7) ALL EASEMENTS & UTILITIES SHOWN WERE TAKEN FROM CURRENT PLAT OF RECORD BEING "FINAL PLAT SECTION 1 LONGVIEW" P.B. P50, PG. 127.

8) THE RECORDING OF THIS PLAT WILL VOID, VACATE AND SUPERCEDE THE RECORDING OF LOTS 14 AND 23 AS SHOWN RECORDED IN "FINAL PLAT SECTION I LONGVIEW" AS OF RECORD IN PLAT BOOK P50, PAGE 127, R.O.W.C., TN.

9) THIS PROPERTY IS ZONED LIGHT INDUSTRIAL/SUBURBAN. CHARACTER AREA:(SOCO-1), WITH COLUMBIA AVENUE OVERLAY AND DEVELOPMENT STANDARD: CONVENTIONAL.

10) LOT 14 WILL HAVE NO DIRECT VEHICULAR ACCESS ONTO COLUMBIA AVENUE.

11) BUILDING ON LOT 14 SHALL HAVE FRONT ELEVATIONS ON BOTH PUBLIC STREET AND PRIVATE DRIVES WHEN FORMAL SITES PLANS ARE SUBMITTED.

12) LOT 23 IS A REQUIRED OPEN SPACE LOT CREATED TO COMPLY WITH THE SAVING THE FARMSTEAD ACT AND IS, THEREFORE, A NON-BUILDABLE LOT.

13) ACCESS FROM LOTS TO PUBLIC STREETS AND PRIVATE DRIVES SHALL ONLY BE ALLOWED AT THE LOT ACCESS RAMP LOCATIONS SHOWN HEREON.

14) BIO RETENTION AREAS WITH CURB CUTS AND UNDER DRAINS ARE TO BE CONSTRUCTED WITHIN THE 8' WIDE STRIP OF LAND BETWEEN THE BACK OF CURB AND THE FRONT OF THE SIDEWALK. THESE STORMWATER FACILITIES ARE FOR THE COLLECTION AND WATER QUALITY TREATMENT OF THE STREET RUN-OFF AND INCLUDE UNDER DRAIN SYSTEMS WHICH HAVE BEEN SIZED TO INCLUDE THE POST-DEVELOPMENT RUN-OFF FROM THE LOTS THAT NATURALLY SLOPE TOWARD THESE FACILITIES. LOT NUMBERS 9, 10 AND 11 WILL BE PROVIDED WITH ONE (1) STUB-OUT FROM THIS SYSTEM, AND WILL BE REQUIRED TO LIMIT THE POST-DEVELOPMENT 10-YEAR THRU 100-YEAR STORM EVENTS INFLOW TO THE UNDER DRAIN SYSTEM, TO NO MORE THAN THE PRE-DEVELOPMENT 10-YEAR STORM EVENT RUN-OFF FROM THE ENTIRE LOT. LOT NUMBERS 12 AND 14 WILL BE PROVIDED WITH TWO (2) STUB-OUTS FROM THE SYSTEM, AND WILL BE REQUIRED TO LIMIT THE POST-DEVELOPMENT 10-YEAR THRU 100-YEAR STORM EVENTS INFLOW TO THE UNDER DRAIN SYSTEM, TO NO MORE THAN THE PRE-DEVELOPMENT 10-YEAR STORM EVENT RUN-OFF FROM THE PORTION OF THE LOT THAT NATURALLY SLOPES TOWARD THE STUB-OUT LOCATION. NO RUN-OFF WILL BE ALLOWED TO ENTER THE STORMWATER FACILITIES FROM ANY LOT BY ANY OTHER MEANS EXCEPT THE STUB-OUT LOCATIONS, INCLUDING SHEET FLOW OVER THE SURFACE, EXCLUDING THE PORTION OF THE LOT FROM THE BACK OF CURB TO THE BACK OF SIDEWALK. BIORETENTION AREAS AND UNDERDRAINS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).

15) 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.

16) PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

17) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPARING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

18) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	12-13-10	735.50'	78.73'	156.86'	156.56'	S83-10-00E
C2	05-26-25	152.50'	7.25'	14.48'	14.47'	S79-46-38E
C3	90-03-19	25.00'	25.02'	39.29'	35.37'	S37-28-23E

SITE INFORMATION:

LOT 14
FINAL PLAT - SECTION I - LONGVIEW
PLAT BOOK P50, PAGE 127
MAP 90, PARCEL 6.08
CVHC6 L.L.C.
BOOK 6683, PG. 557

LOT 23
FINAL PLAT - SECTION I - LONGVIEW
PLAT BOOK P50, PAGE 127
MAP 90, PARCEL 6.11
CVHC6 L.L.C.
BOOK 6683, PG. 557

PREPARED BY:
HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com
615.370.8500
SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
CVHC6 LLC MICHAEL SHAHSAVARI, V.P/SECRETARY
1728 GENERAL GEORGE PATTON DR.
BRENTWOOD, TN 37027

COF PROJECT # 6652

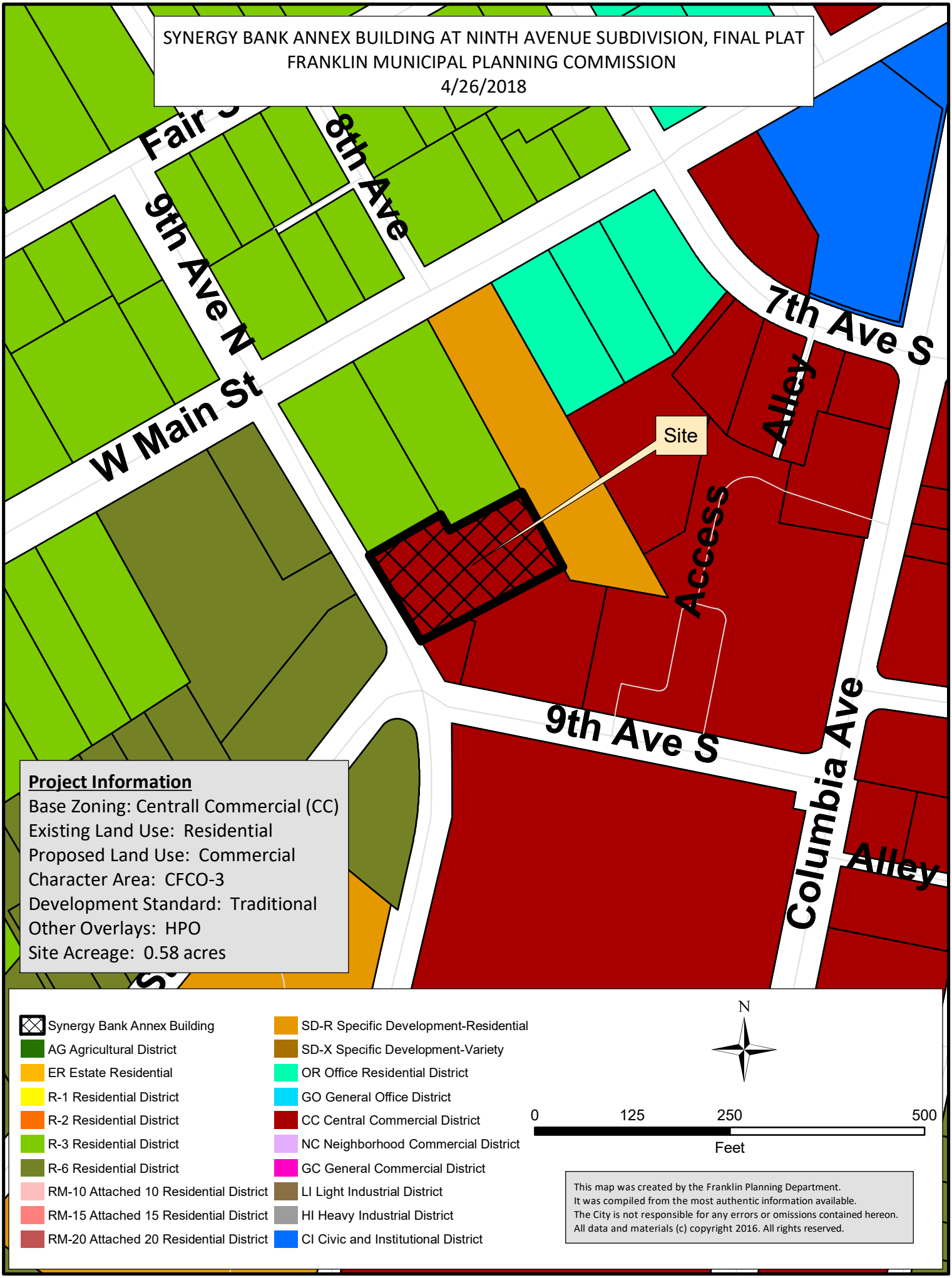
RESUBDIVISION OF LOTS 14 AND 23 FINAL PLAT - SECTION I - LONGVIEW REVISION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.27 TOTAL LOTS: 2
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
DATE: 7-15-16 HFR PROJECT NO. 2015212-52

G:\2015212\Survey\PLAT\2015212.52 PLAT.dwg, 4/5/2018 8:23:52 AM, dreagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:40

SYNERGY BANK ANNEX BUILDING AT NINTH AVENUE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/26/2018



Project Information

Base Zoning: Centrall Commercial (CC)
Existing Land Use: Residential
Proposed Land Use: Commercial
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: HPO
Site Acreage: 0.58 acres

COF no: 6662

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. Shared Parking Agreement

joe.marlo@franklintn.gov *Comment to remain open until Book and Page number of recorded Shared Parking Agreement are incorporated into Final Plat.*

Prior to One Stop Approval, the final plat is to reference the recorded shared parking agreement necessary to meet parking requirements for the site.

25. PARKING SHALL BE PERMITTED BY AGREEMENT ENTERED ON THE 11TH DAY OF DECEMBER, 2017, BY AND BETWEEN COLUMBIA AVENUE PARTNERS, LLC, 204 9TH AVENUE PARTNERS, LLC AND FRANKLIN SYNERGY BANK, AS RECORDED IN BOOK _____, PAGE_____, R.O.W.C., TN.

12. 0. General Information

lance.fittro@franklintn.gov The previous comment, "*Applicant shall ensure that any modifications to the site plan (COF 6636) are reflected on the final plat, including any existing elements that are to be relocated with the proposed project. The final plat shall match the site plan. The meters and guy lines shown to be within the proposed sidewalk to be installed are not correct*" has been partly addressed.

Rather than removing the guy locations for the overhead electric, show their location per the approved site plan as they are appurtenances to a public utility (Middle Tennessee Electric). Consult with MTE regarding the necessary easement for the relocated guys, and show the easement on the plat.

13. C. Final Plat

lance.fittro@franklintn.gov Per Sec. 23-106.(2)(f) of the Stormwater Ordinance:

(ii) All new Development and Redevelopment shall be designed and graded so that a minimum ten (10) foot drainage easement and Stormwater conveyance exist between each property.

Applicant shall show a 5' drainage easement along each common property line for the lot being platted (do not show the easement on adjacent lots not included in this plat).

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov All sureties associated with this development from site plan **COF# 6538 (Synergy Bank Annex Building at Ninth Avenue, Site Plan)** were posted 2/6/18.

City of Franklin Paula Kortas paulak@franklintn.gov 2/6/18 11:17 AM 6 - One Stop Dec 20 (Submittal 005)	Issue Closed, all sureties posted 2/6/18.

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

Planning

204 9th Ave Final Plat Rev COF 4-4.pdf

14. Setbacks

joseph.bryan@franklintn.gov Front setback was approved at 15 feet with the site plan. Remove the modification of the front setback from Note 1 and show one setback line on the plat.

[Edited By Joseph Bryan]

SCALE : 1"= 30'

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 1 LOT, RECORD AN EASEMENT, AND TO MODIFY THE FRONT MINIMUM BUILDING SETBACK LINE.

2. THIS SURVEY MEETS THE REQUIRMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, DATED JUNE 4, 2014, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

3. PARCEL NUMBER SHOWN HEREON PERTAINS TO PROPERTY TAX MAP 78-F, GROUP"J".

4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.

5. THE PROPERTY SHOWN HEREON CONTAINS 25,313 SQUARE FEET OR 0.58 ACRES OF LAND MORE OR LESS.

6. THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0211G, EFFECTIVE ON 12/22/2016.

7. PROPERTY CORNERS SHOWN THUS ARE MARKED BY IRON RODS.

8. THE PROPERTY SHOWN HEREON IS ZONED AS FOLLOWS:
BASE ZONING DISTRICT: CENTRAL COMMERCIAL DISTRICT(CC)
OVERLAY ZONING DISTRICT: HISTORIC PRESERVATION OVERLAY(HPO)
CHARACTER AREAS: CENTRAL FRANKLIN CFCO-3
LAND USE: COMMERCIAL
DEVELOPMENT STANDARDS: TRADITIONAL

9. PROPERTY OWNERS
204 9TH AVENUE PARTNERS, LLC
204 9TH AVE SOUTH
FRANKLIN, TN 37064

10. NUMBERS SHOWN THUS XXXX ARE PROPERTY ADDRESSES

11. BEARINGS ARE BASED ON TENNESSEE GRID, NAD 83.

12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC

13. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE, ELECTRICAL (EXCLUDING) TRANSFORMERS, GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

14. MINERAL RIGHTS:
204 9TH AVE SOUTH LLC
204 9TH AVE SOUTH
FRANKLIN, TN 37064

15. EASEMENT SHOWN SHALL BE A MINIMUM OF 20 FOOT SEWER EASEMENT AS SHOWN.

16. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

17. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT.

18. 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 OF 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 EXPENCE 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 HOMEOWNER'S EXPENSE.

19. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

20. LOT SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE.

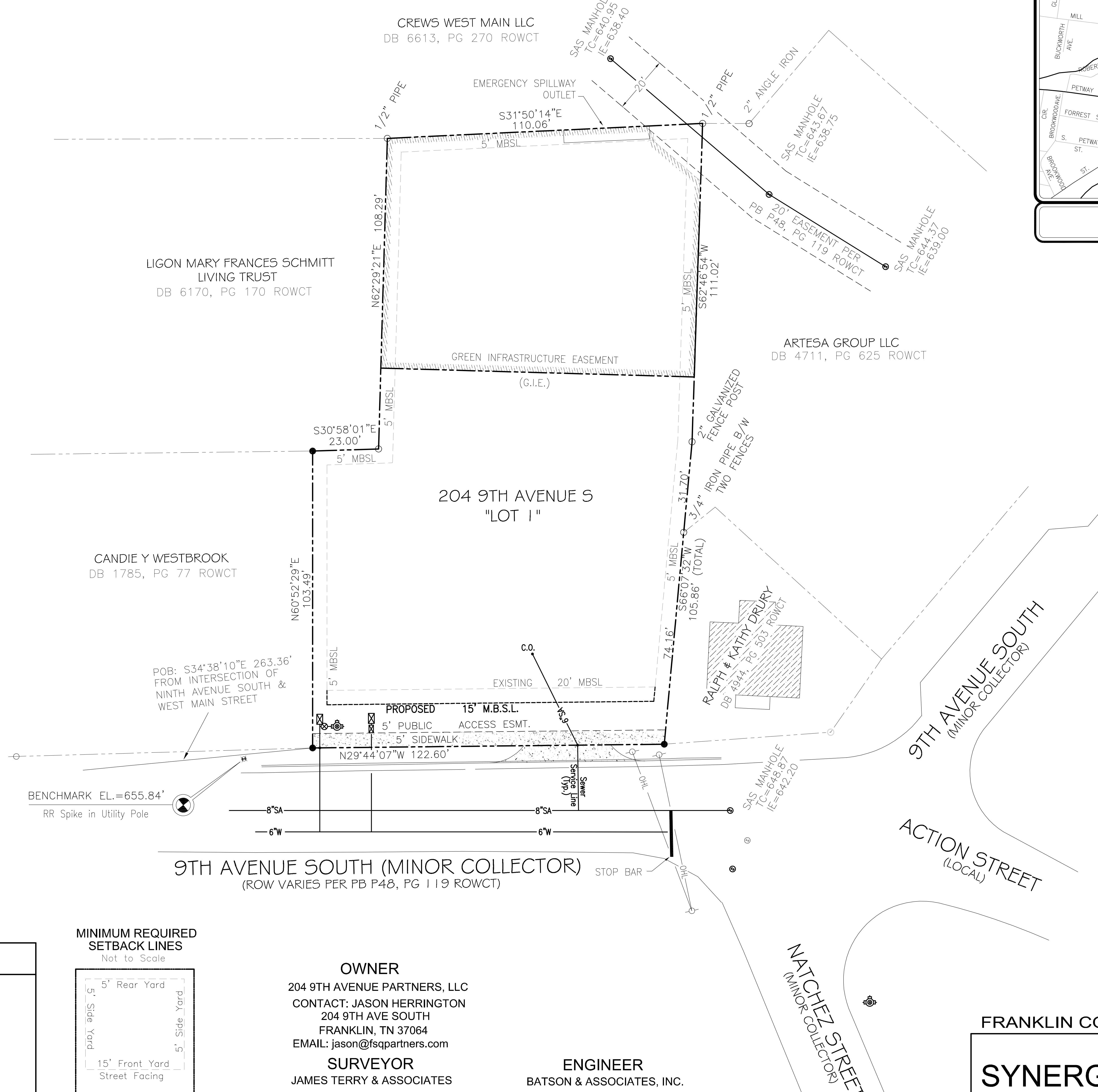
21. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

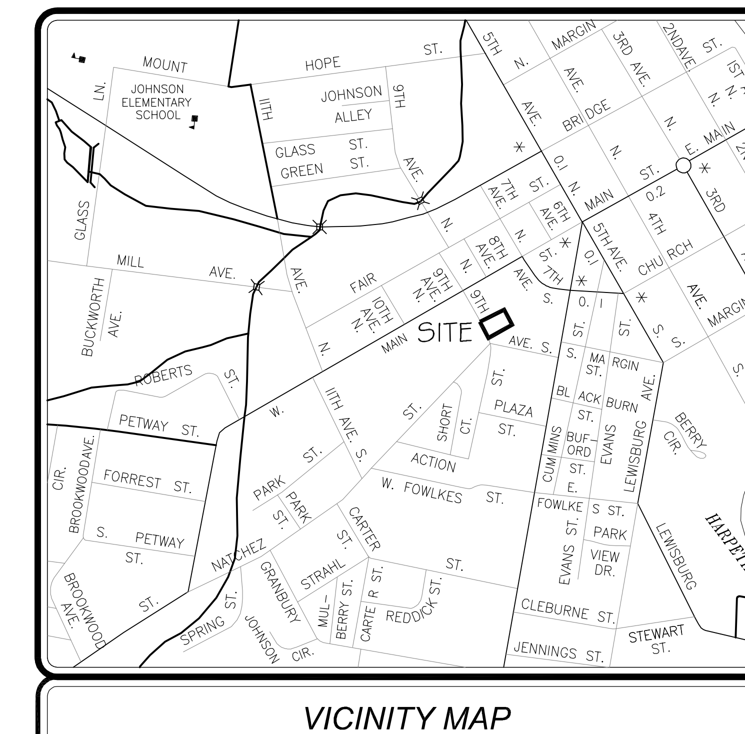
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

23. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

24. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PLAN RECORDED AS EXHIBIT B TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOXWOOD COURT RECORDED IN BOOK 6947, PAGE 573, R.O.W.C.

25. PARKING SHALL BE PERMITED BY AGREEMENT ENTERED ON THE 11TH DAY OF DECEMBER, 2017, BY AND BETWEEN COLUMBIA AVENUE PARTNERS, LLC, 204 9TH AVENUE PARTNERS, LLC AND FRANKLIN SYNERGY BANK, AS RECORDED IN BOOK _____, PAGE______, R.O.W.C., TN.





VICINITY MAP

N.T.S.

LOT TABLE

LOT	SQUARE FEET	ACRES
1	25,313	0.58

LINETYPE TABLE

- Adjoining Properties
- Minimum Building Setback Lines
- Easement
- Property Boundary
- Sewer Easement
- Green Infrastructure Easement

LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Sanitary Manhole
- Cleanout
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Fire Hydrant
- Utility Pole
- Utility Pole W/Light
- Catch Basin
- Anchor / guy wire
- Electric Meter
- -G- Gas Line
- -W- Water Line
- -S- Sanitary Sewer Line
- -OHL- Overhead Line

MINIMUM REQUIRED SETBACK LINES

Not to Scale

5' Rear Yard
5' Side Yard
5' Side Yard
15' Front Yard
Street Facing

9TH AVENUE SOUTH

OWNER
204 9TH AVENUE PARTNERS, LLC
CONTACT: JASON HERRINGTON
204 9TH AVE SOUTH
FRANKLIN, TN 37064
EMAIL: jason@fsqpartners.com

SURVEYOR
JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2601 ELM HILL PIKE STE R
NASHVILLE, TN. 37214
PHONE: (615) 490-6920
EMAIL : gregt.jta@comcast.net

ENGINEER
BATSON & ASSOCIATES, INC.
CONTACT : GARRY BATSON
5150 REMINGTON DRIVE
BRENTWOOD, TN. 37027
PHONE: (615) 424-4840
EMAIL : batsonengineering@comcast.net

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency _______ Date _______

City of Franklin _______ Date _______

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7087, Page 674, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book , Page , R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book , Page , R.O.W.C.

By: _______ Owner(s): _______ Date _______

CERTIFICATE OF SURVEY

I(We) hereby certify that this is a category I subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated, and this subdivision plat correctly represents a survey made under my supervision on the 9th day of February, 2018.

Surveyor Date
2287
Tenn. License No.

JAMES G. TERRY — REGISTERED LAND SURVEYOR — AGRICULTURE COMMERCE — TENNESSEE NO. 2287

4-4-18

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Synergy Bank Annex at Ninth Avenue Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of $ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director of Water Management Dept. Date
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Synergy Bank Annex at Ninth Avenue Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of $ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the day of 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Comm.

FRANKLIN COF # 6662

FINAL PLAT

SYNERGY BANK ANNEX AT NINTH AVENUE

Parcel 2001 On Tax Map 78-F, Group "J"
Franklin, Williamson County, TN.
9th Civil District

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

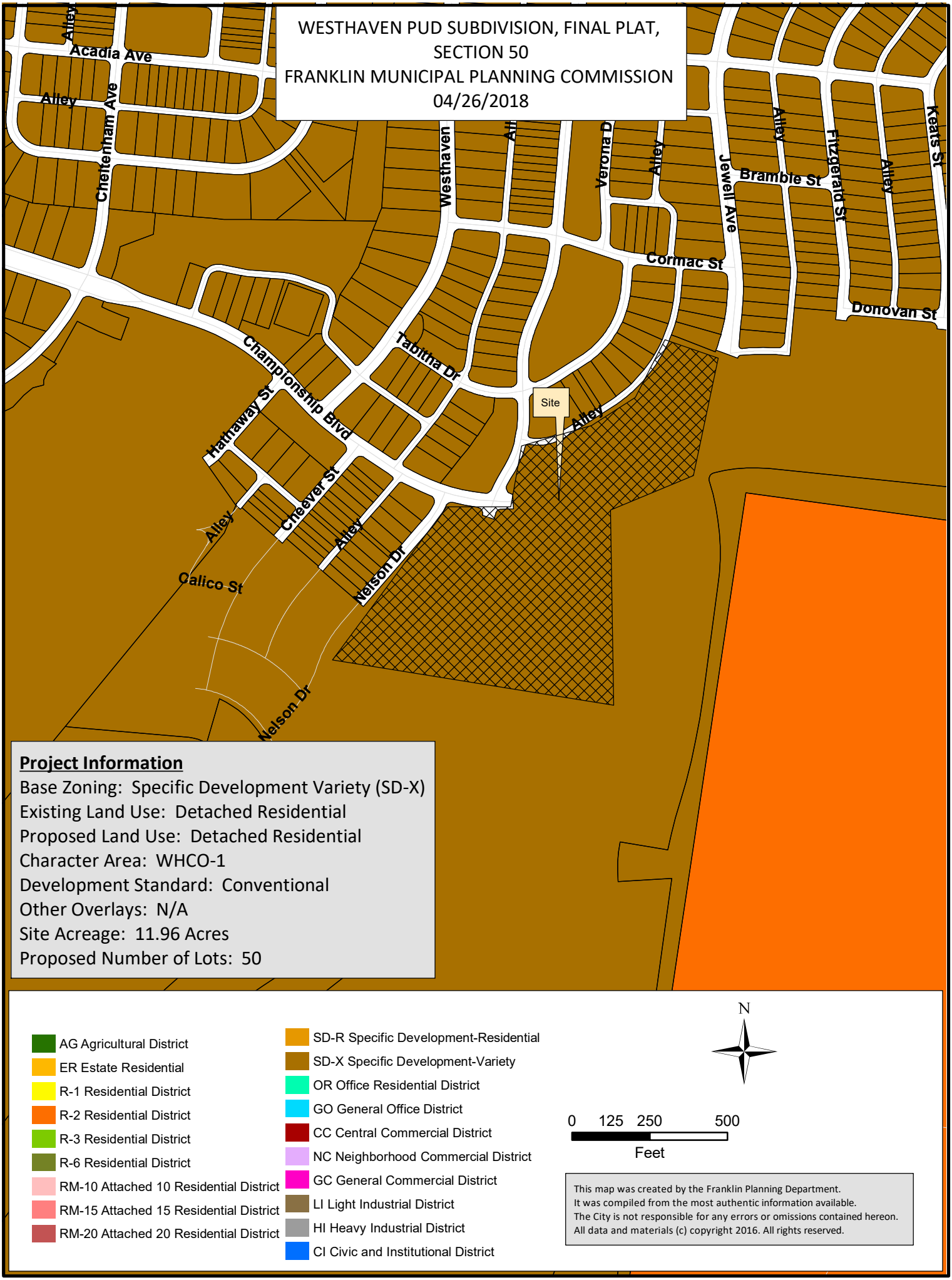
TOTAL ACRES: 0.58 TOTAL LOTS: 1

ACRES NEW STREETS: 0.00 FEET NEW STREETS: 0.00

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

SCALE: 1"= 30' DATE: March 7th, 2018

S:\Drawings\2018-Surveys\dwg
J.Headrick


WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 50
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/26/2018
Acadia Ave
Alley
Cheltenham Ave
Westhaven
Verona D
Jewell Ave
Bramble St
Fitzgerald St
Keats St
Cormac St
Donovan St
Tabitha Dr
Championship Blvd
Hathaway St
Site
Cheever St
Calico St
Nelson Dr
Project Information
Base Zoning: Specific Development Variety (SD-X)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.96 Acres
Proposed Number of Lots: 50
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

COF no: 6665

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan **COF# 6480 (Westhaven PUD Subdivision, Site Plan, Section 50)** shall be transferred to this final plat as a condition of approval. *(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval**.)*

Plat Notes:

1. The purpose of this plat is to create 50 lots (Lots 1935-1985), and 3 Open Space lots (5085-5087).
2. Subject property is shown as Section 50 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1 and a portion of Parcel 1.16, both on Property Map 77.
4. Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
   Minimum setback requirements (Section 50 lots):
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (Minimum 0' between townhome units)

   Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

   Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

   Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)
6. All lots in Section 50 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
7. Section 50 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

   Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
   Minimum.....1,000 S.F.
   Maximum.....10,000 S.F.
   Maximum building heights....2 stories

   Lots 1962-1965 and Lots 1977-1980 (total 8 lots) are attached townhome lots.
8. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
9. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
13. Stormwater quality shall be addressed with each site plan.
14. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
15. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
16. 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.
17. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
18. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
19. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
20. Street address numbers are assigned to the following street names: Lots 1935-1954 Championship Blvd., Lots 1960-1985 Erwin Street, and 1955-1959 Eliot Road.
21. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
22. 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.
23. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
24. Required Exterior Parking:
    A. Single Family Detached Residence
    2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.
25. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. in the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	WV
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	✲
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	◘	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

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 28th day of February, 2018.

4-4-18

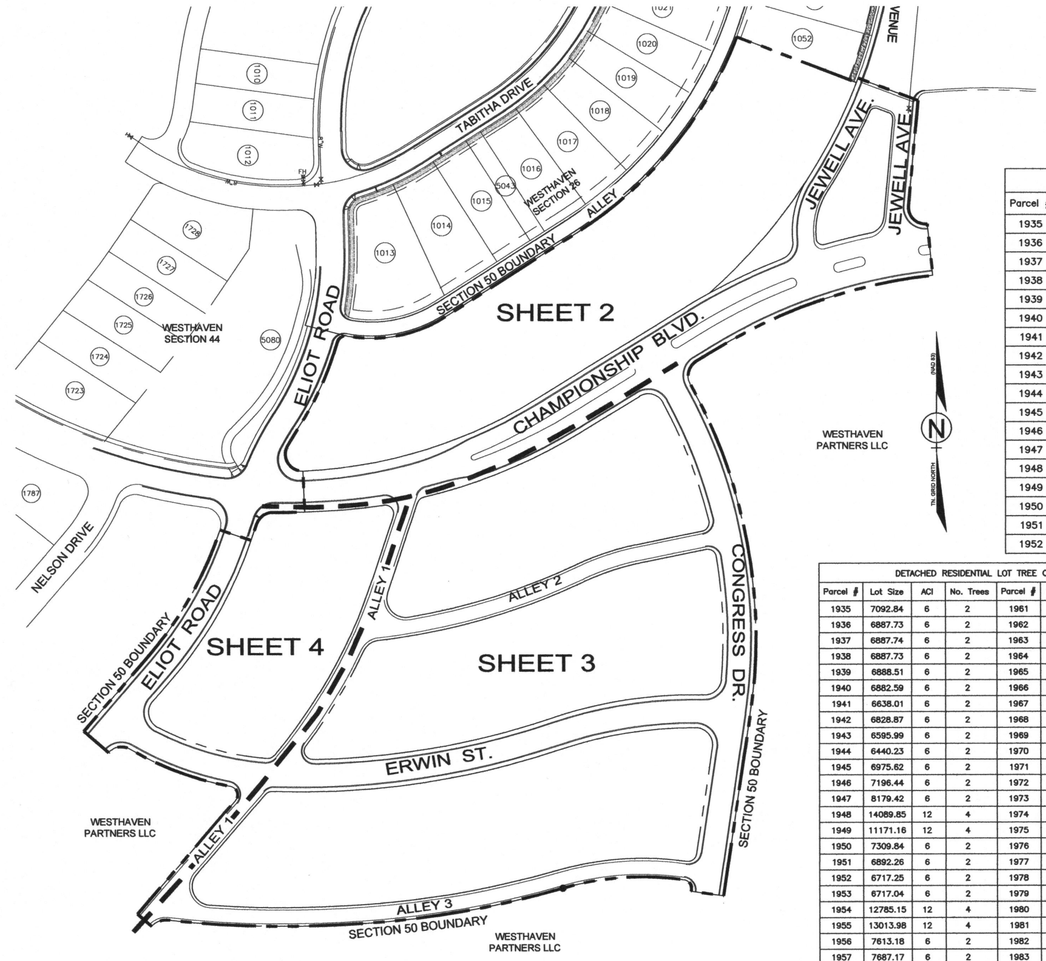
Keith Ryan Brotherton Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com

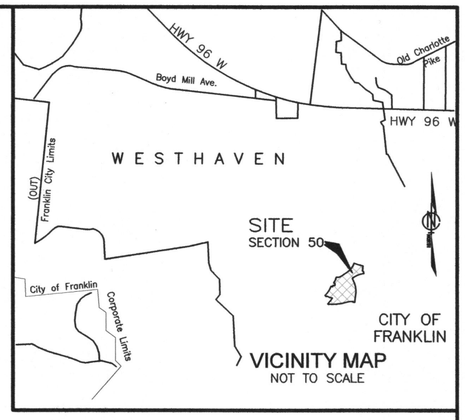
KEITH RYAN BROTHERTON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2850

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188





LOT AREAS			LOT AREAS			LOT AREAS		
Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)
1935	7092.84	0.16	1953	6717.04	0.15	1971	8941.53	0.21
1936	6887.73	0.16	1954	12785.15	0.29	1972	10232.36	0.23
1937	6887.74	0.16	1955	13013.98	0.30	1973	6789.84	0.16
1938	6887.73	0.16	1956	7613.18	0.17	1974	5054.45	0.12
1939	6888.51	0.16	1957	7687.17	0.18	1975	4729.23	0.11
1940	6882.59	0.16	1958	7313.48	0.17	1976	5067.47	0.12
1941	6638.01	0.15	1959	11452.27	0.26	1977	3917.61	0.09
1942	6828.87	0.16	1960	10526.13	0.24	1978	2970.23	0.07
1943	6595.99	0.15	1961	5135.96	0.12	1979	2970.23	0.07
1944	6440.23	0.15	1962	3918.73	0.09	1980	3917.61	0.09
1945	6975.62	0.16	1963	2970.32	0.07	1981	5066.00	0.12
1946	7196.44	0.16	1964	2970.34	0.07	1982	4694.99	0.11
1947	8179.42	0.19	1965	3918.85	0.09	1983	5833.32	0.13
1948	14089.85	0.32	1966	5053.91	0.12	1984	5845.12	0.13
1949	11171.16	0.26	1967	4997.97	0.12	1985	12784.23	0.29
1950	7309.84	0.17	1968	5286.50	0.12	5085	2827.89	0.06
1951	6892.26	0.16	1969	5652.32	0.13	5086	8627.27	0.20
1952	6717.25	0.15	1970	7368.96	0.17	5087	2661.76	0.06

DETACHED RESIDENTIAL LOT TREE CHART

Parcel #	Lot Size	ACI	No. Trees	Parcel #	Area (SF)	ACI	No. Trees
1935	7092.84	6	2	1961	5135.96	6	2
1936	6887.73	6	2	1962	3918.73	6	2
1937	6887.74	6	2	1963	2970.32	6	2
1938	6887.73	6	2	1964	2970.34	6	2
1939	6888.51	6	2	1965	3918.85	6	2
1940	6882.59	6	2	1966	5053.91	6	2
1941	6638.01	6	2	1967	4997.97	6	2
1942	6828.87	6	2	1968	5286.50	6	2
1943	6595.99	6	2	1969	5652.32	6	2
1944	6440.23	6	2	1970	7368.96	6	2
1945	6975.62	6	2	1971	8941.53	6	2
1946	7196.44	6	2	1972	10232.36	12	4
1947	8179.42	6	2	1973	6789.84	6	2
1948	14089.85	12	4	1974	5054.45	6	2
1949	11171.16	12	4	1975	4729.23	6	2
1950	7309.84	6	2	1976	5067.47	6	2
1951	6892.26	6	2	1977	3917.61	6	2
1952	6717.25	6	2	1978	2970.23	6	2
1953	6717.04	6	2	1979	2970.23	6	2
1954	12785.15	12	4	1980	3917.61	6	2
1955	13013.98	12	4	1981	5066.00	6	2
1956	7613.18	6	2	1982	4694.99	6	2
1957	7687.17	6	2	1983	5833.32	6	2
1958	7313.48	6	2	1984	5845.12	6	2
1959	11452.27	12	4	1985	12784.23	12	4
1960	10526.13	12	4				

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 50 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

SITE DATA	
TOTAL AREA =	± 11.96 Ac. (521,115.75 sf)
TOTAL ROW =	± 3.65 Ac. (158,858.57 sf)
TOTAL LOT AREA =	± 8.03 Ac. (349,966.50 sf)
OPEN SPACE =	± 0.34 Ac. (14,952.44 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 50

CERTIFICATE OF OWNERSHIP

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

Owner — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 50 have been installed in accordance with City specifications, or

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

Director, Streets Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 50 has been installed in accordance with City specifications, or

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

Director Water Management Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary
Franklin Municipal Planning Commission — Date

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 11.96 — TOTAL # OF LOTS 50
ACRES NEW RD/ST 3.65 (ROW) — L.F. OF NEW RD/ST 4,645.57
ACRES OPEN SPACE 0.34 — CIVIL DISTRICT 5th
DRAWN BY JAG — CLOSURE ERROR < 1:10,000
SCALE = NO SCALE — DATE = 03/12/2018

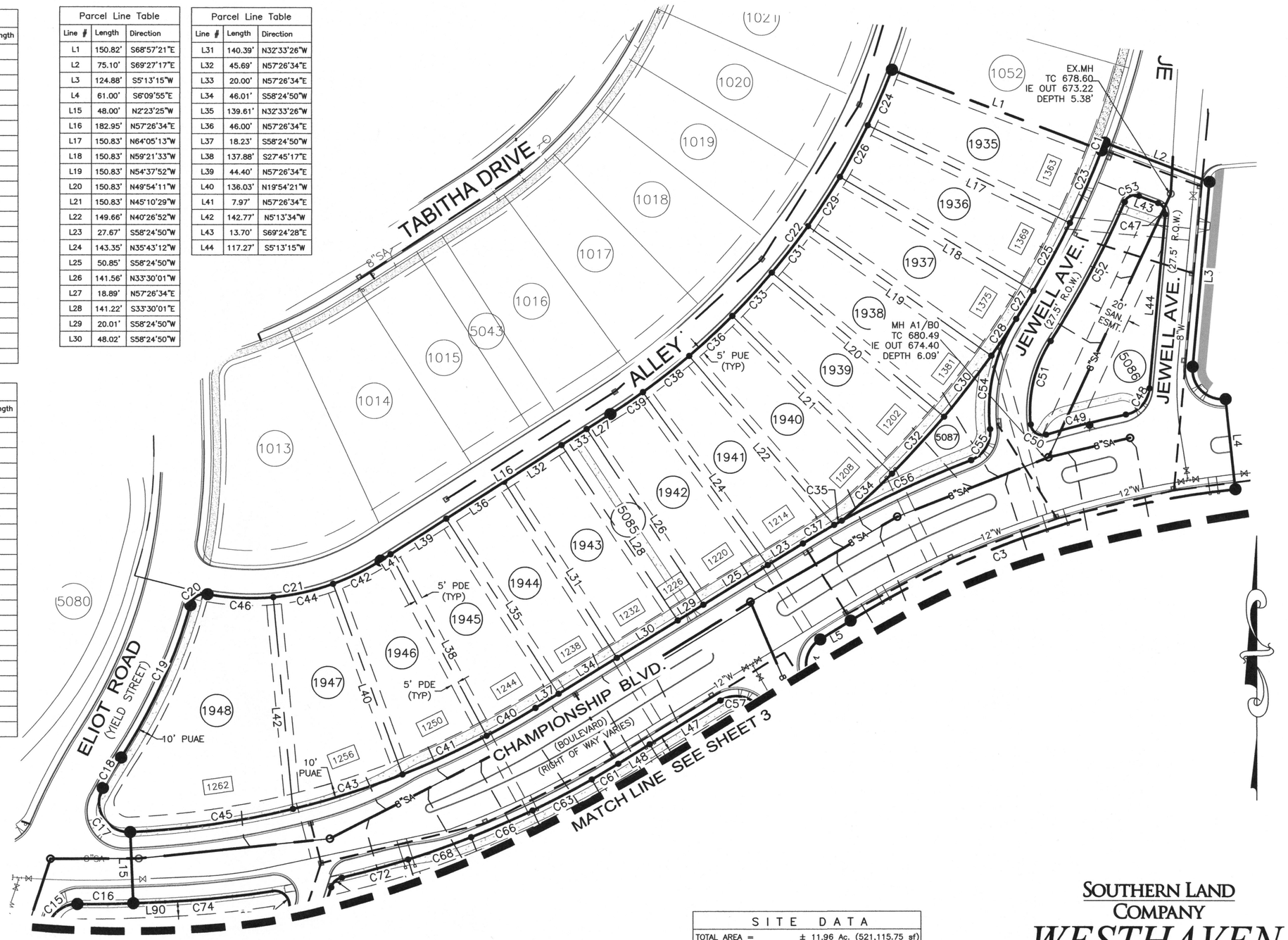
COF PROJECT # 6665 — SHEET 1 OF 4

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	5.56'	600.00'	0°31'53"	N20° 48' 39"E	5.56'
C2	35.39'	20.00'	101°23'10"	S45° 28' 20"E	30.95'
C17	25.08'	12.00'	119°45'07"	N32° 04' 19"W	20.76'
C18	23.74'	330.75'	4°06'46"	N31° 05' 31"E	23.74'
C19	112.83'	372.54'	17°21'13"	N24° 28' 24"E	112.40'
C20	14.96'	10.00'	85°42'42"	N57° 37' 32"E	13.60'
C21	120.94'	161.00'	43°02'19"	N78° 57' 43"E	118.11'
C22	303.66'	478.00'	36°23'55"	N39° 14' 36"E	298.58'
C23	53.43'	628.83'	4°52'07"	N23° 28' 43"E	53.42'
C24	40.62'	478.00'	4°52'07"	N23° 28' 43"E	40.61'
C25	51.89'	628.83'	4°43'41"	S28° 16' 37"W	51.87'
C26	39.44'	478.00'	4°43'41"	N28° 16' 37"E	39.43'
C27	22.11'	628.83'	2°00'52"	S31° 38' 53"W	22.11'
C28	29.78'	628.83'	2°42'48"	S34° 00' 44"W	29.78'
C29	39.44'	478.00'	4°43'41"	N33° 00' 18"E	39.43'
C30	51.89'	628.83'	4°43'41"	S37° 43' 58"W	51.87'
C31	39.44'	478.00'	4°43'41"	N37° 43' 58"E	39.43'
C32	51.90'	628.83'	4°43'43"	S42° 27' 40"W	51.88'
C33	39.45'	478.00'	4°43'43"	N42° 27' 40"E	39.44'
C34	46.10'	628.83'	4°12'01"	S46° 55' 31"W	46.09'
C35	5.89'	681.00'	0°29'44"	S60° 42' 02"W	5.89'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C36	39.43'	478.00'	4°43'36"	N47° 11' 19"E	39.42'
C37	24.23'	681.00'	2°02'20"	S59° 26' 00"W	24.23'
C38	39.44'	478.00'	4°43'41"	N51° 54' 58"E	39.43'
C39	26.38'	478.00'	3°09'46"	N55° 51' 41"E	26.38'
C40	37.78'	565.01'	3°49'52"	S60° 19' 47"W	37.77'
C41	62.10'	565.01'	6°17'52"	S65° 23' 39"W	62.07'
C42	35.55'	161.00'	12°39'05"	N63° 46' 07"E	35.48'
C43	77.10'	565.01'	7°49'08"	S72° 27' 09"W	77.04'
C44	41.25'	161.00'	14°40'46"	N77° 26' 03"E	41.14'
C45	110.21'	565.01'	11°10'33"	S81° 57' 00"W	110.03'
C46	44.14'	161.00'	15°42'27"	S87° 22' 21"E	44.00'
C47	9.77'	7.50'	74°37'43"	S32° 05' 37"E	9.09'
C48	25.45'	20.00'	72°55'11"	S41° 40' 50"W	23.77'
C49	55.33'	681.00'	4°39'19"	S75° 48' 46"W	55.32'
C50	14.05'	8.00'	100°37'52"	N56° 11' 57"W	12.31'
C51	58.86'	87.50'	38°32'21"	N13° 23' 09"E	57.75'
C52	106.08'	656.33'	9°15'38"	N28° 01' 31"E	105.96'
C53	11.41'	7.50'	87°11'50"	N66° 59' 37"E	10.34'
C54	77.67'	115.00'	38°41'56"	S13° 18' 22"W	76.21'
C55	26.20'	20.00'	75°03'36"	S31° 29' 12"W	24.37'
C56	95.90'	681.00'	8°04'05"	S64° 58' 57"W	95.82'

Parcel Line Table		
Line #	Length	Direction
L1	150.82'	S68°57'21"E
L2	75.10'	S69°27'17"E
L3	124.88'	S5°13'15"W
L4	61.00'	S6°09'55"E
L15	48.00'	N2°23'25"W
L16	182.95'	N57°26'34"E
L17	150.83'	N64°05'13"W
L18	150.83'	N59°21'33"W
L19	150.83'	N54°37'52"W
L20	150.83'	N49°54'11"W
L21	150.83'	N45°10'29"W
L22	149.66'	N40°26'52"W
L23	27.67'	S58°24'50"W
L24	143.35'	N35°43'12"W
L25	50.85'	S58°24'50"W
L26	141.56'	N33°30'01"W
L27	18.89'	N57°26'34"E
L28	141.22'	S33°30'01"E
L29	20.01'	S58°24'50"W
L30	48.02'	S58°24'50"W

Parcel Line Table		
Line #	Length	Direction
L31	140.39'	N32°33'26"W
L32	45.69'	N57°26'34"E
L33	20.00'	N57°26'34"E
L34	46.01'	S58°24'50"W
L35	139.61'	N32°33'26"W
L36	46.00'	N57°26'34"E
L37	18.23'	S58°24'50"W
L38	137.88'	S27°45'17"E
L39	44.40'	N57°26'34"E
L40	136.03'	N19°54'21"W
L41	7.97'	N57°26'34"E
L42	142.77'	N5°13'34"W
L43	13.70'	S69°24'28"E
L44	117.27'	S5°13'15"W



SITE DATA	
TOTAL AREA =	± 11.96 Ac. (521,115.75 sf)
TOTAL ROW =	± 3.65 Ac. (158,858.57 sf)
TOTAL LOT AREA =	± 8.03 Ac. (349,966.50 sf)
OPEN SPACE =	± 0.34 Ac. (14,952.44 sf)

GRAPHIC SCALE 50' 0' 100' 150' 200'

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 50

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 28th day of February, 2018.

4-4-18

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

KEITH RYAN BROTHERTON REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2850

GRAPHIC SCALE 50' 0' 50' 100' 150'

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	M
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	✲
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	◘	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary — Date
Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 11.96	TOTAL # OF LOTS 50
ACRES NEW RD/ST 3.65 (ROW)	L.F. OF NEW RD/ST 4,645.57
ACRES OPEN SPACE 0.34	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=50'	DATE = 03/12/2018

COF PROJECT # 6665 — SHEET 2 OF 4

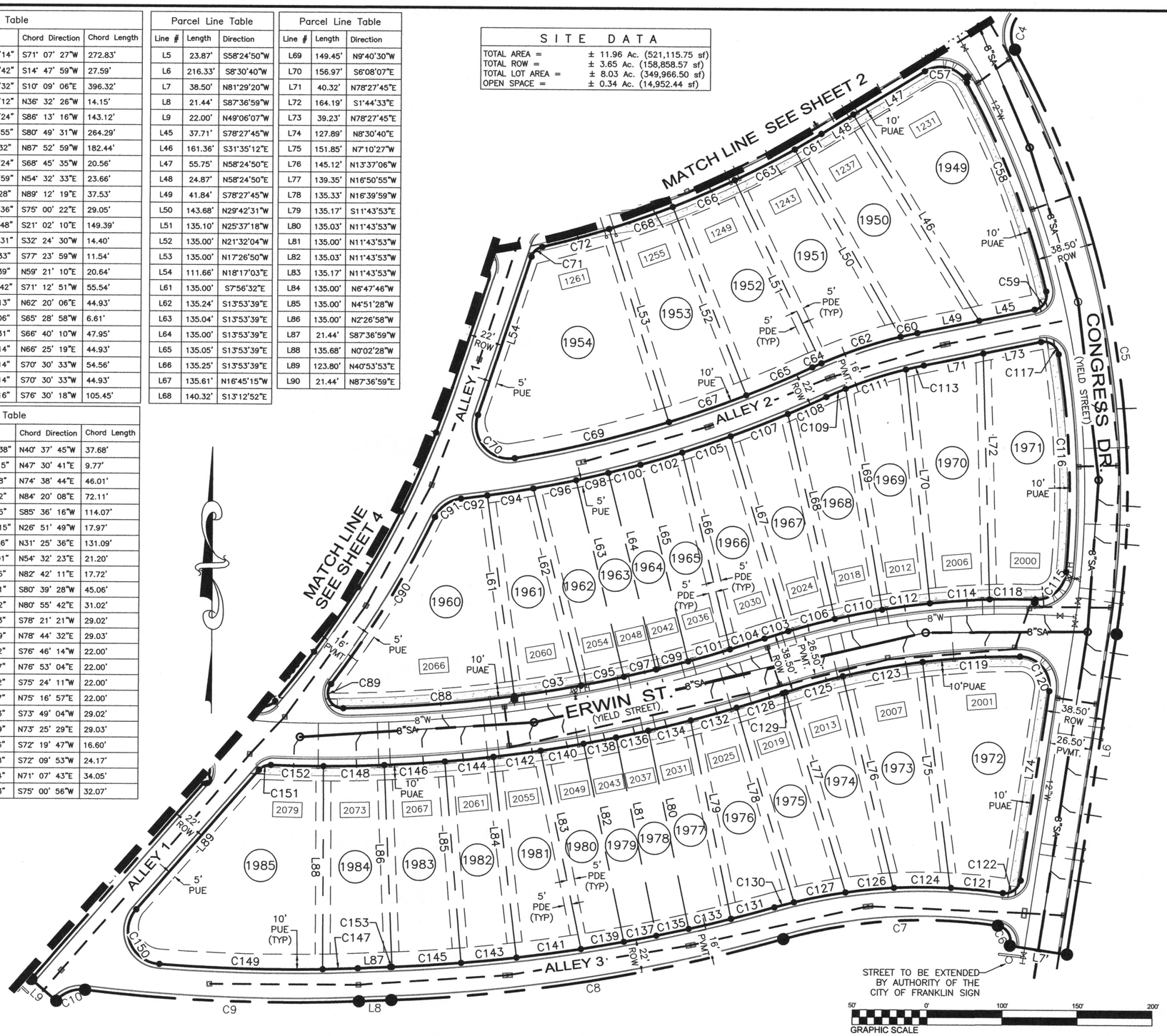
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	275.08'	620.00'	25°25'14"	S71° 07' 27"W	272.83'
C4	30.45'	20.00'	87°13'42"	S14° 47' 59"W	27.59'
C5	403.41'	619.25'	37°19'32"	S10° 09' 06"E	396.32'
C6	15.73'	10.00'	90°06'12"	N36° 32' 26"W	14.15'
C7	144.21'	339.00'	24°22'24"	S86° 13' 16"W	143.12'
C8	264.91'	1117.50'	13°34'55"	S80° 49' 31"W	264.29'
C9	182.63'	1161.50'	9°00'32"	N87° 52' 59"W	182.44'
C10	21.40'	22.00'	55°43'24"	S68° 45' 35"W	20.56'
C15	25.31'	20.00'	72°30'59"	N54° 32' 33"E	23.66'
C16	37.54'	674.00'	3°11'28"	N89° 12' 19"E	37.53'
C57	32.52'	20.00'	93°09'36"	S75° 00' 22"E	29.05'
C58	149.81'	580.75'	14°46'48"	S21° 02' 10"E	149.39'
C59	16.08'	10.00'	92°06'31"	S32° 24' 30"W	14.40'
C60	11.54'	311.00'	2°07'33"	S77° 23' 59"W	11.54'
C61	20.64'	630.00'	1°52'39"	N59° 21' 10"E	20.64'
C62	55.61'	311.00'	10°14'42"	S71° 12' 51"W	55.54'
C63	44.94'	630.00'	4°05'13"	N62° 20' 06"E	44.93'
C64	6.61'	311.00'	1°13'06"	S65° 28' 58"W	6.61'
C65	47.96'	765.00'	3°35'31"	S66° 40' 10"W	47.95'
C66	44.94'	630.00'	4°05'14"	N66° 25' 19"E	44.93'
C67	54.57'	765.00'	4°05'14"	S70° 30' 33"W	54.56'
C68	44.94'	630.00'	4°05'14"	S70° 30' 33"W	44.93'
C69	105.54'	765.00'	7°54'16"	S76° 30' 18"W	105.45'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C70	45.24'	22.00'	117°49'38"	N40° 37' 45"W	37.68'
C71	10.20'	10.00'	58°27'15"	N47° 30' 41"E	9.77'
C72	46.02'	630.00'	4°11'08"	N74° 38' 44"E	46.01'
C74	72.15'	630.00'	6°33'42"	N84° 20' 08"E	72.11'
C88	114.14'	922.00'	7°05'35"	S85° 36' 16"W	114.07'
C89	22.34'	10.00'	127°58'15"	N26° 51' 49"W	17.97'
C90	131.31'	660.50'	11°23'26"	N31° 25' 36"E	131.09'
C91	22.12'	22.00'	57°37'01"	N54° 32' 23"E	21.20'
C92	17.72'	787.00'	1°17'25"	N82° 42' 11"E	17.72'
C93	45.06'	922.00'	2°48'01"	S80° 39' 28"W	45.06'
C94	31.03'	787.00'	2°15'32"	N80° 55' 42"E	31.02'
C95	29.02'	922.00'	1°48'13"	S78° 21' 21"W	29.02'
C96	29.03'	787.00'	2°06'49"	N78° 44' 32"E	29.03'
C97	22.00'	922.00'	1°22'02"	S76° 46' 14"W	22.00'
C98	22.00'	787.00'	1°36'07"	N76° 53' 04"E	22.00'
C99	22.00'	922.00'	1°22'02"	S75° 24' 11"W	22.00'
C100	22.00'	787.00'	1°36'07"	N75° 16' 57"E	22.00'
C101	29.02'	922.00'	1°48'13"	S73° 49' 04"W	29.02'
C102	29.03'	787.00'	2°06'49"	N73° 25' 29"E	29.03'
C103	16.60'	519.25'	1°49'56"	S72° 19' 47"W	16.60'
C104	24.17'	922.00'	1°30'08"	S72° 09' 53"W	24.17'
C105	34.05'	787.00'	2°28'44"	N71° 07' 43"E	34.05'
C106	32.08'	519.25'	3°32'23"	S75° 00' 56"W	32.07'

Parcel Line Table		
Line #	Length	Direction
L5	23.87'	S58°24'50"W
L6	216.33'	S8°30'40"W
L7	38.50'	N81°29'20"W
L8	21.44'	S87°36'59"W
L9	22.00'	N49°06'07"W
L45	37.71'	S78°27'45"W
L46	161.36'	S31°35'12"E
L47	55.75'	N58°24'50"E
L48	24.87'	N58°24'50"E
L49	41.84'	S78°27'45"W
L50	143.68'	N29°42'31"W
L51	135.10'	N25°37'18"W
L52	135.00'	N21°32'04"W
L53	135.00'	N17°26'50"W
L54	111.66'	N18°17'03"E
L61	135.00'	S7°56'32"E
L62	135.24'	S13°53'39"E
L63	135.04'	S13°53'39"E
L64	135.00'	S13°53'39"E
L65	135.05'	S13°53'39"E
L66	135.25'	S13°53'39"E
L67	135.61'	N16°45'15"W
L68	140.32'	S13°12'52"E

Parcel Line Table		
Line #	Length	Direction
L69	149.45'	N9°40'30"W
L70	156.97'	S6°08'07"E
L71	40.32'	N78°27'45"E
L72	164.19'	S1°44'33"E
L73	39.23'	N78°27'45"E
L74	127.89'	N8°30'40"E
L75	151.85'	N7°10'27"W
L76	145.12'	N13°37'06"W
L77	139.35'	N16°50'55"W
L78	135.33'	N16°39'59"W
L79	135.17'	S11°43'53"E
L80	135.03'	N11°43'53"W
L81	135.00'	N11°43'53"W
L82	135.03'	N11°43'53"W
L83	135.17'	N11°43'53"W
L84	135.00'	N6°47'46"W
L85	135.00'	N4°51'28"W
L86	135.00'	N2°26'58"W
L87	21.44'	S87°36'59"W
L88	135.68'	N0°02'28"W
L89	123.80'	N40°53'53"E
L90	21.44'	N87°36'59"E

SITE DATA	
TOTAL AREA =	± 11.96 Ac. (521,115.75 sf)
TOTAL ROW =	± 3.65 Ac. (158,858.57 sf)
TOTAL LOT AREA =	± 8.03 Ac. (349,966.50 sf)
OPEN SPACE =	± 0.34 Ac. (14,952.44 sf)



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C107	40.87'	787.00'	2°58'32"	N68° 24' 05"E	40.87'
C108	28.02'	787.00'	2°02'24"	N65° 53' 37"E	28.02'
C110	32.08'	519.25'	3°32'22"	S78° 33' 19"W	32.07'
C111	42.25'	289.00'	8°22'34"	N71° 50' 19"E	42.21'
C112	32.08'	519.25'	3°32'23"	S82° 05' 42"W	32.07'
C113	12.29'	289.00'	2°26'09"	N77° 14' 41"E	12.28'
C114	39.81'	519.25'	4°23'34"	S86° 03' 40"W	39.80'
C115	30.24'	20.00'	86°38'42"	S48° 17' 53"W	27.44'
C116	146.01'	580.75'	14°24'17"	S2° 13' 36"E	145.62'
C117	16.08'	10.00'	92°06'31"	S55° 29' 00"E	14.40'
C118	30.48'	519.25'	3°21'47"	N89° 56' 20"E	30.47'
C119	65.01'	480.75'	7°44'52"	N86° 41' 58"E	64.96'
C120	34.19'	20.00'	97°56'16"	S40° 27' 28"E	30.17'
C121	35.37'	361.00'	5°36'49"	N84° 23' 14"W	35.35'
C122	15.69'	10.00'	89°54'30"	S53° 27' 55"W	14.13'
C123	54.07'	480.75'	6°26'39"	N79° 36' 13"E	54.04'
C124	37.97'	361.00'	6°01'33"	S89° 47' 35"W	37.95'
C125	39.55'	480.75'	4°42'49"	N74° 01' 29"E	39.54'
C126	31.96'	361.00'	5°04'24"	S84° 14' 36"W	31.95'
C127	34.94'	361.00'	5°32'41"	S78° 56' 04"W	34.92'
C128	32.18'	960.50'	1°55'12"	N72° 22' 25"E	32.18'
C129	2.13'	480.75'	0°15'16"	N71° 32' 27"E	2.13'
C130	13.41'	361.00'	2°07'40"	S75° 05' 54"W	13.41'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C131	29.94'	1095.50'	1°33'58"	S74° 49' 02"W	29.94'
C132	31.71'	960.50'	1°53'29"	N74° 16' 45"E	31.71'
C133	29.02'	1095.50'	1°31'03"	S76° 21' 33"W	29.02'
C134	29.02'	960.50'	1°43'52"	N76° 05' 26"E	29.02'
C135	22.00'	1095.50'	1°09'03"	S77° 41' 36"W	22.00'
C136	22.00'	960.50'	1°18'45"	N77° 36' 45"E	22.00'
C137	22.00'	1095.50'	1°09'03"	S78° 50' 38"W	22.00'
C138	22.00'	960.50'	1°18'45"	N78° 55' 30"E	22.00'
C139	29.02'	1095.50'	1°31'03"	S80° 10' 41"W	29.02'
C140	29.02'	960.50'	1°43'52"	N80° 26' 48"E	29.02'
C141	43.34'	1095.50'	2°15'59"	S82° 04' 14"W	43.33'
C142	31.71'	960.50'	1°53'29"	N82° 15' 29"E	31.71'
C143	37.06'	1095.50'	1°56'18"	S84° 10' 23"W	37.06'
C144	32.49'	960.50'	1°56'18"	N84° 10' 23"E	32.49'
C145	46.05'	1095.50'	2°24'30"	S86° 20' 47"W	46.04'
C146	40.37'	960.50'	2°24'30"	N86° 20' 47"E	40.37'
C147	23.36'	1139.50'	1°10'29"	S88° 11' 59"W	23.36'
C148	40.37'	960.50'	2°24'30"	N88° 45' 17"E	40.37'
C149	109.28'	1139.50'	5°29'41"	N88° 27' 56"W	109.23'
C150	48.62'	22.00'	126°36'58"	N22° 24' 36"W	39.31'
C151	8.93'	10.00'	51°09'21"	N66° 28' 33"E	8.63'
C152	35.12'	960.50'	2°05'42"	S88° 59' 38"E	35.12'
C153	1.26'	1095.50'	0°03'57"	S87° 35' 00"W	1.26'

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 50

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 28th day of February, 2018.

4-4-18

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

KEITH RYAN BROTHERTON
REGISTERED LAND SURVEYOR
XII
AGRICULTURE
COMMERCE
TENNESSEE NO. 2850

GRAPHIC SCALE 50' 0' 50' 100' 150'

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	M
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	✲
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	⊠	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary
Franklin Municipal Planning Commission

Date

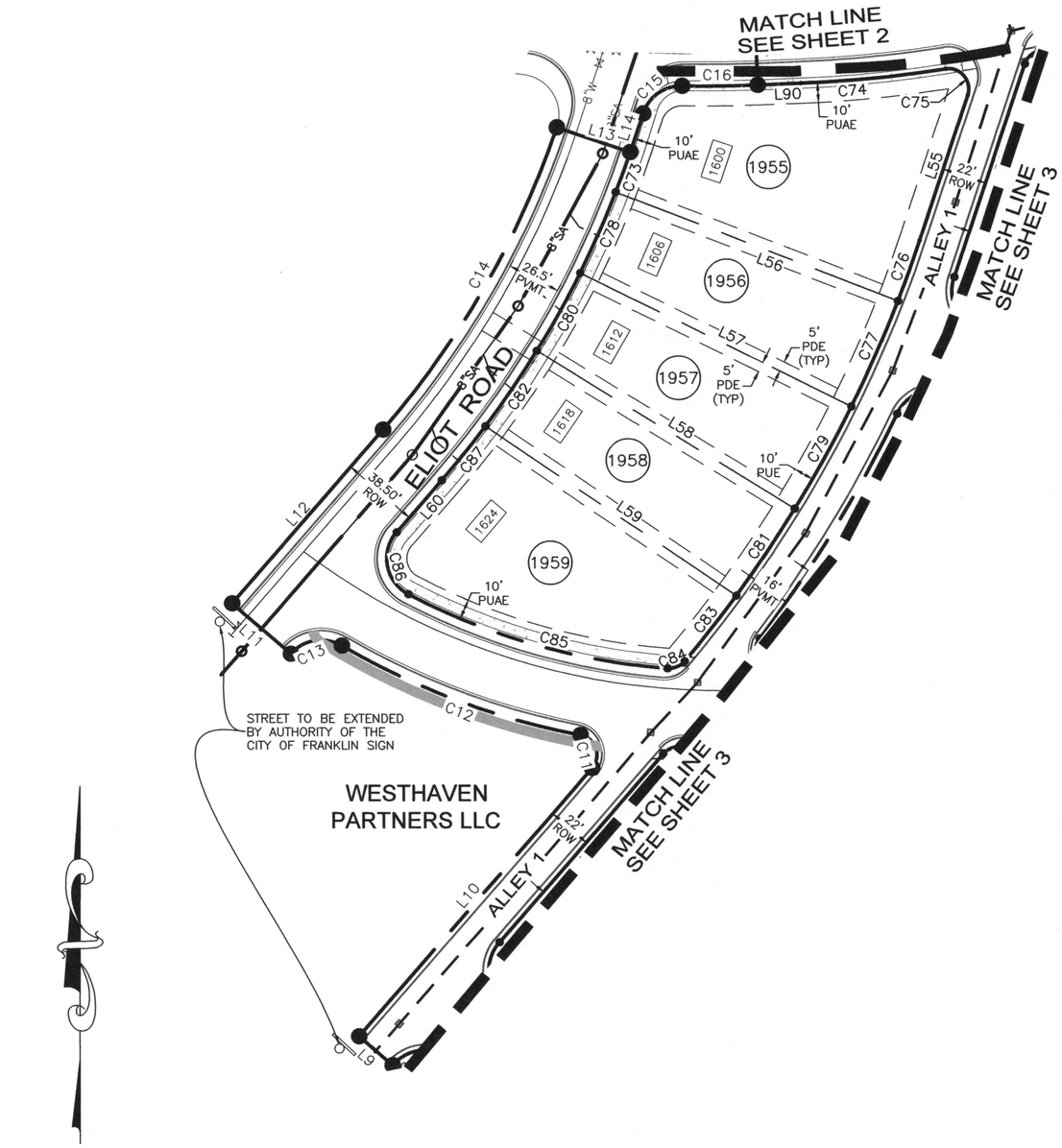
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 11.96	TOTAL # OF LOTS 50
ACRES NEW RD/ST 3.65 (ROW)	L.F. OF NEW RD/ST 4,645.57
ACRES OPEN SPACE 0.34	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=50'	DATE = 03/12/2018

COF PROJECT # 6665

SHEET 3 of 4



Parcel Line Table		
Line #	Length	Direction
L9	22.00'	N49°06'07"W
L10	176.60'	N40°53'53"E
L11	38.50'	N49°06'07"W
L12	114.40'	N40°53'53"E
L13	38.50'	S71°18'49"E
L14	20.19'	N18°19'06"E
L55	76.05'	S18°17'03"W
L56	150.00'	N68°50'45"W
L57	150.00'	N63°40'38"W
L58	150.00'	N58°27'59"W
L59	150.13'	N55°50'56"W
L60	34.23'	N40°53'53"E
L90	21.44'	N87°36'59"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	20.97'	10.00'	120°10'13"	N19° 11' 14"W	17.34'
C12	127.09'	369.25'	19°43'13"	N69° 24' 43"W	126.46'
C13	27.77'	20.00'	79°33'01"	S80° 40' 23"W	25.59'
C14	174.45'	450.00'	22°12'41"	N29° 47' 32"E	173.36'
C15	25.31'	20.00'	72°30'59"	N54° 32' 33"E	23.66'
C16	37.54'	674.00'	3°11'28"	N89° 12' 19"E	37.53'
C73	21.12'	488.50'	2°28'37"	N19° 55' 30"E	21.12'
C75	20.46'	10.00'	117°13'46"	S40° 19' 50"E	17.07'
C76	32.06'	638.50'	2°52'37"	S19° 43' 22"W	32.06'
C77	57.52'	638.50'	5°09'42"	S23° 44' 32"W	57.50'
C78	43.99'	488.50'	5°09'34"	N23° 44' 36"E	43.97'
C79	58.07'	638.50'	5°12'39"	S28° 55' 42"W	58.05'
C80	44.43'	488.50'	5°12'39"	N28° 55' 42"E	44.41'
C81	52.18'	638.50'	4°40'57"	S33° 52' 30"W	52.17'
C82	45.33'	488.50'	5°19'01"	N34° 11' 32"E	45.32'
C83	41.66'	638.50'	3°44'17"	S38° 05' 07"W	41.65'
C84	9.51'	10.00'	54°30'17"	S67° 12' 24"W	9.16'
C85	134.54'	330.75'	23°18'26"	N73° 53' 15"W	133.62'
C86	36.00'	20.00'	103°07'55"	N10° 40' 05"W	31.33'
C87	34.51'	488.50'	4°02'50"	N38° 52' 28"E	34.50'

50' 0' 100' 150' 200'
GRAPHIC SCALE

SITE DATA	
TOTAL AREA =	± 11.96 Ac. (521,115.75 sf)
TOTAL ROW =	± 3.65 Ac. (158,858.57 sf)
TOTAL LOT AREA =	± 8.03 Ac. (349,966.50 sf)
OPEN SPACE =	± 0.34 Ac. (14,952.44 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 50

Certificate of Survey

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4-4-18

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REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
NO. 2850

50' 0' 50' 100' 150'
GRAPHIC SCALE

Legend	
Existing Iron Rod	○
Iron Rod Set	●
Existing Concrete Monument	□
Concrete Monument Set	■
Storm Catchbasin	
Sewer Manhole	
Street Address	1234

Legend (cont.)	
Water Valve	
Fire Hydrant	FH
Street Light	
Sidewalk Pattern	
Public Utility & Drainage Esmt.	P.U.D.E.
Public Drainage Esmt.	P.D.E.
Public Utility & Access Esmt.	P.U.A.E.

CERTIFICATE OF APPROVAL OF RECORDING

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Secretary
Franklin Municipal Planning Commission

Date

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 11.96	TOTAL # OF LOTS 50
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ACRES OPEN SPACE 0.34	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=50'	DATE = 03/12/2018

COF PROJECT # 6665

SHEET 4 OF 4

ORDINANCE 2018-06

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 5 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO AMEND VARIOUS SECTIONS OF THE SIGN REGULATIONS PERTAINING TO TEMPORARY SIGNS, AND ADDING A NEW TEMPORARY SIGN TYPE FOR TEMPORARY MULTI-STORY BUILDING DEVELOPMENT-IN-PROGRESS SIGNS."

WHEREAS, the City of Franklin encourages responsible growth and development and has adopted Zoning requirements to regulate the location, size, placement, and physical characteristics of signage that is intended to promote and protect the public health, safety, comfort, morals, and convenience of the community; and

WHEREAS, the City of Franklin is continuing to experience unprecedented growth and development, including new developments with multi-story buildings over three (3) stories; and

WHEREAS, the City of Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Municipal Planning Commission have evaluated the need for, and determined that it is reasonable to establish, regulations to permit the installation of temporary signage for new multi-story building development-in-progress signs; 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 THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I: That Chapter 5, Subsection 5.12.7, Table 5-14 of the Franklin Zoning Ordinance is hereby amended to correct an error in the table numbering, to add a new Temporary Sign Type, and, by deleting the following text noted with a ~~strikethrough~~ and adding the following text noted in **bold**, is approved to read as follows:

5.12.7 Summary Table of Sign Standards
Table 5-14, Summary Table of Sign Standards, sets out the minimum requirements for signs in the City:

TABLE 5-14~~8~~: SUMMARY TABLE OF SIGN STANDARDS							
Sign or Device	**Base District**	**Maximum Number**	**Maximum Sign Area (in Sq Ft per Side, Total)**	**Maximum Height (in Ft)**	**Maximum Setback (in Ft)**	**Timing**	Conditions
TEMPORARY							
Freestanding Development-in-progress	All	1 per contractor or supplier per entrance and 1 per pod of development	32, 64	6	Right-of-way	Non-residential: Remove within 1 year. Residential: Remove after 80% build-out, or 3 years, whichever occurs first.	~~NA~~ **5.12.10(4)**

TABLE 5-14~~8~~: SUMMARY TABLE OF SIGN STANDARDS							
Sign or Device	**Base District**	**Maximum Number**	**Maximum Sign Area (in Sq Ft per Side, Total)**	**Maximum Height (in Ft)**	**Maximum Setback (in Ft)**	**Timing**	Conditions
Multi-Story Building Development-in-progress	**All**	**1 per building**	**Total of 1 sq. ft. per linear ft. of building side**	**See Conditions**	**NA**	**Remove upon the issuance of final certificate of use and occupancy**	**5.12.10(6)**
Notes: NA = Not Applicable							

SECTION II: That Chapter 5, Subsection 5.12.10(4) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(4) **Freestanding** Temporary Development-In-Progress Signs

The following provisions shall apply to all temporary development-in-progress signs:

(a) Maximum of one per contractor or supplier per entrance and one per pod of development;
(b) Maximum sign area of 32 square feet per side, with a total of 64 square feet;
(c) Maximum height of six feet;
(d) Minimum setback at the right-of-way line per applicable district regulations;
(e) Signs in nonresidential projects removed within one year; and
(f) Signs in nonresidential projects removed after 80 percent of buildout, or three years, whichever occurs first.

SECTION III: That Chapter 5, Subsection 5.12.10 of the Franklin Zoning Ordinance is hereby amended to add a new Subsection 5.12.10(6) by adding the following text noted in **bold**, and is approved to read as follows:

(6) Temporary Multi-Story Building Development-In-Progress Signs

Temporary Multi-Story Building Development-In-Progress signs shall:

(a) Be limited to one (1) per building;
(b) Be limited to buildings of three (3) stories or more in height;
(b) Not be illuminated;
(c) Not exceed the height of the roofline; and
(d) Be removed upon the issuance of a final certificate of use and occupancy.

SECTION IV: That Chapter 5, Subsection 5.12.11(8) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(8) Temporary Signs**, If Not Otherwise Regulated**

The following provisions shall apply to all temporary signs:

(a) Maximum sign area of 32 square feet per side, with a total of 64 square feet;
(b) Maximum height of six feet;

(c) Minimum setback at the right-of-way line per applicable district regulations; and

(d) No more than two such signs allowed per lot.

SECTION V: Severability. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

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

ATTEST:

BY: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____