



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 25, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 25, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [19-0371](#) Approval of the March 28, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 3-28-19.rtf](#)

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. [19-0395](#) Amelia Park PUD Subdivision, site plan, sections 2-6; reduce and extend the performance agreement for landscaping section 4 and landscaping section 6 improvements to October 24, 2019; extend the performance agreement for landscaping section 3 and landscaping buffer management improvements to October 24, 2019; extend the performance agreement for landscaping section 5 improvements to April 23, 2020. (CONSENT AGENDA)
3. [19-0396](#) Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Phase 2B improvements; extend the maintenance agreement for landscaping Phase 2C and landscaping Phase 2D improvements to April 23, 2020; extend the performance agreement for landscaping Phase 2A improvements to April 23, 2020. (CONSENT AGENDA)
4. [19-0397](#) Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0398](#) 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 to April 23, 2020. (CONSENT AGENDA)

6. [19-0399](#) Forrest Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
7. [19-0400](#) 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)
8. [19-0401](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements to April 23, 2020. (CONSENT AGENDA)
9. [19-0402](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and drainage improvements to April 23, 2020; release the performance agreement for access improvements. (CONSENT AGENDA)
10. [19-0403](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements to April 23, 2020. (CONSENT AGENDA)
11. [19-0404](#) Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
12. [19-0405](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for landscaping open space improvements. (CONSENT AGENDA)
13. [19-0406](#) 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)
14. [19-0407](#) Highlands at Ladd Park PUD Subdivision, site plan, section 23; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
15. [19-0408](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
16. [19-0409](#) Highlands at Ladd Park PUD Subdivision, site plan, section 32; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)

17. [19-0410](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
18. [19-0411](#) Nichol Mill Lofts PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
19. [19-0412](#) Peak 10 Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
20. [19-0413](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
21. [19-0414](#) Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
22. [19-0415](#) Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
23. [19-0416](#) Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
24. [19-0417](#) Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
25. [19-0418](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
26. [19-0419](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
27. [19-0420](#) Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)

PLANS OF SERVICES AND ANNEXATIONS

28. [18-102](#) PUBLIC HEARING: Consideration of Resolution 2019-21: A Resolution Adopting a Plan Of Services For The Annexation Of The Bennett Property (Refuge Center PUD), Consisting Of +/- 7 Acres, Located Along Long Lane, South Of Long Lane And Adjoining The City Limits East Of Williamson County Agricultural Center, By The City Of Franklin, Tennessee. (04/25/19 FMPC 7-1, 05/14/19 WS)

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

Attachments: [MAP_RES30+21.pdf](#)
 [2019-21 RES Bennett Property Annexation with Maps.Law Approved.pdf](#)
 [MAP_ENVISIONFRANKLIN.pdf](#)
 [MAP- REFUGECENTER.pdf](#)

29. [19-0328](#) Consideration of Resolution 2019-30: A Resolution To Annex Property Along Long Lane (Refuge Center PUD Subdivision/Bennett Property), Consisting Of +/- 7 Acres, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB). (04/25/19 FMPC 7-1; 05/14/19 WS; 05/28/19 1st BOMA Reading 7-0; 06/25/19 2nd BOMA Reading 7-0) THIRD AND FINAL READING

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

Attachments: [MAP_RES30+21](#)
 [2019-30 RES Refuge Center annexation with Map and Survey.Law Approved 2](#)
 [18-036 long lane.pdf](#)

REZONINGS AND DEVELOPMENT PLANS

30. [19-0329](#) Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD). (04/25/19 FMPC 7-1, 05/14/19 WS, 1st BOMA Reading 5/28/19 7-0; 2ND BOMA Reading 6/25/19 6-1) THIRD AND FINAL READING

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

Attachments: [MAP- REFUGECENTER.pdf](#)
 [2019-09 ORD Refuge Center Rezoning Step2 ZoneOrdinance with map and](#)
 [FullSet RefugeCenterDevPlan.pdf](#)
 [MAP_ENVISIONFRANKLIN.pdf](#)
 [MAP BennettPropertyAnnexation.pdf](#)

31. [19-0423](#) PUBLIC HEARING: Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center. (04/25/19 FMPC 7-1, 05/14/19 WS)

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

Attachments: [MAP- REFUGECENTER.pdf](#)
[2019-29 RES Step Two \(2\) _PUD Development Plan for Refuge Center PUD Sub](#)
[RefugeCenter DevPlanConditions of Approval 01.pdf](#)
[ARCH_ RefugeCenter.pdf](#)
[FullSet_ RefugeCenterDevPlan.pdf](#)
[19-04-09 FMPC Public Notice Affidavit.pdf](#)
[\[3.1\] 3 Sewer Options Exhibit.pdf](#)

32. [19-0282](#) Consideration of Ordinance 2019-07: An Ordinance To Rezone 14.88 Acres From Specific Development-Variety (SD-X) District To Specific Development-Variety (SD-X 2.02 / 95,618) District For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (Silver Grace PUD Subdivision, Fountains Of Franklin); (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-07 ORD - Silver Grace PUD Subdivision Rezoning with Map and Survey.](#)
[SURVEY - 16-097\(11-30-16\)](#)

33. [19-0283](#) PUBLIC HEARING: Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (04/25/19 FMPC 8-0; 05/14/19 WS)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-28 RES Silver Grace PUD Subdivision Development with Map and Survey](#)
[COA-6949-Conditions of Approval 01](#)
[DEV PLAN - 20190404 - Silver Grace Development Plan](#)
[SURVEY - 16-097\(11-30-16\)](#)

34. [19-0261](#) Consideration Of Ordinance 2019-05: An Ordinance To Rezone 4.82 Acres From Light Industrial (LI) District And Neighborhood Commercial (NC) To General Commercial (GC) District For The Property Located At The Northwest Quadrant Of Downs Boulevard And Columbia Ave, 1504, 1536, And 1540 Columbia Ave. (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 6-0; 06-11-19 BOMA 2nd Reading 7-0 with 1 recusal) Third and Final Reading

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

Attachments: [MAP-DownsBlvd Rezone.pdf](#)
[ORD 2019-05 Downs and Columbia GC Zone _with map and survey.Law Appro](#)
[2019-0213 2995606 Bounday Survey Sealed.pdf](#)
[COF6913 public notice affidavit 040119.pdf](#)

35. [19-0323](#) Consideration Of Ordinance 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street; (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading

Sponsors: Emily Hunter and Joseph Bryan

Attachments: [MAP 420 Bridge St Rezoning](#)
[2019-08 ORD_ 420 Bridge Street Rezoning _with map and survey.Law Approve](#)
[420 Bridge Street Survey](#)

36. [19-0372](#) Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision); (04/25/19 FMPC 8-0; 05-14-19 BOMA 1st Reading 7-0; 06-11-19 BOMA 2nd Reading 8-0) Third and Final Reading

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[ORD 2019-10 AUREUM rezoning _with Map and Survey.Law Approved](#)
[2019.04.04 Aureum ReZoning.pdf](#)

37. [19-0424](#) PUBLIC HEARING: Consideration of Resolution 2019-31: A Resolution Approving A Development Plan For Aureum PUD Subdivision, With Two (2) Modification Of Standards Requests (1-Roof Forms, 2-Retaining Wall Materials), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway; (04/25/19 FMPC 8-0, 05/14/19 WS)

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

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[RES 2019-31 AUREUM DevPlan with exhibits.Law Approved 2](#)
[6910 Aureum DP conditions of approval revised 4.22.2019](#)
[FULLSET_AureumDevPlan.pdf](#)
[Layout Aureum.pdf](#)
[ARCH_AureumDevPlan.pdf](#)
[AUREUM - PUBLIC NOTICE AFFIDAVIT - Signed.pdf](#)
[Updated Sheet_C2.2](#)

38. [19-0425](#) PUBLIC HEARING: Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway. (05/23/19 FMPC 5-3, 06/11/19 WS)

Sponsors: Franklin Municipal Planning Commission and Emily Hunter

Attachments: [RES 2019-37 Carothers Crossing West with exhibits.Law Approved.pdf](#)
[MAP Carothers Xing West DP rev](#)
[CCW Conditions of Approval 01.pdf](#)
[Development Plan Revision 1 Resubmittal](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

39. [19-0422](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Subdividing Three Commercial Lots To Support Future Commercial Development, On 38.62 Acres, Located South of Rural Plains Circle and East of Captain Freeman Parkway Within The Berry Farms Development. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [BFTC_Sec11Conditions of Approval 01.pdf](#)
[Berry Farms - Section 11 Final Plat](#)
[MAP BFTC Section 11 FP](#)

40. [19-0382](#) Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38, Creating 50 Single Family Residential Lots And Two Open Space Lots On 25.25 Acres, Located At Long Lane And Tripp Crescent Drive. (CONSENT AGENDA)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)
[COA-6946-Conditions of Approval_01](#)
[PLAT - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)

41. [19-0388](#) Rizer Point PUD Subdivision, Final Plat, Section 6, Creating 8 Single Family Lots On 1.36 Acres Located North And East Of Viola Lane. (CONSENT AGENDA)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)
[PLAT - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)

42. [19-0393](#) Ronald Ligon Properties Subdivision, Final Plat, Creating 2 Single-Family Lots, On 0.23 Acres Located At 209 2nd Avenue South And 119 Church Street. (CONSENT AGENDA)

Attachments: [6952 MAP - Ronald Ligon Properties FP](#)
[6952 RONALD LIGON SUBDIVISION FP Survey](#)

43. [19-0383](#) Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4, Revising Plat Notes On A Plat Which Previously Created 20 Townhouse Lots, Three Lots Dedicated To Utilities, Drainage, And Access, And One Open-Space Lot, On 15.59 Acres, Located North Of Front Street And East Of Westhaven Boulevard. (CONSENT AGENDA)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4](#)
[COA-6955-Conditions of Approval_01](#)
[PLAT - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4 \(](#)

FMPC BYLAWS AMENDMENTS

44. [19-0270](#) Consideration Of Resolution 2019-26: A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws, regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.

Attachments: [Res 2019-26 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYL/](#)
[Legislative History](#)

3/28/19

Franklin Municipal Planning
Commission

deferred

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 28, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

MINUTES

1. Approval of the February 28, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 2-28-19](#)

Commissioner Lindsey moved, seconded by Commissioner Allen, to approve the minutes from February 28, 2019, as presented. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

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

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Items 2-5 and items 7-12 as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

SITE PLAN SURETIES

- 2.** Franklin First United Methodist Church PUD Subdivision, site plan, section 1; release the maintenance agreement for water, sewer and streets improvements. (CONSENT AGENDA)
This Planning Item was approved.
- 3.** Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements to September 26, 2019. (CONSENT AGENDA)
This Planning Item was approved.
- 4.** Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)
This Planning Item was approved.
- 5.** Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance agreement for drainage improvements to March 26, 2020. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

6. McEwen Place Town Center PUD Subdivision, Development Plan, Revision 5, Section 3, (Block D & E), Constructing 347,900 Square Feet Of Commercial, Office, And Retail Space On 10.21 Acres, Located Near The Intersection Of Rush Street And W. McEwen Drive.

Attachments: [map_6915- MCEWEN TOWN CENTER.pdf](#)
[McEwenPlace_Conditions of Approval_01.pdf](#)
[LAYOUT_MCEWEN.pdf](#)
[ARCH_MCeWEN.pdf](#)
[FULLSET_19004 McEwen Blocks D E PUD Re-Submittal COF_6915.pdf](#)

Chair Hathaway recused himself from Item 6.

Chair Hathaway passed the Chair to Vice-Chair Lindsey.

Mr. Josh King, Principal Planner, stated that the McEwen Town Center PUD was last revised in 2018. This Development Plan is consistent with the original Concept Plan which was approved by the Board in 2006. This Development Plan revision contains 347,900 square feet of commercial and retail space. This is below the entitlement cap for the overall McEwen Place PUD subdivision. Roadway and parking improvements will come at Site Plan along with building plans. This is for the area south of Spring Creek Drive as indicated on the map.

Staff recommended that Item 6 be approved, with conditions.

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

The Applicant was represented by Gary Vogrin, Kiser Vogrin Design. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 6 be approved, with conditions.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

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

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Revision 3, Lots 6-8, Creating Three Buildable Lots And One Open Space Lot On 45.16 Acres, Located At The Intersection Of Pratt Lane And Reams Fleming Boulevard. (CONSENT AGENDA)

Attachments: [MAP_ReamsFleming.pdf](#)
[Ramsey_Conditions of Approval_01.pdf](#)
[FULLPLAT_41138.02 V-Survey Plat - Sealed.pdf](#)

This Planning Item was approved.

8. Central East Middle School, Interplanning Commission Review, Constructing A 196,999 Square Foot School Within The City's Urban Growth Boundary, On 34.98 Acres, Near The Intersection Of Lewisburg Pike And Henpeck Lane. (CONSENT AGENDA)

Attachments: [SITE LAYOUT ONLY Central East Middle School Henpeck 022719](#)
[Central East Middle School Henpeck 022719](#)

This Planning Item was approved.

9. Echelon PUD Subdivision, Final Plat, Section 2, Revision 1, Lot 51, Creating A Public Utility And Drainage Easement On 0.15 Acres, Located At 217 Newtonmore Ct. (CONSENT AGENDA)

Attachments: [MAP - 6900 - Echelon PUD Subdivision, Final Plat, Section 2, Revision 1 - Lot 51, OS 6, & OS 7](#)
[COA - 6900 Echelon Sec 2 Conditions of Approval_01](#)
[PLAT - SIGNED-COF 6900 Echelon, Section 2 Final Plat Rev 1 - Lot 51, OS 6, OS 7](#)

This Planning Item was approved.

10. Echelon PUD Subdivision, Final Plat, Section 4, Revision 1, Lot 122, Revising The Width And Location Of The Public Utility, Drainage And Access Easement Within Lot 122, On 5.73 Acres, Located At 2099 Moultrie Circle. (CONSENT AGENDA)

Attachments: [MAP - 6916 - Echelon PUD Subdivision Final Plat Section 4, Revision 1, Lot 122](#)
[PLAT - SIGNED Echelon, Section 4 Final Plat Revision 1 Lot 122](#)

This Planning Item was approved.

11. The Standard at Cool Springs Subdivision, Final Plat, Revision 2
(Resubdivision of Lot 2 and Lot 3),
Creating 30 Lots, Including One Multifamily Lot, 28 Townhouse Lots, And
One Open Space Lot, On
22.51 Acres, Located at 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP - 6917 - The Standard at Cool Springs Subdivision, Final Plat, Revision 2 \(Resubdivision of Lot 2 and Lot 3\)](#)
[COA - 6917 The Standard Conditions of Approval 01](#)
[PLAT - 3546124 STANDARD RESUB PLAT 2019 0306](#)

This Planning Item was approved.

12. Stream Valley PUD Subdivision, Final Plat, Section 17, Creating 51 Lots,
Including 48 Single Family Lots
And Three Open Space Lots, On 14.71 Acres, Located North Of Verbena
Drive. (CONSENT AGENDA)

Attachments: [MAP - 6918 - Stream Valley PUD Subdivision Final Plat, Section 17](#)
[COA - 6918 Stream Valley sec 17 Conditions of Approval 01](#)
[PLAT - SIGNED Stream Valley, Section 17 Final Plat](#)

This Planning Item was approved.

FMPC BYLAWS TEXT AMENDMENTS

13. Consideration Of Resolution 2019-26: "A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws," regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.

Attachments: [Res 2019-26 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYLAWS.Law Approved](#)

Vice-Chair Lindsey passed the Chair to Chair Hathaway.

Ms. Emily Hunter, Director of Planning & Sustainability, stated that Staff requested that Item 13 be deferred until the next Planning Commission meeting on April 25, 2019. She stated that Resolution 2019-26 had not been approved by the Law Department at this time.

Chair Hathaway asked for a motion for deferral.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-26 be deferred until the Planning Commission Meeting on April 25, 2019.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-26 be deferred until the Planning Commission Meeting on April 25, 2019. The motion carried by the following vote:

Aye: 9 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, Lindsey, and Szilagyi

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda 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 7:06 p.m.

Chair, Mike Hathaway

RESOLUTION 2019-21 PLAN OF SERVICE
RESOLUTION 2019-30 ANNEXATION
REFUGE CENTER/BENNETT PROPERTY
7.00 +/- ACRES



Legend

-  Property To Be Annexed
-  Existing City Limits



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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ENVISION FRANKLIN DESIGN CONCEPTS
PROPOSED BENNETT PROPERTY ANNEXATION
6.99 +/- ACRES

ALFRED LADD

HAROLD

CURRY

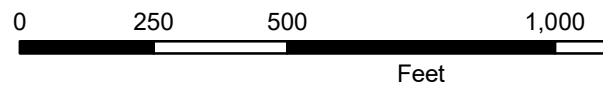
IRVINE

LONG

Site

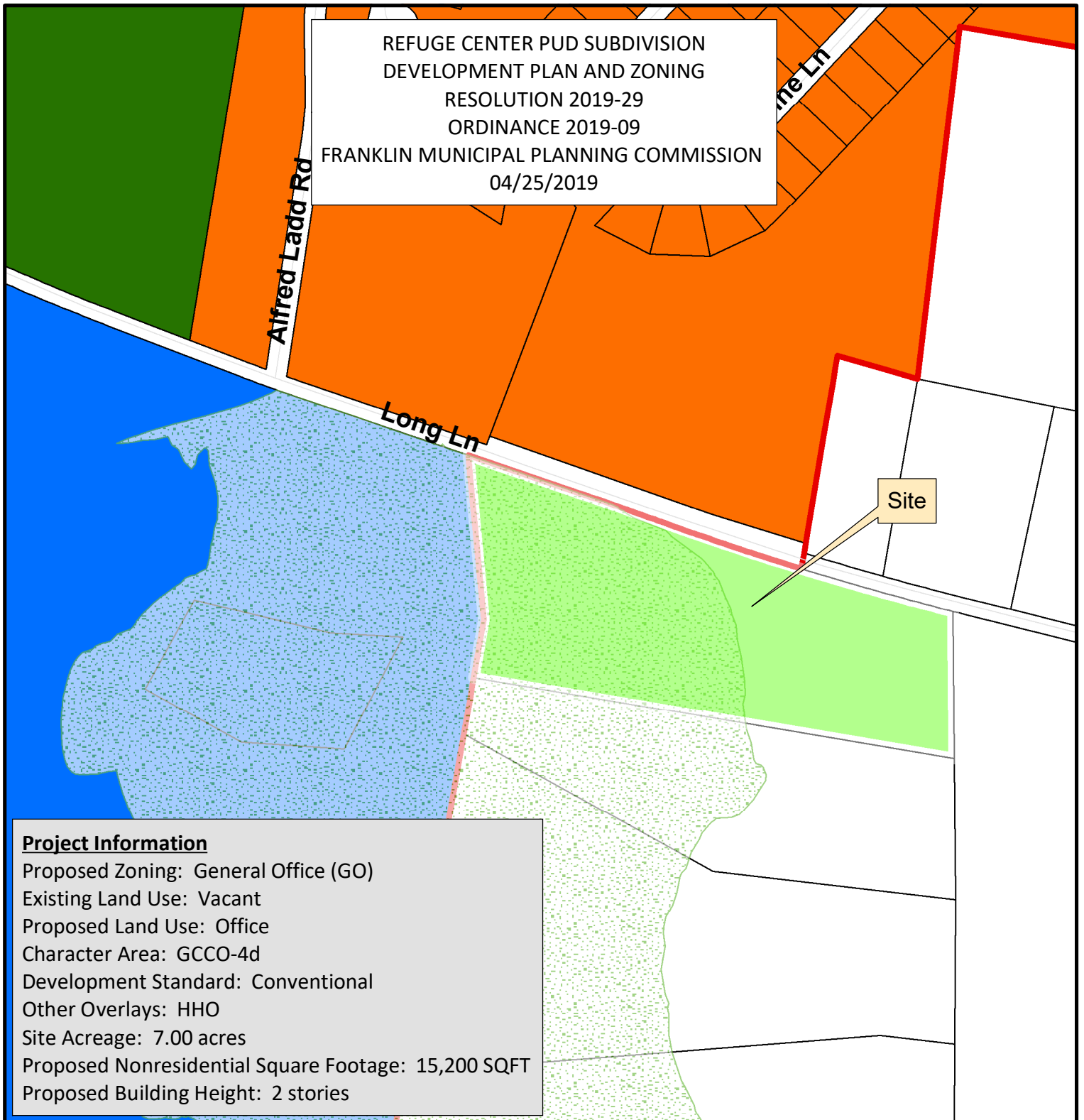
Legend

-  Conservation Overlay
-  Bennett Property
-  Existing City Limits
- Design Concept**
-  Regional Commerce
-  Single Family Residential



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It was compiled from the most authentic information available.
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REFUGE CENTER PUD SUBDIVISION
DEVELOPMENT PLAN AND ZONING
RESOLUTION 2019-29
ORDINANCE 2019-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



Project Information

Proposed Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: GCCO-4d
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 7.00 acres
Proposed Nonresidential Square Footage: 15,200 SQFT
Proposed Building Height: 2 stories

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



0 125 250 500
Feet

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RESOLUTION 2019-21 PLAN OF SERVICE
RESOLUTION 2019-30 ANNEXATION
REFUGE CENTER/BENNETT PROPERTY
7.00 +/- ACRES



Legend

-  Property To Be Annexed
-  Existing City Limits



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RESOLUTION 2019-30

A RESOLUTION TO ANNEX PROPERTY ALONG LONG LANE – REFUGE CENTER PUD SUBDIVISION/BENNETT PROPERTY, CONSISTING OF +/- 7 ACRES, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF WILLIAMSON COUNTY AGRICULTURAL CENTER, AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHEAST PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Michael Bennett, (“Owner”) of property located on the south side of Long Lane and East of the Williamson County Agricultural Expo Center (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2019-21; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
106---179.04	6.99
Total	6.99

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

RESOLUTION 2019-21 PLAN OF SERVICE
RESOLUTION 2019-30 ANNEXATION
REFUGE CENTER/BENNETT PROPERTY
7.00 +/- ACRES

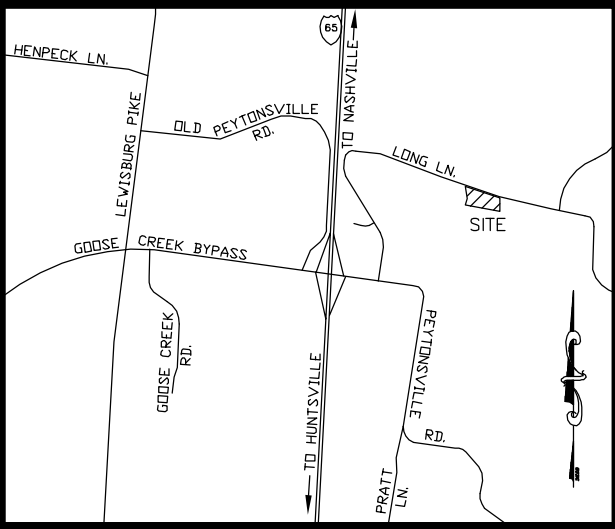
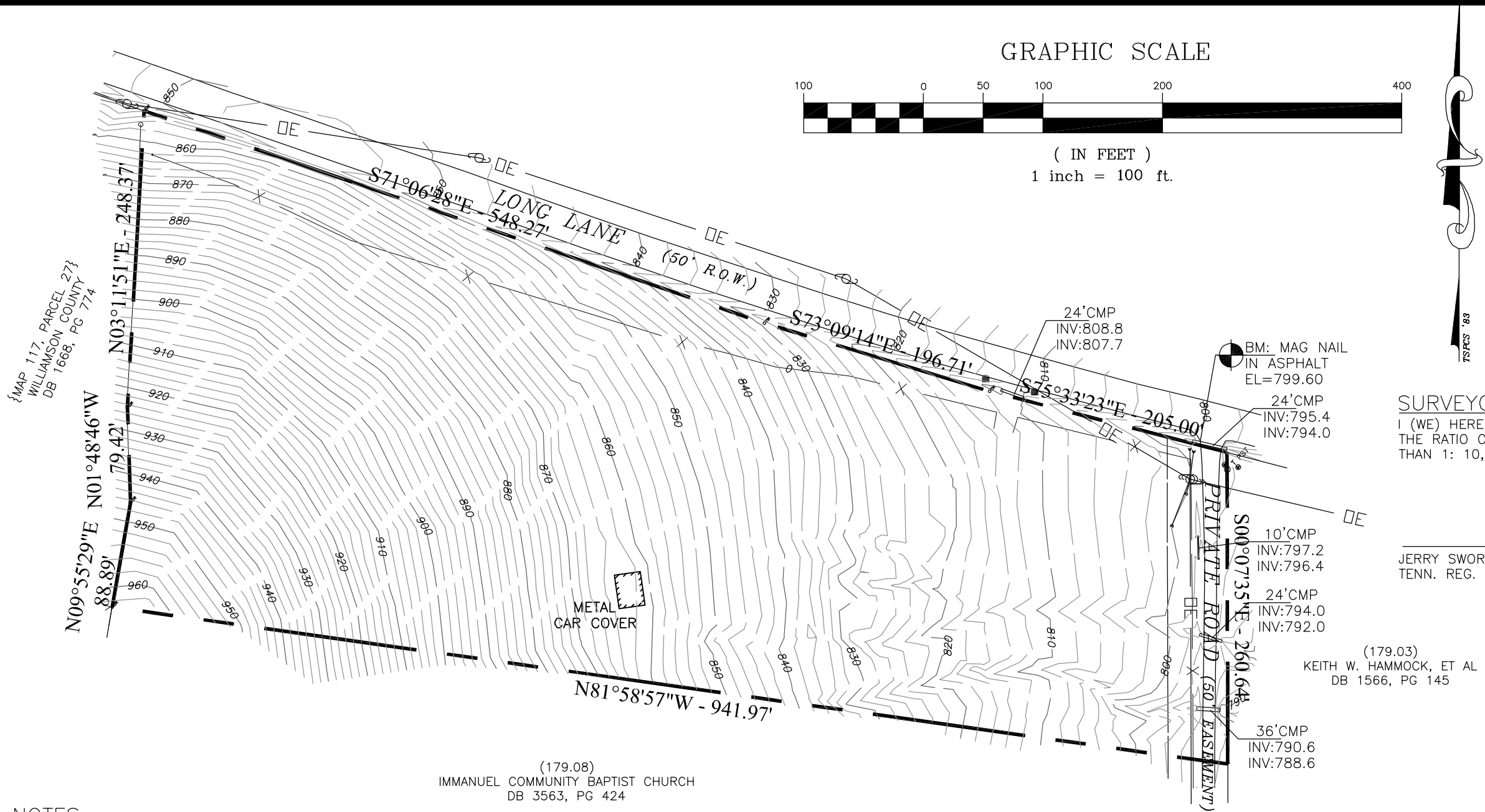


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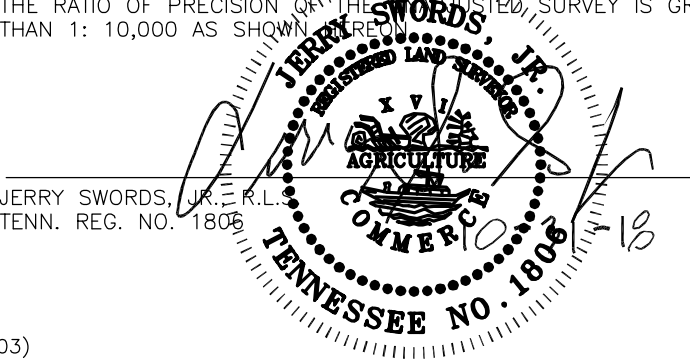
-  Property To Be Annexed
-  Existing City Limits



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SURVEYOR'S CERTIFICATE:
I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



DEED REFERENCE:
BEING PROPERTY CONVEYED TO MICHAEL E. & DENISE E. BENNETT BY DEED BOOK 7088, PAGE 793, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 179.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

NOTES:

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
- PROPERTY IS ZONED MGA-1.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
- TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

Legend	
○ EIP	Existing Iron Pipe
○ T PST	Metal Fence Post
○	Utility Pole/Guy
—OE—	Overhead Utility
—x—	Fence Line
—p—	Sign
⊗	Fire Hydrant
⊠	Water Valve
⊙	Sanitary Sewer Manhole
—SS—	8" Sanitary Sewer Line
—G—	Gas Line
—ST—	Storm Sewer Line
—WM—	Waterline
⊕	Water Meter

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±

AS BUILT SURVEY
LONG LANE
Map 106, Parcel 179.04
TENTH CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

S & A Surveying, Inc.

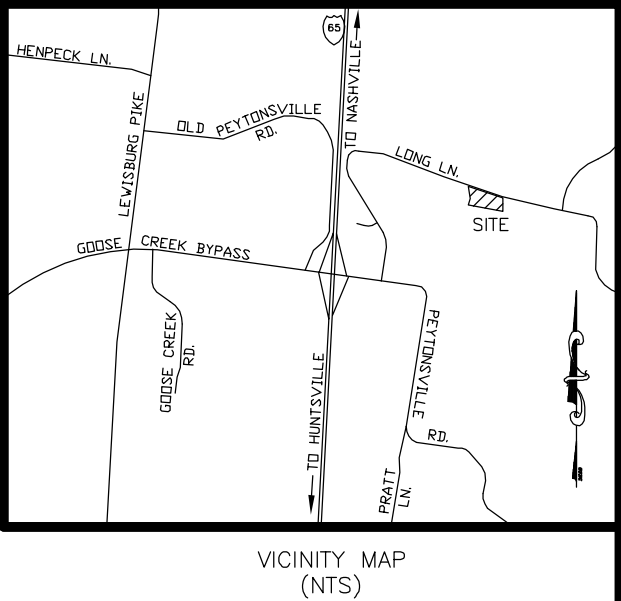
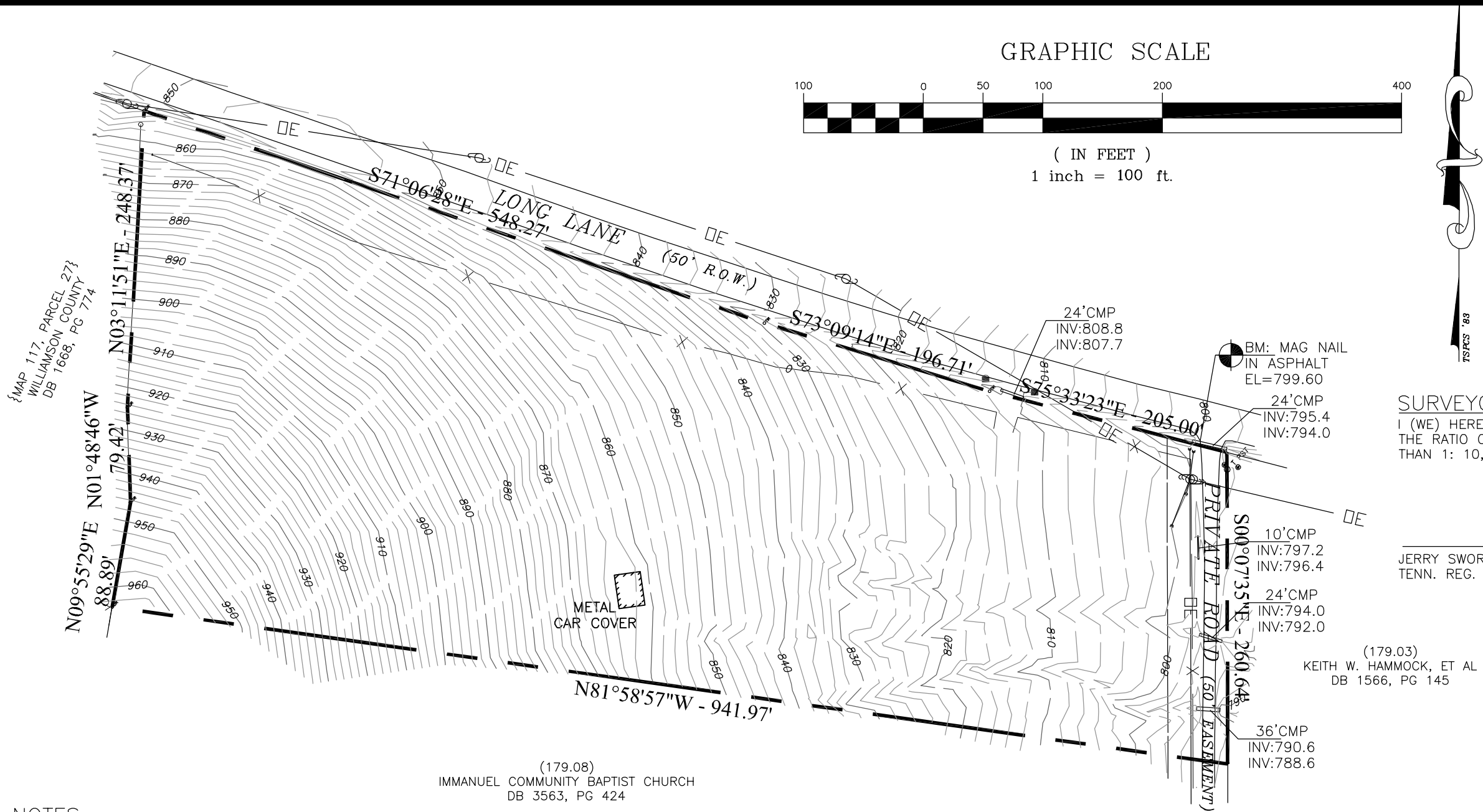
306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394-7564
sasurvey98@gmail.com

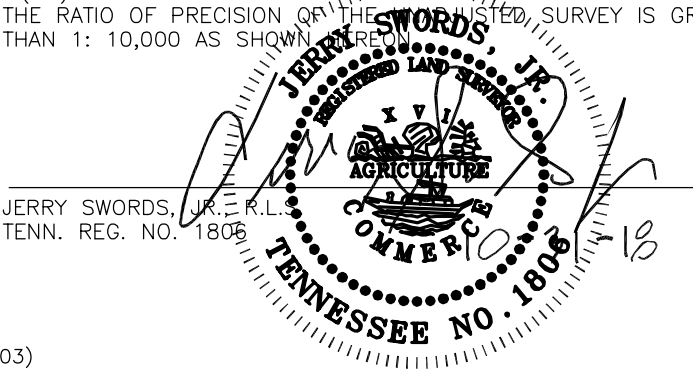
PROJ.: 18-036

DATE: 10/20/2018

SHEET 1 OF 1



SURVEYOR'S CERTIFICATE:
I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



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—ST—	Storm Sewer Line
—WM—	Waterline
⊕	Water Meter

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±

AS BUILT SURVEY
LONG LANE
Map 106, Parcel 179.04
TENTH CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

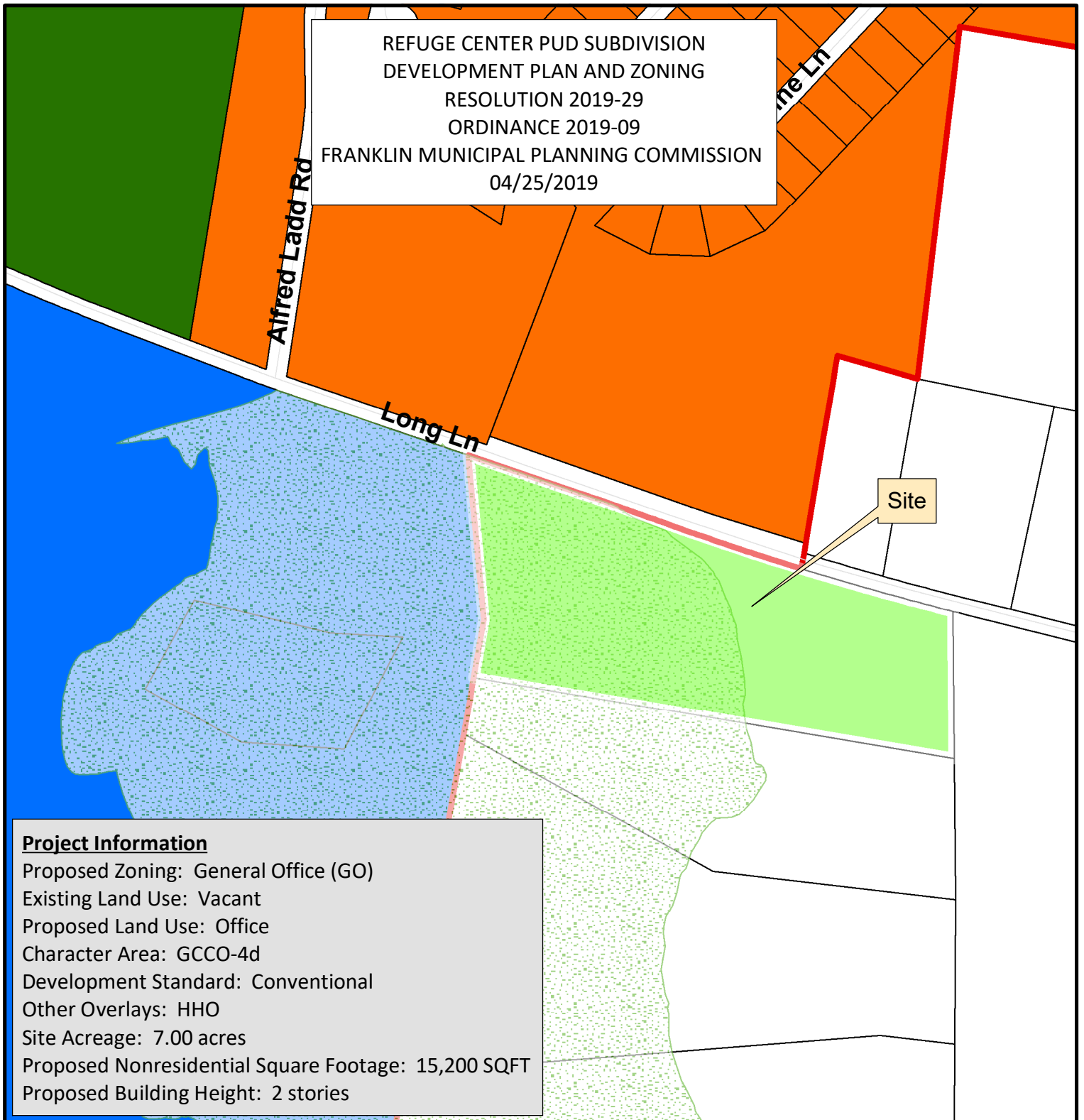
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 18-036

DATE: 10/20/2018

SHEET 1 OF 1

REFUGE CENTER PUD SUBDIVISION
DEVELOPMENT PLAN AND ZONING
RESOLUTION 2019-29
ORDINANCE 2019-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



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Proposed Building Height: 2 stories

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| ■ RM-10 Attached 10 Residential District | ■ HI Heavy Industrial District |
| ■ RM-15 Attached 15 Residential District | ■ CI Civic and Institutional District |
| ■ RM-20 Attached 20 Residential District | |



0 125 250 500
Feet

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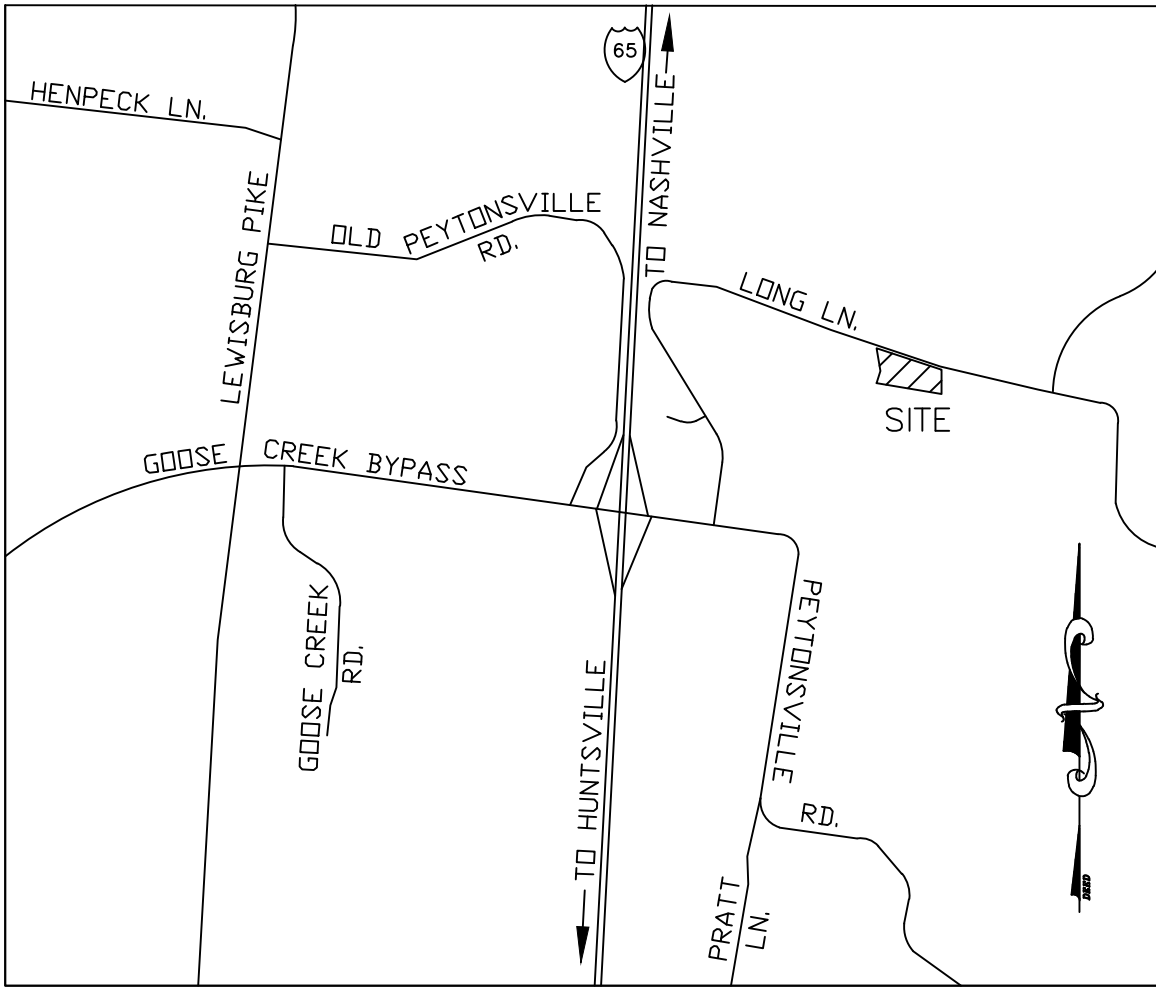
THE REFUGE CENTER FOR COUNSELING

MAP 106, PARCEL 179.04 LONG LANE WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF+/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

Sheet List Table

Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Overall Existing Conditions Plan
C1.1	Tree Protection Plan
C2.0	Overall Development Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Enlarged Grading and Drainage Plan
C4.0	Overall ROW and Access Plan
C5.0	Overall Utility Plan
EP1.0	Site Photometric Plan
EP2.0	Site Photometric Cutsheets
A1.0	Conceptual Floor Plans + Elevations
A1.1	Plan Features
EX1.0	Autoturn Exhibit: Fire
EX1.1	Autoturn Exhibit: Refuse



VICINITY MAP
(NTS)

OWNER

THE REFUGE CENTER FOR COUNSELING
103 FORREST CROSSING BLVD, SUITE 102
FRANKLIN, TN 37064
PHONE: 615-591-5262
CONTACT: MS. AMY ALEXANDER
EMAIL ADDRESS: amy.alexander@therefugecenter.org

ARCHITECT/APPLICANT

BAUER ASKEW ARCHITECTURE, PLLC
1615 SIXTEENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE: 615-726-0047
CONTACT: MR. JC ELDER, LEED AP BD+C
EMAIL ADDRESS: jelder@baueraskewarchitecture.com

CIVIL ENGINEER

BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
PHONE: 615-356-9911
FAX: 615-352-6737
CONTACT: MR. SETH SPARKMAN
E-MAIL ADDRESS: ssparkman@bargECAuthen.com

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
PHONE: 615-975-5765
CONTACT: MR. GREG GAMBLE
EMAIL ADDRESS: greg.gamble@gdc-tn.com

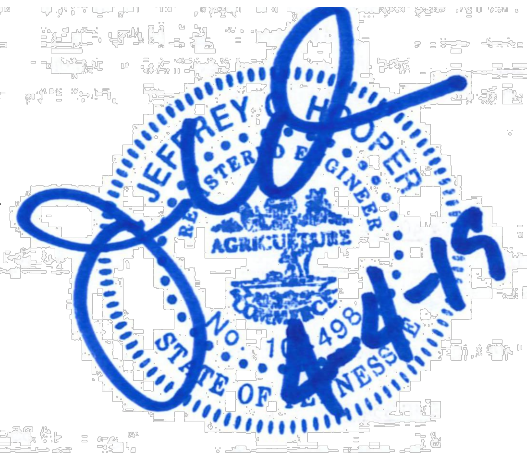
MPE

I.C.THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE: 615-346-3400
CONTACT: MR. KIRK JENNINGS
EMAIL ADDRESS: kjennings@icthomasson.com

BAUER | ASKEW
architecture, p.l.l.c.

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south
nashville
tennessee
37212



16005



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

COVER SHEET

C0.0

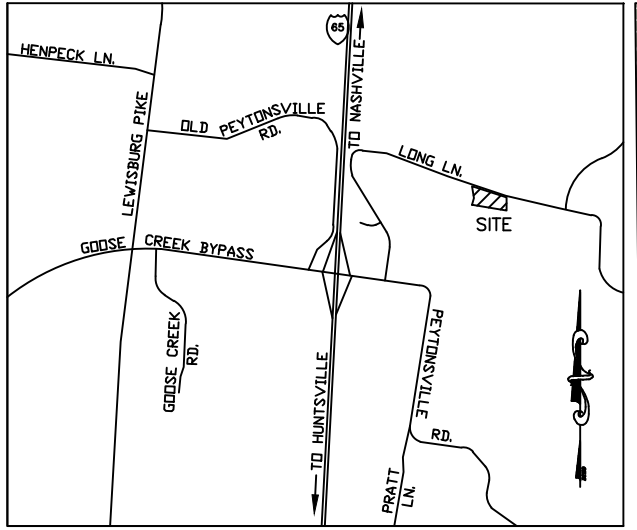
04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

www.baueraskewarchitecture.com

MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres

811
Know what's below
Call before you dig.
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VICINITY MAP (NTS)



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
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PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

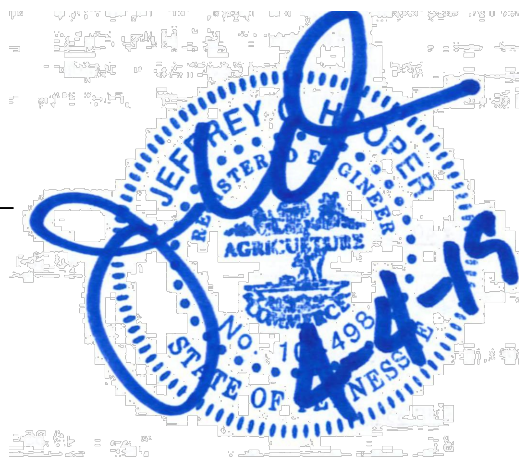
STORMWATER NARRATIVE:
THE EXISTING SITE IS 7.0 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR A SMALL BARN/OUTBUILDING. THE PROPERTY IS BOUNDED ON THE NORTH BY LONG LANE, ON THE SOUTH BY PRIVATE ROAD, ON THE EAST BY WOODED LAND AND ON THE WEST BY A PRIVATE DRIVE. THE PROPERTY DRAINS TO THE EAST/NORTHEAST OVER SLOPES RANGING FROM 2% TO 20%. HYDROLOGIC SOILS TYPES ARE A, B, AND C.

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

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
SCALE: 1" = 50'
**MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres**

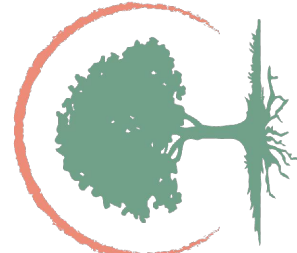
BAUER | ASKEW
architecture . pllc

615
T 726 0047
F 726 4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN

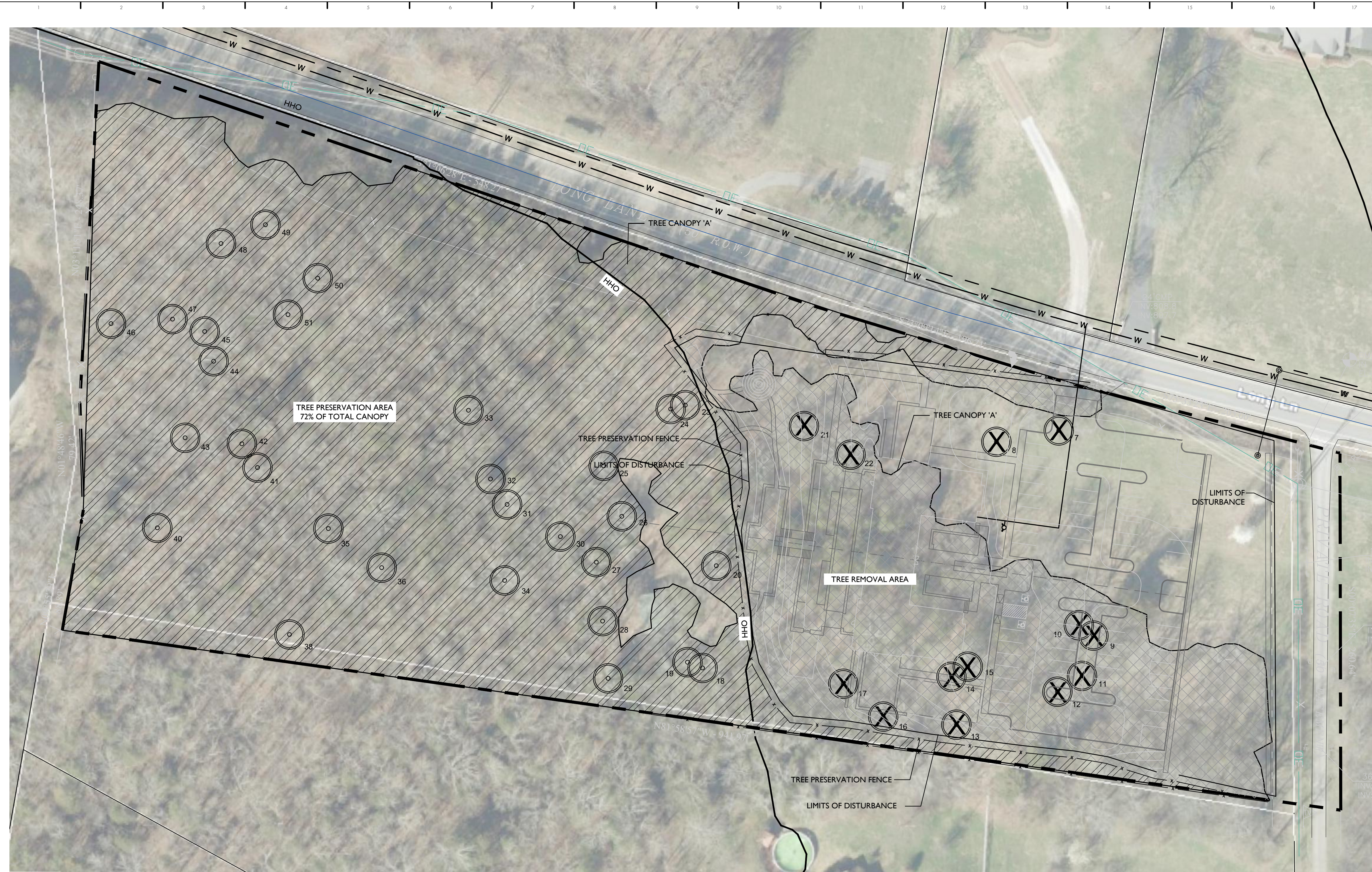
REVISION
PUD RESUBMITTAL
DATE
04/04/19

COF# 6944

OVERALL EXISTING
CONDITIONS PLAN

C1.0

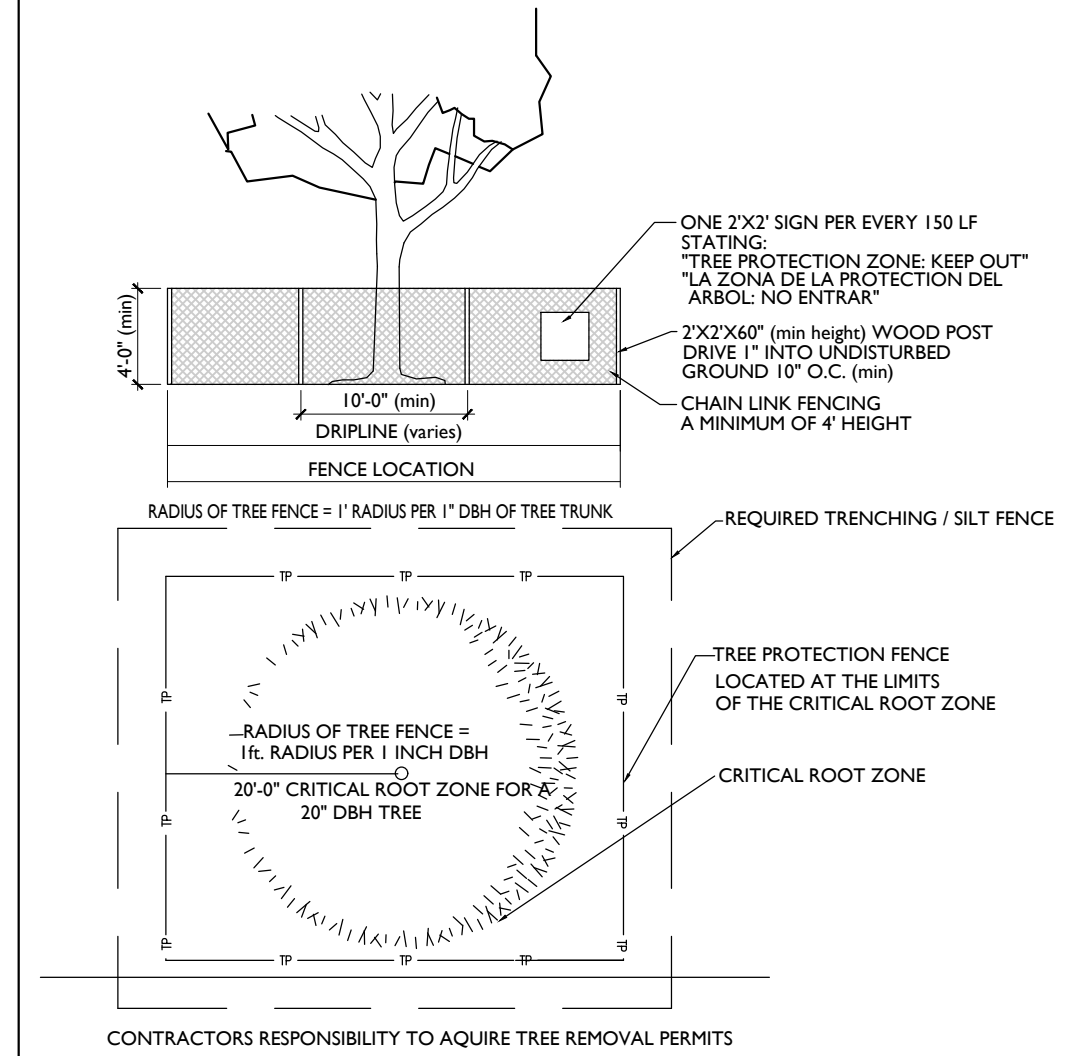
04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
www.baueraskewarchitecture.com



SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6844
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

TREE PROTECTION FENCING DETAIL



TREE PROTECTION NOTES:

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
- The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

KEY:

- SPECIMEN TREE
- TREE REMOVAL AREA
- TREE PRESERVATION AREA

SPECIMEN TREES

NUMBER	TYPE	SIZE	STATUS	NUMBER	TYPE	SIZE	STATUS
7	LOCUST	24	REMOVED	31	OAK	24	Retained
8	MAPLE	24	REMOVED	32	ASH	24	Retained
9	MAPLE	25	REMOVED	33	ASH	28	Retained
10	MAPLE	26	REMOVED	34	OAK	26	Retained
11	LOCUST	32	REMOVED	35	OAK	36	Retained
12	OAK	26	REMOVED	36	ASH	26	Retained
13	OAK	24	REMOVED	37	ASH	24	Retained
14	LOCUST	24	REMOVED	38	ASH	24	Retained
15	OAK	32	REMOVED	39	OAK	26	Retained
16	OAK	48	REMOVED	40	OAK	24	Retained
17	LOCUST	30	REMOVED	41	ASH	25	Retained
18	OAK	26	Retained	42	OAK	24	Retained
19	ASH	24	Retained	43	OAK	28	Retained
20	ASH	26	Retained	44	ASH	24	Retained
21	OAK	36	REMOVED	45	ASH	24	Retained
22	OAK	40	REMOVED	46	ASH	24	Retained
23	ASH	24	Retained	47	ASH	24	Retained
24	ASH	24	Retained	48	OAK	24	Retained
25	ASH	24	Retained	49	OAK	24	Retained
26	OAK	26	Retained	50	OAK	24	Retained
27	OAK	30	Retained	51	OAK	24	Retained
28	OAK	24	Retained				
29	OAK	30	Retained				
30	ASH	30	Retained				

TOTAL SPECIMEN INCHES REMOVED: 391"
TOTAL HEALTHY INCHES REMOVED: 391"
REPLACEMENT REQUIRED: 782"

TREE CANOPY RETENTION

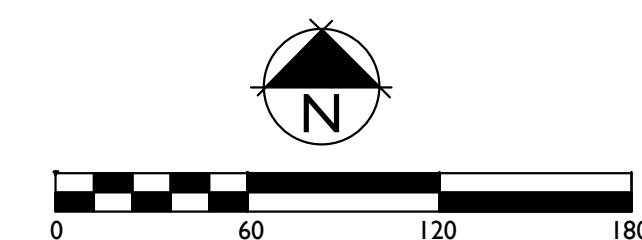
TREE CANOPY	EXISTING	REMOVED	RETAINED
A	239,131 SF	66,372 SF	172,759 SF
ACRES	5.49 AC	1.52 AC	3.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 239,131 SF
239,131 SF/304,904 SF = 78% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 18% OF TOTAL CANOPY
239,131 SF * 18% = 43,044 SF (0.99 AC)

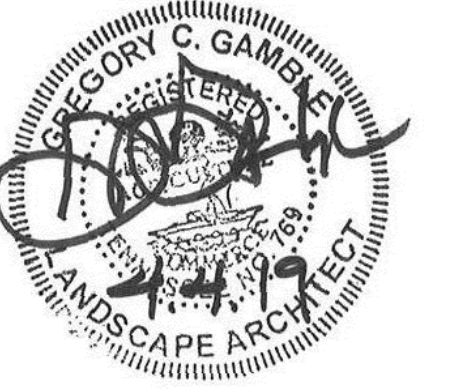
PROVIDED CANOPY PRESERVED =
172,759 SF (72%) OF TOTAL EXISTING CANOPY



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

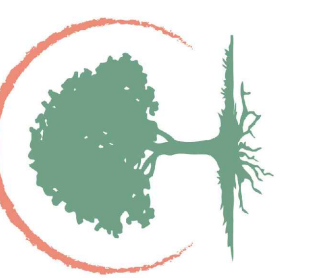
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1615
sixteenth
avenue south
nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

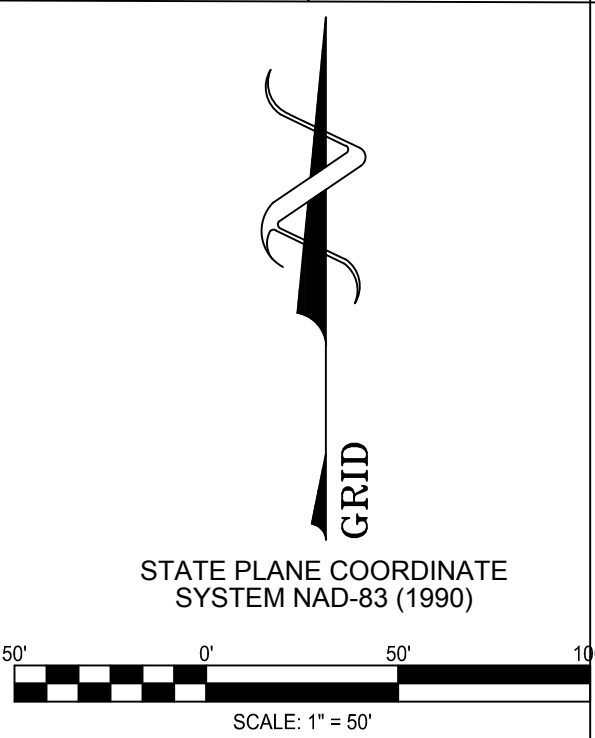
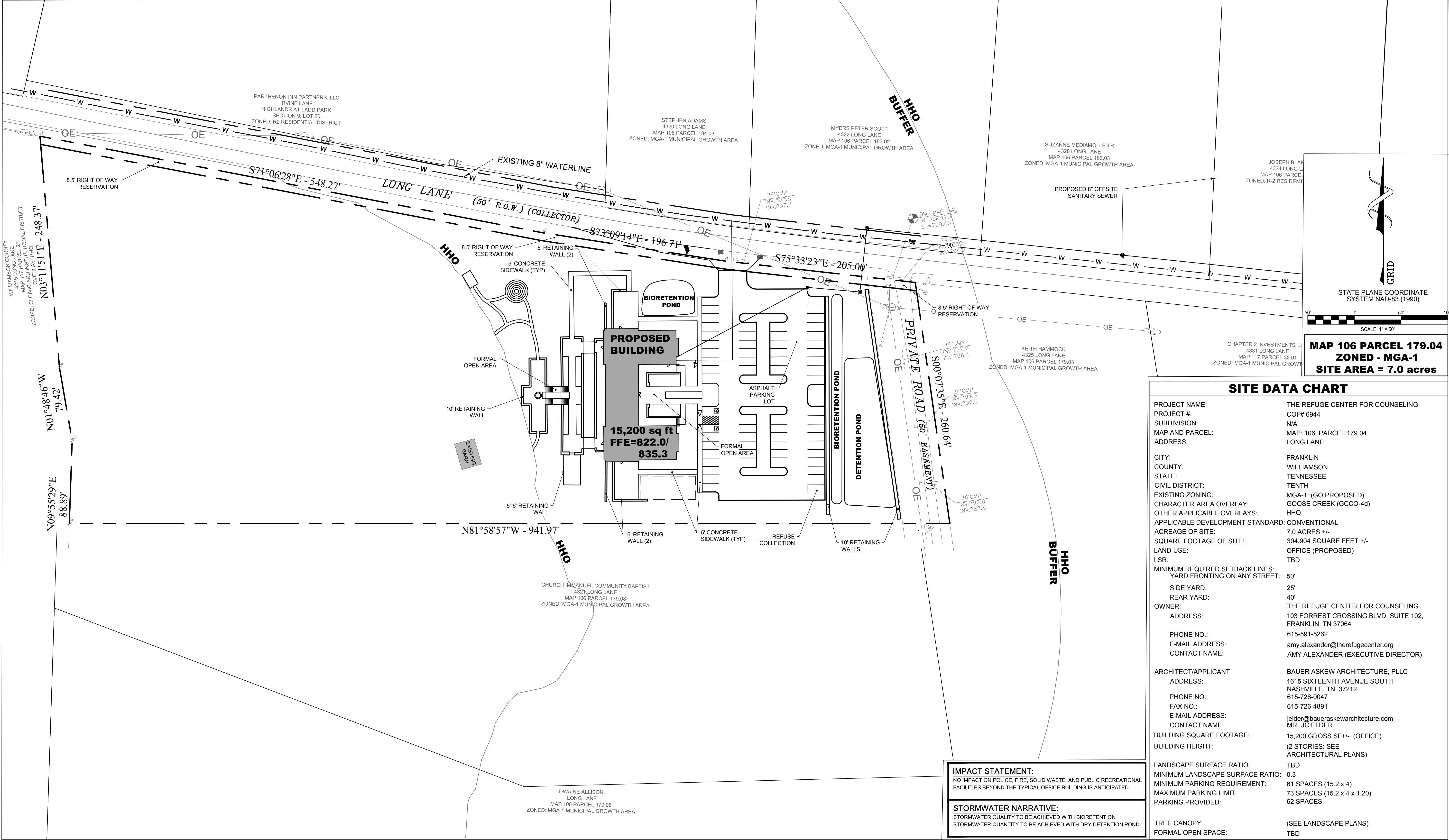
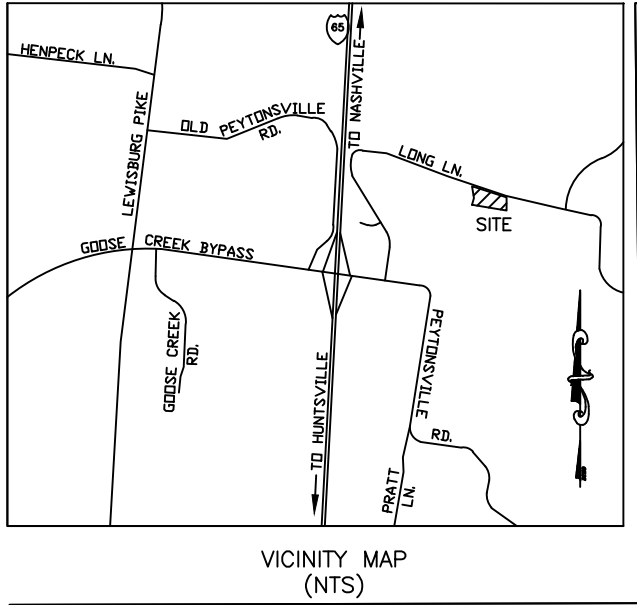
REVISION DATE

TREE PROTECTION
PLAN

C1.10

11 MARCH 19
INITIAL SUBMITTAL

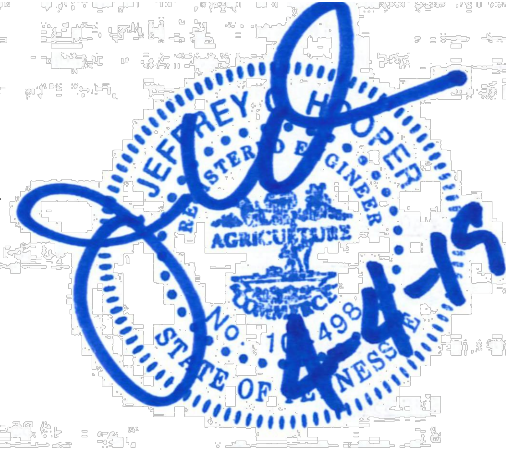
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SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

IMPACT STATEMENT:
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND



16005



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

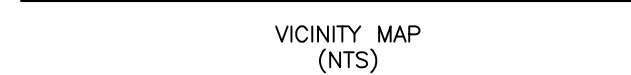
REVISION DATE
PUD RESUBMITTAL 04/04/19

COF# 6944

OVERALL
DEVELOPMENT PLAN

C2.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
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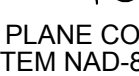
- GRADING AND DRAINAGE NOTES:**

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

STORMWATER NARRATIVE/IMPACT STATEMENT:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND
PROPOSED RUNOFF PEAK FLOW WILL BE EQUAL OR LESS THAN EXISTING



SCALE: 1" = 50'

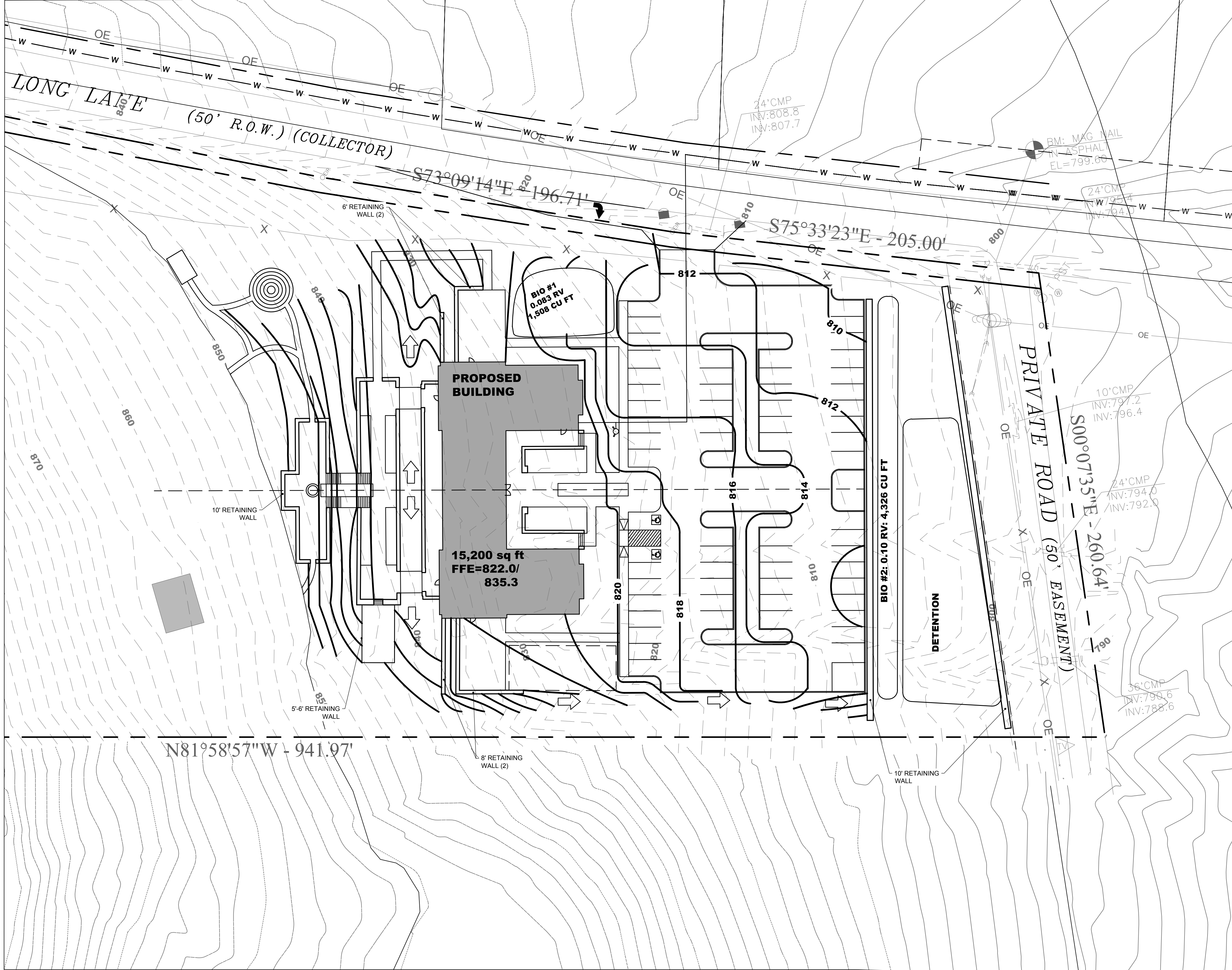
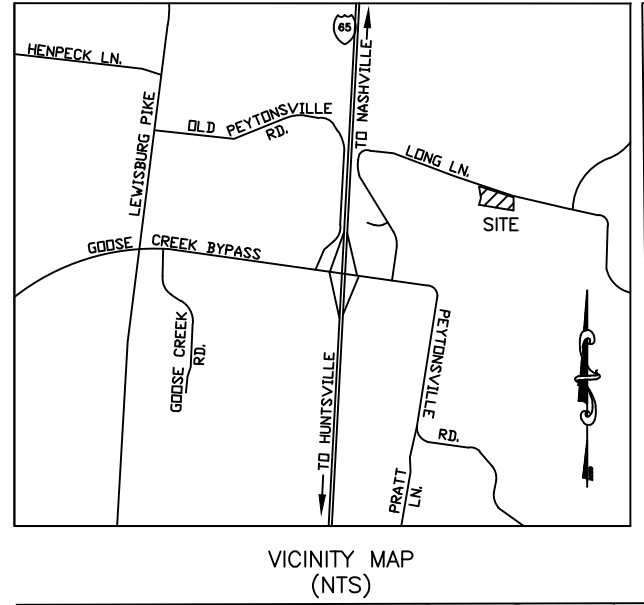
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	6	1	5	

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04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITT

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CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET 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 CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - 17.1. CONTOURS ON 1' INTERVALS
 - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
 - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
 - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
 - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988

ADA NOTES:
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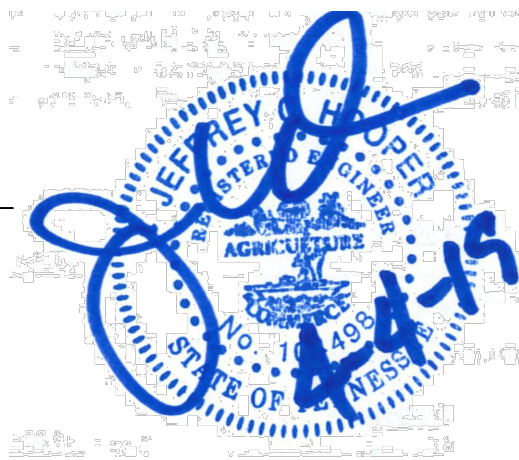
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ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.



STATE PLANE COORDINATE SYSTEM NAD-83 (1980)
SCALE: 1" = 30'

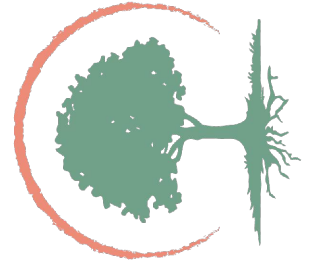
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tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

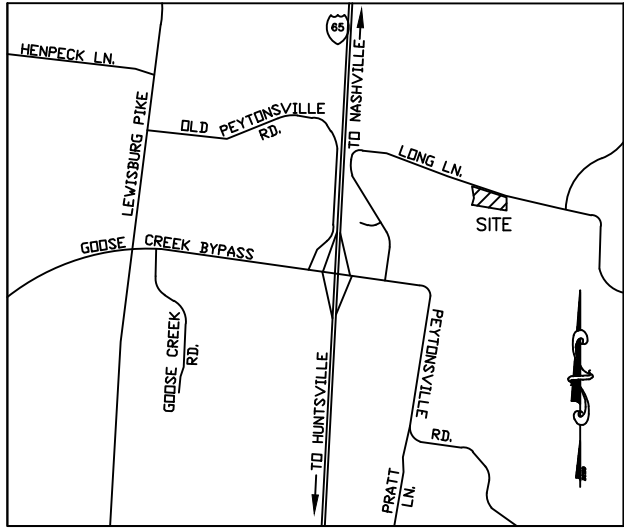
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ENLARGED GRADING
AND DRAINAGE PLAN

C3.1

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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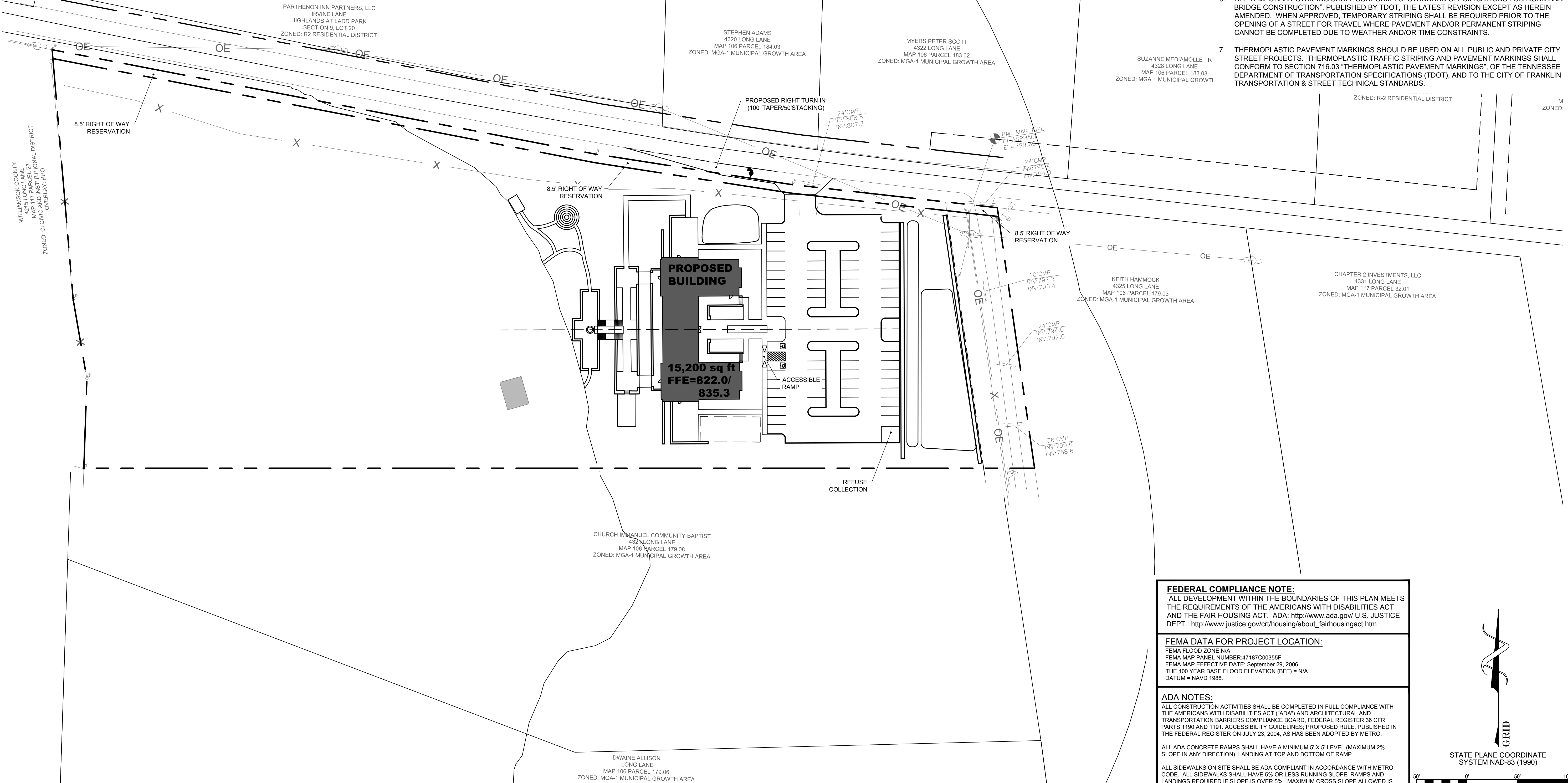
ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A
MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A
MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 1,175 ft. ALFRED-LADD RD.
DRIVEWAY WIDTH(TWO-WAY) : 24 ft.
DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 488 VEHICLES PER DAY
PEAK HOUR TRIP GENERATION : 49 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED : NO, BUT PROVIDED.
CIRCULATION PLAN REQUIRED : NO

IMPACT STATEMENT FROM THE TIS:
THE PROPOSED PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TURNING MOVEMENT VOLUMES, LEVELS OF SERVICE, AVERAGE VEHICLE DELAYS, AND 95TH PERCENTILE VEHICLE QUEUES AT THE INTERSECTIONS WITHIN THE STUDY AREA. THEREFORE NO INFRASTRUCTURE IMPROVEMENTS ARE RECOMMENDED IN CONJUNCTION WITH THE PROPOSED PROJECT.



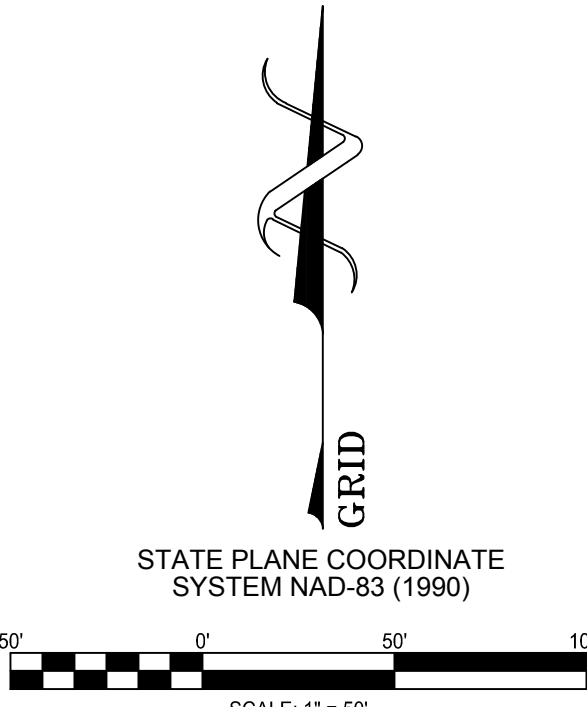
R.O.W & Access General Notes

- 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.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH 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.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATION" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS, IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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- 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.
- 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.

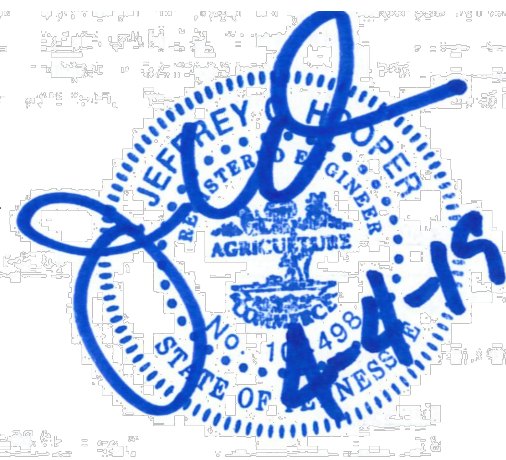
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FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: September 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

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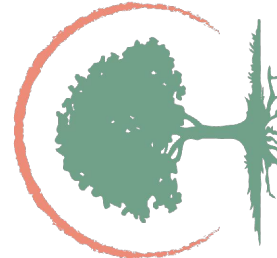


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16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITAL 04/04/19

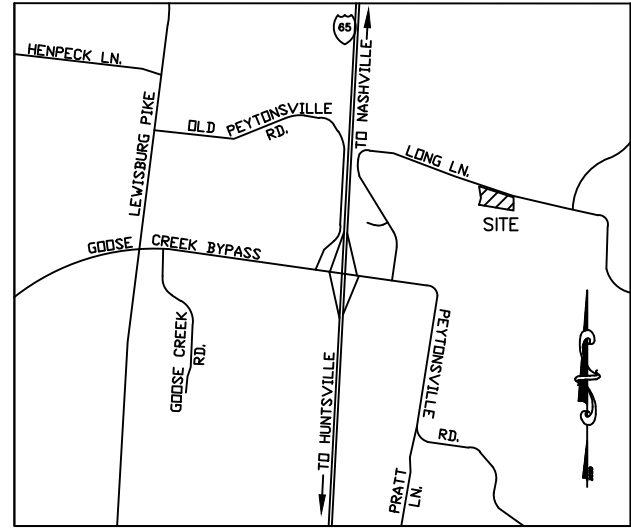
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OVERALL ROW
AND ACCESS PLAN

C4.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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VICINITY MAP
(NTS)

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: OFFICE USE
NUMBER OF UNITS: 5.7 SFU
TOTAL FLOW IN GPD: 2000 +/- GPD

UTILITY PROVIDERS:

STREETS AND DRAINAGE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL HOLZEN
615-791-3218

ELECTRIC

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
P. O. BOX 681709
FRANKLIN, TENNESSEE 37068
CONTACT: ERIK HALE
615-595-4469

WATER SYSTEM

MICROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

SANITARY SEWER

CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

CABLE

COMCAST
2501 MCGAVOCK PIKE STE1206
NASHVILLE, TENNESSEE 37214
CONTACT: WHITNEY SCHRIMSHER
615-550-6855

ENON INN PARTNERS, LLC
IRVINE LANE
HIGHLANDS AT LADD PARK
SECTION 9, LOT 20
R2 RESIDENTIAL DISTRICT

STEPHEN ADAMS
4320 LONG LANE
MAP 106 PARCEL 184.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

MYERS PETER SCOTT
4322 LONG LANE
MAP 106 PARCEL 183.02
ZONED: MGA-1 MUNICIPAL GROWTH AREA

SUZANNE MEDAKOLLE TR
4328 LONG LANE
MAP 106 PARCEL 183.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

JOSEPH BLAKLEY
4338 LONG LANE
MAP 106 PARCEL 183.00
ZONED: R-2 RESIDENTIAL DISTRICT

KEITH HAMMOCK
4325 LONG LANE
MAP 106 PARCEL 179.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHAPTER 2 INVESTMENTS, LLC
4331 LONG LANE
MAP 117 PARCEL 32.01
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHURCH IMMANUEL COMMUNITY BAPTIST
4324 LONG LANE
MAP 106 PARCEL 179.08
ZONED: MGA-1 MUNICIPAL GROWTH AREA

DWAINE ALLISON
LONG LANE
MAP 106 PARCEL 179.06
ZONED: MGA-1 MUNICIPAL GROWTH AREA

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

- 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 ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- 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, TENNESSEE FOLLOWING APPROVAL FROM CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- 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 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 ON-SITE DURING CONSTRUCTION.
- 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.

FEDERAL COMPLIANCE NOTE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE:
FEMA MAP PANEL NUMBER:
FEMA MAP EFFECTIVE DATE:
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = XXX.XX
DATUM = NAVD 1988.

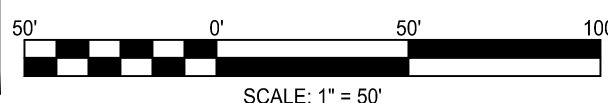
ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

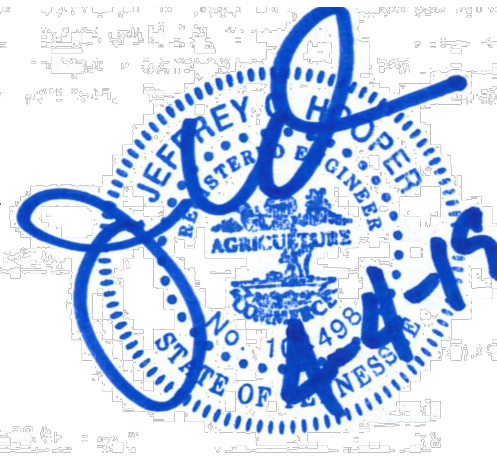
STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)



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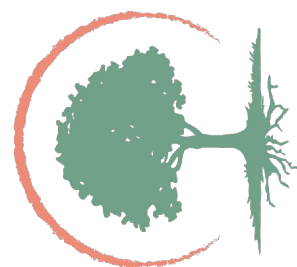
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T 726.0047
F 726.4891
615

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sixteenth
avenue south
nashville
tennessee
37212



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The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION PUD RESUBMITTAL DATE 04/04/19

COF# 6944

OVERALL UTILITY
PLAN

C5.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

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THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE
1 City Comments 4/04/2019

ELECTRICAL - SITE
PHOTOMETRIC
PLAN
Sheet Number

EP1.0
11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL
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Statistics							Schedule											
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
Overall Site	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A	□	T4	8	Structura	LIN PT-SNGL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Single Head Area Light, T4 Optics, 18' pole (Structura BOL-RSQ), Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV.IES	340.1394	2.5	95
Parking Lot	✕	2.6 fc	5.6 fc	0.7 fc	8.0:1	3.7:1			□ □ □	2T4-HS	2	Structura, Inc., 19922 W 162nd St., Olathe, KS 66062	LIN PT-DBL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Twin Head Area Light, T4 Optics, House side shield, 18' pole (Structura BOL-RSQ), Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV-HSS.IES	236

Lineal LED Luminaire

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P universal voltage, dimmable constant current driver. 347 and 480V input available with step down transformer in pole. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard with optional external 20kA surge suppression.

OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 3000K and 4000K. >80 CRI. Optics are UV resistant molded PMMA in type II and III distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See [SmartCity](#) control documentation for more information.

FINISHES: All aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors.

LISTINGS & RATINGS: UL 1598 CSA listed, IP65 rating, luminaire tested to IESNA LM-79 and LM-80 standards. Reported L70 > 50,000 hours. Calculated L70 > 100,000 hours. Bug rating: B1-U0-G1.

WARRANTY: 5-year warranty on LED and drivers.



SP

CUS

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M1075

29"

M2150

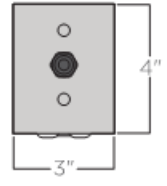
36"

M3195

43"

M4300

56"



	3000K					4000K					
mA	Lumen ⁽¹⁾	Wattage	CRI	Efficacy	Lumen ⁽²⁾	Wattage	CRI	Efficacy	EPA	Weight	
750	4081	40	>80	101.3	4407	40	>80	109.4	0.81ft ²	12.5lbs.	
1500	8162	76	>80	107.4	8856	76	>80	116.5	1.00ft ²	14.2lbs.	
1950	10611	95	>80	111.7	11508	95	>80	121.1	1.19ft ²	16.2lbs.	
3000	16324	152	>80	107.4	17671	152	>80	116.3	1.55ft ²	20.7lbs.	

ORDERING GUIDE: EXAMPLE: LIN-M2150-UNV-L30-3-CY-CP-WC-MS/L3-STD

1LIN

2

3

4

5

6

7

8

9

1. Lumen output based upon Type IV distribution.
2. Contact factory for alternative output options.
3. Step down transformer required and only available with Structura supplied pole.
4. Contact factory for other color temperature options.
5. Contact factory for other distribution options.
6. Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.
7. Specify steel pole on page 168 as separate item.
8. Synapse Wireless site gateway controller must be ordered separately. Please contact factory for design assistance.
9. Specify coverage pattern (see page 167 for detail).
10. 20kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the fixture.

Product specification sheets subject to change.

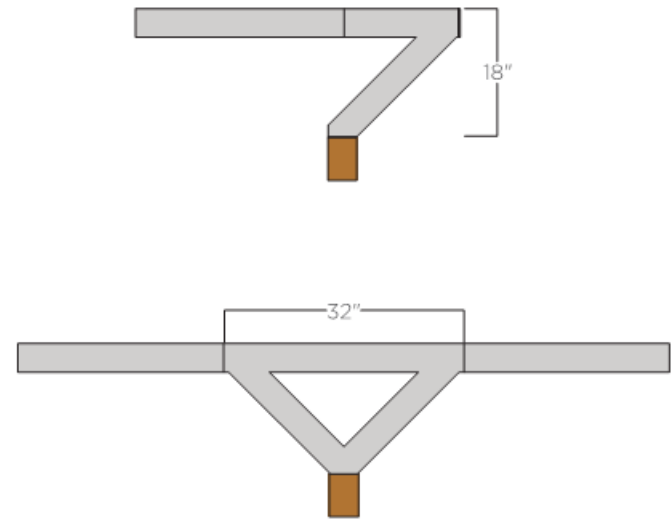
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165

Lineal Lineal Post Top Mounting Arm

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Welded aluminum 6061-T6 extrusion and plates.

FINISHES AND MATERIALS: All metal parts are polyester powder coat painted.

HARDWARE: All fasteners are stainless steel.

ELECTRICAL: Electrical raceway through center of arm connecting to pole.

FEATURES:

- Easy bolt plate mounting attachment
- Pole top connection with two different connection appearances and styles
- Smooth transition from luminaire® to mounting arm

ORDERING GUIDE: EXAMPLE: LIN-PT-SNGL

1LIN PT

2SNGL DBL

1SeriesLineal Post Top

2ArmSingle Double

1. For use with Lineal M1075, M2150, and M3195

Product specification sheets subject to change.

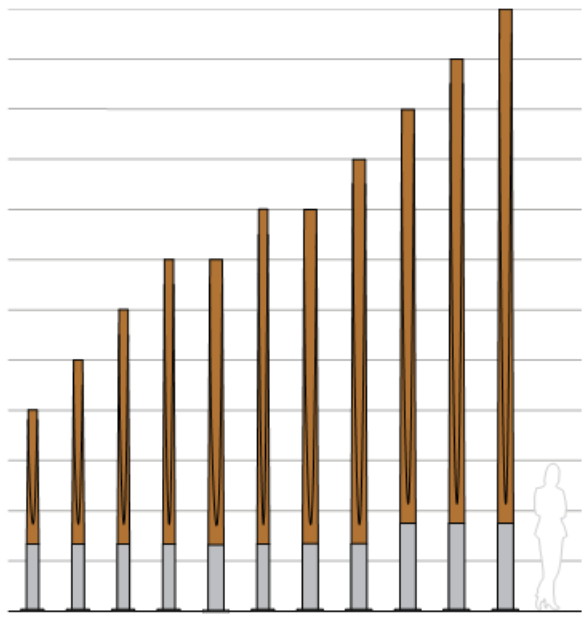
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169

Bol – RSQ 8' – 24' Round Tapered to Square Pole

FIXTURE TYPE:

PROJECT NAME:



FEATURES:

- Unique CNC machined, round cross section at the base tapering to square cross section at the pole's top.
- Solid glulam wood construction
- Round extruded aluminum pole base with flush handhole cover held with countersunk stainless steel fasteners.

SPECIFICATIONS:

HOUSING: Solid wood pole is assembled through glulam construction and precision machined using CNC technology. The pole's cross section begins round at the base and tapers to a square cross section at the top. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

FIXTURE MOUNTING:

Fixtures mount either by 2 3/8", 2 7/8", 3 1/2", or 4" diameter by 4" tall tenon or drill mount for arm brackets. Consult factory for other tenon sizes. Luminaires shall be provided by others.

ELECTRICAL: A 5/16" – 18 grounding point is provided on the aluminum pole base. Wireway access is provided through a NEC compliant handhole with a flush, gasketed cover plate.

FINISHES AND MATERIALS: Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All aluminum parts are polyester powder coat painted.

HARDWARE: Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.

76

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615
T 7 2 6 . 0 0 4 7
F 7 2 6 . 4 8 9 1
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tennessee
37212

ICT
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
ICT Project No. 190072

KIRK JENNINGS
REGISTERED ENGINEER
404719
STATE OF TENNESSEE
1990

16005

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THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE

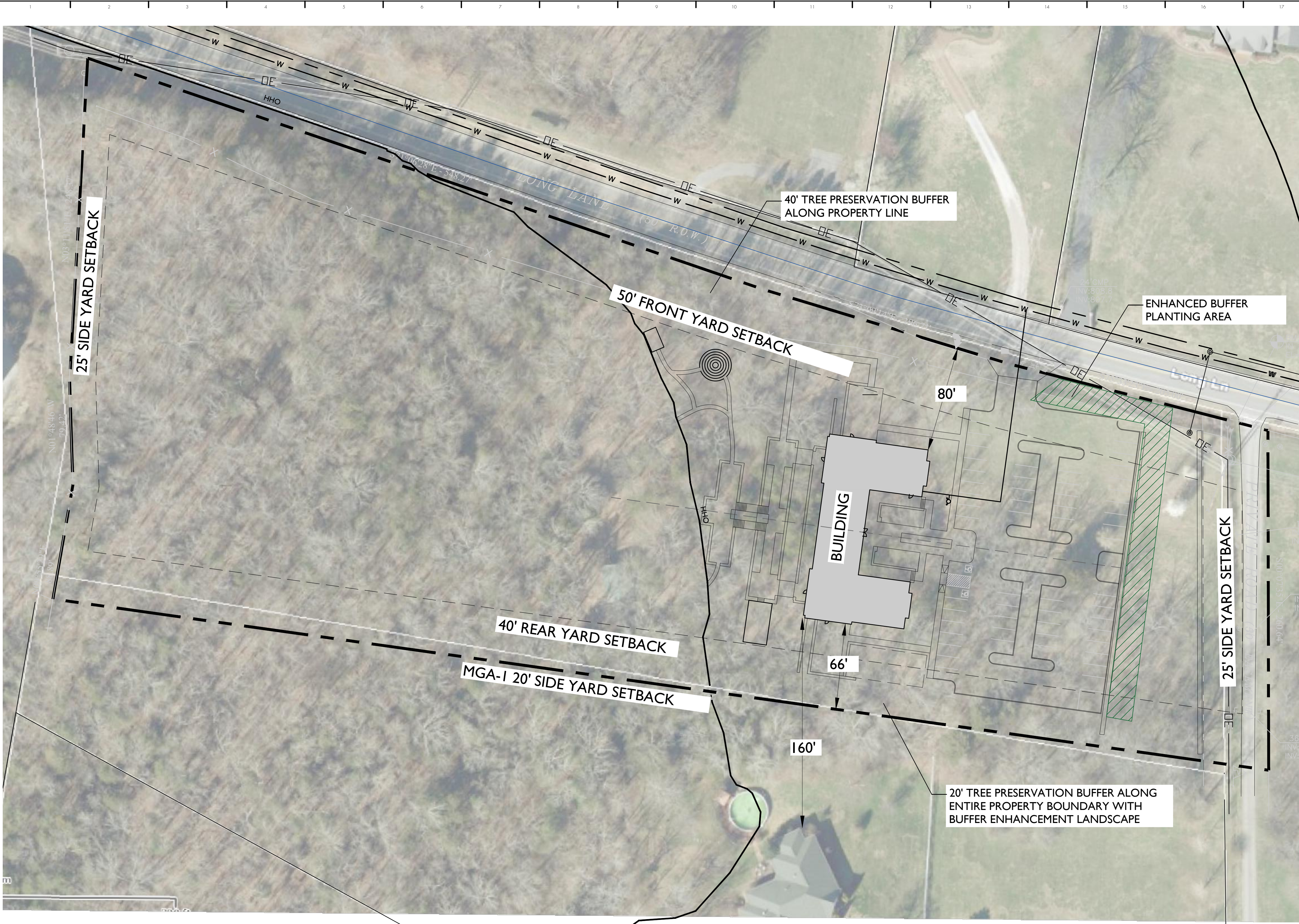
ELECTRICAL - SITE
PHOTOMETRIC
CUTSHEETS
Sheet Number

EP2.0
11 MAR 2019
INITIAL DEVELOPMENT
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Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



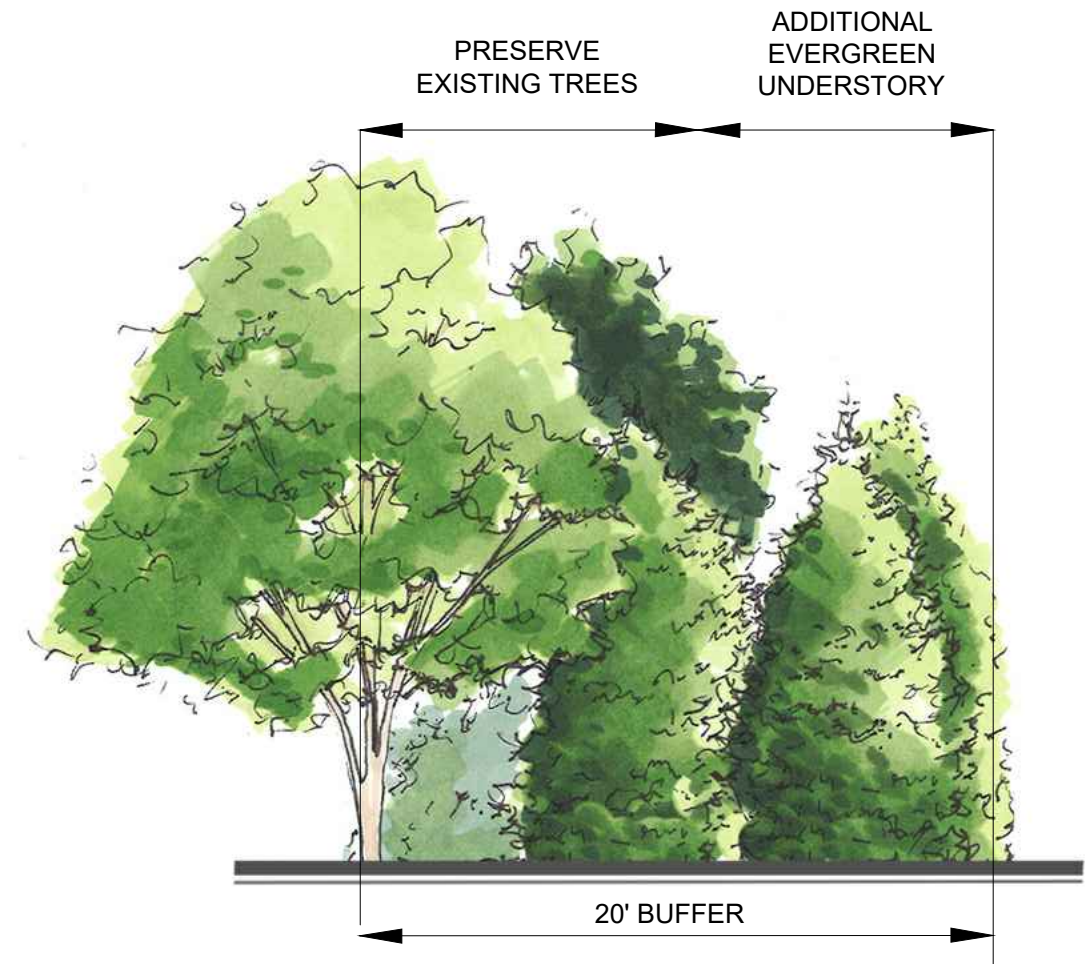


SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6944
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

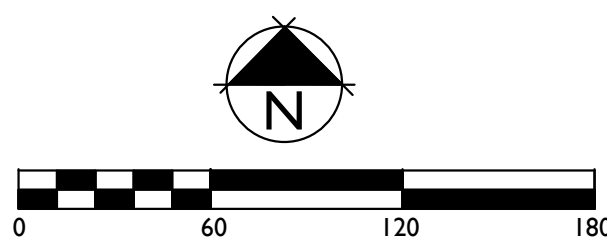
PUD COMMITMENTS

- BUILDING HEIGHT OF 2 STORIES
- BUILDING SETBACKS GREATER THAN REQUIRED FOR GENERAL OFFICE
- NIGHT SKY COMPLIANT (FULL CUT OFF) PARKING LOT LIGHTS
- TREE PRESERVATION BUFFERS ALONG THE PROPERTY BOUNDARY WHERE EXISTING TREES EXIST
- ADDITIONAL BUFFER PLANTING WHERE NECESSARY TO SCREEN PARKING AREAS
- ADDITION OF RIGHT TURN LANE ON LONG LANE
- NO OVERNIGHT STAYS
- NO PHARMACEUTICAL SALES



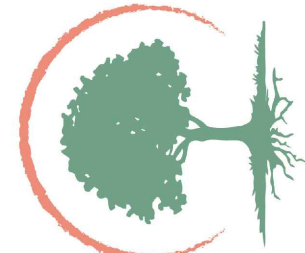
20' REAR YARD BUFFER

20' BUFFER PLANTINGS TO BE APPLIED ALONG SIDE THE PROPOSED BUILDING AND PARKING LOT AREA WHERE SCREENING NEEDS TO BE ENHANCED ADJACENT EXISTING RESIDENTIAL HOME.



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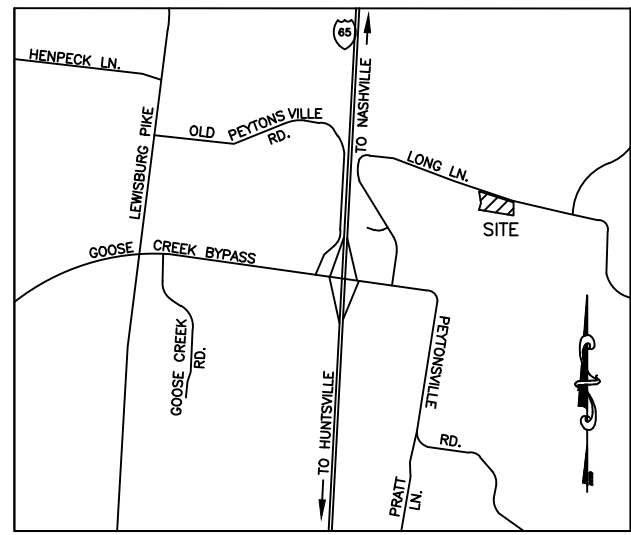
REVISION DATE

PLAN
FEATURES

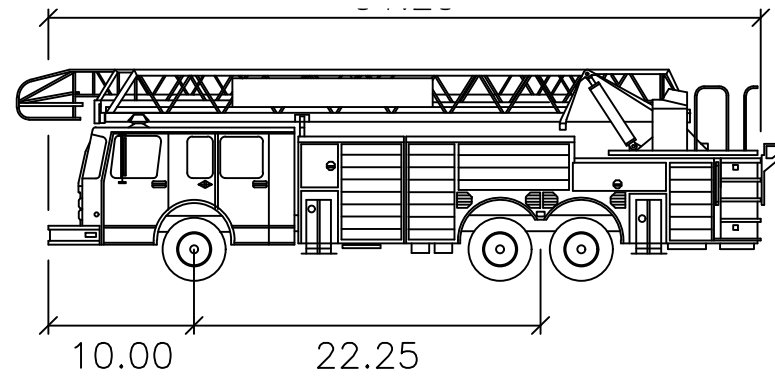
A1.10

11 MARCH 19
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VICINITY MAP (NTS)



T-2 SUTPHEN (SP100)–Franklin

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

BM: MAG NAIL
IN ASPHALT
EL=799.60

24'CMP
INV:795.4
INV:794.0

10'CMP
INV:797.2
INV:796.4

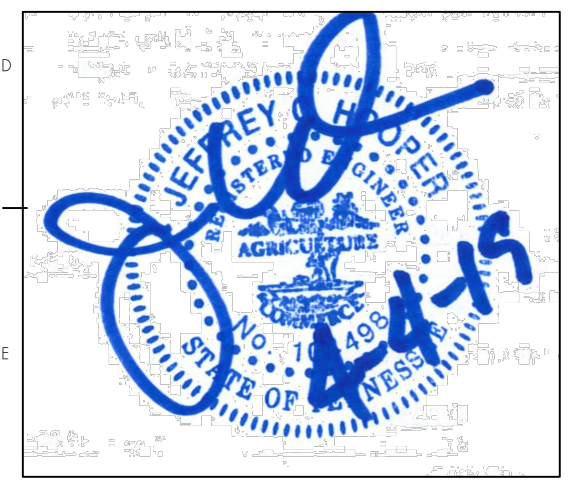
24'CMP
INV:794.0
INV:792.0

36'CMP
INV:790.6
INV:788.6

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THE REFUGE CENTER
FOR COUNSELING

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FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

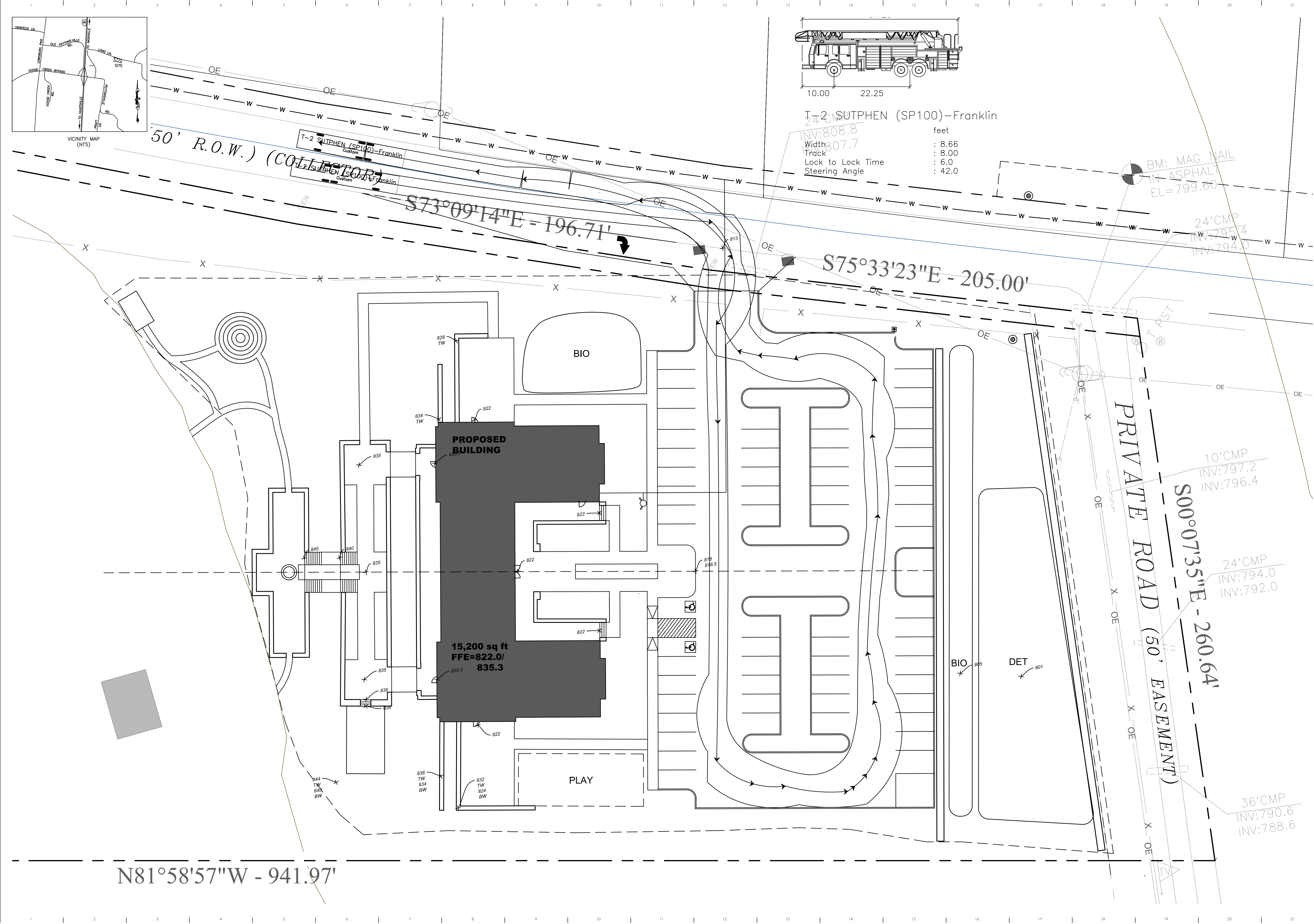
AUTOTURN
EXHIBIT

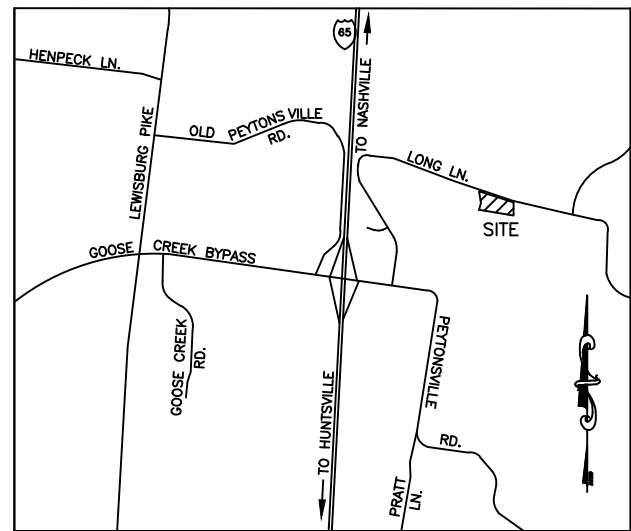
EX1.0

04 APRIL 19

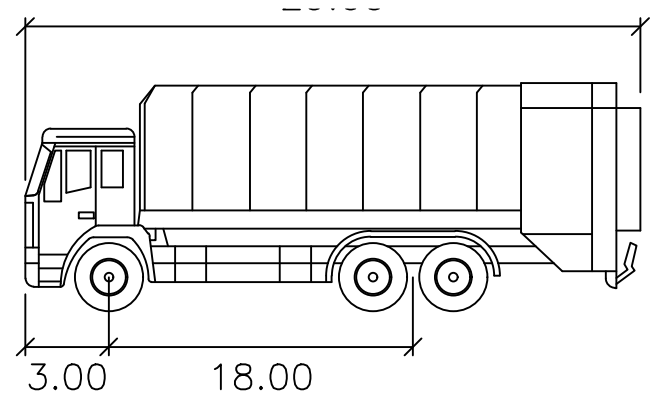
PUD DEVELOPMENT PLAN SUBMITTAL

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VICINITY MAP (NTS)



compactor 3-Franklin

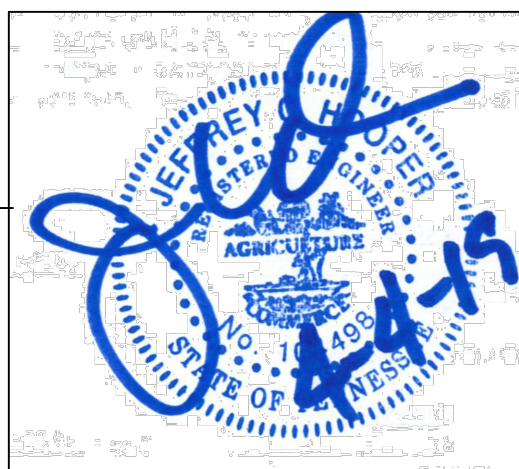
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.0

BM: MAG NAIL
IN ASPHALT
EL=799.60

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FRANKLIN, TN

REVISION DATE
PUD RESUBMITAL 0404-19

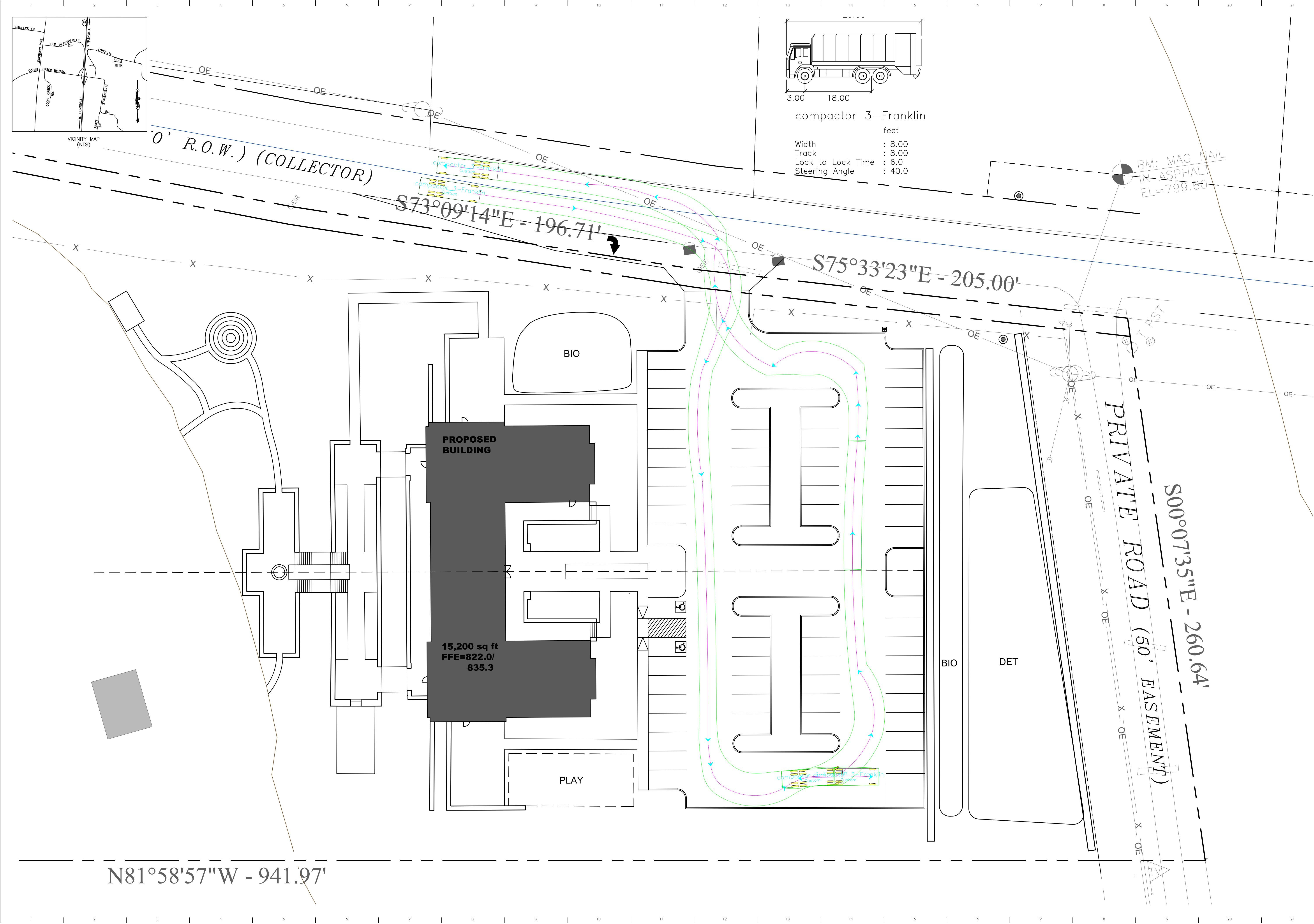
COF# 6944

AUTOTURN
EXHIBIT

EX1.1

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL

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ENVISION FRANKLIN DESIGN CONCEPTS
PROPOSED BENNETT PROPERTY ANNEXATION
6.99 +/- ACRES

ALFRED LADD

HAROLD

CURRY

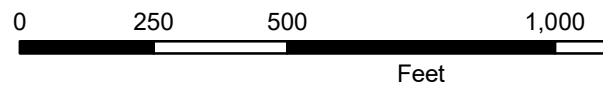
IRVINE

LONG

Site

Legend

-  Conservation Overlay
-  Bennett Property
-  Existing City Limits
- Design Concept**
-  Regional Commerce
-  Single Family Residential



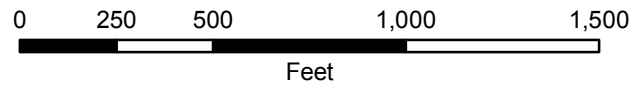
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DRAFT PLAN OF SERVICES
BENNETT PROPERTY
6.99 +/- ACRES



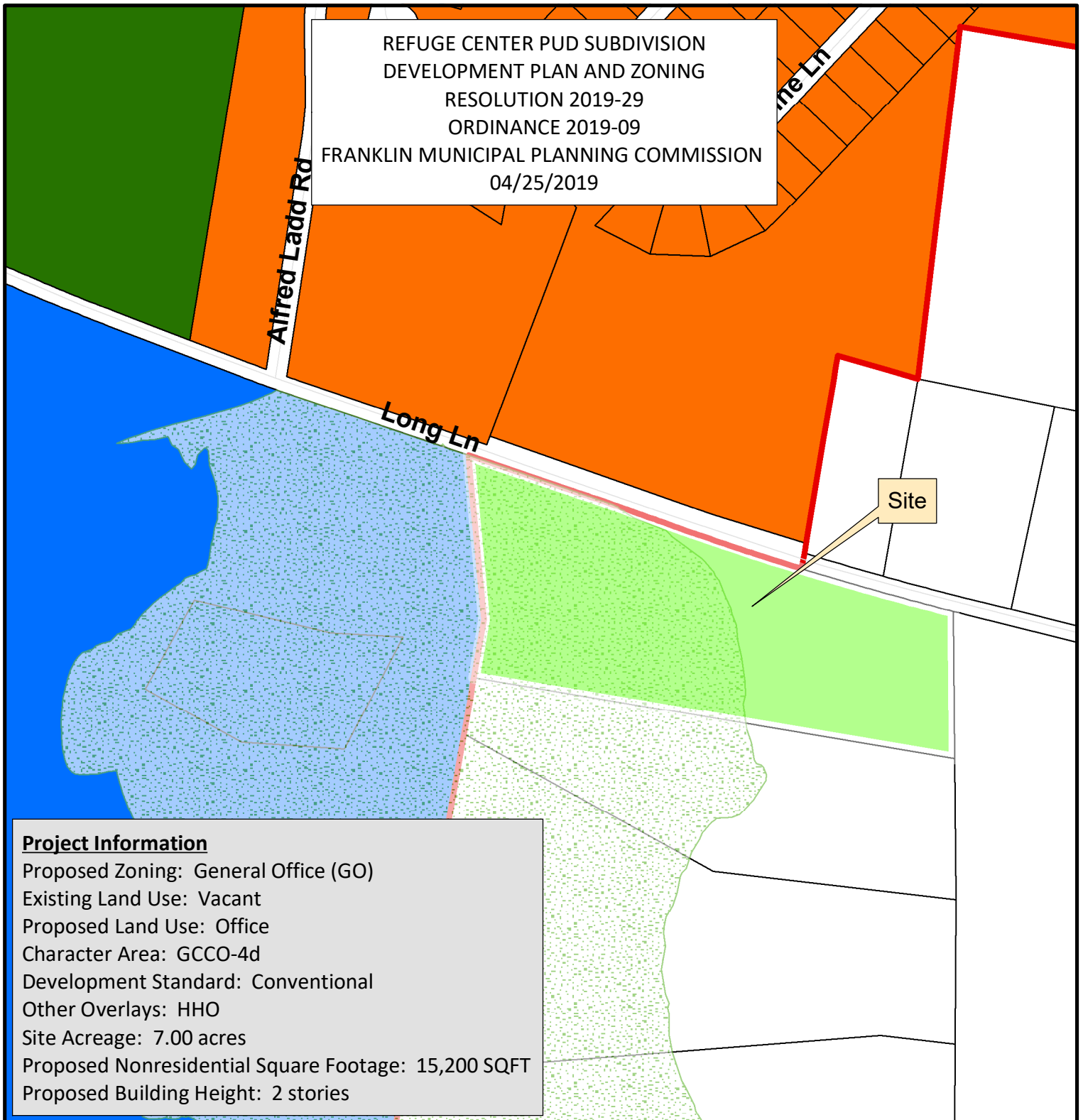
Legend

-  Bennett Property
-  Existing City Limits



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REFUGE CENTER PUD SUBDIVISION
DEVELOPMENT PLAN AND ZONING
RESOLUTION 2019-29
ORDINANCE 2019-09
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



Project Information

Proposed Zoning: General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: GCCO-4d
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 7.00 acres
Proposed Nonresidential Square Footage: 15,200 SQFT
Proposed Building Height: 2 stories

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



0 125 250 500
Feet

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CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

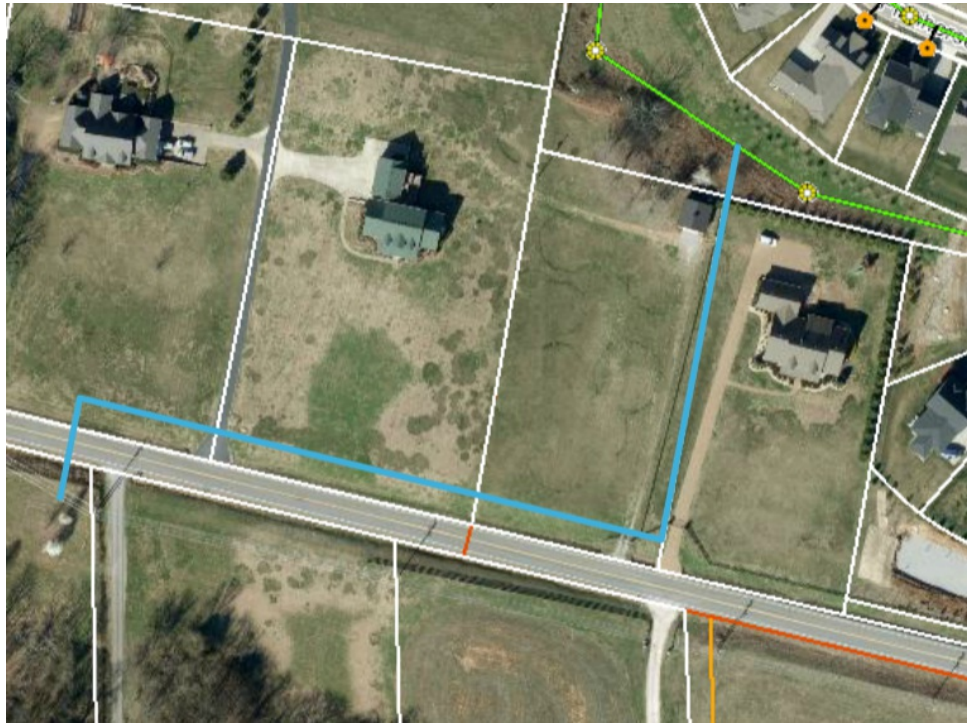
General Issues

23. E. Existing Conditions Plan

lance.fittro@franklin.tn.gov The previous comment, "Applicant shall show all easements (including drainage), both existing and proposed, with dimensions and designations as to type. Show all existing structures and utilities in the vicinity of the off-site sanitary sewer extension so that utility conflicts and the impacts to those properties is clear. **Acquisition of off-site easements necessary for the sanitary sewer extension is the responsibility of the developer.** All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development." has not been fully addressed.

Owner information for off-site properties being crossed is now shown along with the existing public water main and associated easement (thank you). Still now shown are the existing improvements (homes, accessory structures, driveways, etc) on the properties that are to be crossed with the required off-site sanitary sewer extension. Full survey is not necessary, but the approximate location of these existing improvements must be shown so that the proposed impacts to these properties is clear:





32. I. Utility Plan

lance.fittro@franklin.tn.gov

This is an advisory comment:

The provided exhibit illustrating the three alternatives for sanitary sewer routing to serve the development has been added to the submittal folder.

Applicant shall be aware that extension of public sanitary sewer to the property and acquisition of all off-site easements necessary for the sanitary sewer extension is the responsibility of the developer, regardless of which route is ultimately approved. All necessary easements shall be acquired prior to the approval of any Site Plan or issuance of any permits for the development.

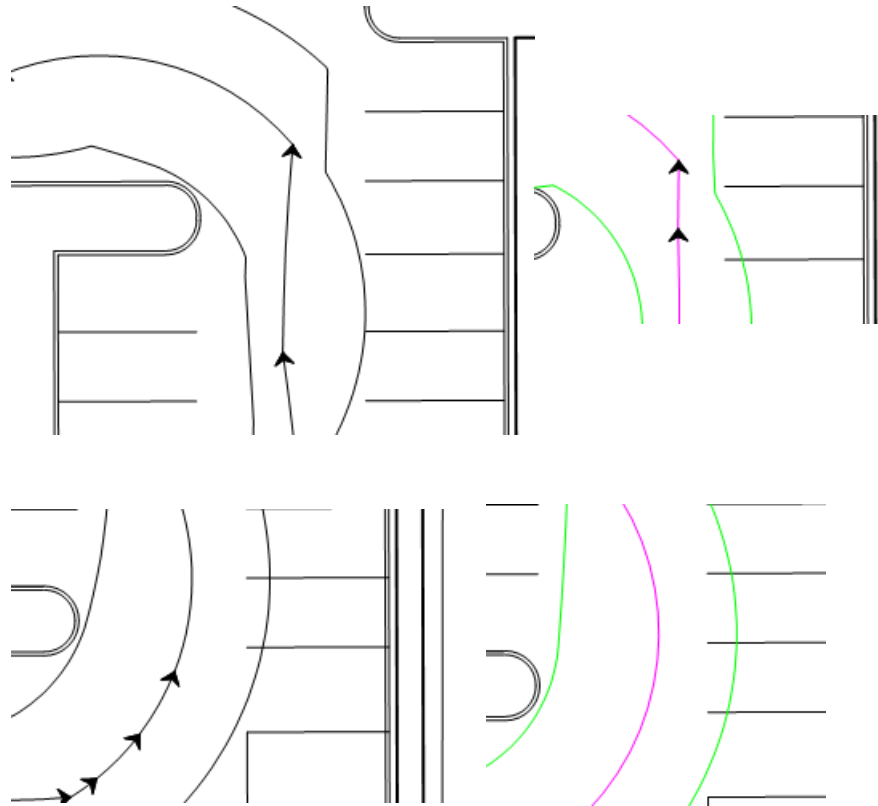
Fire-Planning

General Issues

13. Access

curt.edelmann@franklin.tn.gov

There appears to be no change between the original plan and the revision except for the colors.



15. Fire Protection

curt.edelmann@franklin.tn.gov

Applicant should proceed at their own risk as the water supply may not be adequate since the tank is very close in elevation to the building site.
[Edited By Andy King]

Stormwater

General Issues

4. Hydrologic Determination

Doug.Noonan@franklin.tn.gov

Comment not addressed, "Applicant shall provide documentation from TDEC-Division of Water Resources verifying the jurisdictional status of the channel(s) onsite as a wet weather conveyance. If a hydrologic determination has not been performed the channel shall be treated as a jurisdictional stream and water quality buffers shall be provided."

Please provide TDEC's letter accepting the features identified in the BDY report.
[Edited By Doug Noonan]

Water/Sewer

General Issues

24. Sanitary sewer

ben.mcneil@franklin.tn.gov At site plan, the final route shall be determined for the sanitary sewer main by Franklin Water and Engineering. All applicable City of Franklin code and general design requirements shall be met. If the proposed layout is not acceptable to the City of Franklin at site plan, the routing shall be changed to meet all Franklin requirements.
[Edited By Ben McNeil]

Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and it's unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type:	New Construction
Occupancy Type:	Business (B)

III. CONSTRUCTION TYPE

Construction Type:	VB (Protected)
--------------------	----------------

IV. AREA + HEIGHT CALCULATIONS

Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



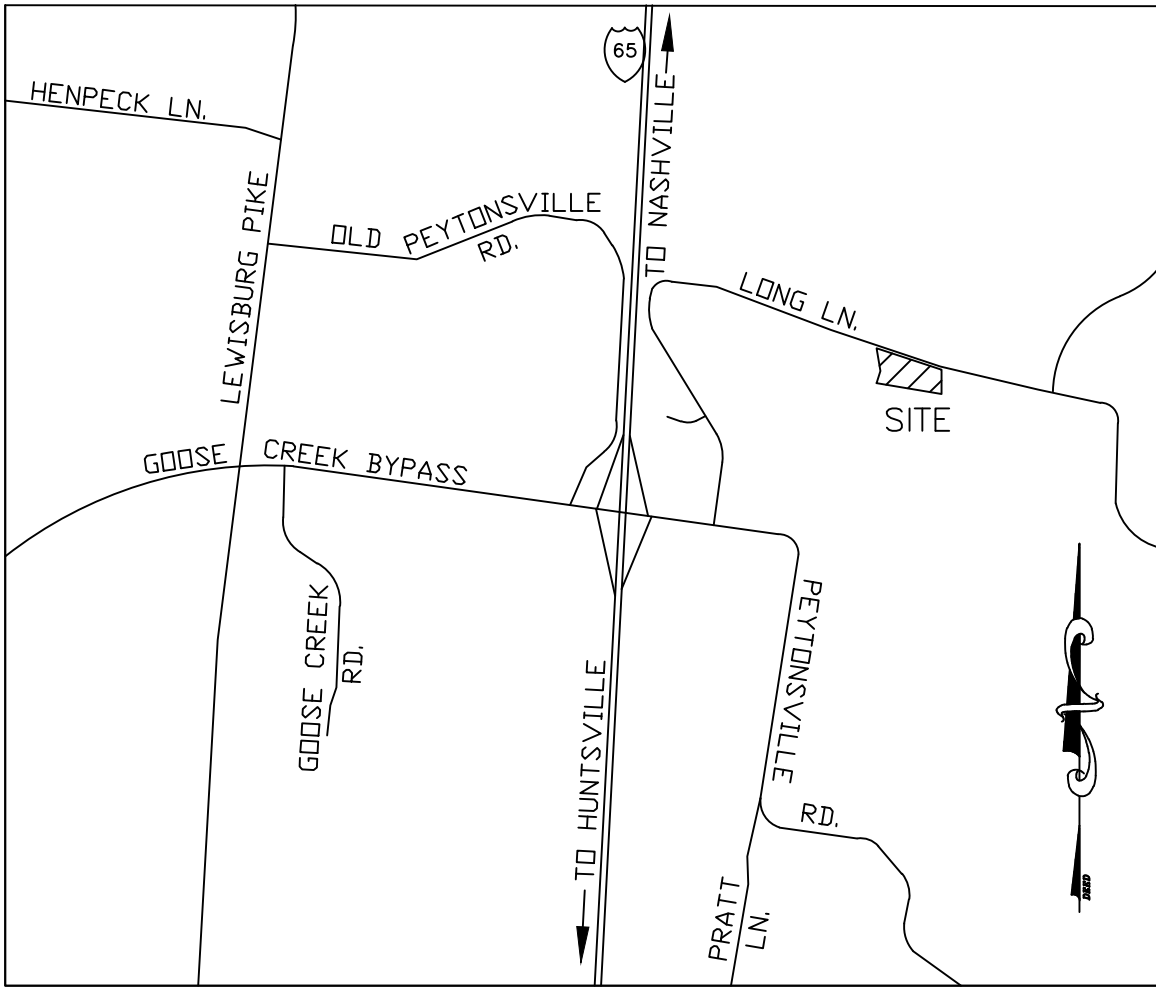
THE REFUGE CENTER FOR COUNSELING

MAP 106, PARCEL 179.04 LONG LANE WILLIAMSON COUNTY, TENNESSEE

SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF+/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES; SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

Sheet List Table

Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Overall Existing Conditions Plan
C1.1	Tree Protection Plan
C2.0	Overall Development Plan
C3.0	Overall Grading and Drainage Plan
C3.1	Enlarged Grading and Drainage Plan
C4.0	Overall ROW and Access Plan
C5.0	Overall Utility Plan
EP1.0	Site Photometric Plan
EP2.0	Site Photometric Cutsheets
A1.0	Conceptual Floor Plans + Elevations
A1.1	Plan Features
EX1.0	Autoturn Exhibit: Fire
EX1.1	Autoturn Exhibit: Refuse



VICINITY MAP
(NTS)

OWNER

THE REFUGE CENTER FOR COUNSELING
103 FORREST CROSSING BLVD, SUITE 102
FRANKLIN, TN 37064
PHONE: 615-591-5262
CONTACT: MS. AMY ALEXANDER
EMAIL ADDRESS: amy.alexander@therefugecenter.org

ARCHITECT/APPLICANT

BAUER ASKEW ARCHITECTURE, PLLC
1615 SIXTEENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE: 615-726-0047
CONTACT: MR. JC ELDER, LEED AP BD+C
EMAIL ADDRESS: jelder@baueraskewarchitecture.com

CIVIL ENGINEER

BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
PHONE: 615-356-9911
FAX: 615-352-6737
CONTACT: MR. SETH SPARKMAN
E-MAIL ADDRESS: ssparkman@bargecaughen.com

LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
PHONE: 615-975-5765
CONTACT: MR. GREG GAMBLE
EMAIL ADDRESS: greg.gamble@gdc-tn.com

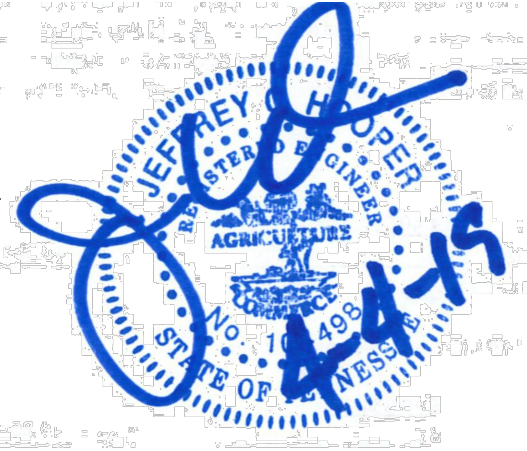
MPE

I.C.THOMASSON ASSOCIATES, INC.
2950 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37204
PHONE: 615-346-3400
CONTACT: MR. KIRK JENNINGS
EMAIL ADDRESS: kjennings@icthomasson.com

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architecture, p.l.l.c.

615
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F 7 2 6 4 8 9 1
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37212



16005



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
04/04/19

COF# 6944

COVER SHEET

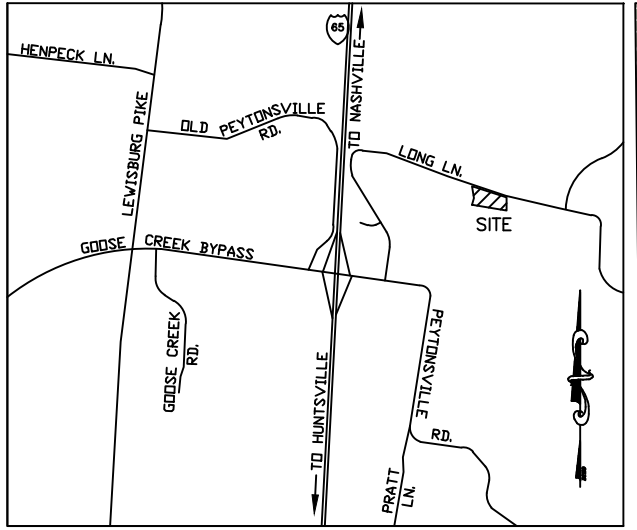
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MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres

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VICINITY MAP (NTS)



SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1; (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
OTHER APPLICABLE OVERLAYS:	HHO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
LAND USE:	OFFICE (PROPOSED)
LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	YARD FRONTING ON ANY STREET: 50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
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FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

STORMWATER NARRATIVE:
THE EXISTING SITE IS 7.0 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR A SMALL BARN/OUTBUILDING. THE PROPERTY IS BOUNDED ON THE NORTH BY LONG LANE, ON THE SOUTH BY PRIVATE ROAD, ON THE EAST BY WOODED LAND AND ON THE WEST BY A PRIVATE DRIVE. THE PROPERTY DRAINS TO THE EAST/NORTHEAST OVER SLOPES RANGING FROM 2% TO 20%. HYDROLOGIC SOILS TYPES ARE A, B, AND C.

SLOPES 14% TO 19% -

SLOPES 20% AND GREATER -

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

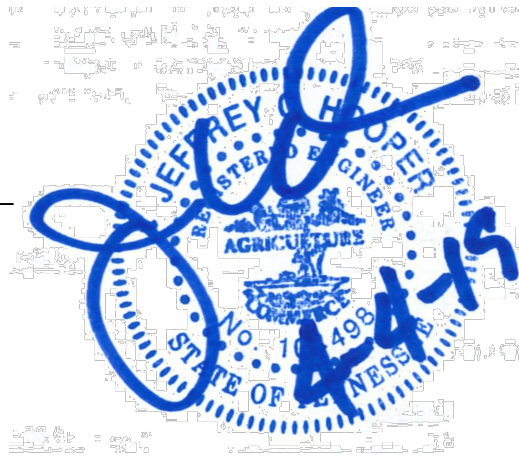
SCALE: 1" = 50'

MAP 106 PARCEL 179.04
ZONED - MGA-1
SITE AREA = 7.0 acres

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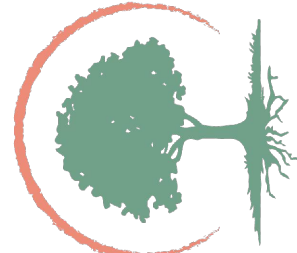
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37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

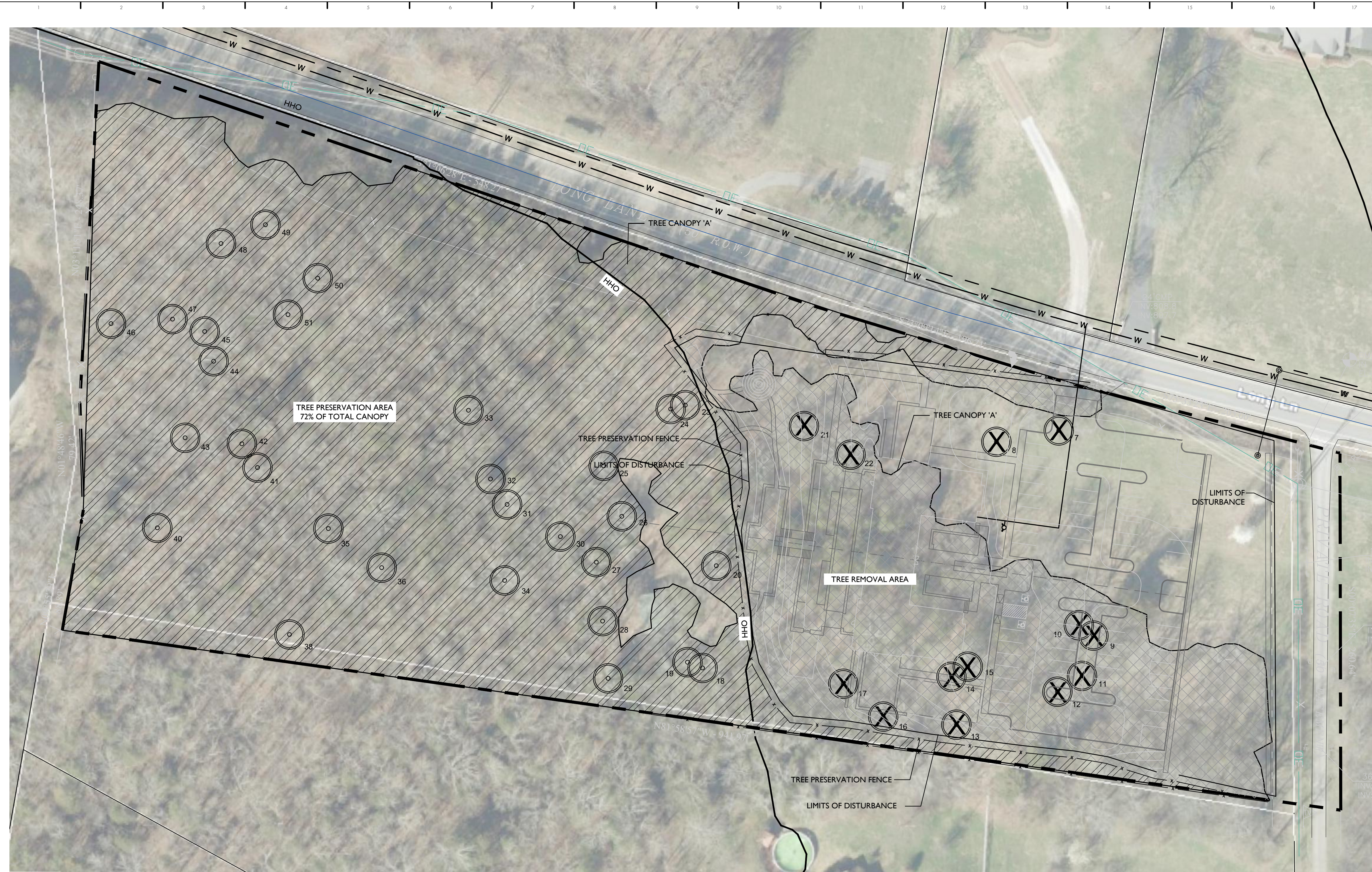
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PUD RESUBMITAL 04/04/19

COF# 6944

OVERALL EXISTING
CONDITIONS PLAN

C1.0

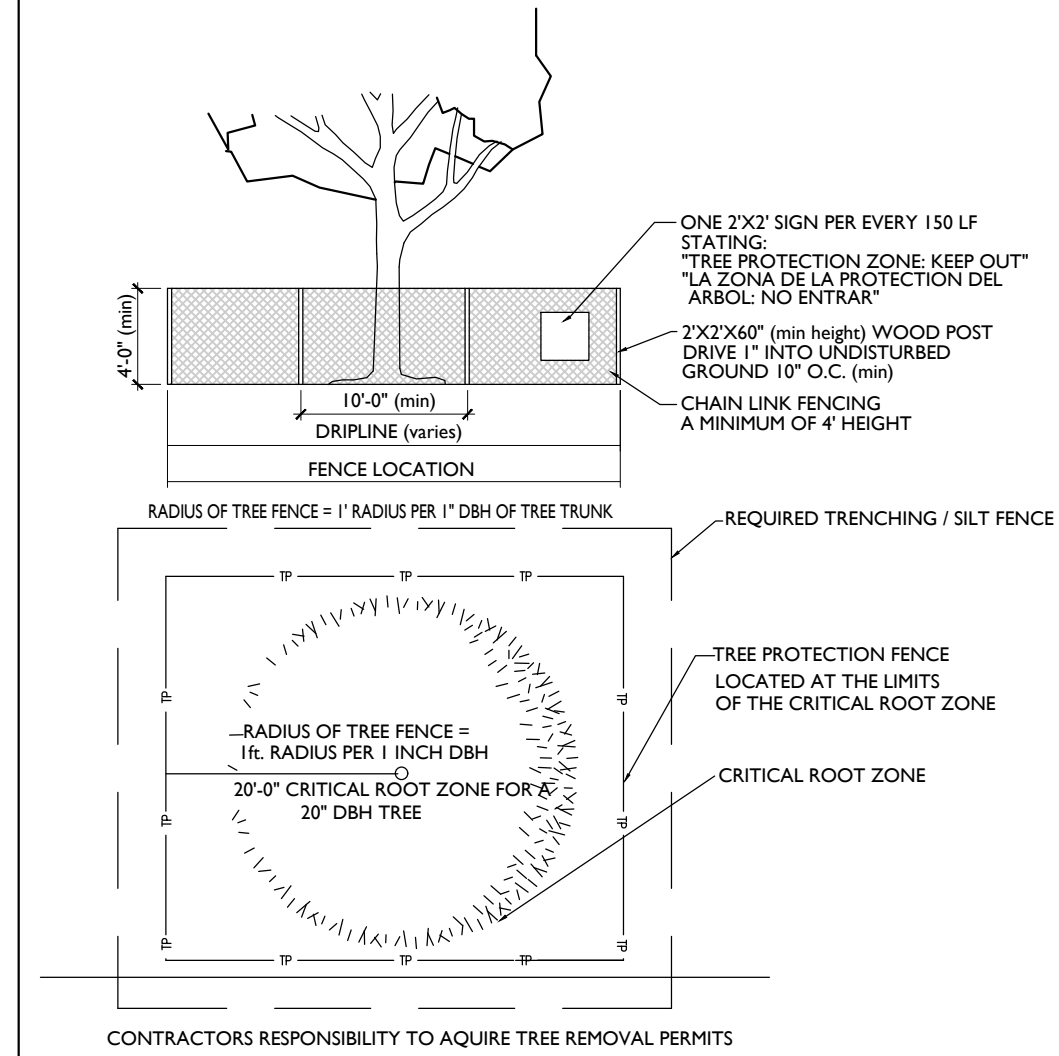
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PUD DEVELOPMENT PLAN SUBMITTAL
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SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6844
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

TREE PROTECTION FENCING DETAIL



TREE PROTECTION NOTES:

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc. shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
- The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

KEY:

- SPECIMEN TREE
- TREE REMOVAL AREA
- TREE PRESERVATION AREA

SPECIMEN TREES

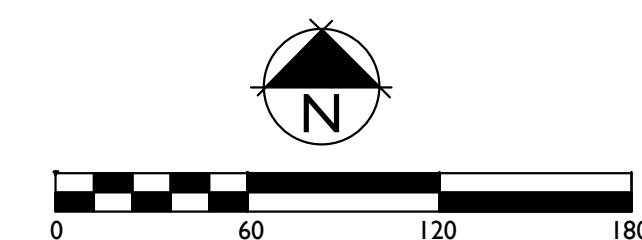
NUMBER	TYPE	SIZE	STATUS	NUMBER	TYPE	SIZE	STATUS
7	LOCUST	24	REMOVED	31	OAK	24	Retained
8	MAPLE	24	REMOVED	32	ASH	24	Retained
9	MAPLE	25	REMOVED	33	ASH	28	Retained
10	MAPLE	26	REMOVED	34	OAK	26	Retained
11	LOCUST	32	REMOVED	35	OAK	36	Retained
12	OAK	26	REMOVED	36	ASH	26	Retained
13	OAK	24	REMOVED	37	ASH	24	Retained
14	LOCUST	24	REMOVED	38	ASH	24	Retained
15	OAK	32	REMOVED	39	OAK	26	Retained
16	OAK	48	REMOVED	40	OAK	24	Retained
17	LOCUST	30	REMOVED	41	ASH	25	Retained
18	OAK	26	Retained	42	OAK	24	Retained
19	ASH	24	Retained	43	OAK	28	Retained
20	ASH	26	Retained	44	ASH	24	Retained
21	OAK	36	REMOVED	45	ASH	24	Retained
22	OAK	40	REMOVED	46	ASH	24	Retained
23	ASH	24	Retained	47	ASH	24	Retained
24	ASH	24	Retained	48	OAK	24	Retained
25	ASH	24	Retained	49	OAK	24	Retained
26	OAK	26	Retained	50	OAK	24	Retained
27	OAK	30	Retained	51	OAK	24	Retained
28	OAK	24	Retained				
29	OAK	30	Retained				
30	ASH	30	Retained				

TOTAL SPECIMEN INCHES REMOVED: 391"
TOTAL HEALTHY INCHES REMOVED: 391"
REPLACEMENT REQUIRED: 782"

TREE CANOPY RETENTION

TREE CANOPY	EXISTING	REMOVED	RETAINED
A	239,131 SF	66,372 SF	172,759 SF
ACRES	5.49 AC	1.52 AC	3.97 AC

TREE CANOPY DATA
EXISTING TREE CANOPY: 239,131 SF
239,131 SF/304,904 SF = 78% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 18% OF TOTAL CANOPY
239,131 SF * 18% = 43,044 SF (0.99 AC)
PROVIDED CANOPY PRESERVED =
172,759 SF (72%) OF TOTAL EXISTING CANOPY



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

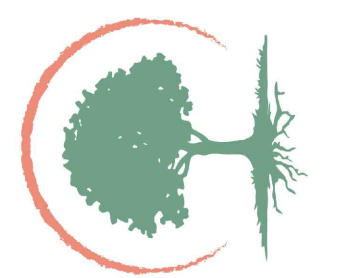
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F 7 2 6 4 8 9 1
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37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

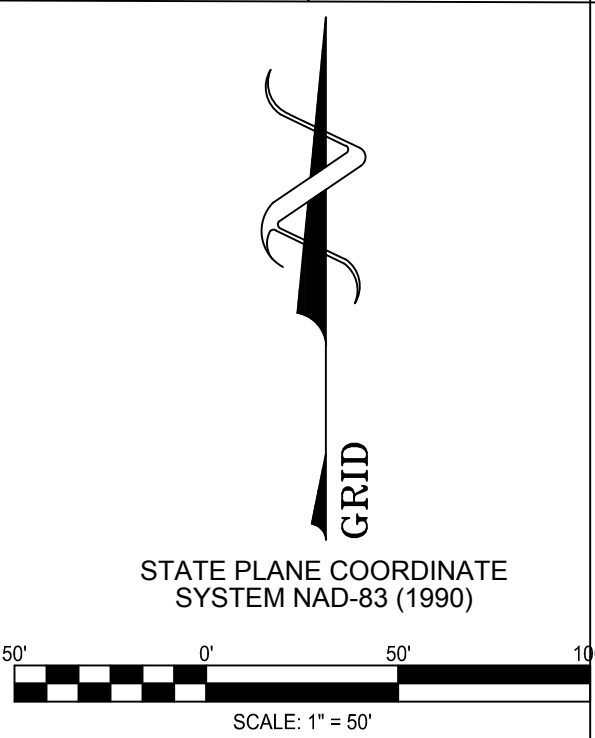
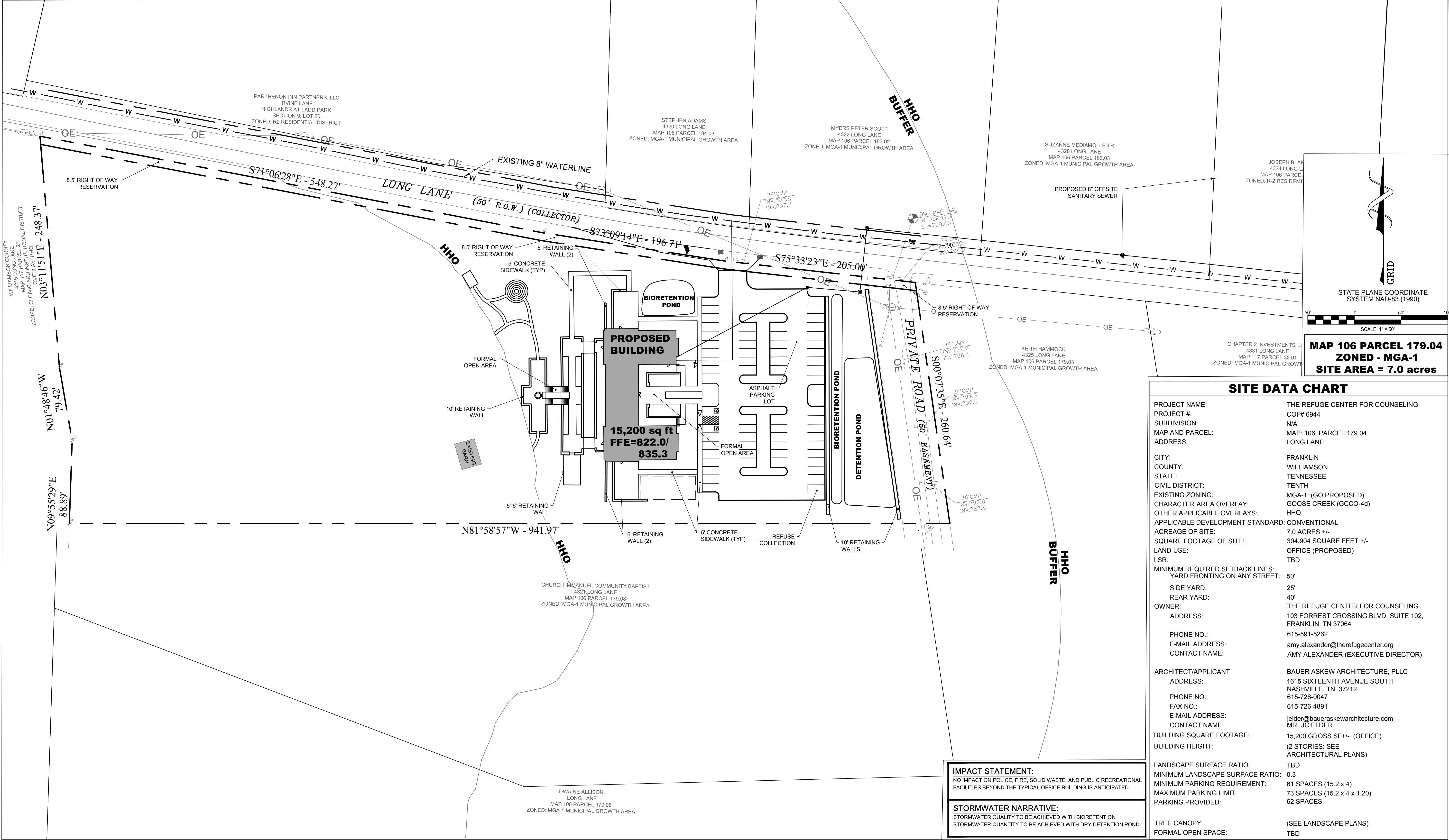
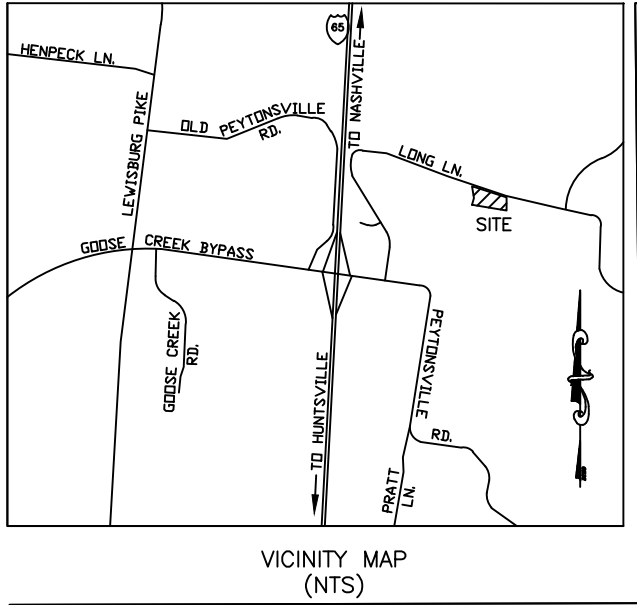
REVISION DATE

TREE PROTECTION
PLAN

C1.10

11 MARCH 19
INITIAL SUBMITTAL

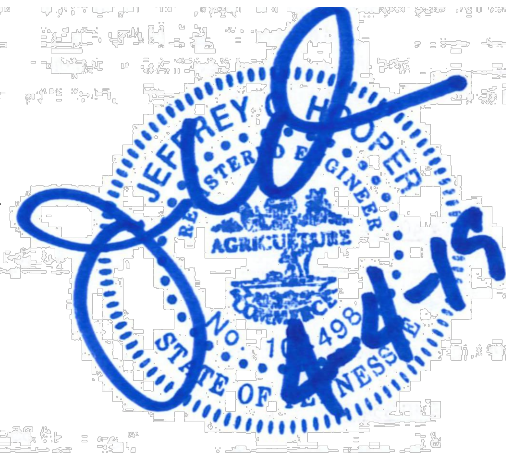
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SITE DATA CHART	
PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT #:	COF# 6944
SUBDIVISION:	N/A
MAP AND PARCEL:	MAP: 106, PARCEL 179.04
ADDRESS:	LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	TENTH
EXISTING ZONING:	MGA-1 (GO PROPOSED)
CHARACTER AREA OVERLAY:	GOOSE CREEK (GCCO-4d)
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ACREAGE OF SITE:	7.0 ACRES +/-
SQUARE FOOTAGE OF SITE:	304,904 SQUARE FEET +/-
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LSR:	TBD
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	50'
SIDE YARD:	25'
REAR YARD:	40'
OWNER:	THE REFUGE CENTER FOR COUNSELING
ADDRESS:	103 FORREST CROSSING BLVD, SUITE 102, FRANKLIN, TN 37064
PHONE NO.:	615-591-5262
E-MAIL ADDRESS:	amy.alexander@therefugecenter.org
CONTACT NAME:	AMY ALEXANDER (EXECUTIVE DIRECTOR)
ARCHITECT/APPLICANT:	BAUER ASKEW ARCHITECTURE, PLLC
ADDRESS:	1615 SIXTEENTH AVENUE SOUTH NASHVILLE, TN 37212
PHONE NO.:	615-726-0047
FAX NO.:	615-726-4891
E-MAIL ADDRESS:	jelder@baueraskewarchitecture.com
CONTACT NAME:	MR. JC ELDER
BUILDING SQUARE FOOTAGE:	15,200 GROSS SF +/- (OFFICE)
BUILDING HEIGHT:	(2 STORIES: SEE ARCHITECTURAL PLANS)
LANDSCAPE SURFACE RATIO:	TBD
MINIMUM LANDSCAPE SURFACE RATIO:	0.3
MINIMUM PARKING REQUIREMENT:	61 SPACES (15.2 x 4)
MAXIMUM PARKING LIMIT:	73 SPACES (15.2 x 4 x 1.20)
PARKING PROVIDED:	62 SPACES
TREE CANOPY:	(SEE LANDSCAPE PLANS)
FORMAL OPEN SPACE:	TBD

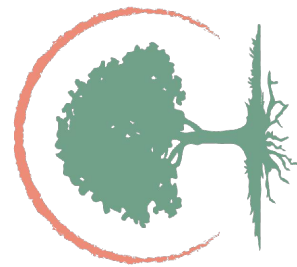
IMPACT STATEMENT:
NO IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES BEYOND THE TYPICAL OFFICE BUILDING IS ANTICIPATED.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

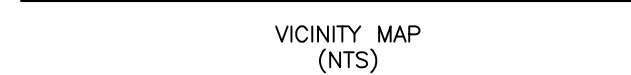
COF# 6944

OVERALL
DEVELOPMENT PLAN

C2.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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- GRADING AND DRAINAGE NOTES:**

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA FLOOD ZONE: N/A

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

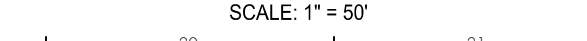
1	17	8	10	8	10
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Age Group	Percentage
18-24	36%
25-34	24%
35-44	16%
45-54	12%
55-64	8%
65-74	4%
75-84	2%
85+	1%

BRING A DRINK OR BATH TO THE CHAIR

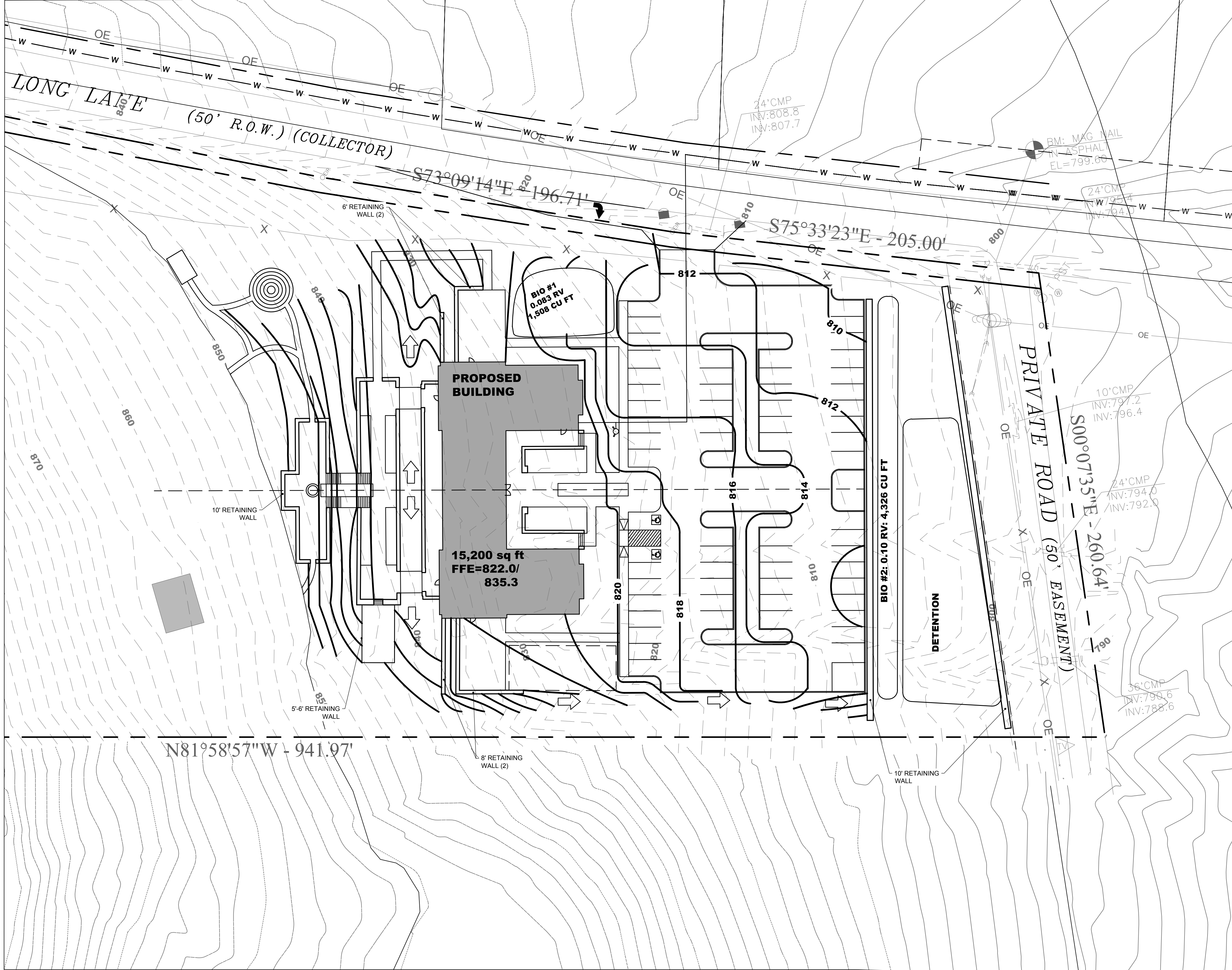
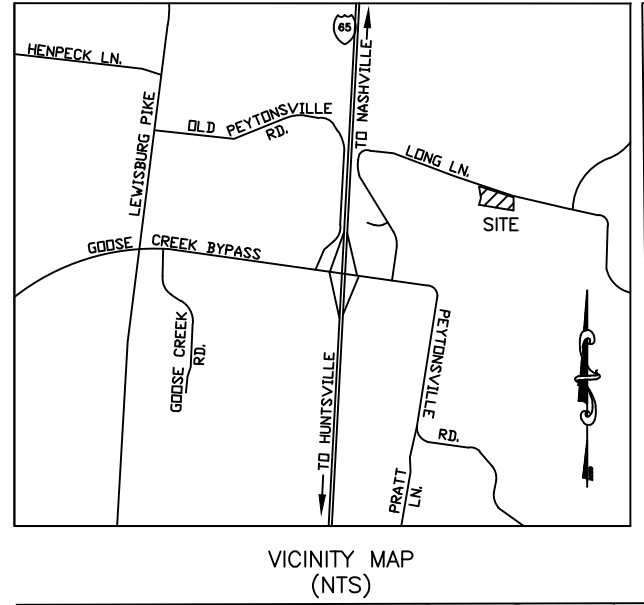


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[illegible][illegible]

04 APRIL 19

FLUID DEVELOPMENT



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE 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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET 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 CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
 - 17.1. CONTOURS ON 1' INTERVALS
 - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
 - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
 - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
 - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
 - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

FEDERAL COMPLIANCE NOTE:
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FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988

ADA NOTES:
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ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.
ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

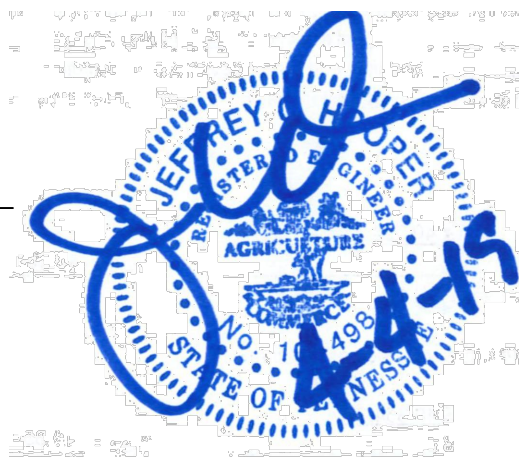


STATE PLANE COORDINATE SYSTEM NAD-83 (1980)
SCALE: 1" = 30'

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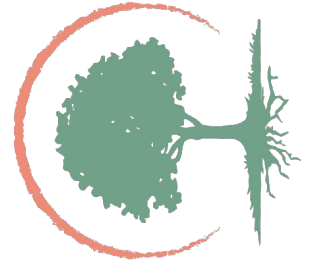
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nashville
tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITTAL 04/04/19

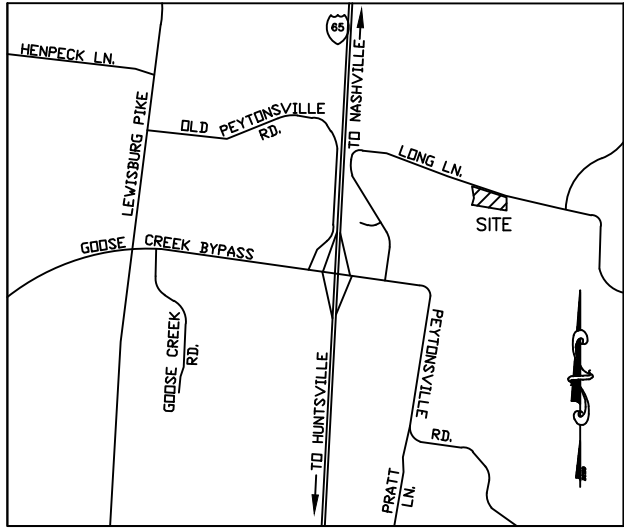
COF# 6944

ENLARGED GRADING
AND DRAINAGE PLAN

C3.1

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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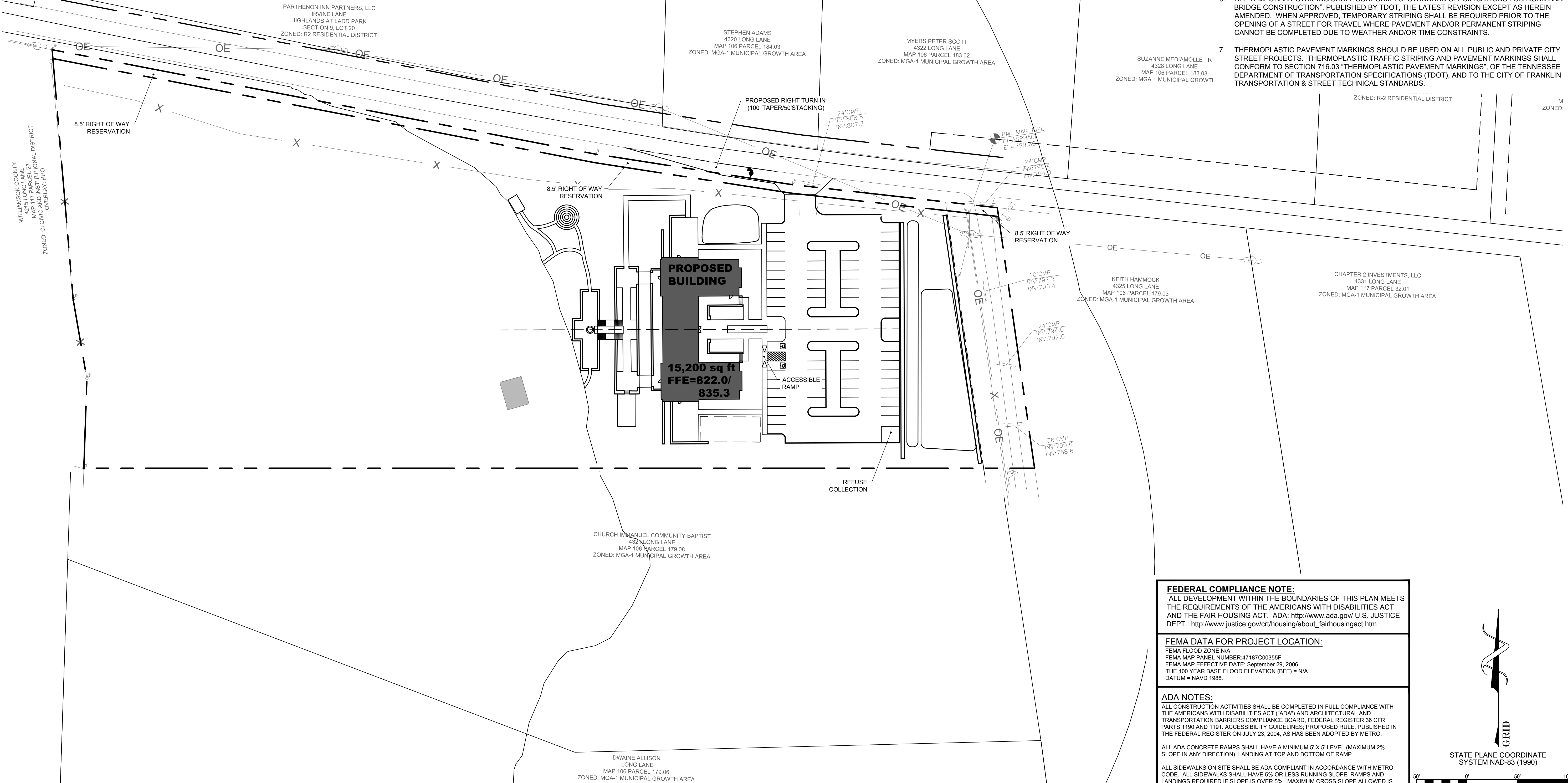
ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A
MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A
MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 1,175 ft. ALFRED-LADD RD.
DRIVEWAY WIDTH(TWO-WAY) : 24 ft.
DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 488 VEHICLES PER DAY
PEAK HOUR TRIP GENERATION : 49 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED : NO, BUT PROVIDED.
CIRCULATION PLAN REQUIRED : NO

IMPACT STATEMENT FROM THE TIS:
THE PROPOSED PROJECT WILL HAVE NEGLIGIBLE IMPACT ON THE TURNING MOVEMENT VOLUMES, LEVELS OF SERVICE, AVERAGE VEHICLE DELAYS, AND 95TH PERCENTILE VEHICLE QUEUES AT THE INTERSECTIONS WITHIN THE STUDY AREA. THEREFORE NO INFRASTRUCTURE IMPROVEMENTS ARE RECOMMENDED IN CONJUNCTION WITH THE PROPOSED PROJECT.



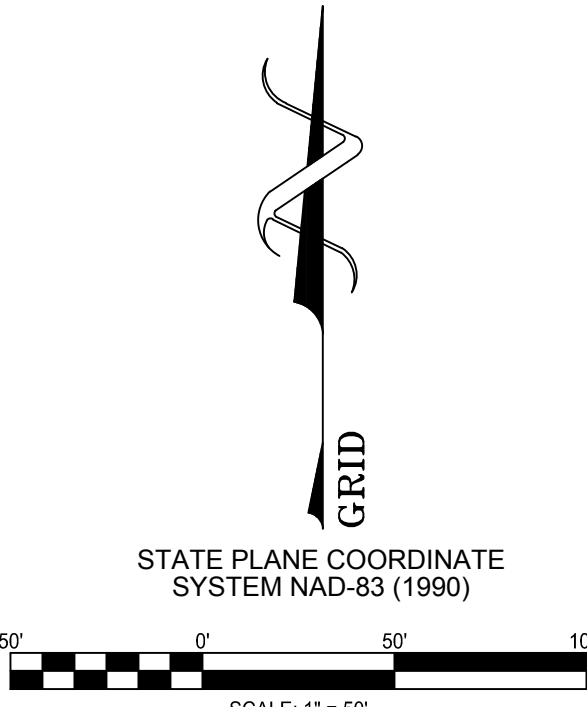
R.O.W & Access General Notes

- 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.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH 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.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATION" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS, IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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- 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.
- 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.

FEDERAL COMPLIANCE NOTE:
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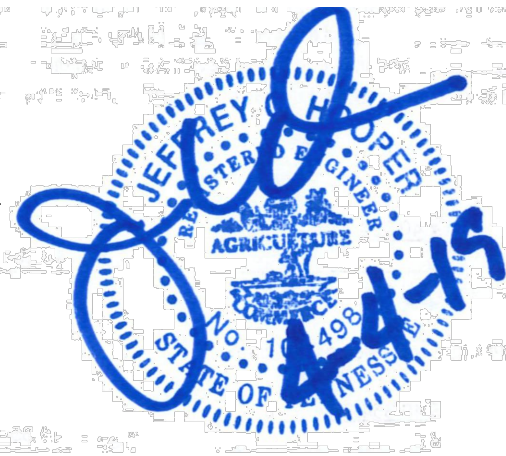
FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C00355F
FEMA MAP EFFECTIVE DATE: September 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ADA NOTES:
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tennessee
37212



16005

The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION DATE
PUD RESUBMITAL 04/04-19

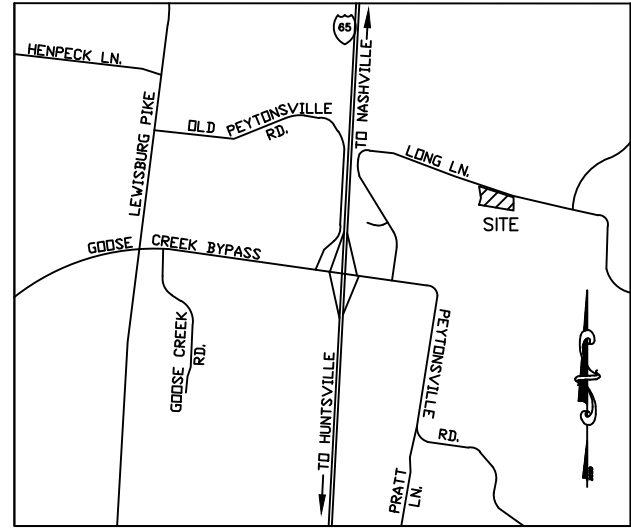
COF# 6944

OVERALL ROW
AND ACCESS PLAN

C4.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL
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VICINITY MAP
(NTS)

WATER & SEWER DATA CHART

FACILITY TYPE: OFFICE
UNIT FLOW IN GPD: OFFICE USE
NUMBER OF UNITS: 5.7 SFU
TOTAL FLOW IN GPD: 2000 +/- GPD

UTILITY PROVIDERS:

STREETS AND DRAINAGE

CITY OF FRANKLIN
ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL HOLZEN
615-791-3218

ELECTRIC

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
P. O. BOX 681709
FRANKLIN, TENNESSEE 7068
CONTACT: ERIK HALE
615-595-4469

WATER SYSTEM

MICROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

SANITARY SEWER

CITY OF FRANKLIN
DEPARTMENT OF WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
CONTACT: BEN MCNEIL
615-794-4554

CABLE

COMCAST
2501 MCGAVOCK PIKE STE1206
NASHVILLE, TENNESSEE 37214
CONTACT: WHITNEY SCHRIMSHER
615-550-6855

ENON INN PARTNERS, LLC
IRVINE LANE
HIGHLANDS AT LADD PARK
SECTION 9, LOT 20
R2 RESIDENTIAL DISTRICT

STEPHEN ADAMS
4320 LONG LANE
MAP 106 PARCEL 184.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

MYERS PETER SCOTT
4322 LONG LANE
MAP 106 PARCEL 183.02
ZONED: MGA-1 MUNICIPAL GROWTH AREA

SUZANNE MEDAKOLLE TR
4328 LONG LANE
MAP 106 PARCEL 183.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

PROPTST NASHVILLE, LLC
HIGHLANDS @ LADD PARK SEC 22
OPEN SPACE
MAP 106N-B PARCEL 22
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4334 LONG LANE
MAP 106 PARCEL 183.04
ZONED: R-2 RESIDENTIAL DISTRICT

JOSEPH BLAKLEY
4338 LONG LANE
MAP 106 PARCEL 183.00
ZONED: R-2 RESIDENTIAL DISTRICT

KEITH HAMMOCK
4325 LONG LANE
MAP 106 PARCEL 179.03
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHAPTER 2 INVESTMENTS, LLC
4331 LONG LANE
MAP 117 PARCEL 32.01
ZONED: MGA-1 MUNICIPAL GROWTH AREA

CHURCH IMMANUEL COMMUNITY BAPTIST
4324 LONG LANE
MAP 106 PARCEL 179.08
ZONED: MGA-1 MUNICIPAL GROWTH AREA

DWAINE ALLISON
LONG LANE
MAP 106 PARCEL 179.06
ZONED: MGA-1 MUNICIPAL GROWTH AREA

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

- 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 ALDERMAN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
 - WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- 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, TENNESSEE FOLLOWING APPROVAL FROM CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- 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 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 ON-SITE DURING CONSTRUCTION.
- 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.

FEDERAL COMPLIANCE NOTE:

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FEMA DATA FOR PROJECT LOCATION:

FEMA FLOOD ZONE:
FEMA MAP PANEL NUMBER:
FEMA MAP EFFECTIVE DATE:
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = XXX.XX
DATUM = NAVD 1988.

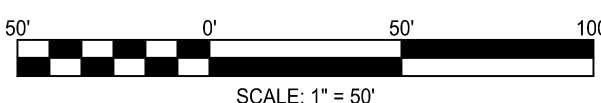
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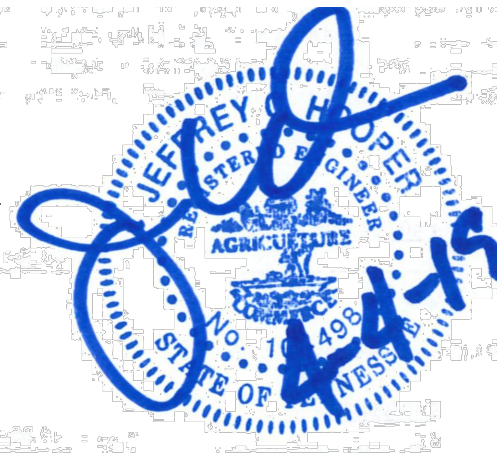
STATE PLANE COORDINATE
SYSTEM NAD-83 (1980)



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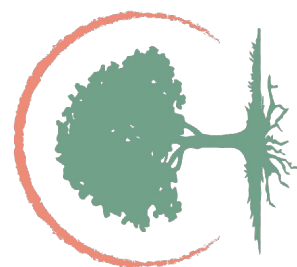
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The Refuge Center
FOR COUNSELING



THE REFUGE CENTER
FOR COUNSELING

LONG LANE
FRANKLIN, TN

REVISION PUD RESUBMITTAL DATE 04/04/19

COF# 6944

OVERALL UTILITY
PLAN

C5.0

04 APRIL 19

PUD DEVELOPMENT PLAN SUBMITTAL

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.1 fc	6.5 fc	0.0 fc	N/A	N/A
Parking Lot	X	2.6 fc	5.6 fc	0.7 fc	8.0:1	3.7:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	T4	8	Structura	LIN PT-SNGL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Single Head Area Light, T4 Optics, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV.IES	340.1394	2.5	95
	2T4-HS	2	Structura, Inc., 19922 W 162nd St., Olathe, KS 66062	LIN PT-DBL-M3195-UNV-L30-4-C(X)-XX-XX-STD	Post Top Twin Head Area Light, T4 Optics, House side shield, 18' pole (Structura BOL-RSQ). Per manufacturer recommendation, 40W variant IES file boosted by 2.5LLF to emulate 95W version		12	LIN-M1075-3000K-TYPE IV-HSS.IES	236	2.5	190

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37212

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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
ICT Project No. 190072



16005

The Refuge Center
FOR COUNSELING

THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE
1 City Comments 4/04/2019

ELECTRICAL - SITE
PHOTOMETRIC
PLAN
Sheet Number

EP1.0
11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL
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4/4/2019 3:00:57 PM

Lineal LED Luminaire

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Seamless aluminum housing comprised of 6005A-T61 extrusion and 6061-T6 end plates. Gasketed aluminum electrical access cover attached with captive stainless steel hardware and safety cable.

ELECTRICAL: Integral Class P universal voltage, dimmable constant current driver. 347 and 480V input available with step down transformer in pole. Luminaire is pre-wired with watertight 5 conductor 18 gauge SJEOOW whip. 10kA surge suppression is standard with optional external 20kA surge suppression.

OPTICAL SYSTEM: LED boards have solderless connections for field upgradability. Available in CCT of 3000K and 4000K. >80 CRI. Optics are UV resistant molded PMMA in type II and III distributions. Consult factory for additional lumen output, CCT, and optical distribution options.

CONTROLS: Dimming through 0-10V input is standard. Available with integral motion sensor with photocell providing on/off and full light to dim control. Also available with wireless smart city control. See [SmartCity](#) control documentation for more information.

FINISHES: All aluminum parts are polyester powder coat painted to meet AAMA 2604 standards. See Structura's finish options for available colors.

LISTINGS & RATINGS: UL 1598 CSA listed, IP65 rating, luminaire tested to IESNA LM-79 and LM-80 standards. Reported L70 > 50,000 hours. Calculated L70 > 100,000 hours. Bug rating: B1-U0-G1.

WARRANTY: 5-year warranty on LED and drivers.



SP

CUS

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M1075

29"

M2150

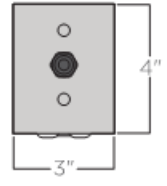
36"

M3195

43"

M4300

56"



	3000K					4000K					
mA	Lumen ⁽¹⁾	Wattage	CRI	Efficacy	Lumen ⁽²⁾	Wattage	CRI	Efficacy	EPA	Weight	
750	4081	40	>80	101.3	4407	40	>80	109.4	0.81ft ²	12.5lbs.	
1500	8162	76	>80	107.4	8856	76	>80	116.5	1.00ft ²	14.2lbs.	
1950	10611	95	>80	111.7	11508	95	>80	121.1	1.19ft ²	16.2lbs.	
3000	16324	152	>80	107.4	17671	152	>80	116.3	1.55ft ²	20.7lbs.	

ORDERING GUIDE: EXAMPLE: LIN-M2150-UNV-L30-3-CY-CP-WC-MS/L3-STD

1LIN

2

3

4

5

6

7

8

9

1LIN

2

3

4

5

6

7

8

9

1Series

2Output⁽²⁾

3Voltage

4

5

6

7Color Temperature⁽⁴⁾

8

9

10

11

12

13

14

15

16

17

18

19

20

21

1Lumen output based upon Type IV distribution.

2Contact factory for alternative output options.

3Step down transformer required and only available with Structura supplied pole.

4Contact factory for other color temperature options.

5Contact factory for other distribution options.

6Structura pole specification sheet must be completed showing mounting locations and quantities as a separate item.

7Specify steel pole on page 168 as separate item.

8Synapse Wireless site gateway controller must be ordered separately. Please contact factory for design assistance.

9Specify coverage pattern (see page 167 for detail).

1020kA surge suppressor is only available when pole is supplied by Structura. 10kA surge suppressor supplied as standard in the fixture.

Product specification sheets subject to change.

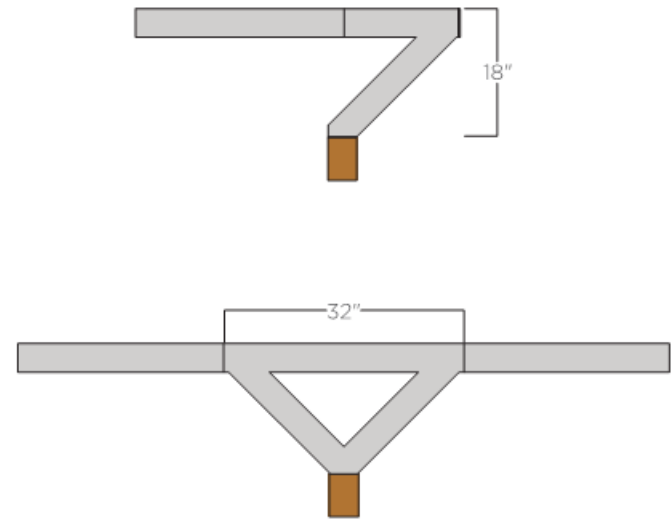
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165

Lineal Lineal Post Top Mounting Arm

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

CONSTRUCTION: Welded aluminum 6061-T6 extrusion and plates.

FINISHES AND MATERIALS: All metal parts are polyester powder coat painted.

HARDWARE: All fasteners are stainless steel.

ELECTRICAL: Electrical raceway through center of arm connecting to pole.

ORDERING GUIDE: EXAMPLE: LIN-PT-SNGL

1LIN PT

2

3

4

5

6

7

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9

1. For use with Lineal M1075, M2150, and M3195

Product specification sheets subject to change.

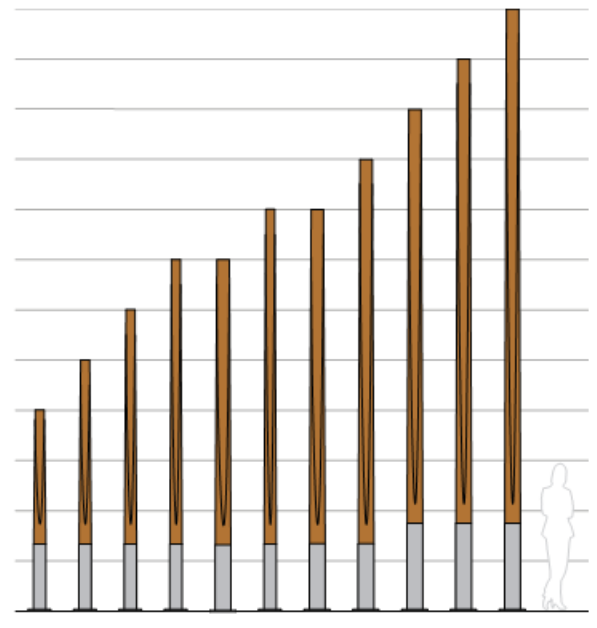
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169

Bol – RSQ 8' – 24' Round Tapered to Square Pole

FIXTURE TYPE:

PROJECT NAME:



SPECIFICATIONS:

HOUSING: Solid wood pole is assembled through glulam construction and precision machined using CNC technology. The pole's cross section begins round at the base and tapers to a square cross section at the top. An electrical raceway is provided in the pole's center for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to aluminum pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

ORDERING GUIDE: EXAMPLE: LIN-M2150-UNV-L30-3-CY-CP-WC-MS/L3-STD

1LIN

2

3

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9

Product specification sheets subject to change.

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F 7 2 6 . 4 8 9 1
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FAX (615) 346-3550
www.icthomasson.com
ICT Project No. 190072

KIRK JENNINGS
REGISTERED ENGINEER
404719
JAN 11, 2010
STATE OF TENNESSEE

The Refuge Center
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THE REFUGE CENTER
FOR COUNSELING
LONG LANE
FRANKLIN, TN
REVISION DATE

ELECTRICAL - SITE
PHOTOMETRIC
CUTSHEETS

Sheet Number

EP2.0

11 MAR 2019
INITIAL DEVELOPMENT
PLAN SUBMITTAL

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Statement of Architectural Intent:

The Architectural Intent for the Refuge Center is to be a physical manifestation of the organization's mission and values, which is to be "a refuge from the storm and a shelter from the rain." The building itself is a 15,200 square foot 2-story lodge-like facility that is in keeping with the scale and design of single-family residential present along Long Lane. The intent for the project is to function as a transitional element from higher density development along the I-65 corridor and the existing Williamson County Agricultural Exposition Center on the West to low density development and single-family residential to the East and North.

Utilizing the natural topography of the land, the building will be nestled into the hillside around an entry courtyard to the East facing the parking area. The building will present as two-story from the Eastern approach and one-story from the Western approach due to the existing topography. A covered back porch to the West will take advantage of views to the HHO Conservation Overlay area. Views of the project will be obscured from neighboring properties by landscape buffers (i.e. berms, vegetation, existing tree line, etc.).

The site will include a number of outdoor amenities that are critical the Refuge Center's vision for the property, including walking trails, a prayer labyrinth, an open-air prayer chapel, picnic pavilion, water feature, fire pit, outdoor play structure, celebration and memorial gardens, as well as multiple informal contemplation spaces. Parking spaces are anticipated to be kept to the minimum required, broken into smaller parking 'trays' by landscaping, bioswales, etc.

The building will utilize a stone base along the perimeter of the building. Residential-type vertical board and batten siding will be used for a majority of the exterior walls with aluminum-clad wood windows to further articulate the residential and human scale for the project. The collection of gabled roof forms will be standing seam metal and are intended to break down the scale of the building into residential proportions.

Description of Design Concepts and Design Standards:

The project will be in compliance with the Regional Commerce Design Concept and the Goose Creek Character Overlay District. This is primarily achieved by the residential scale and aesthetic of the project and its unique position as a transitional element between commercial and residential densities. The intended use as Professional Office is in compliance with the proposed Design Concepts and Standards. The building is sited to utilize natural topography and respond to the context of the surrounding natural environment, which also demonstrates compliance with the standards identified.

Preliminary Codes Analysis:

I. APPLICABLE CODES AND REGULATIONS Local (City of Franklin)

International Building Code (IBC)	2018
International Fuel Gas Code (IFGC)	2018
International Mechanical Code (IMC)	2018
International Plumbing Code (IPC)	2018
International Property Maintenance Code (IPMC)	2018
International Fire Code (IFC)	2018
International Energy Conservation Code (IECC)	2018
International Existing Building Code (IEBC)	2018
NFPA 101 Life Safety Code	2018
National Electric Code	2017
ICC A117.1 Access. and Useable Bldg and Facilities	2017

II. OCCUPANCY CLASSIFICATION

Project Type:	New Construction
Occupancy Type:	Business (B)

III. CONSTRUCTION TYPE

Construction Type:	VB (Protected)
--------------------	----------------

IV. AREA + HEIGHT CALCULATIONS

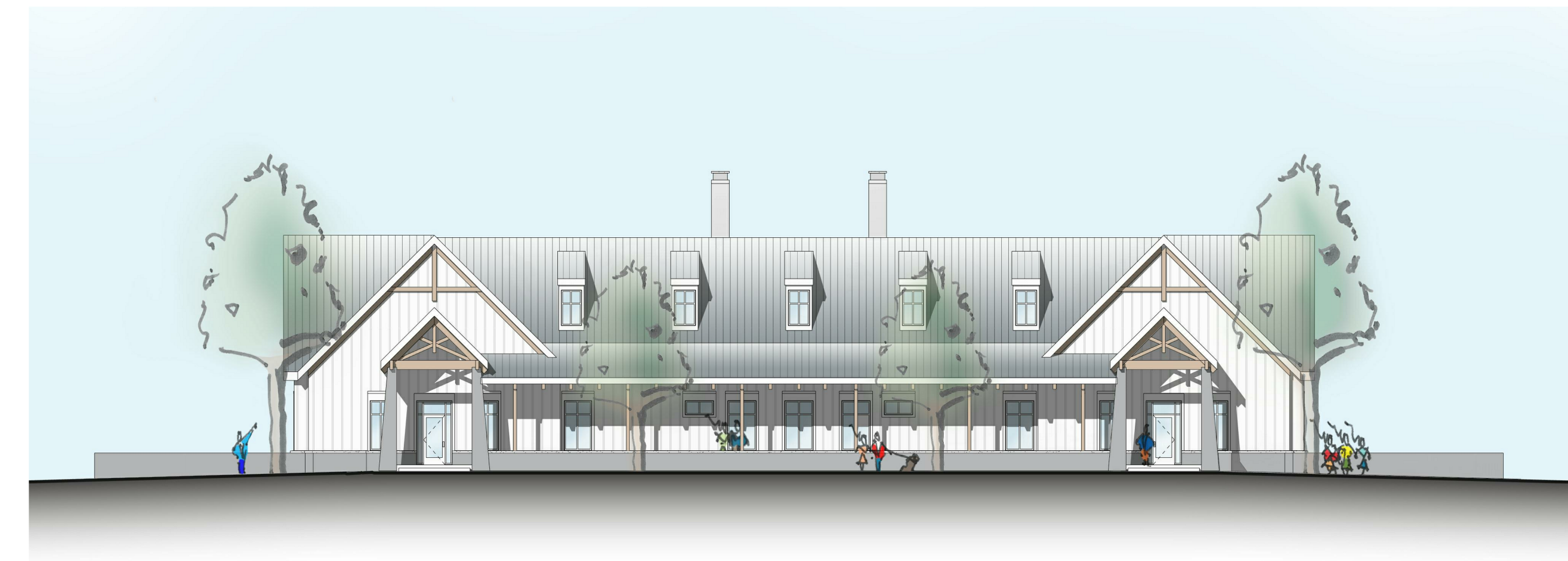
Maximum Allowable Height:	40 feet + 20 feet (Protected)
Actual Height:	38' - 6"
Maximum Allowable Stories:	2 + 1 (Protected)
Actual Stories:	2
Allowable Building Area per Floor:	9,000 sf
Actual Maximum Area per floor:	7,700 sf



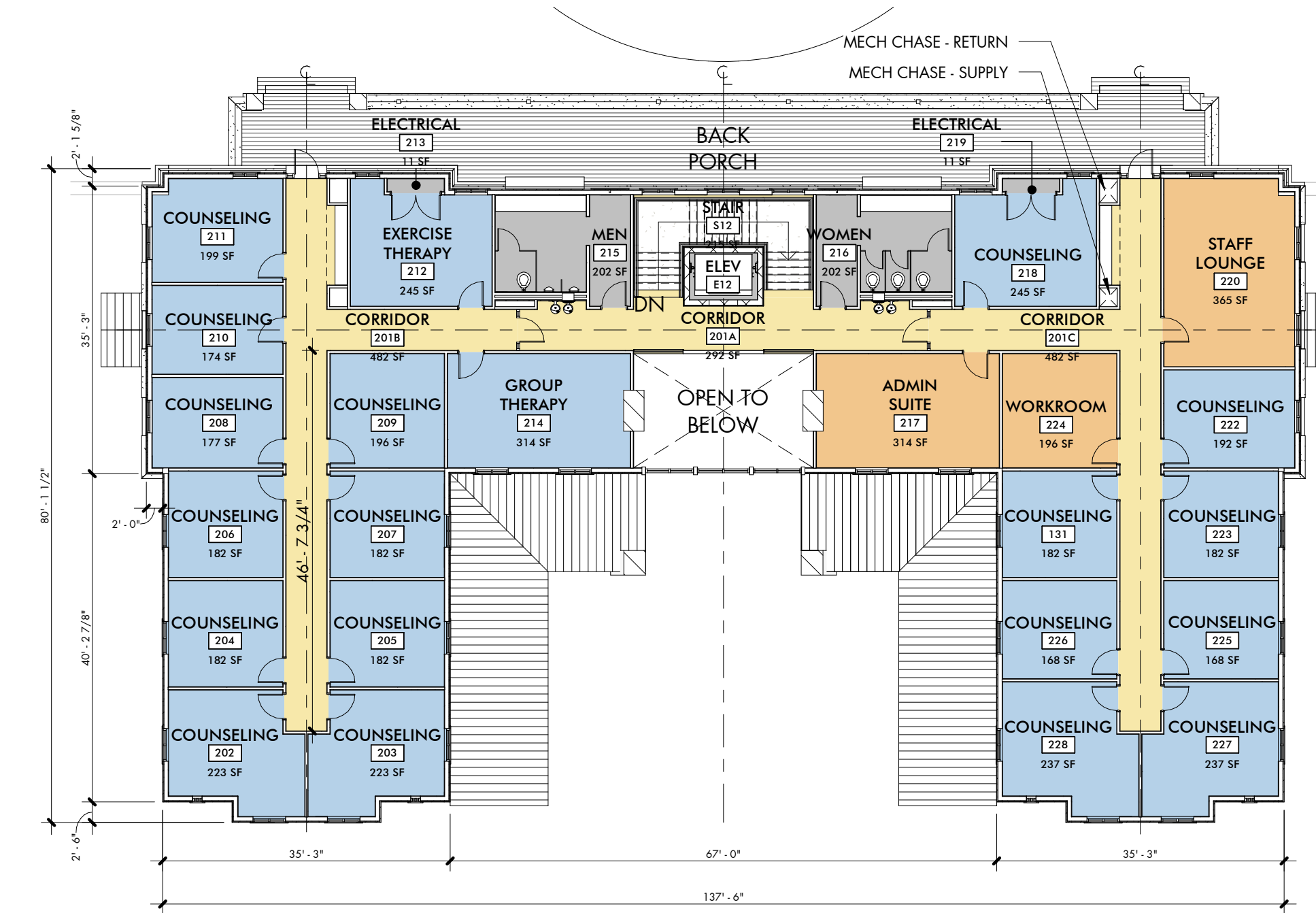
01 FLOOR PLAN
LEVEL 01



03 BUILDING ELEVATION
EAST ENTRY



05 BUILDING ELEVATION
WEST HILLSIDE



02 FLOOR PLAN
LEVEL 02



04 BUILDING ELEVATION
NORTH



06 BUILDING ELEVATION
SOUTH

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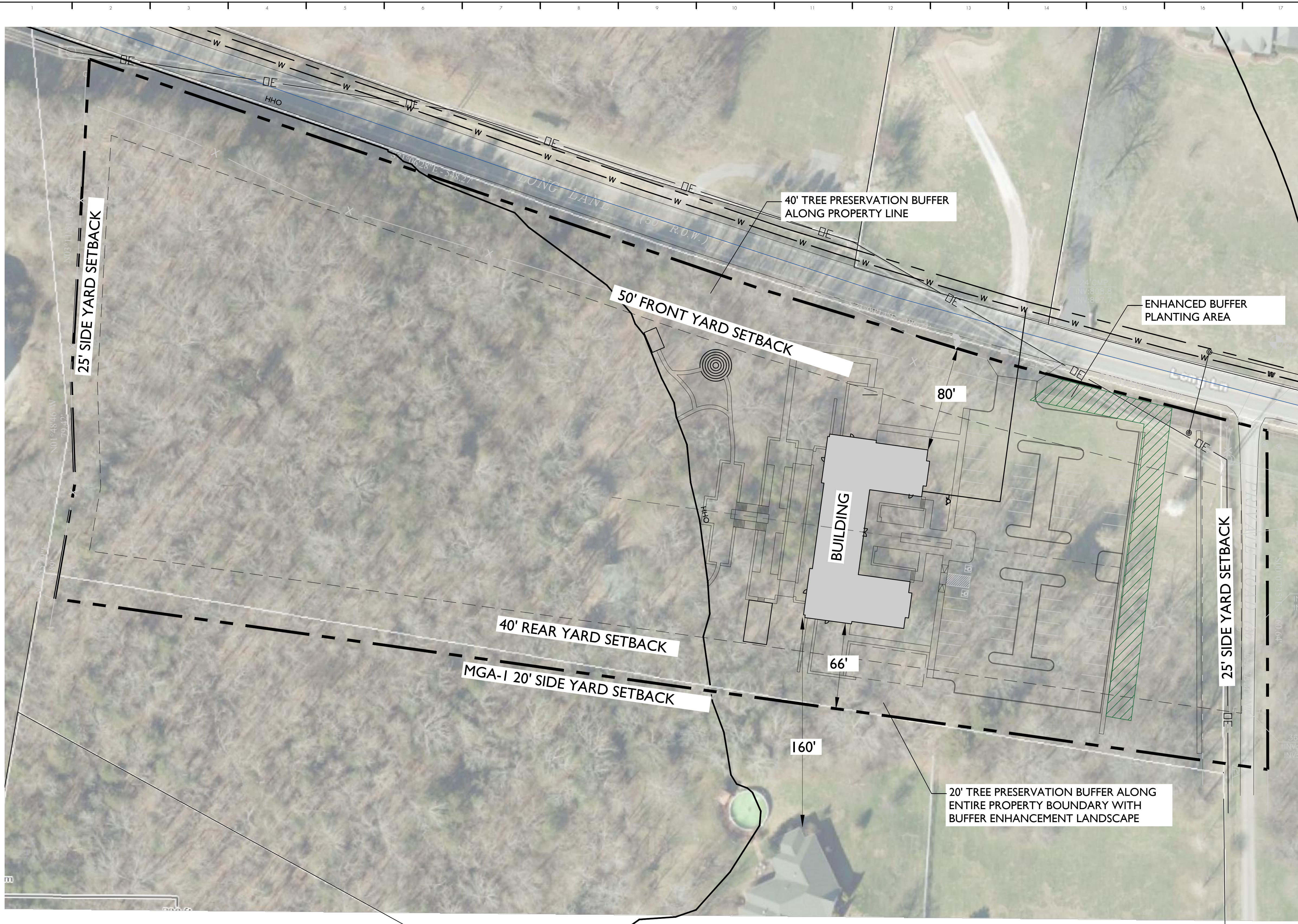
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FRANKLIN, TN

REVISION DATE

CONCEPTUAL
FLOOR PLANS +
ELEVATIONS

A1.0

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL
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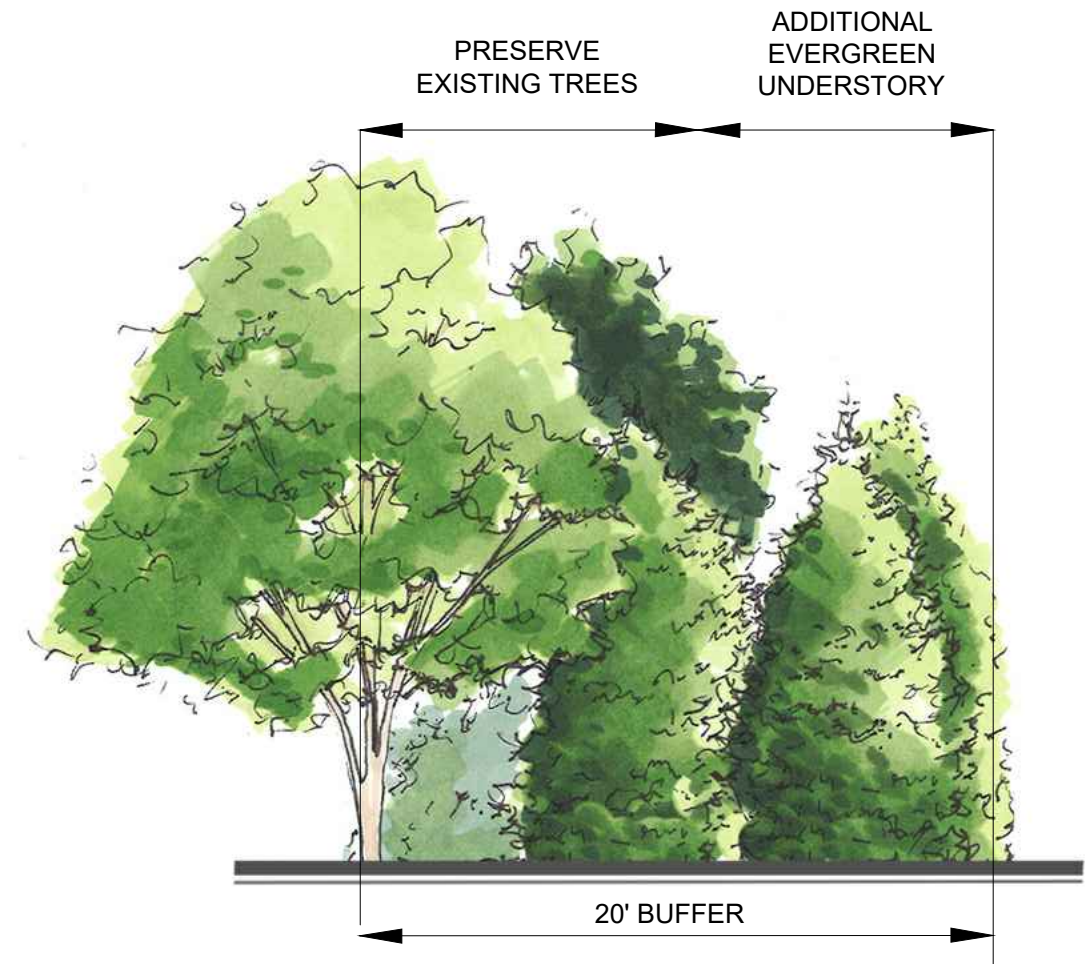


SITE DATA:

PROJECT NAME:	THE REFUGE CENTER FOR COUNSELING
PROJECT NUMBER:	6944
SUBDIVISION:	N/A
SITE ACREAGE:	7.00 AC
ZONING:	MGA-1
PROPOSED ZONING:	GO (PUD)
APPLICABLE OVERLAYS:	GCCO-4D
OTHER APPLICABLE OVERLAYS:	HHO
DEVELOPMENT STANDARDS:	CONVENTIONAL
MINIMUM REQUIRED LSR:	30%, 2.1 AC
PROVIDED LSR:	83%, 5.83 AC
ORIGINAL CANOPY COVER:	239,131 SF, 78% OF TOTAL SITE
PRESERVED CANOPY COVER:	172,759 SF
SPECIMEN TREE REMOVAL:	391"

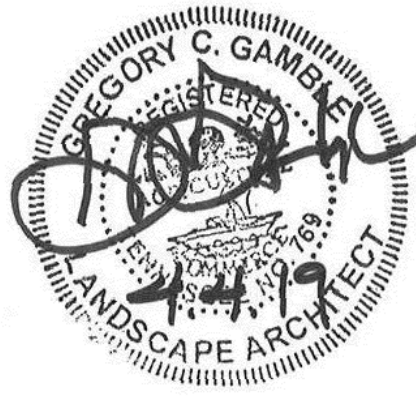
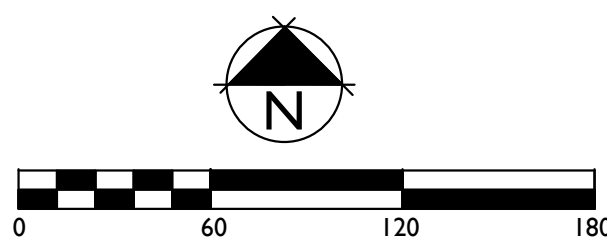
PUD COMMITMENTS

- BUILDING HEIGHT OF 2 STORIES
- BUILDING SETBACKS GREATER THAN REQUIRED FOR GENERAL OFFICE
- NIGHT SKY COMPLIANT (FULL CUT OFF) PARKING LOT LIGHTS
- TREE PRESERVATION BUFFERS ALONG THE PROPERTY BOUNDARY WHERE EXISTING TREES EXIST
- ADDITIONAL BUFFER PLANTING WHERE NECESSARY TO SCREEN PARKING AREAS
- ADDITION OF RIGHT TURN LANE ON LONG LANE
- NO OVERNIGHT STAYS
- NO PHARMACEUTICAL SALES



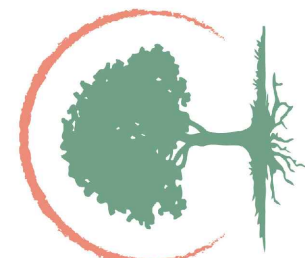
20' REAR YARD BUFFER

20' BUFFER PLANTINGS TO BE APPLIED ALONG SIDE THE PROPOSED BUILDING AND PARKING LOT AREA WHERE SCREENING NEEDS TO BE ENHANCED ADJACENT EXISTING RESIDENTIAL HOME.



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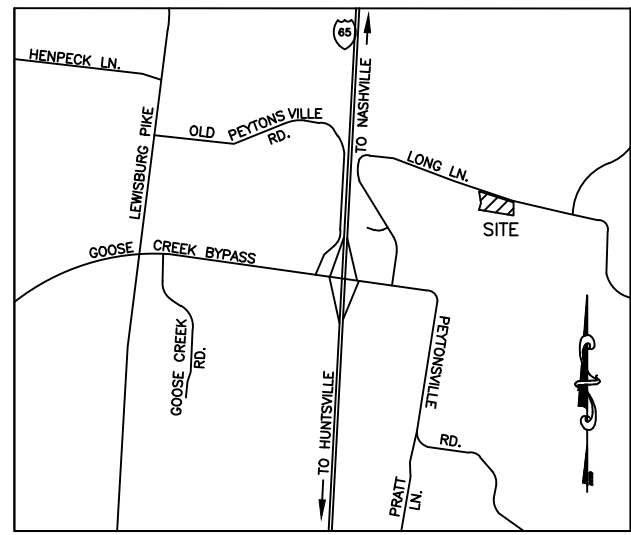
REVISION DATE

PLAN
FEATURES

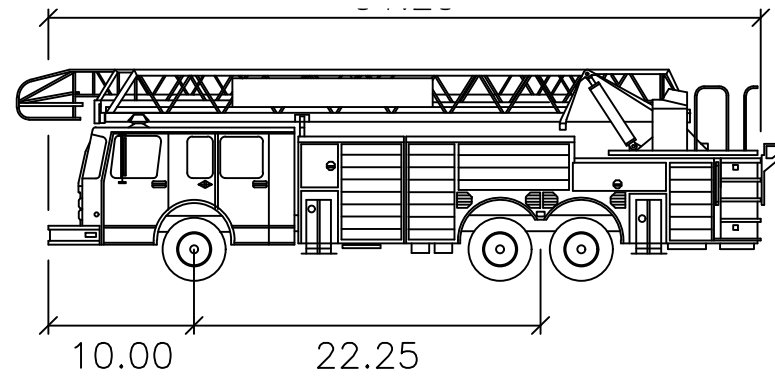
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VICINITY MAP (NTS)



T-2 SUTPHEN (SP100)–Franklin

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

BM: MAG NAIL
IN ASPHALT
EL=799.60

24'CMP
INV:795.4
INV:794.0

10'CMP
INV:797.2
INV:796.4

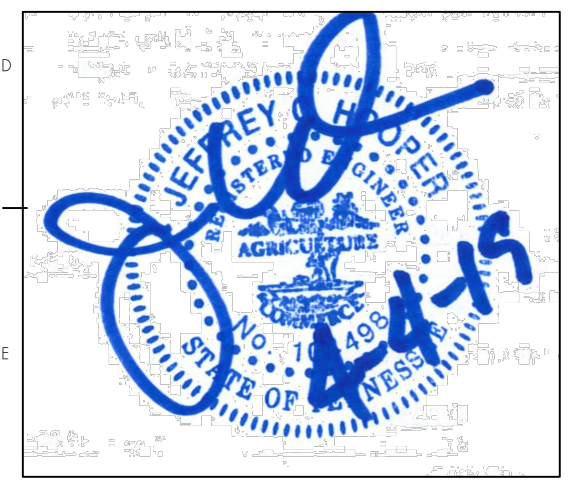
24'CMP
INV:794.0
INV:792.0

36'CMP
INV:790.6
INV:788.6

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REVISION
PUD RESUBMITTAL

DATE
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COF# 6944

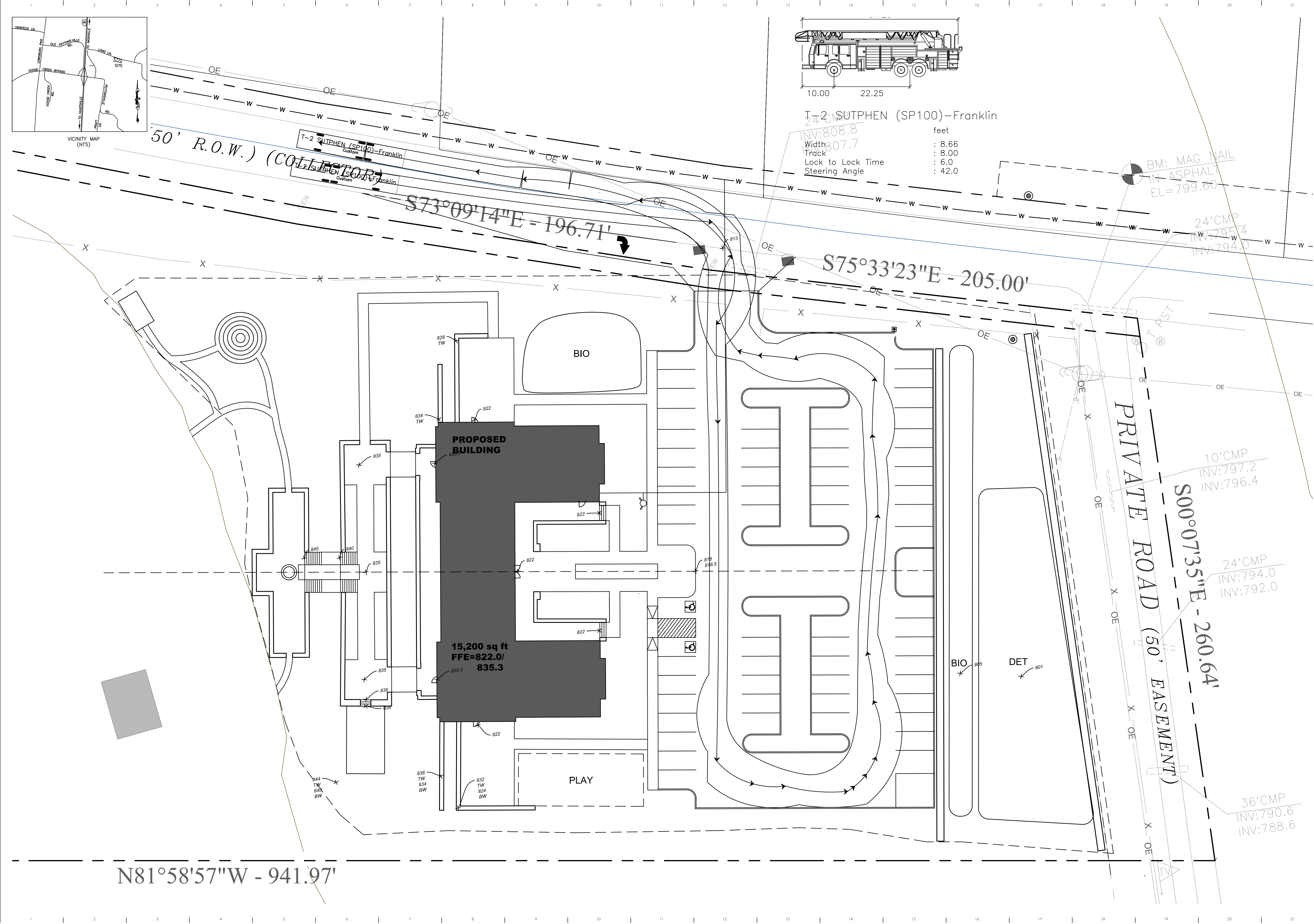
AUTOTURN
EXHIBIT

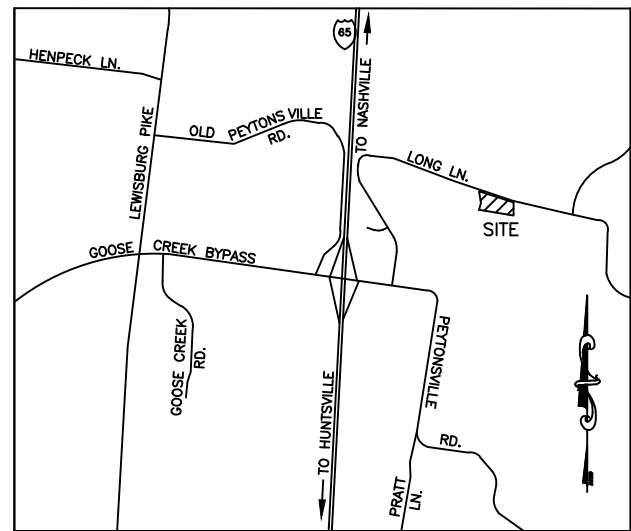
EX1.0

04 APRIL 19

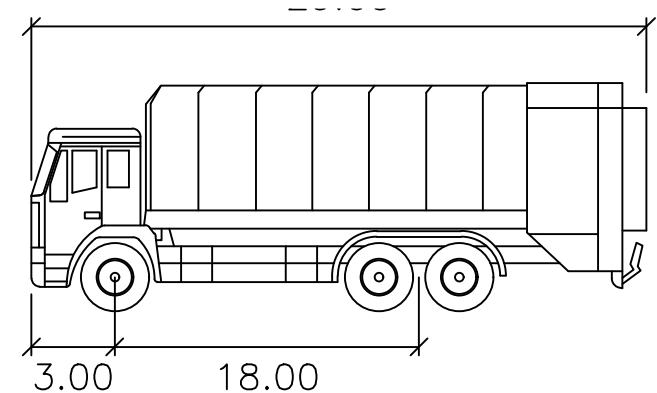
PUD DEVELOPMENT PLAN SUBMITTAL

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VICINITY MAP (NTS)



compactor 3-Franklin

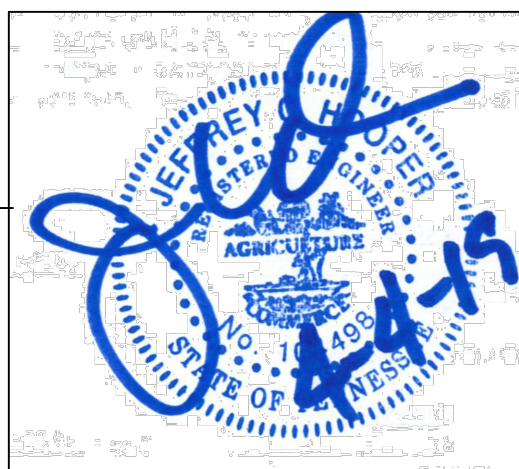
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.0

BM: MAG NAIL
IN ASPHALT
EL=799.60

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FRANKLIN, TN

REVISION
PUD RESUBMITTAL

DATE
0404-19

COF# 6944

AUTOTURN
EXHIBIT

EX1.1

04 APRIL 19
PUD DEVELOPMENT PLAN SUBMITTAL

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PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I Greg Gamble
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

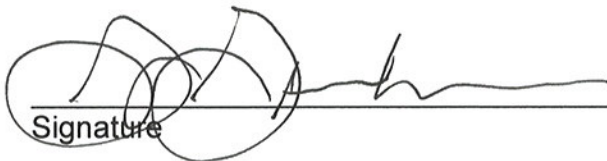
Map 106 Parcel 179.04
(Property Parcel/Tax ID Number)

and located at:

Next to 4321 Long Lane, Franklin, TN
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

9th day of April, 20 19

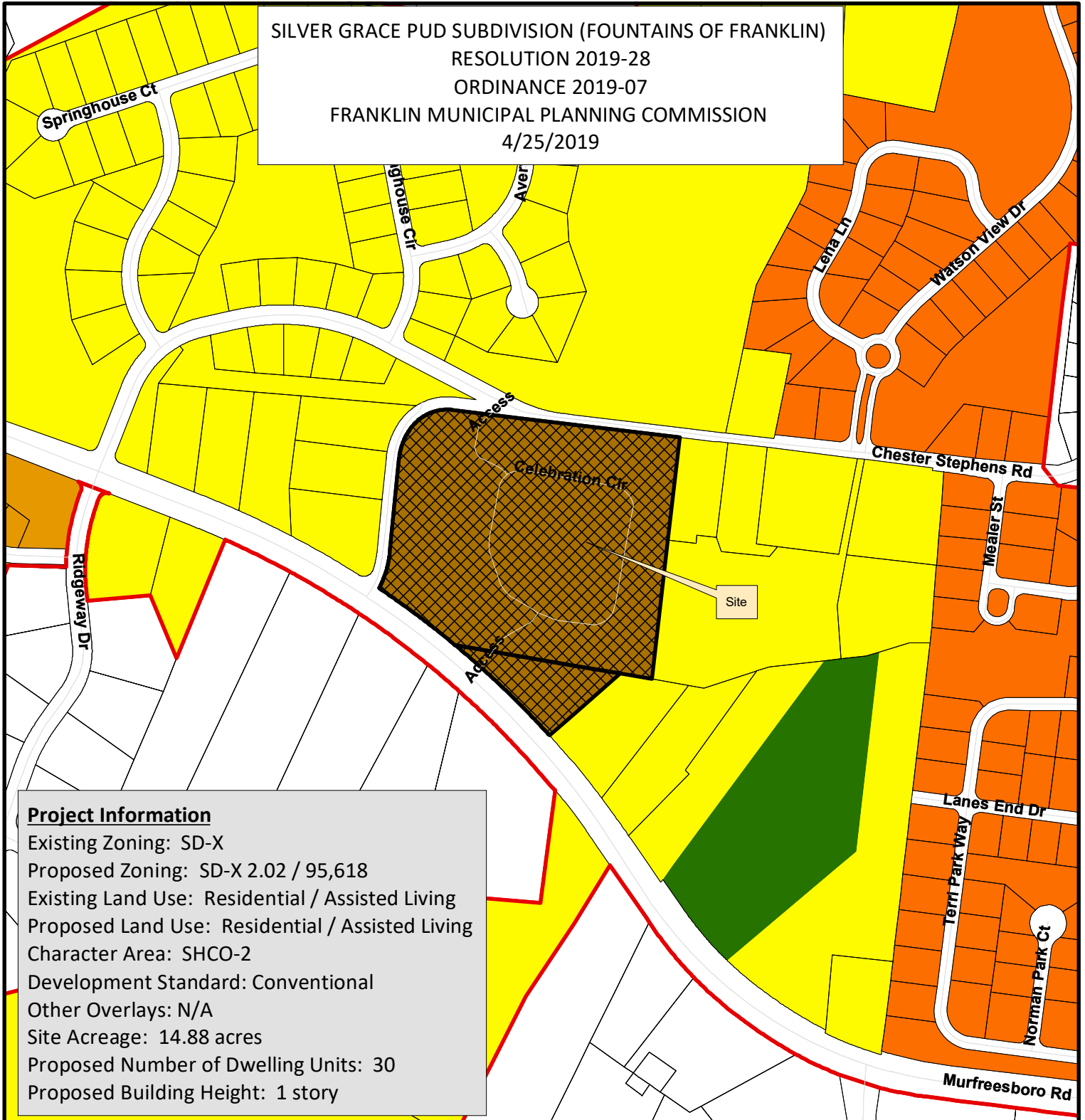
Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22





SILVER GRACE PUD SUBDIVISION (FOUNTAINS OF FRANKLIN)
 RESOLUTION 2019-28
 ORDINANCE 2019-07
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019

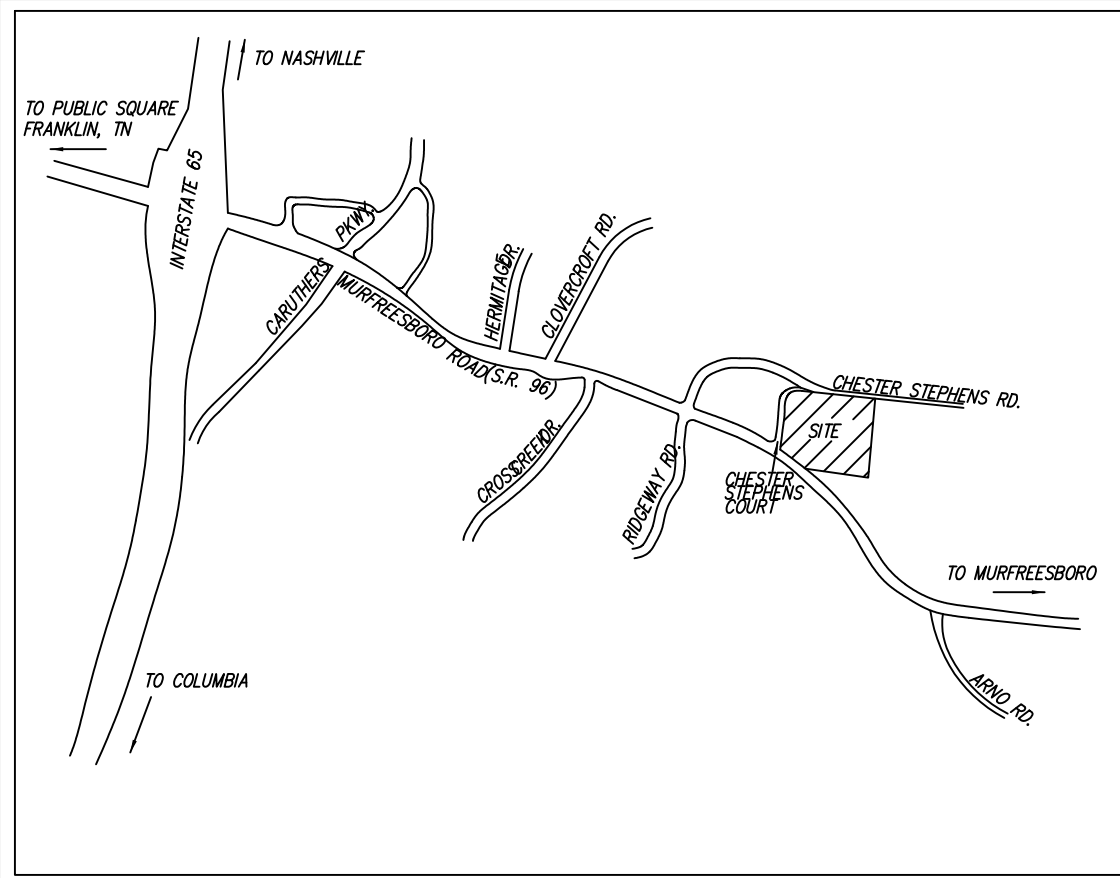


Project Information

Existing Zoning: SD-X
 Proposed Zoning: SD-X 2.02 / 95,618
 Existing Land Use: Residential / Assisted Living
 Proposed Land Use: Residential / Assisted Living
 Character Area: SHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.88 acres
 Proposed Number of Dwelling Units: 30
 Proposed Building Height: 1 story

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

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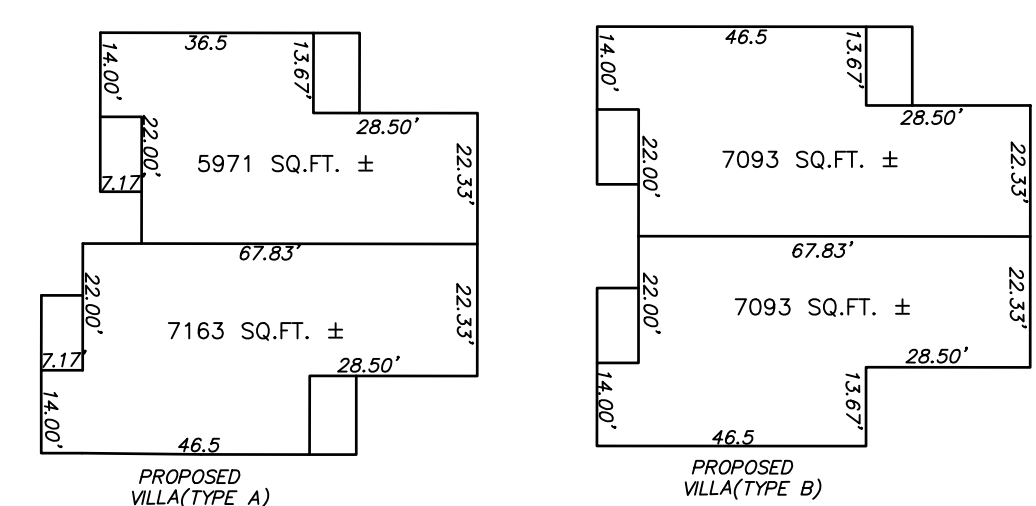


VICINITY MAP
(N.T.S.)

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
- ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
- ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 16. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
- ITEM 17. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
- ITEM 18. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
- ITEM 19. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
- ITEM 20. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 161560600TN, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3--07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE : 65
8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 161560600tn, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENT, IF ANY, AND THE LIMITS OF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES
19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.



(00) PARCEL NUMBER		LEGEND		OVERHEAD ELECTRIC LINE		★ LIGHT POLE	
①	LOT NUMBER	○	IRON ROD (OLD)	—OHE—		—ST—	STORM WATER LINE
WM	WATER METER	⊗	FIRE HYDRANT	—SA—	SEWER LINE		
SM	STORM MANHOLE	---	PROPERTY LINE	—T—	UNDERGROUND TELEPHONE LINE	CATV	CABLE TV
SS	SAN. MANHOLE	—X—	FENCE LINE	R.O.W.C	REGISTER OF WILLIAMSON COUNTY		

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA ANGLE
C1	2677.16'	287.94'	287.80'	S52°29'06"E	6°09'44"
C2	149.91'	235.11'	211.75'	S52°04'53"W	89°51'47"
C3	2919.00'	376.84'	376.58'	N45°52'57"W	17°23'49"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°32'07"W	111.05'

DEED REFERENCE
TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ROBERT STEPHENS LYNCH
DEED BOOK 5006, PAGE 86, R.O.W.C., TN.

TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ELVIS & VICTORIA RADFORD
DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

PROPERTY MAP REFERENCE
PARCEL ID: 079059000014079

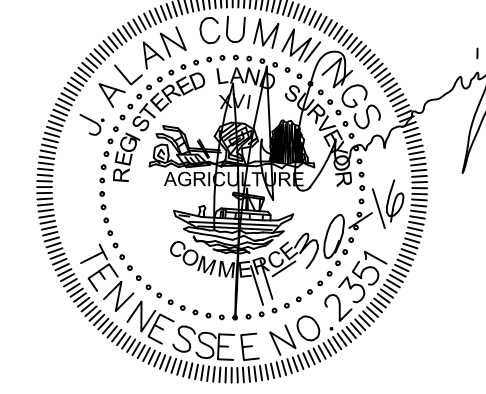
PLAT REFERENCE
REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

PREPARED FOR:
GOODWORKS UNLIMITED LLC,
2202 JEFFERSON CT,
FRANKLIN, TN 37064,
PH: 615 790 7041

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

SURVEYORS CERTIFICATE
TO: FOUNTAINS OF FRANKLIN, LLC,
SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
BRADLEY, ARANT, BOLT, CUMMINGS, LLP.,
FIRST TITLE AND ESCROW COMPANY, INC.,
MUDTER AND PATTERSON
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4.6A, 6B, 7A, 7(C), 8, 9.11, 13.16-18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-30-16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X BY FEMA, FIRM MAP NO. 47187C0220F, WITH A DATE OF IDENTIFICATION OF 9-20-2006 IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

J. ALAN CUMMINGS,
Registration No. 2351



RECORD DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.

Tract II:
See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.

EXHIBIT "A"
TRACT I:
Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:

BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of th plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;

Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;

Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;

Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;

Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 694.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466 page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;

Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;

Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;

Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

EXHIBIT "A"
TRACT II

BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;

Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;

Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;

Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
4100 MURFREESBORO ROAD, FRANKLIN
14 TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE

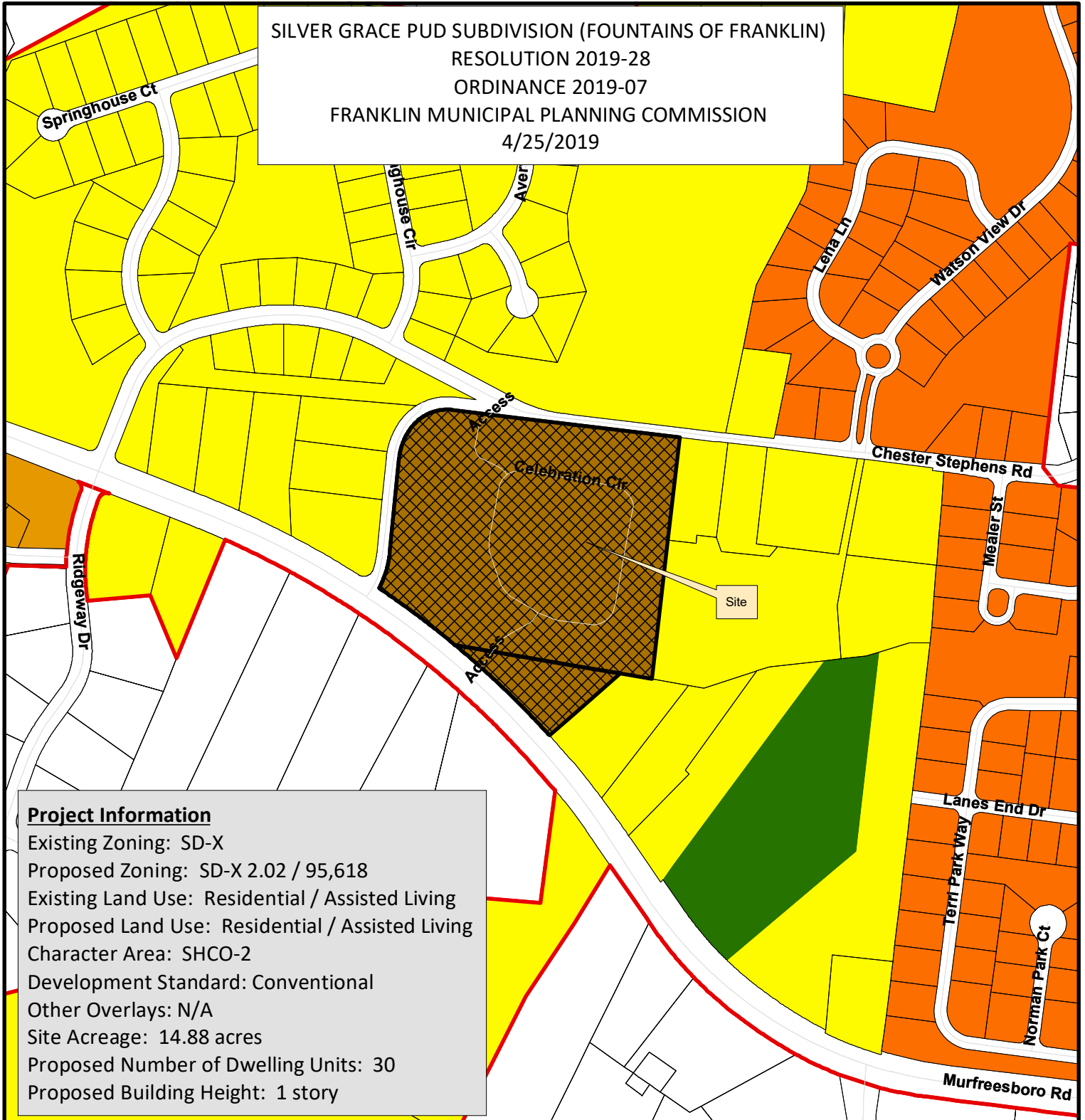
DATE: 11-04-16 CCPC JOB NO. 16-097
REVISED: 11-28-16
REVISED: 11-30-16

TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

BRUNO CAD 2016 16-097 FOUNTAINS OF FRANKLIN 16-097.DWG

CRAWFORD & CUMMINGS, P.C.
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: ccm@ccsurveyors.net

SILVER GRACE PUD SUBDIVISION (FOUNTAINS OF FRANKLIN)
 RESOLUTION 2019-28
 ORDINANCE 2019-07
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019



Project Information

Existing Zoning: SD-X
 Proposed Zoning: SD-X 2.02 / 95,618
 Existing Land Use: Residential / Assisted Living
 Proposed Land Use: Residential / Assisted Living
 Character Area: SHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.88 acres
 Proposed Number of Dwelling Units: 30
 Proposed Building Height: 1 story

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

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

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

26. B. General Information

lance.fittro@franklin.tn.gov This is an advisory comment that **should not hinder approval of the Development Plan:**
A final plat for the property is required in order to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The revised plat shall be approved and recorded prior to issuance of a Building Permit.

Fire-Planning

General Issues

54. Access

PLEASE NOTE A NEW REQUIREMENT FOR CLARITY/LEGIBILITY OF AUTOTURN

Please provide an autoturn plan using City of Franklin/Franklin Fire Department Tower 2 with travel around the site using all drive lanes. Travel paths should begin outside the site illustrating the turn onto the primary entry road/drive, maneuvering around the site, and completed with an illustration demonstrating exiting the site.

VEHICLE WHEEL TRACKS AND BODY/PLATFORM SWING SHALL BE PROVIDED IN COLOR; WHEEL TRACKS SHALL BE IN A CONTRASTING COLOR TO THE BODY/PLATFORM SWING. ALL OTHER ELEMENTS (CURB/SIDEWALK, ETC) SHALL BE IN BLACK PRINT.

If the path begins with a straight approach to the site, the review will be not accepted.

Paths must illustrate the full vehicle swept path (including wheel tracks and out-to-out vehicle overhang sweep) and must indicate a clear, unobstructed travel around the site without impact/collisions to buildings, curbs, landscaping, parking spaces, vehicles, etc

The travel path must be designed with a minimum speed of 5 mph.

On the autoturn sheet, list/provide the following details:

-apparatus specifications (chart format is acceptable or listed)

Number of Front Axles = 1

Front Track Width = 8'

Wheels on Each Front Axle = 2

Number of Rear Axles = 2

Rear Track Width = 8'

Wheel Base = 21.316' (Front Axle to Front Rear Axle)

Rear Axle Spacing = 4.417'

Body Length = 50.0417

Width = 8.333'

Rear Overhang = 22.1424'

Body Style = Fire Truck

Turning Radius Wall to Wall = 42'

-design speed (no less than 5mph); if speed varies indicate points of change by notes/labels.

-landscaping (from landscaping sheet(s))

-parking spaces

-building footprint, sidewalks etc. from the site plan

-any obstructions that would impede vehicle travel such as dumpster enclosures gates, fences, posts, etc.

For legibility, the autoturn exhibit may require several smaller detail sections and/or additional sheets.

Autoturn information can be viewed at:

<http://franklintn.gov/government/departments-a-j/fire/prevention-code-enforcement/plans-submission/apparatus-autoturn>

55. Fire Sprinkler System

andyk@franklinton.gov All detached dwelling units are considered residential occupancies under the IBC since they do not have individual lot lines and require fire sprinklers. This is likely a carry-over condition of approval from the first development plan.

Development Plan.pdf

6. Fire Lane

andyk@franklinton.gov Issue re-opened, see comment #54 for further clarification.
[Edited By Andy King]

Stormwater

General Issues

13. Stormwater Management Plan

ellen.moore@franklinton.gov *This is an advisory comment:*

Due to the development of the villas at the eastern side of the site, multiple bioretention areas onsite were impacted. All bioretention areas onsite shall be brought into compliance with the long term maintenance plan.

51. Riparian Buffer

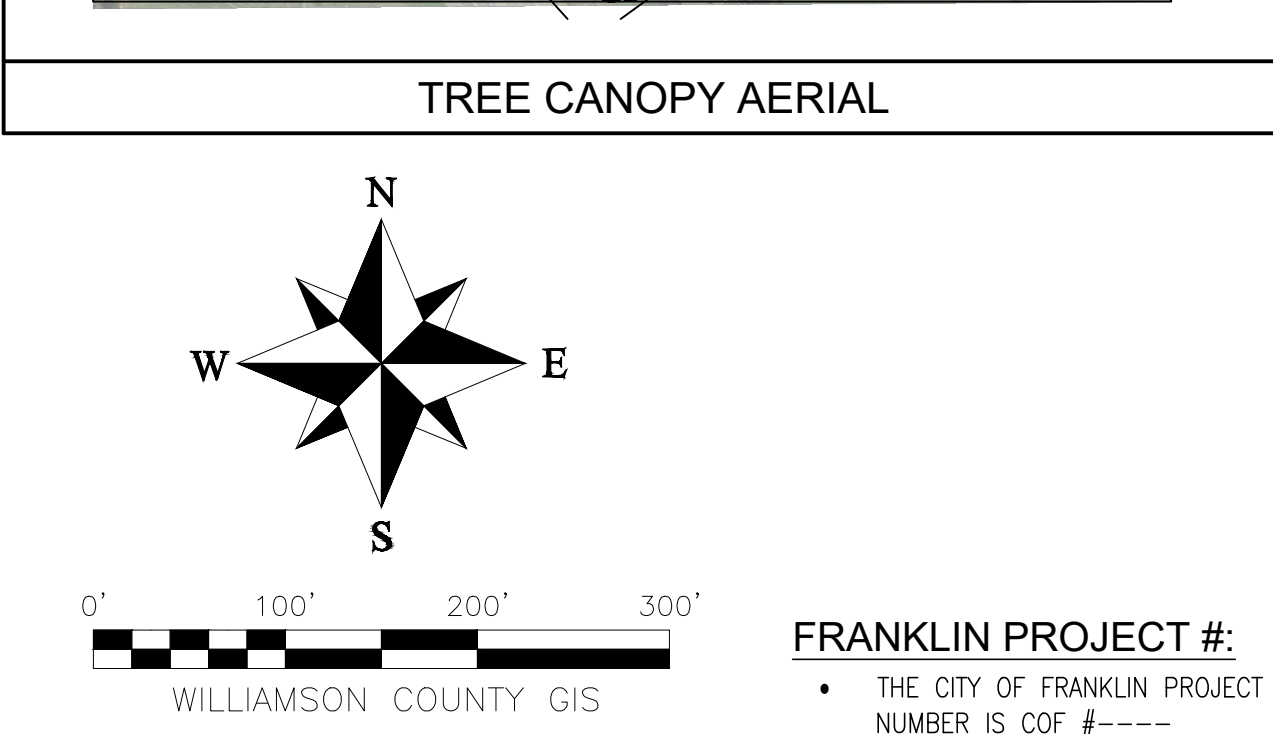
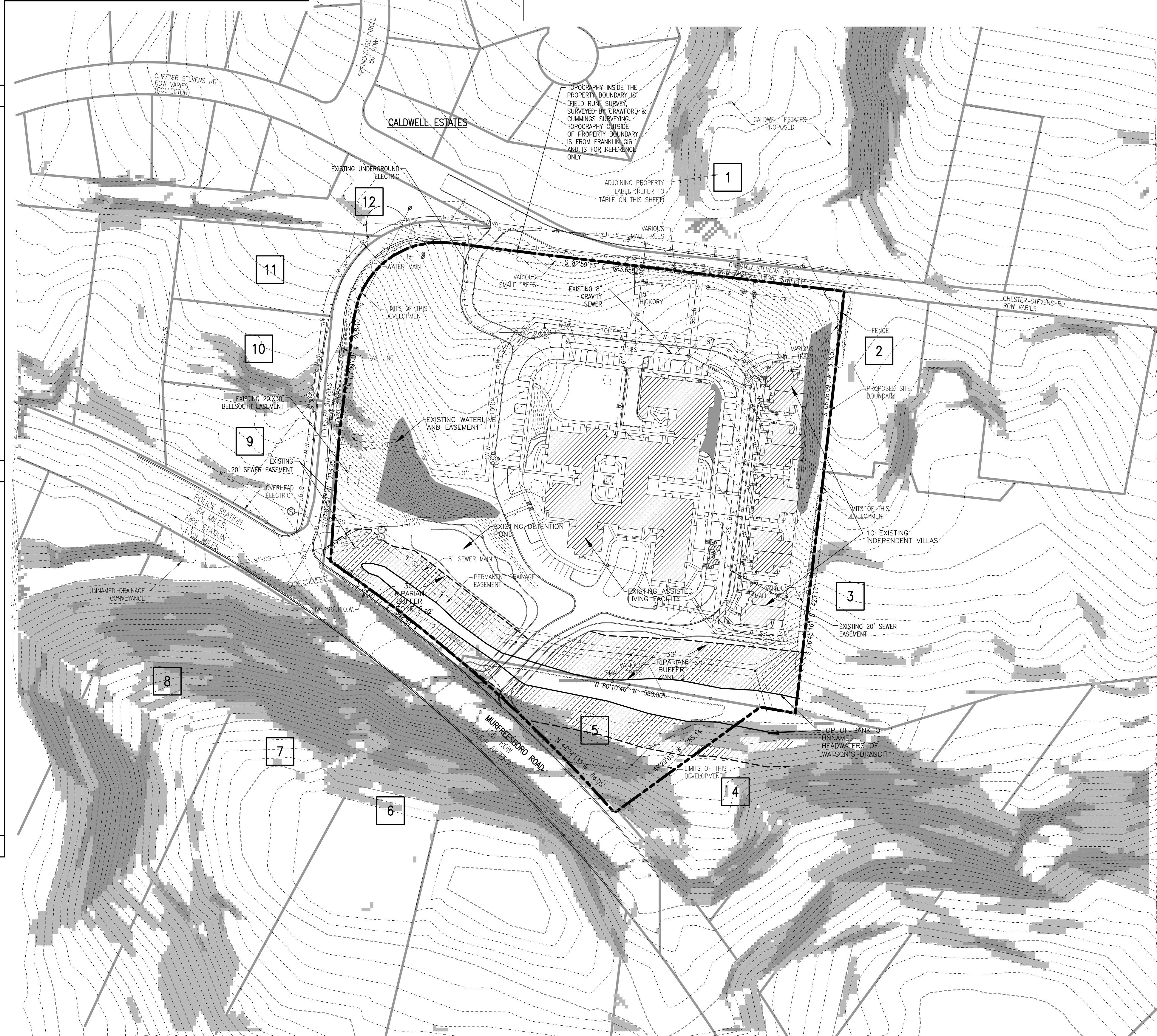
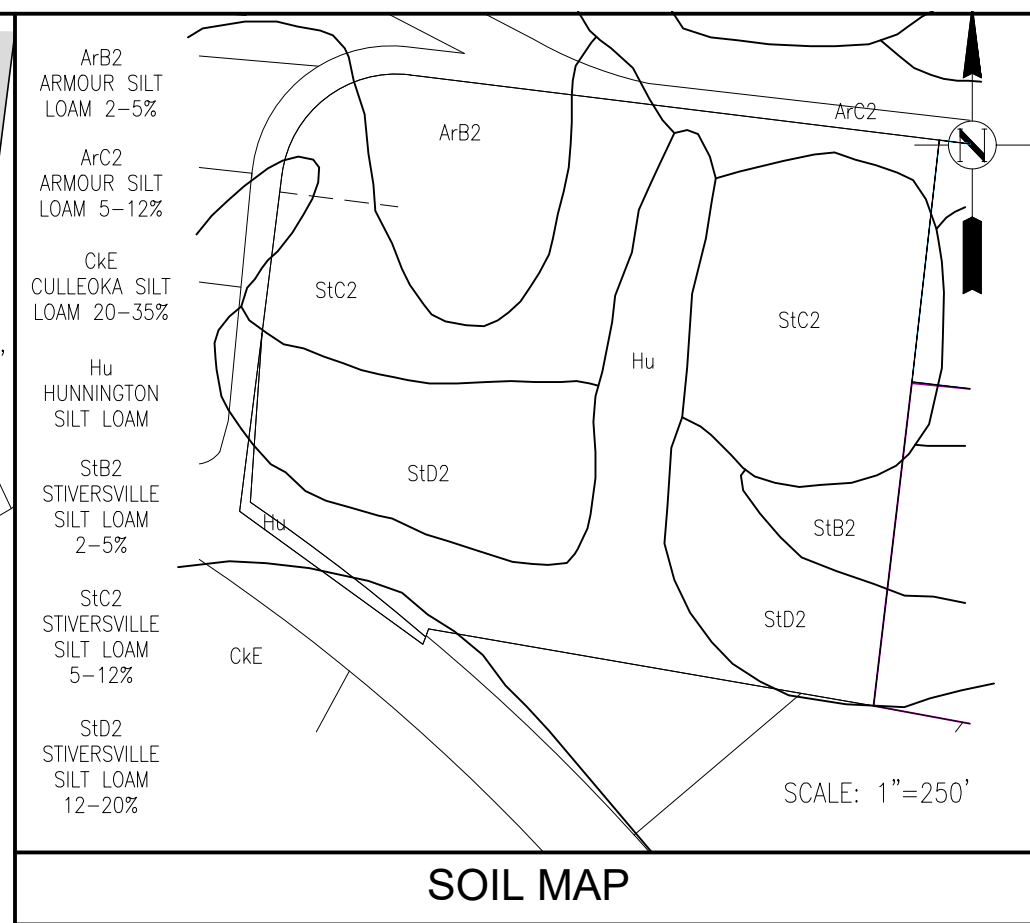
jeff.willoughby@franklinton.gov This comment has not been entirely addressed. Only a 30' zone 2 riparian buffer is called out

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

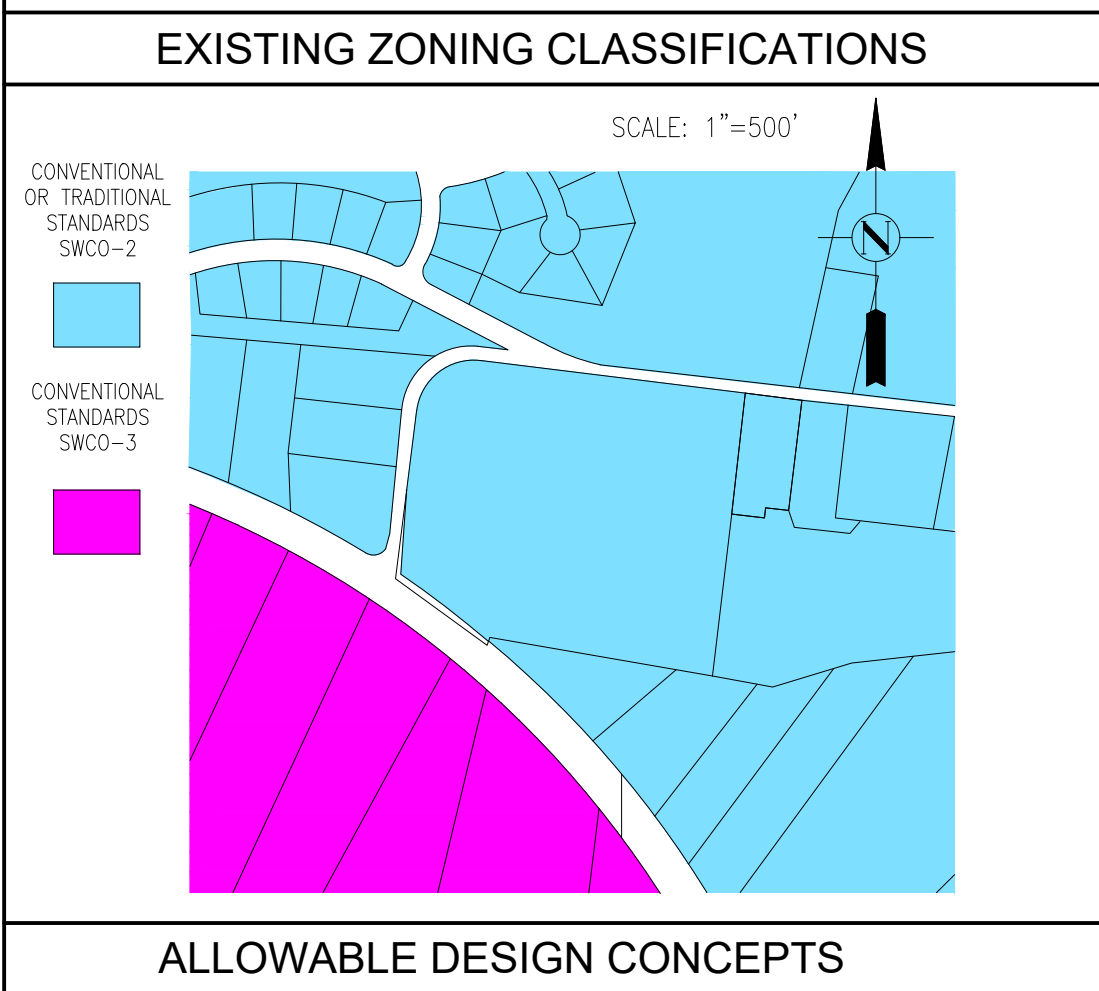
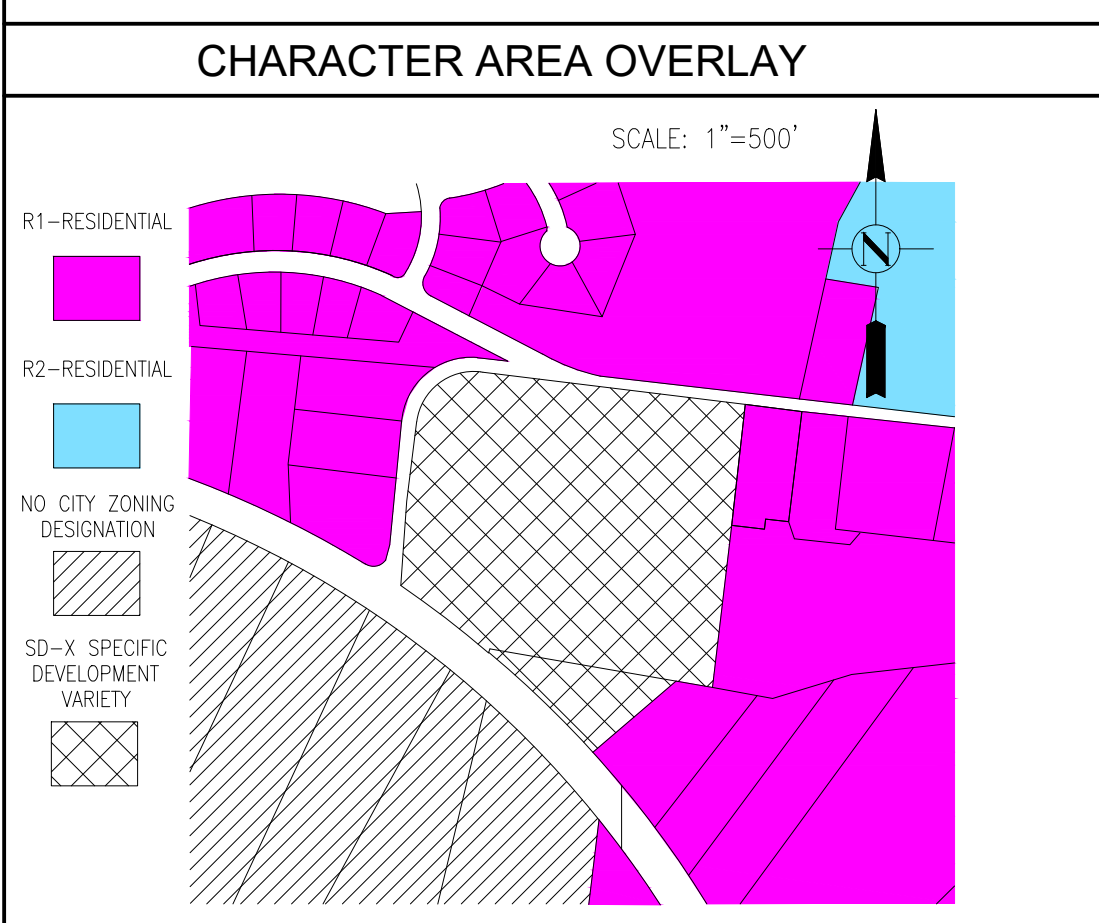
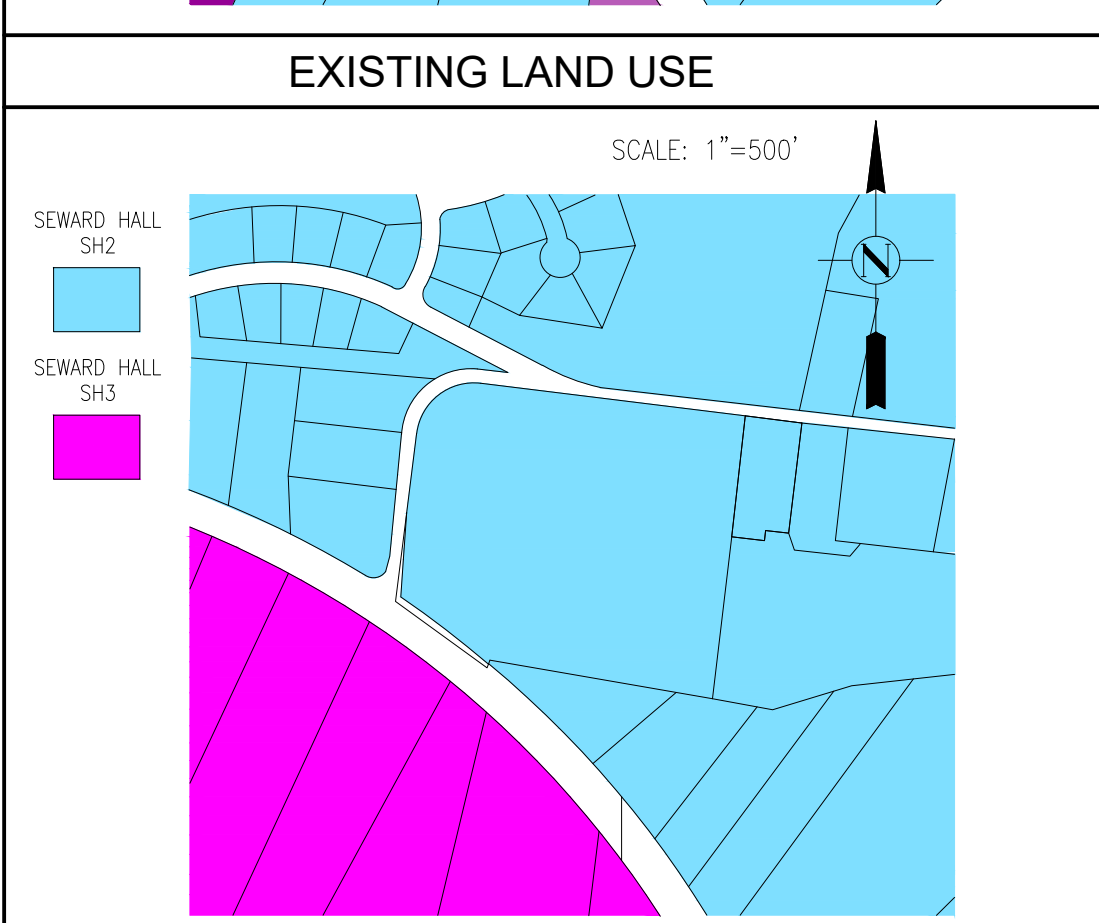
- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

**SILVER GRACE PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 1**

NOT FOR CONSTRUCTION



LABEL NUMBER	TAX MAP	PARCEL NUMBER	SUBDIVISION	PROPERTY OWNER	PROPERTY ADDRESS
1	07 MF	40.00	CALDWELL EST HOMEOWNERS	CALDWELL EST HOA	PO BOX 24520, NASHVILLE, TN 37202
2	80	37.00	NA	TAYLOR-MONTELEONE FAMILY REVOCABLE	PO BOX 680394, FRANKLIN, TN 37068
3	80	37.02	NA	HARPER CINDY L	160 CHESTER STEPHENS RD, FRANKLIN, TN 37067
4	80	39.03	NA	JURCA CORNEL	4102 MURFREESBORO RD, FRANKLIN, TN 37067
5	80	39.04	NA	FOUNTAINS OF FRANKLIN	MURFREESBORO RD, FRANKLIN, TN 37064
6	79	60.05	NA	DODD WALTER EARLE SR	4095 MURFREESBORO RD, FRANKLIN, TN 37067
7	79	60.04	NA	FRENZEL GERALD CHARLES JR	4091 MURFREESBORO RD, FRANKLIN, TN 37067
8	79	60.03	NA	FRENZEL G CHARLES	4091 MURFREESBORO RD, FRANKLIN, TN 37067
9	79	4.00	NA	CAVENDER DAVID O	107 CHESTER STEPHENS CT, FRANKLIN, TN 37067
10	79	5.00	NA	MCGUIRE W GARY	111 CHESTER STEVENS CT, FRANKLIN, TN 37067
11	79	6.00	NA	TAYLOR ROBERT P	115 CHESTER STEPHENS CT, FRANKLIN, TN 37067
12	79	1.00	CALDWELL EST HOMEOWNERS	CALDWELL EST HOA	PO BOX 24520, NASHVILLE, TN 37202



ROAD NETWORK:

- ACCORDING TO THE MAJOR THOROUGHFARE PLAN, MURFREESBORO ROAD IS SET TO BE WIDENED TO THE EAST AND WEST OF THIS SITE. SEE C-4 AND C-8 OF THE THOROUGHFARE PLAN
- TRIP GENERATION: TOTAL OF 168 DAILY TRIPS ARE ESTIMATED FOR THE ENTIRE BUILD OUT OF THIS DEVELOPMENT.

FRANKLIN PROJECT#:

- THE CITY OF FRANKLIN PROJECT NUMBER IS COF #6949

MINERAL RIGHTS NOTE:

- THE MINERAL RIGHTS FOR THE PROJECT ARE OWNED BY THE DEVELOPER & THUS DO NOT APPLY.

STORMWATER NARRATIVE:

- THE STORMWATER FROM THE SITE IS CURRENTLY CONVEYED BY SHEET FLOW AND THROUGH RAIN GARDENS TO A PIPE SYSTEM. THE PIPE SYSTEM CONVEYS THE STORMWATER TO A QUALITY TREATMENT FILTER UNIT THAT DISCHARGES INTO THE DETENTION POND. THE DETENTION POND DISCHARGES INTO AN UNNAMED TRIBUTARY THAT LEADS TO WATSON'S BRANCH.

INAPPLICABLE MAP FEATURES:

- 1. GEOLOGIC FORMATIONS
- 2. HILLSIDE/HILLCREST OVERLAY DISTRICT
- 3. FLOODWAY BOUNDARY
- 4. FLOODWAY FRINGE BOUNDARY
- 5. WETLANDS
- 6. PLANNED DEVELOPMENT WITHIN 500' OF SITE
- 7. RAILROAD INFRASTRUCTURE
- 8. MINERAL RIGHTS
- 9. HISTORIC PROPERTIES WITHIN 500' OF SITE
- 10. HISTORIC STRUCTURES



GOOD WORKS
UNLIMITED, LLC

Development, Design and
Management of Senior Living
Communities

2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F



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www.klobbereng.com

DATE	DESCRIPTION
-- --	-- -- --

VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: 1"=100'

C1.0

C2.0

SITE DATA CHART
PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3
PROJECT #: 6949
SUBDIVISION: SILVER GRACE
LOT NUMBER: 1 AND 2
ADDRESS: 4100 MURFREESBORO ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
SD-X / SEWARD HALL SH2
OTHER APPLICABLE OVERLAYS: -
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 14.88
SQUARE FOOTAGE OF SITE: 648,134.2
MINIMUM REQUIRED SETBACK LINES:
STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
STREET FRONTING: 60' (SINGLE FAMILY LOTS)
SIDE YARD: 10'
REAR YARD: 30'

PROPOSED ZONING
SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
FOUNTAINS OF FRANKLIN, L.L.C.
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
MAP 79, PARCEL 59
MAP 80, PARCEL 39.04
BOOK 5006, PAGE 86
CONTAINING: 13.51 ACRES (588,615.2 S.F.) &
CONTAINING: 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
GOODWORKS UNLIMITED, LLC
GARY KECKLEY
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
GARY@GOODWORKSUNLIMITED.COM

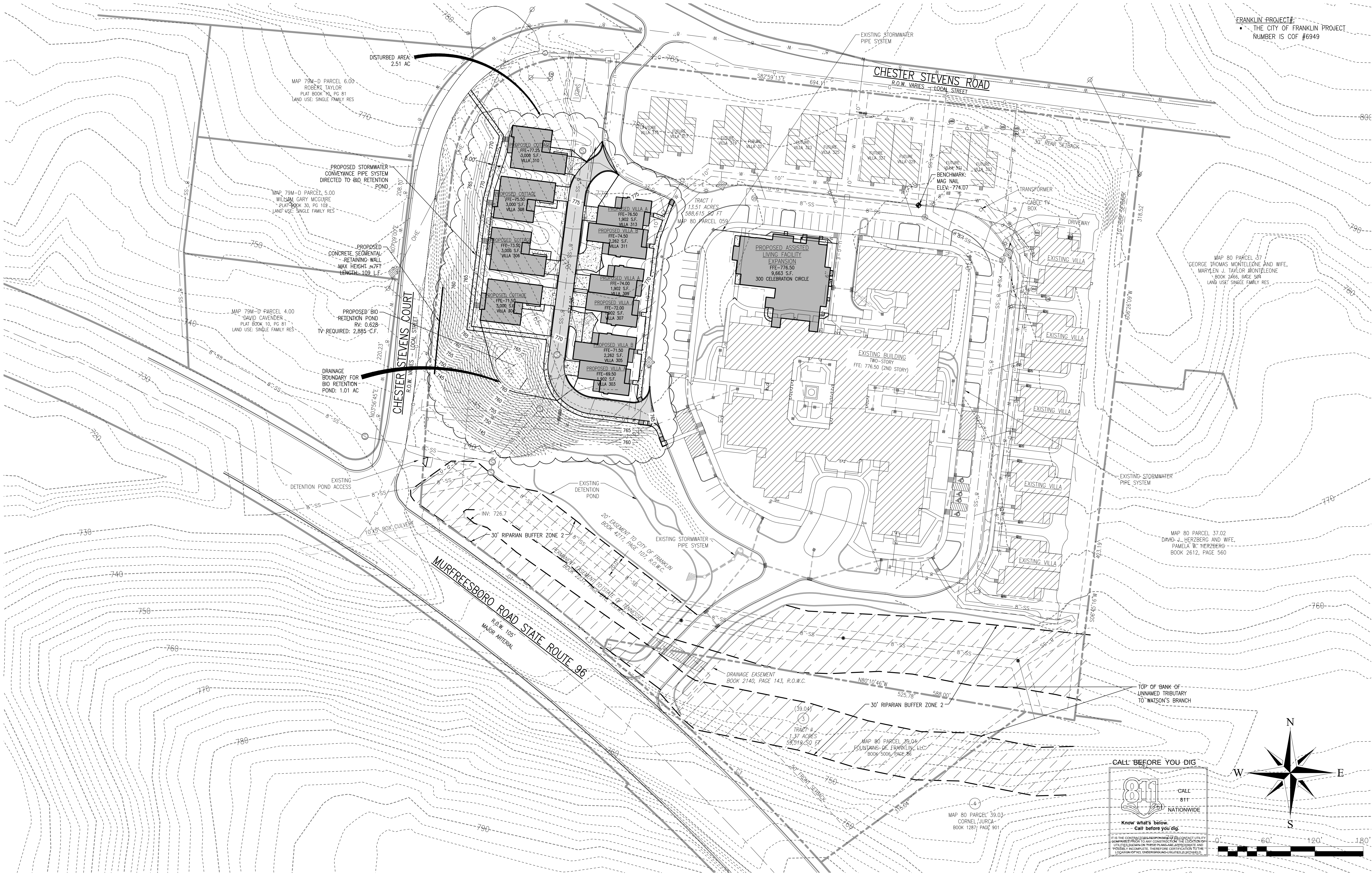
STORMWATER NARRATIVE:
THE STORMWATER FOR THE PREVIOUS DEVELOPED PHASES OF THE SITE WILL BE CONVEYED THE SAME AS STATED ON THE EXISTING CONDITIONS STORMWATER NARRATIVE. AS FOR THIS DEVELOPMENT PLAN, DUE TO THE REVISIONS MADE TO THE PREVIOUSLY APPROVED REGULATING PLAN, A BIO RETENTION POND WILL BE REQUIRED TO TREAT THE STORMWATER FOR QUALITY WHICH IS DISCHARGED FROM THE FOUR COTTAGES AND THE ALLEY THAT WAS NOT INCLUDED IN THE ORIGINAL PLAN. ONCE CONVEYED TO THE BIO RETENTION FACILITY THE STORMWATER WILL THEN BE DISCHARGED INTO THE OVERSIZED DETENTION FACILITY WHICH WAS SIZED FOR THE ENTIRE BUILD OUT OF THE SITE.

IMPACT STATEMENT:
THE IMPACT FROM STORMWATER WILL BE MINIMAL DUE TO PROVIDING STORMWATER QUALITY TREATMENT THAT MEETS THE CITY OF FRANKLIN INFILTRATION WATER QUALITY REGULATIONS IN TITLE 23 OF THE MUNICIPAL CODE. THE STORMWATER DISCHARGE WILL ALSO ADHERE TO THE CITY OF FRANKLIN REQUIREMENT FOR THE QUANTITY DISCHARGE TO BE CONTROLLED AS DESCRIBED IN TITLE 23 OF THE MUNICIPAL CODE. THE STORMWATER FROM THIS SITE WILL BE DISCHARGED INTO AN UNNAMED TRIBUTARY THAT LEADS TO WATSON'S BRANCH. A STREAM BUFFER HAS BEEN PLACED ON THE UNNAMED TRIBUTARY AND THIS AREA IS NOT TO BE DISTURBED.

GRADING & DRAINAGE DATA CHART:
• SITE AREA: 14.88 AC
• IMPERVIOUS AREA: 5.64 AC
• BUILDING AREA: 2.97 AC
• ASPHALT & CONCRETE SURFACE: 2.67 AC
• DISTURBED AREA: 2.51 AC

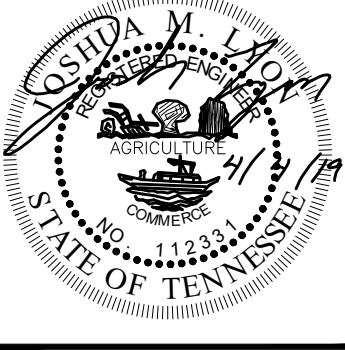
GRADING & DRAINAGE NOTES:

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



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2202 JEFFERSON COURT
FRANKLIN, TN 37064
615.790.7041 P/F

KLOBER
ENGINEERING SERVICES
SERVING THE COMMUNITY SINCE 1988
1000 N. 10TH AVE., SUITE 200
FRANKLIN, TN 37064
PHONE: 615.790.7041 FAX: 615.790.7042
WWW.KLOBERENGINEERING.COM



DATE	DESCRIPTION

DATE	DESCRIPTION

VILLA AND MEMORY CARE ADDITION FOR
Silver Grace
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
300 CELEBRATION CIRCLE, FRANKLIN TN, 37067

DRAWING TITLE:
OVERALL GRADING
& DRAINAGE PLAN

SCALE: 1"=100'

C3.0

SITE DATA CHART
PROJECT NAME: FOUNTAINS OF FRANKLIN, SITE PLAN, PHASE 3,
PROJECT #: 6949
SUBDIVISION: SILVER GRACE
LOT NUMBERS: 1 AND 2
ADDRESS: 4100 MURFREESBORO ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER AREA OVERLAY:
SD-X / SEWARD HALL SH2
OTHER APPLICABLE OVERLAYS: -
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 14.88
SQUARE FOOTAGE OF SITE: 648,134.2
MINIMUM REQUIRED SETBACK LINES:
STREET FRONTING: 30' LOCAL/50' ARTERIAL (VILLAS)
STREET FRONTING: 60' (SINGLE FAMILY LOTS)
SIDE YARD: 10'
REAR YARD: 30'

PROPOSED ZONING
SD-X (2.02/95,618)

OWNER LOTS 1 & 2:
FOUNTAINS OF FRANKLIN, L.L.C.
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
MAP 79, PARCEL 59
BOOK 5006, PAGE 86
CONTAINING: 13.51 ACRES (588,615.2 S.F.) &
CONTAINING: 1.37 ACRES (59,519 S.F.)

APPLICANT/DEVELOPER:
GOODWORKS UNLIMITED, LLC
GARY KECKLEY
2202 JEFFERSON COURT
FRANKLIN, TN 37064
(615)790-7041
GARY@GOODWORKSUNLIMITED.COM

UTILITY NARRATIVE:

- PROPOSED UTILITIES WILL BE INSTALLED IN THE PHASE 3 SECTION INCLUDING A RELOCATION OF A WATERLINE AND A GRAVITY SEWER EXTENSION TO PROVIDE WATER AND SEWAGE TO THE PROPOSED VILLAGES AND COTTAGES. THE INSTALLATION OF THESE UTILITIES WILL NOT BE SUBJECT TO PHASING. THE EXISTING UTILITIES WERE CONSTRUCTED UNDER PHASES 1&2.

IMPACT STATEMENT:

- WATER AVAILABILITY HAS BEEN PREVIOUSLY APPROVED FOR THE ENTIRETY OF THE DEVELOPMENT. THE REVISIONS TO THE ORIGINAL PLAN LESSEN THE UNIT COUNT.
- SEWER AVAILABILITY HAS BEEN PREVIOUSLY APPROVED FOR THE ENTIRETY OF THE DEVELOPMENT. THE REVISIONS TO THE ORIGINAL PLAN LESSEN THE UNIT COUNT.

UTILITY DATA CHART:

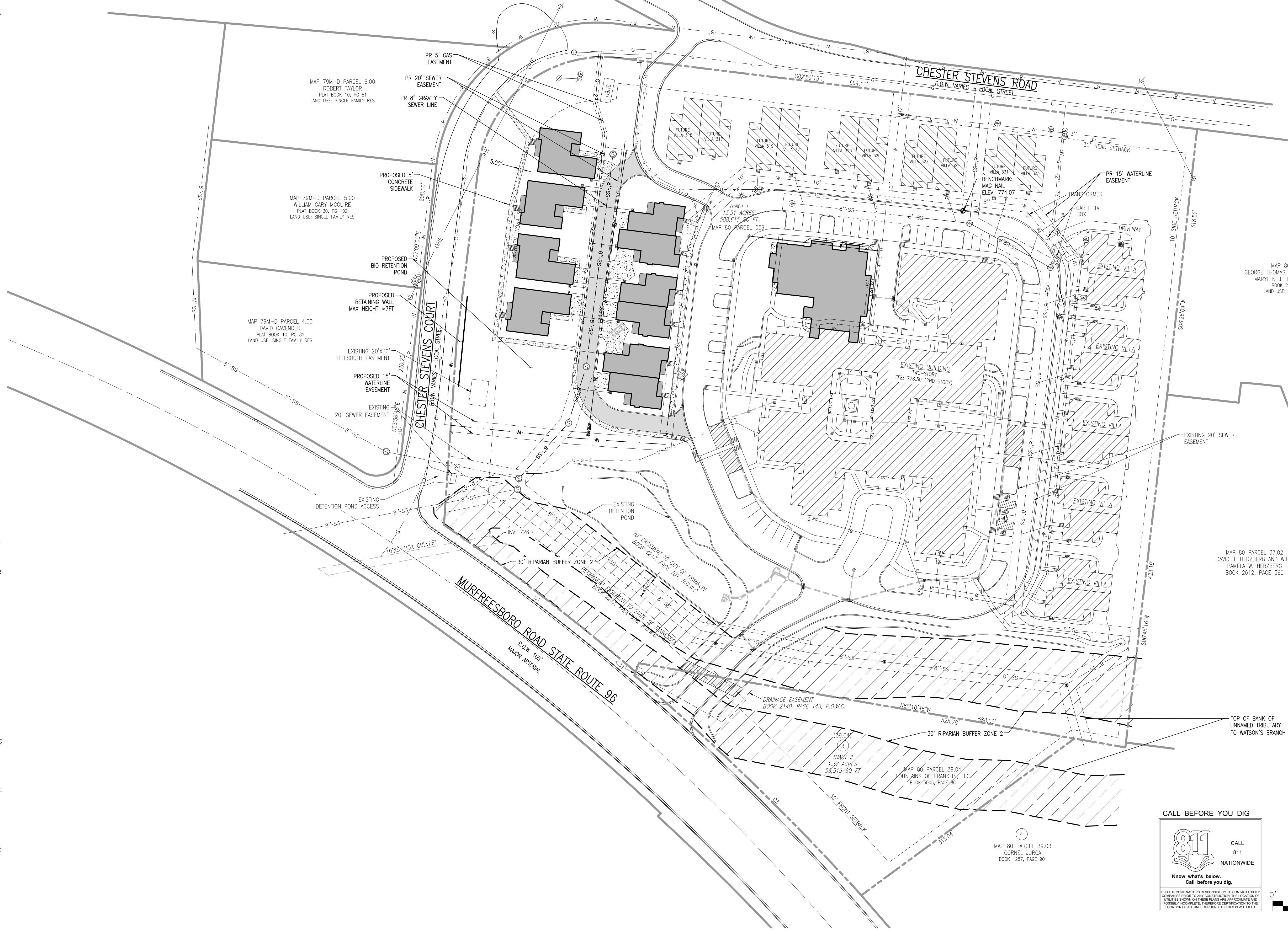
- SEWER (CITY OF FRANKLIN)
 - FACILITY TYPE: 8" GRAVITY LINE
- WATER (MILCROFTON UTILITIES)
 - FACILITY TYPE: 10" WATER LINE

UTILITY NOTES (CITY OF FRANKLIN):

- 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.
- 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.
- 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.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES 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.
- 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.

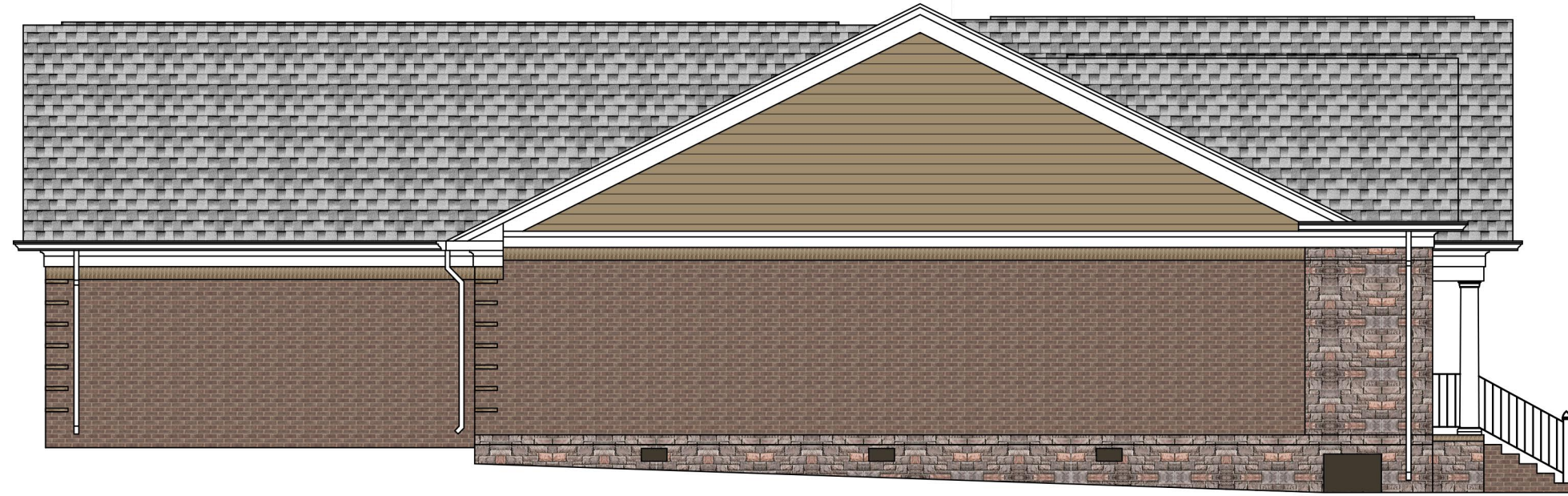
UTILITY PROVIDERS:

- SEWER (CITY OF FRANKLIN)
 - PHONE: (615) 794-4554
- WATER (MILCROFTON UTILITIES)
 - PHONE: (615) 794-5947
- ELECTRIC (MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION)
 - PHONE: (877) 777-9020

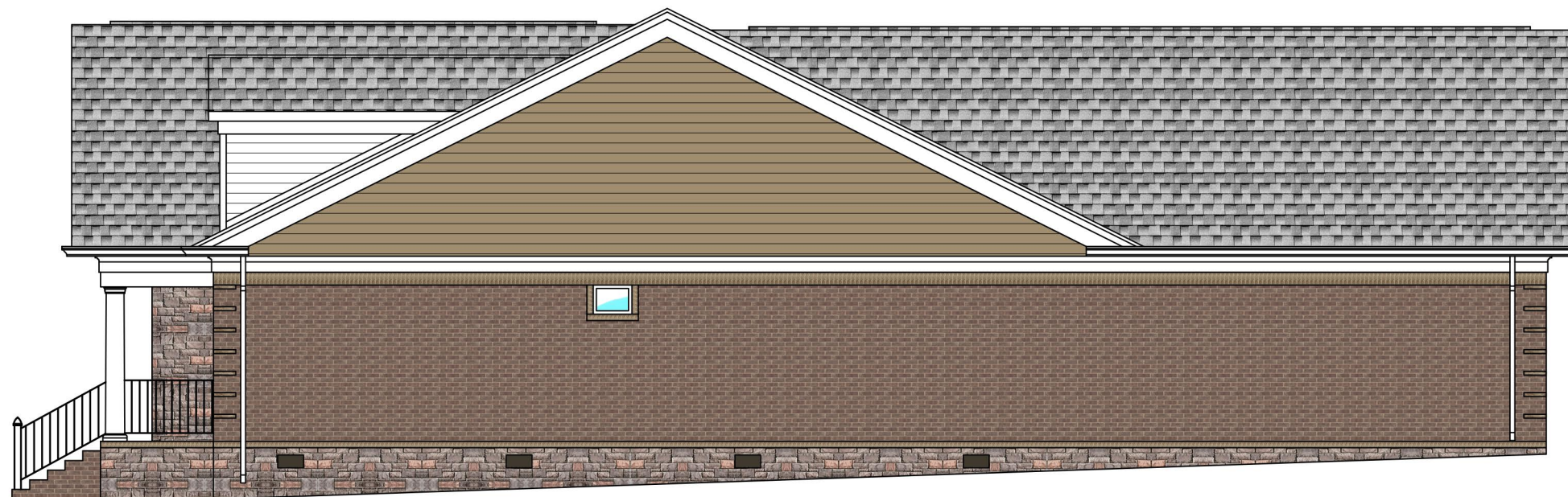




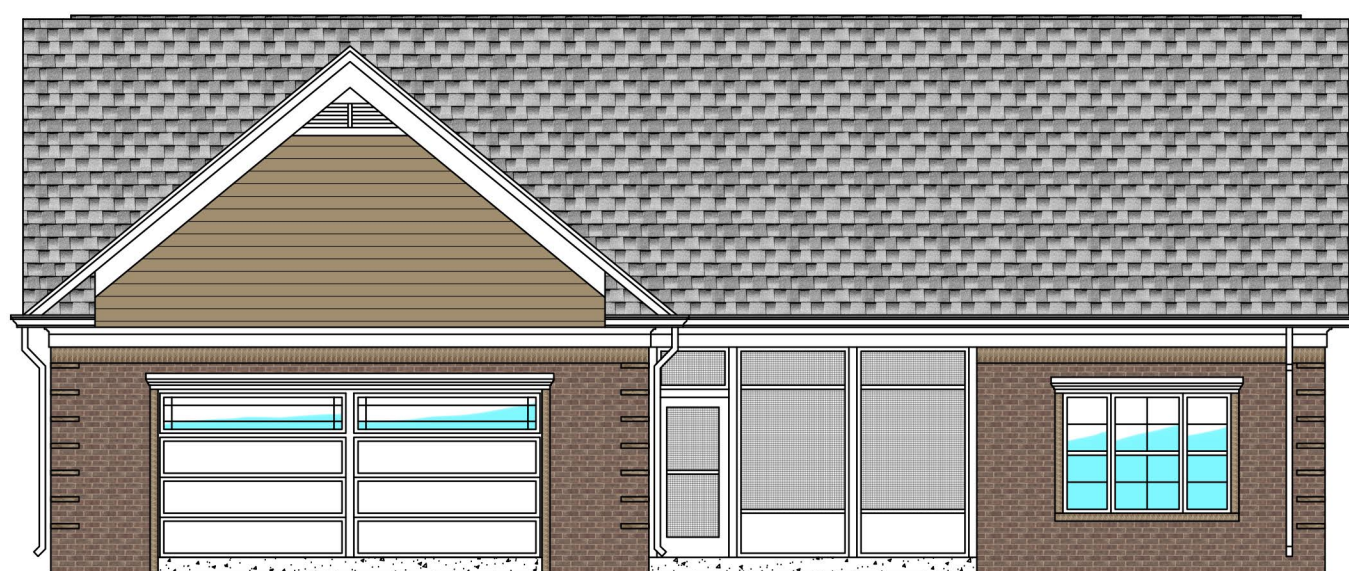
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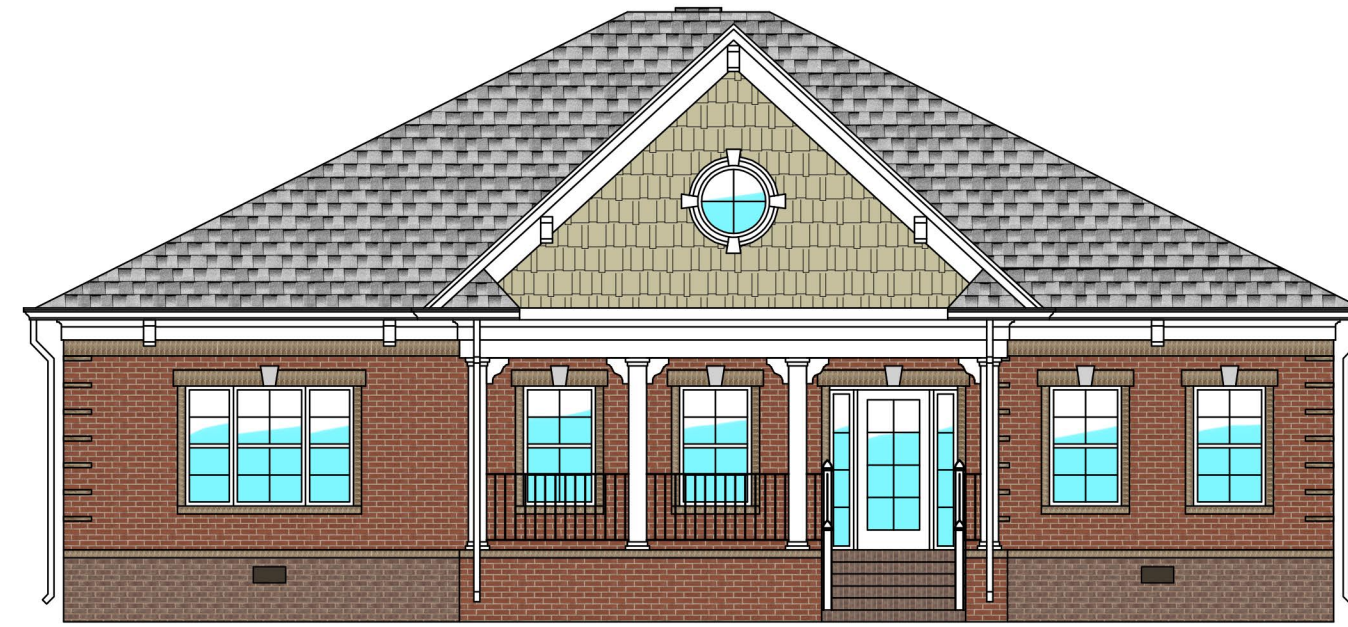
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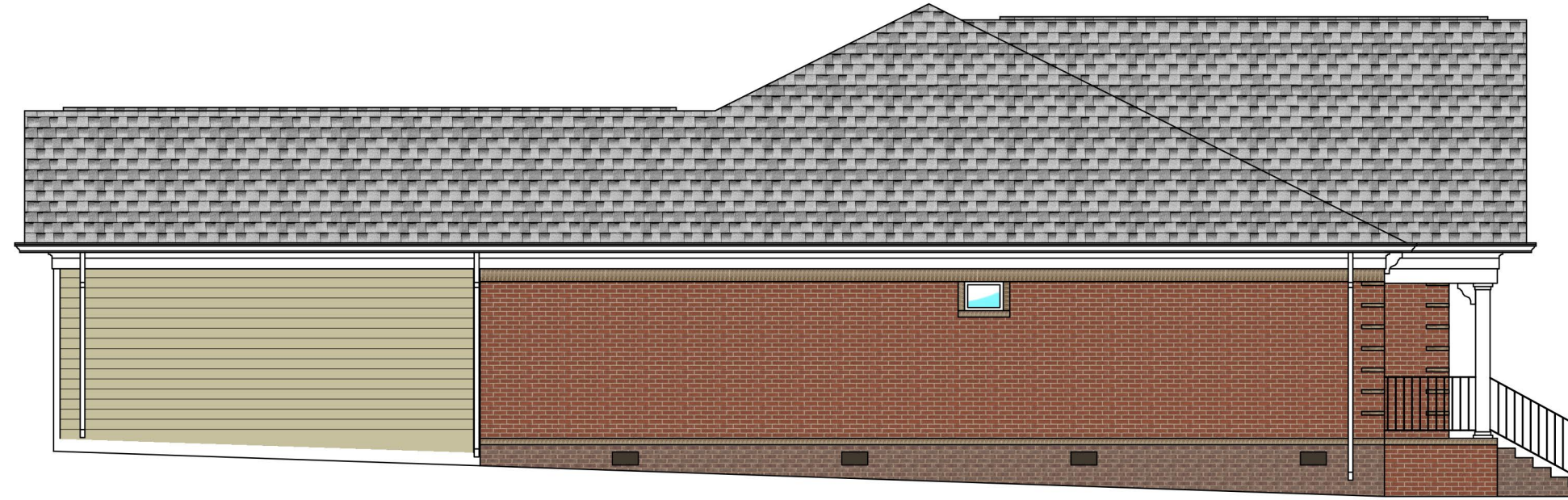
3 COTTAGE 310 ELEVATION



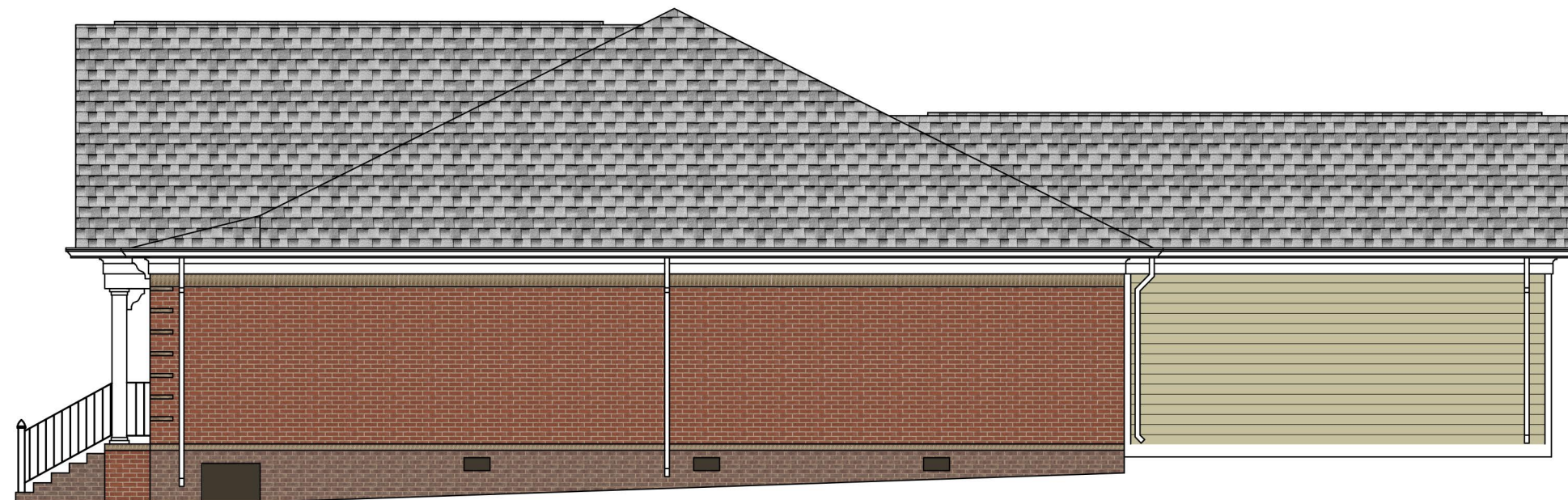
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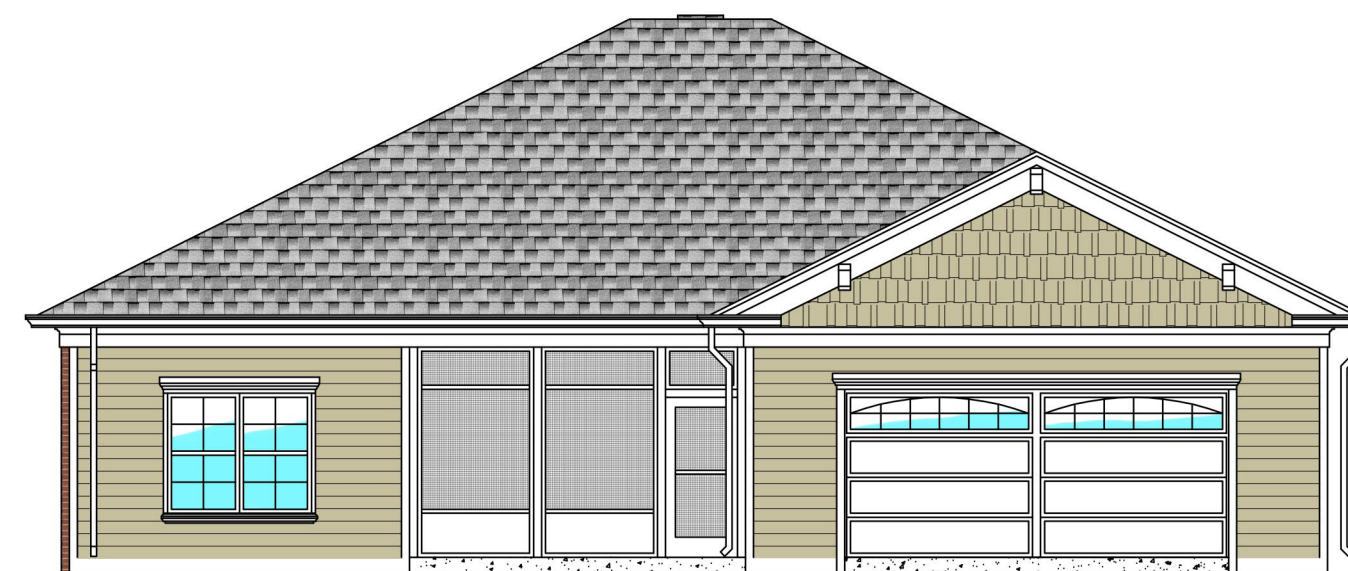
5 COTTAGE 308 ELEVATION



6 COTTAGE 308 ELEVATION

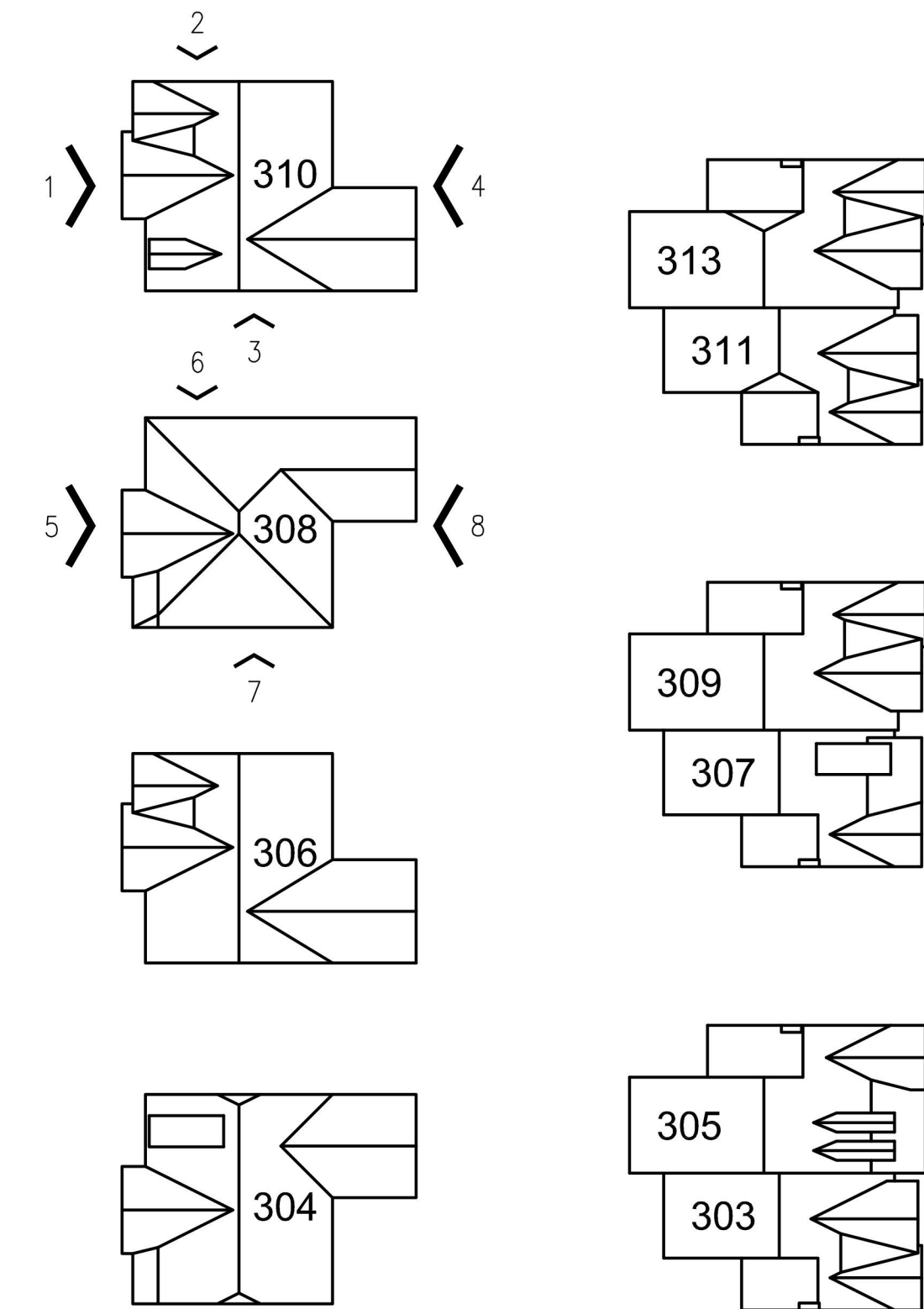


7 COTTAGE 308 ELEVATION



8 COTTAGE 308 ELEVATION

PLAN LEGEND



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STAMP: MARY L. KECKLEY

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1

[illegible]

1/313
7067

10/31
TN 3

KLIN,

FRAN

6/30/77
AT
CLE, P

17
05/30
CIRC

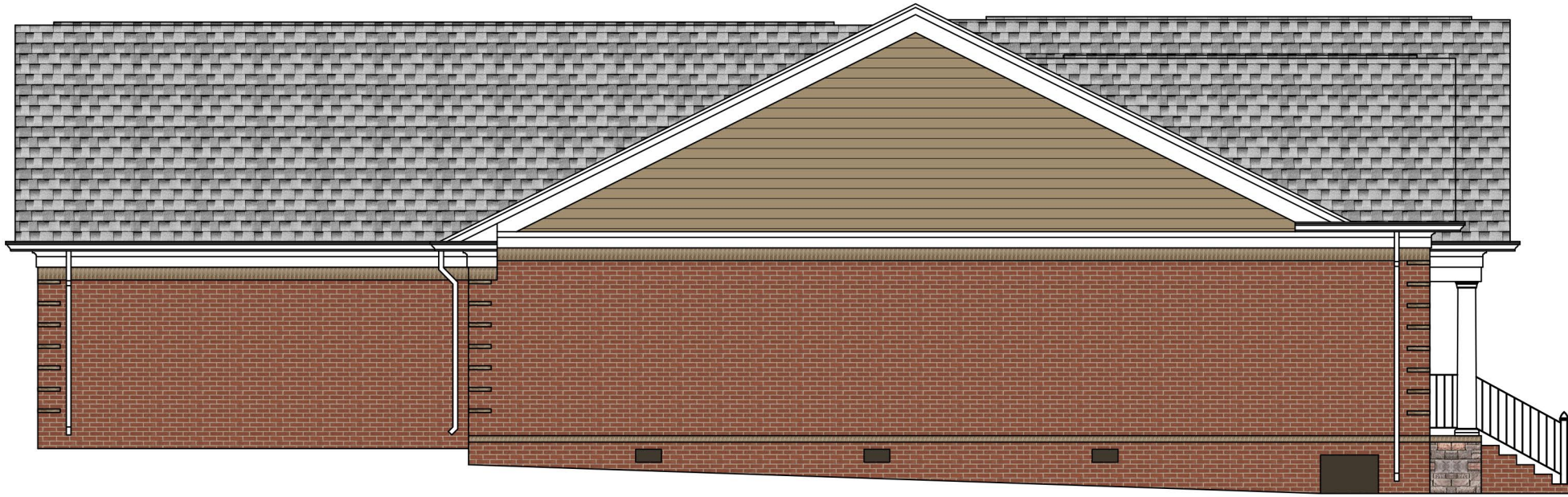
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Q303/3 FEBRA

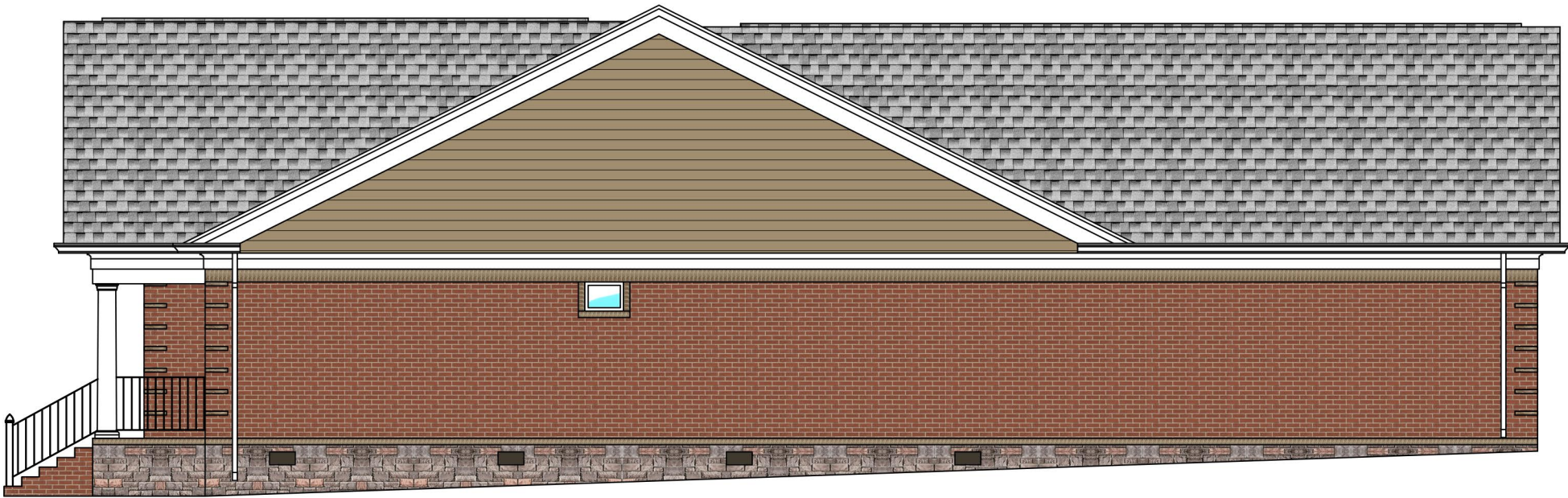
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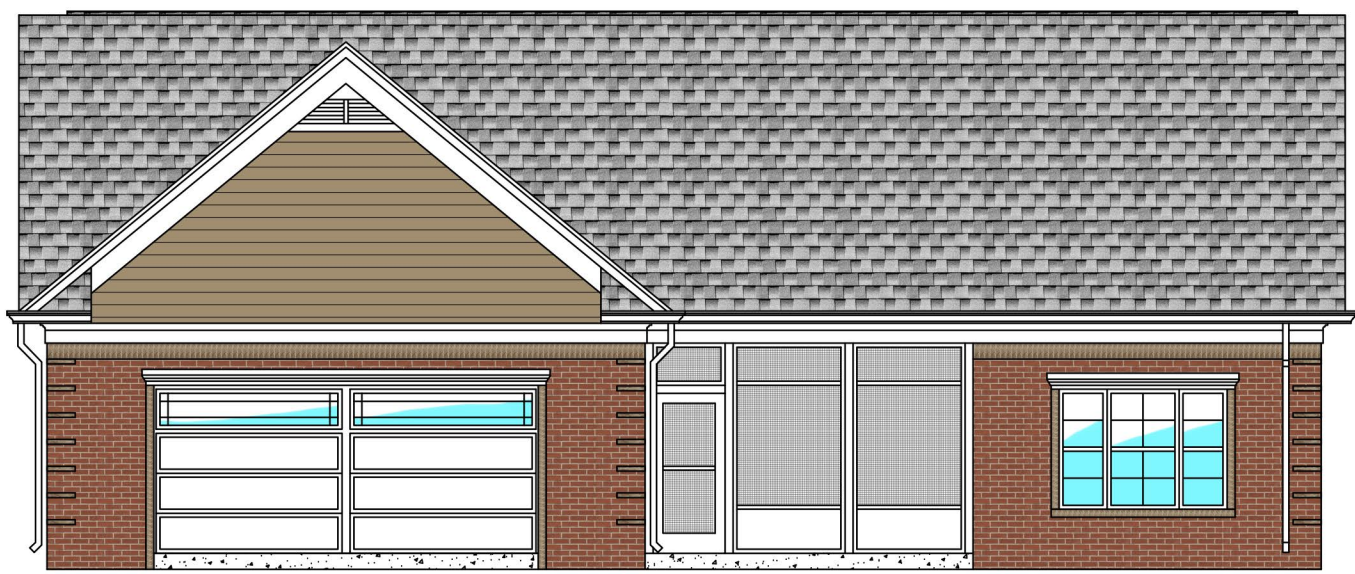
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2 COTTAGE 306 ELEVATION



3 COTTAGE 306 ELEVATION

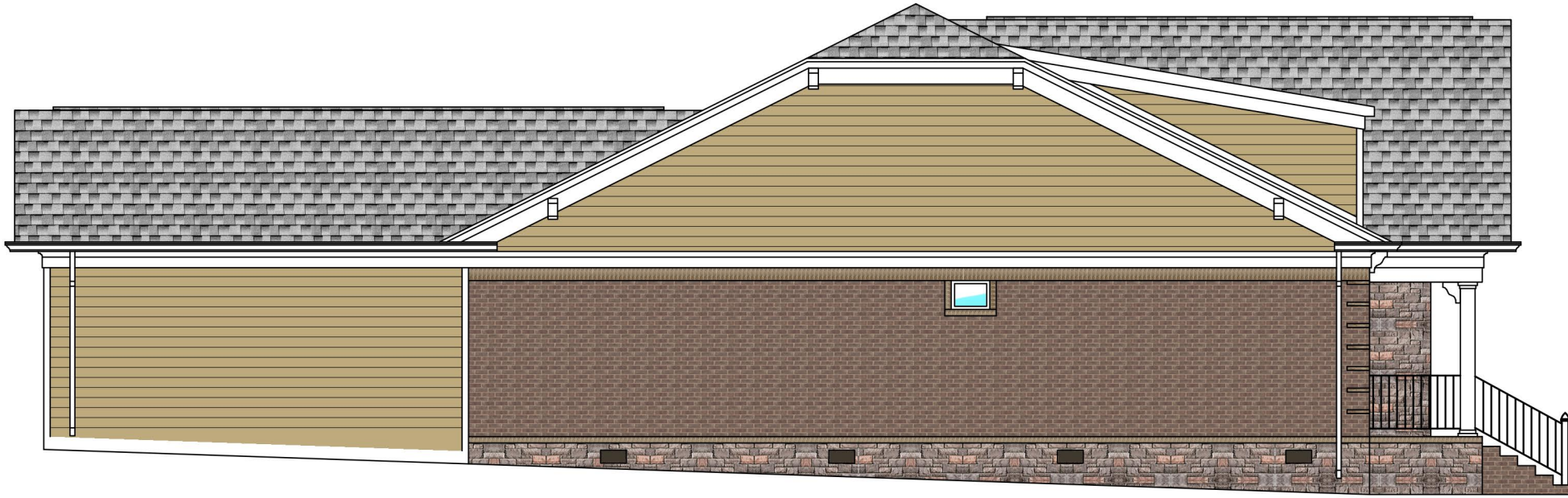


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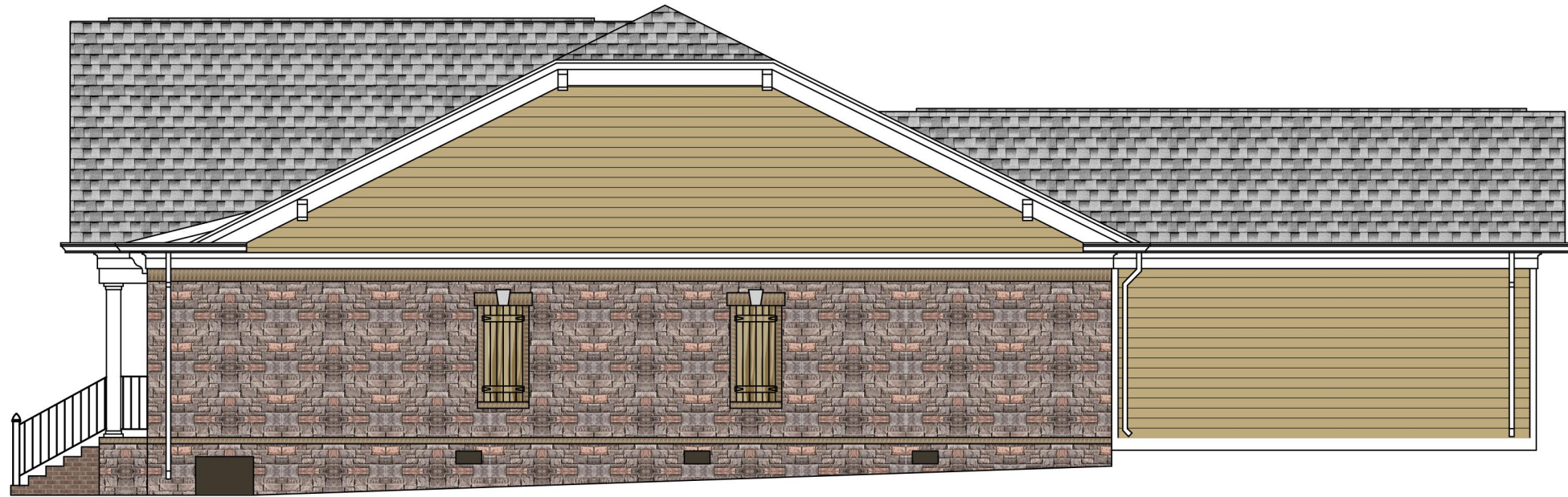
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COTTAGE 304



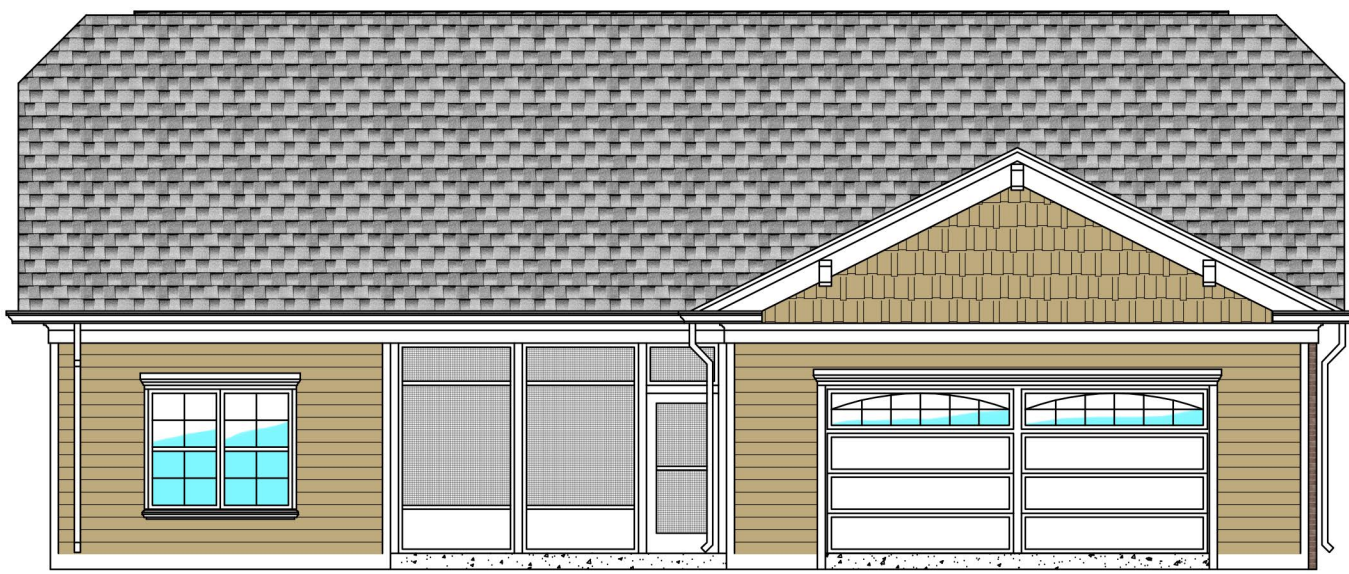
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6 COTTAGE 304 ELEVATION

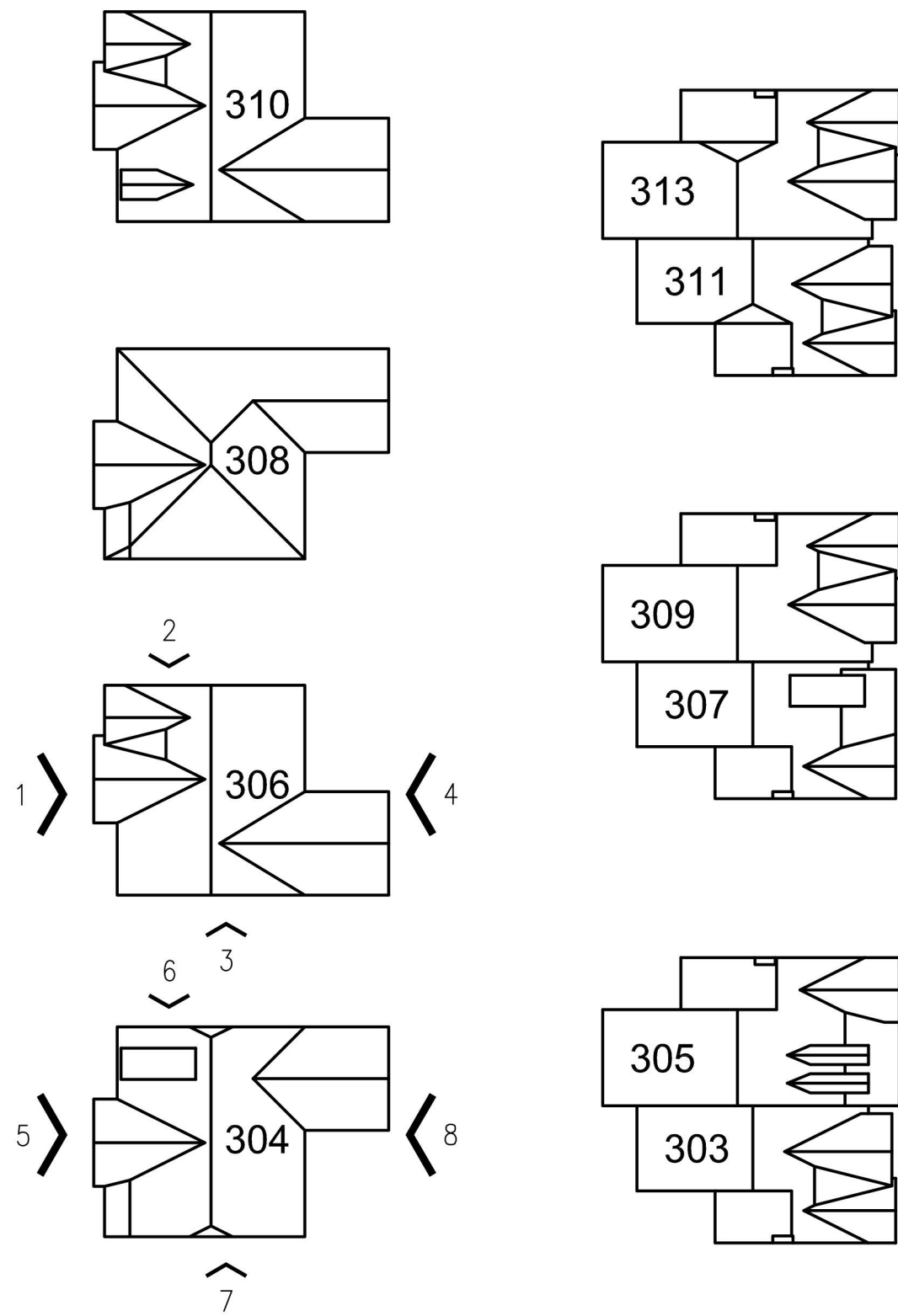


7 COTTAGE 304 ELEVATION



8 COTTAGE 304 ELEVATION

PLAN LEGEND



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Construction
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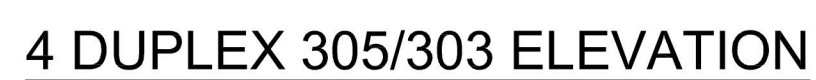
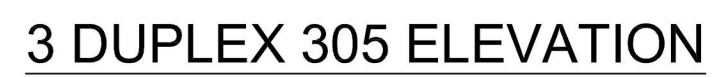
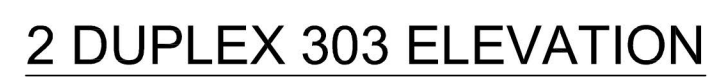
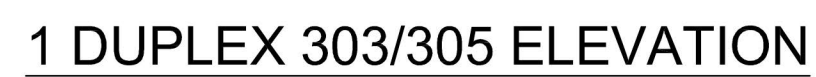
DATE	DESCRIPTION

VILLAS
Silver Grace
AT
VILLAS #303/304/305/306/307/308/309/310/311/313
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

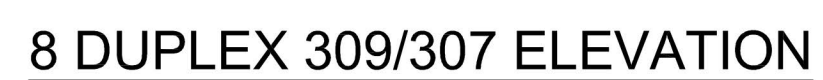
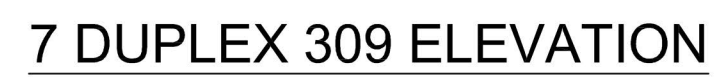
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COTTAGES 304
AND 306 EXTERIOR

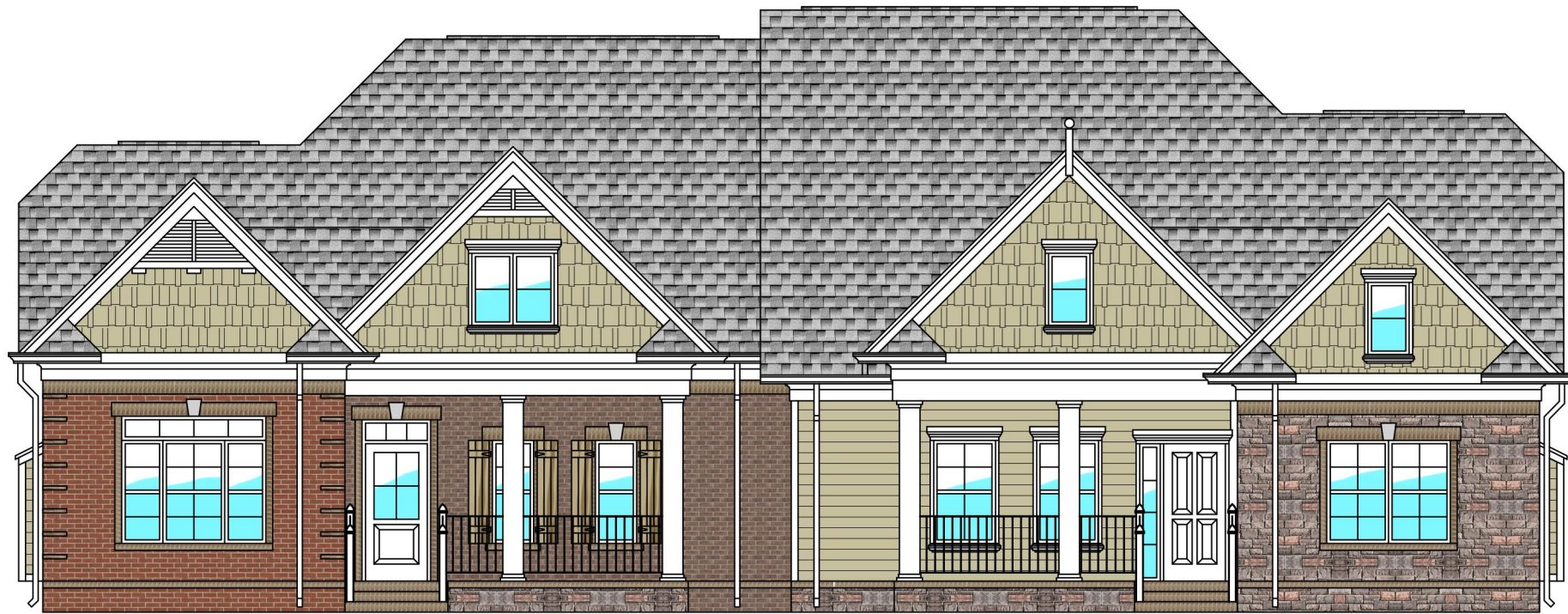
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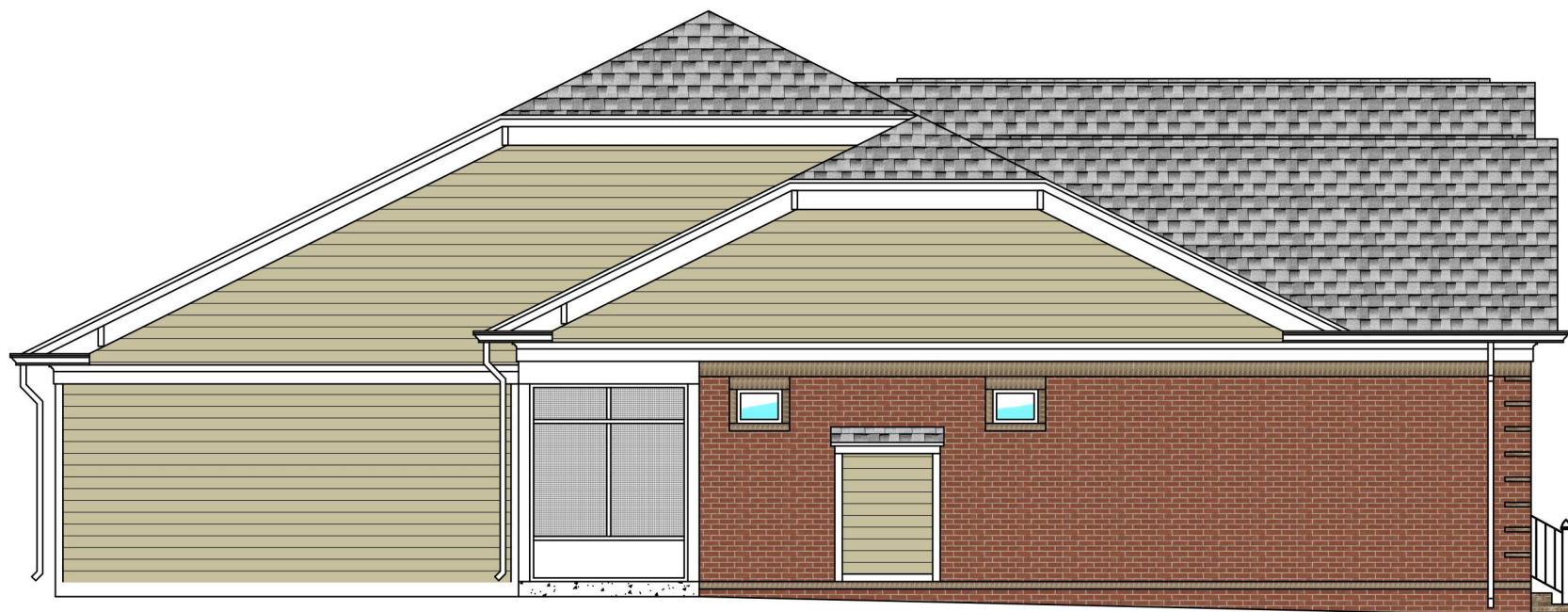


5 DUPLEX 307/309 ELEVATION

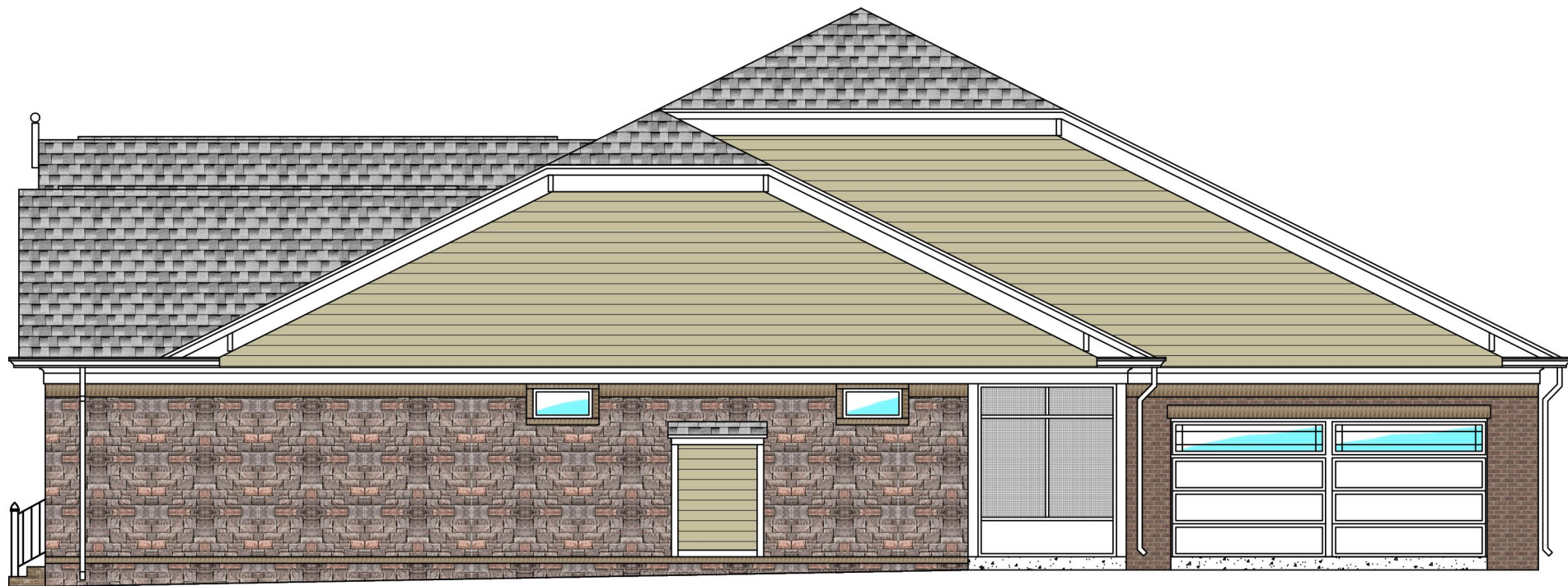
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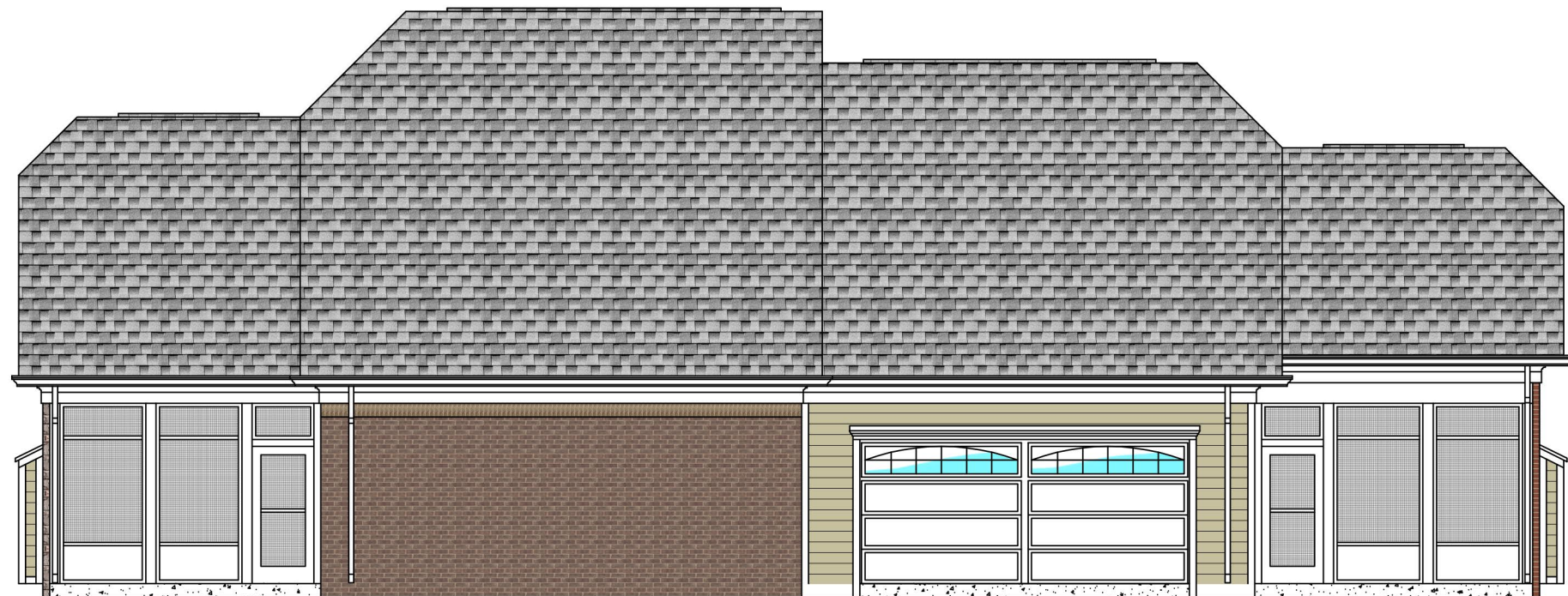
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2 DUPLEX 311 ELEVATION

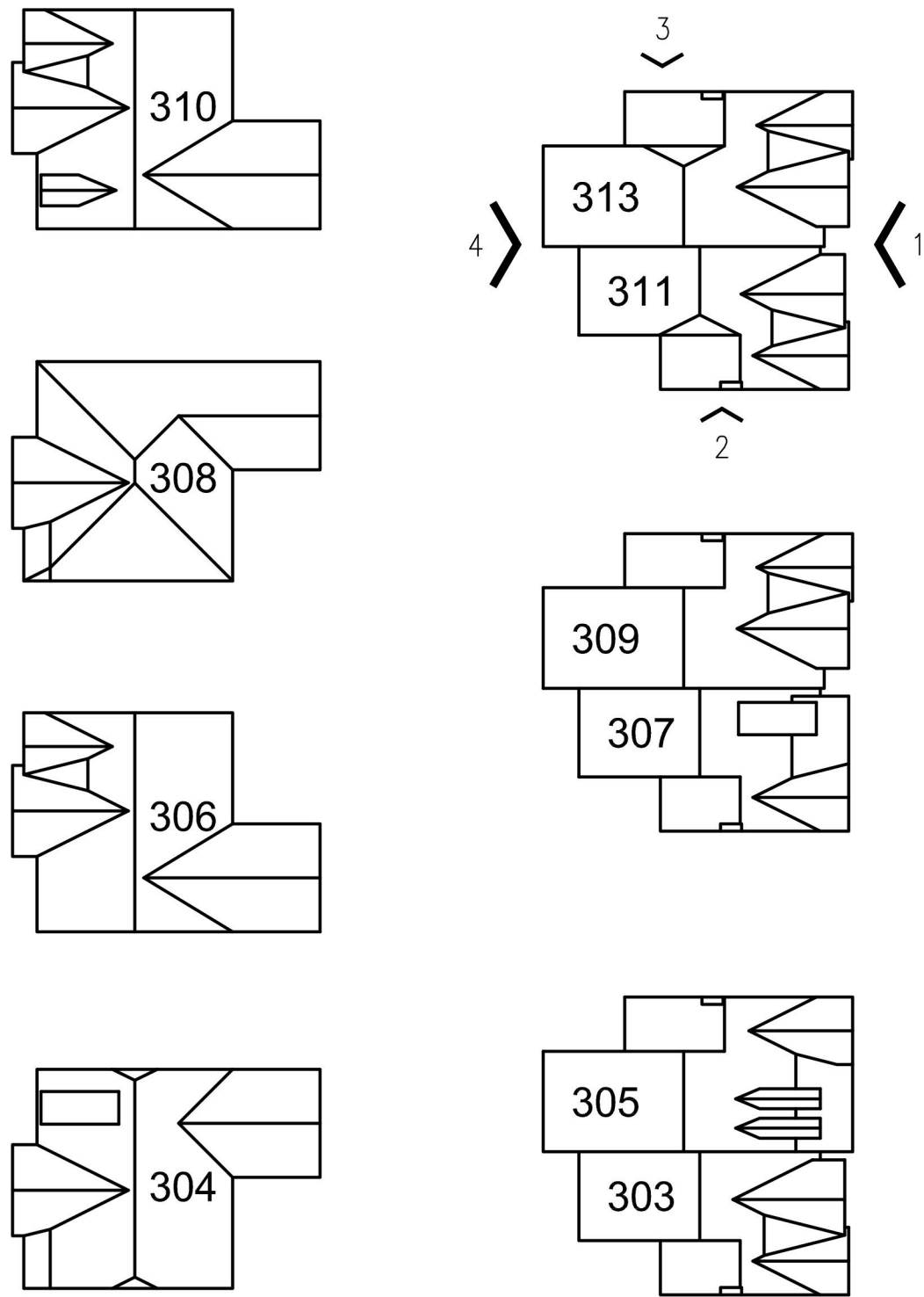


3 DUPLEX 313 ELEVATION



4 DUPLEX 313/311 ELEVATION

PLAN LEGEND

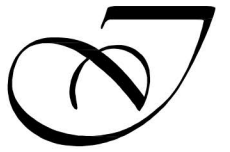




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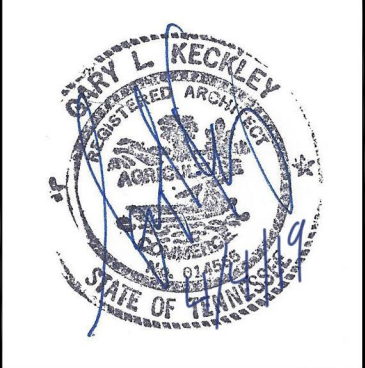
2202 JEFFERSON COURT
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--

DATE	DESCRIPTION

VILLAS
Silver Grace

VILLAS #303/304/305/306/307/308/309/310/311/313
AT
300 CELEBRATION CIRCLE, FRANKLIN, TN 37067

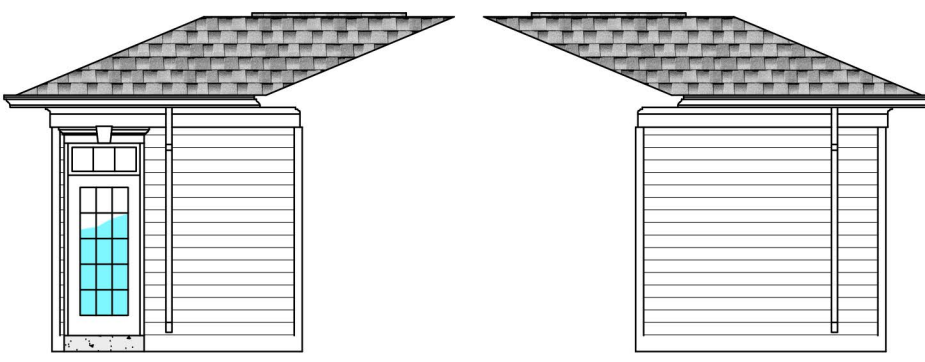
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EXTERIOR

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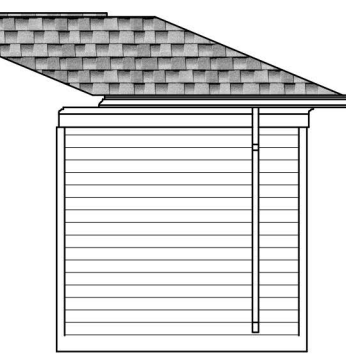
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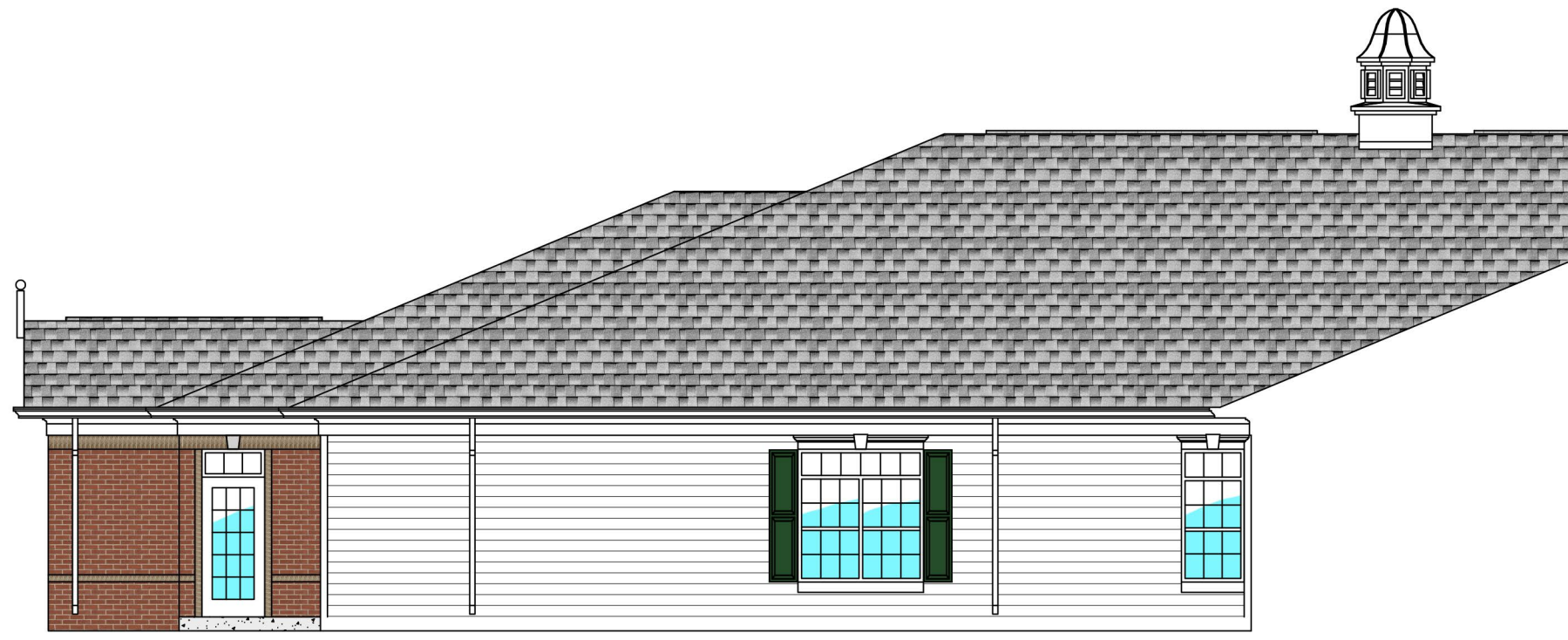
1 ELEVATION



2 ELEVATION



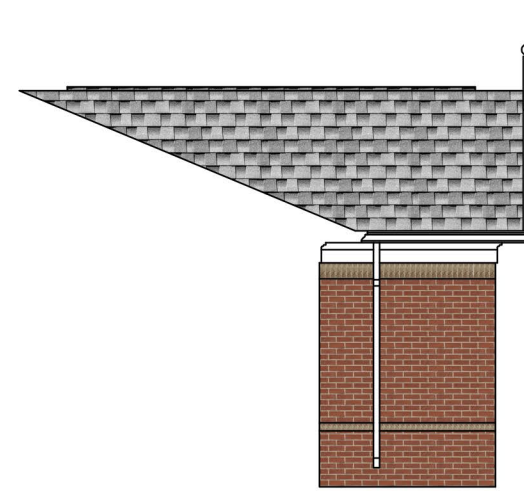
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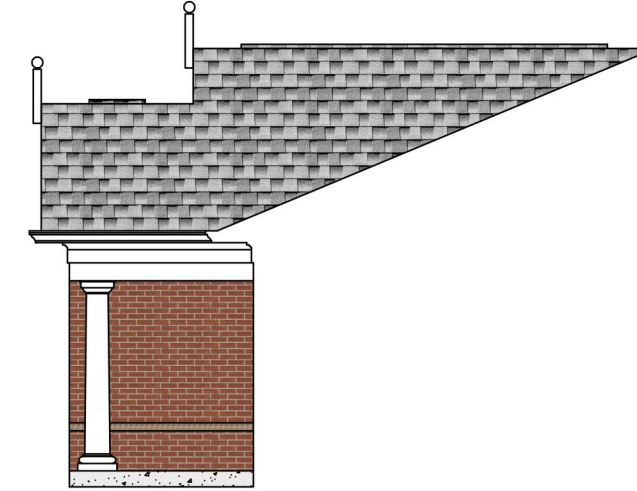
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5 ELEVATION



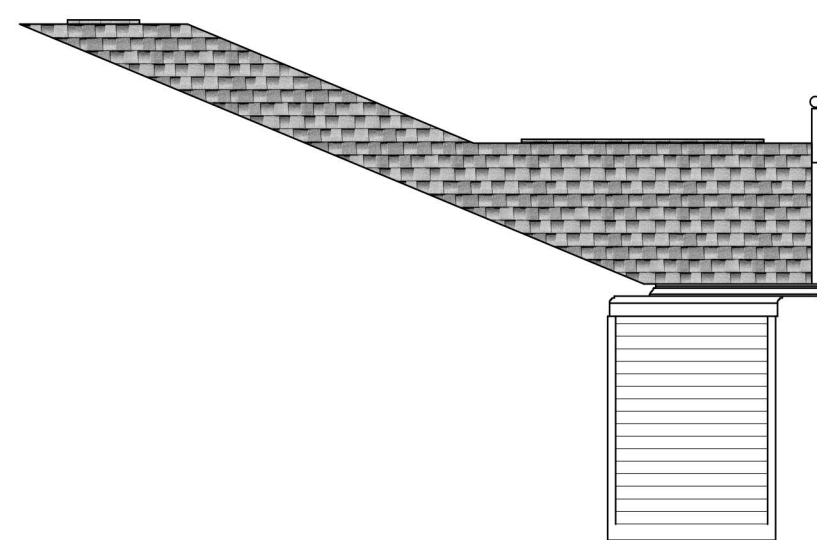
6 ELEVATION



7 ELEVATION

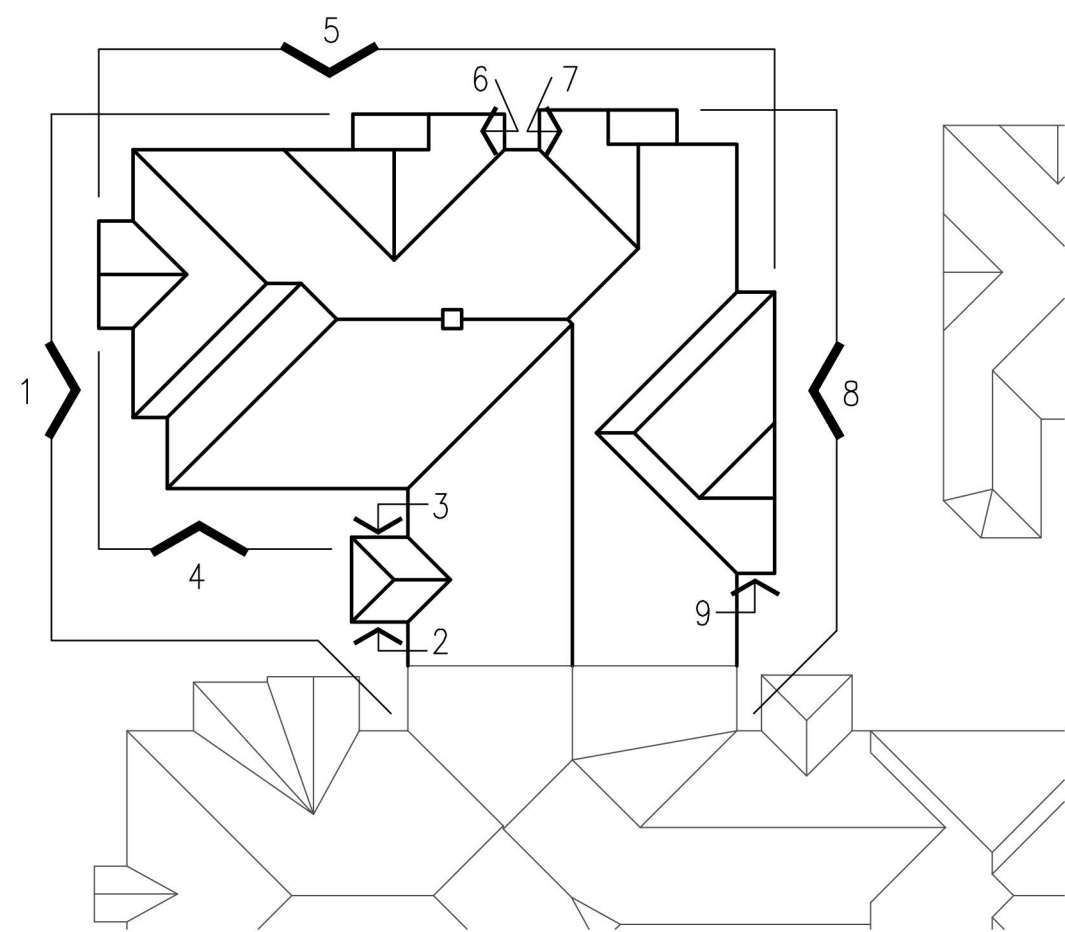


8 ELEVATION



9 ELEVATION

PLAN LEGEND



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GARY L. KEGLEY
ARCHITECT
STATE OF TENNESSEE



GARY L. KEGLEY
ARCHITECT
STATE OF TENNESSEE

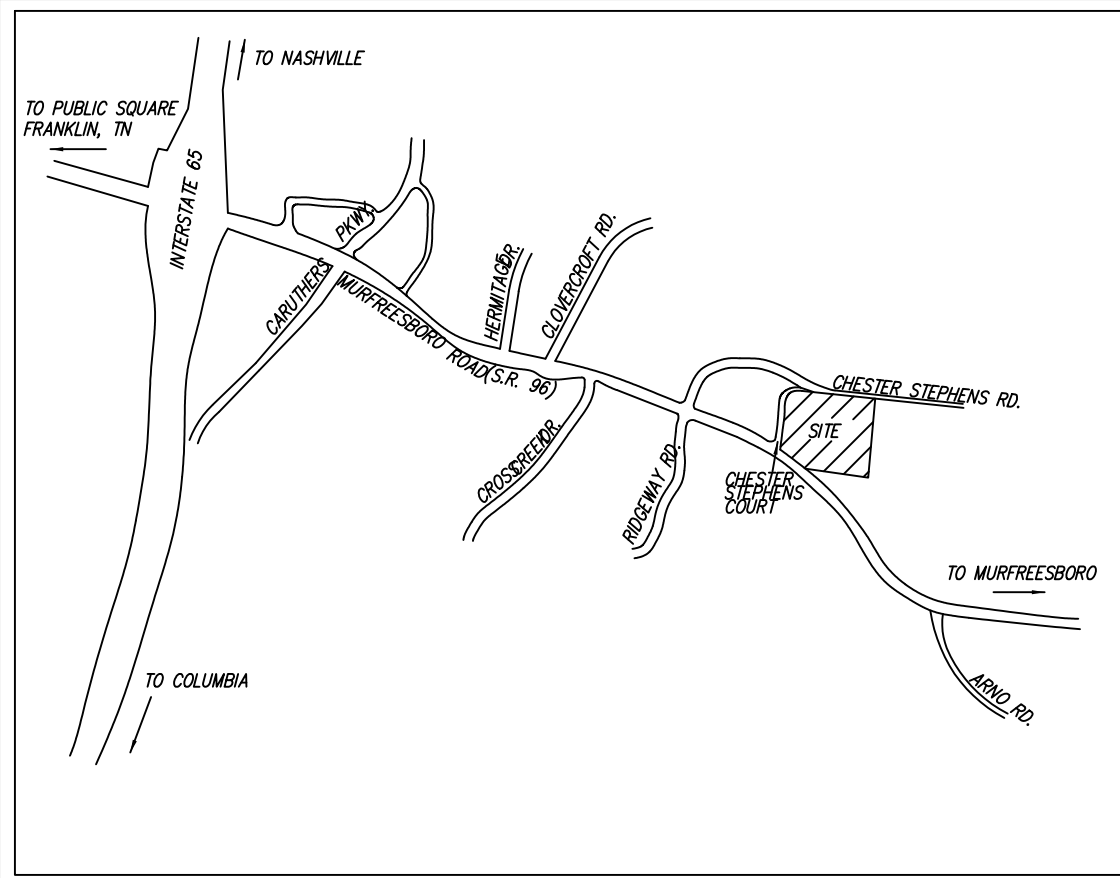
DATE	DESCRIPTION

ADDITION
Silver Grace
4100 MURFREESBORO ROAD, FRANKLIN TN, 37067

DRAWING TITLE:
EXTERIOR
ELEVATIONS

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

A2.4

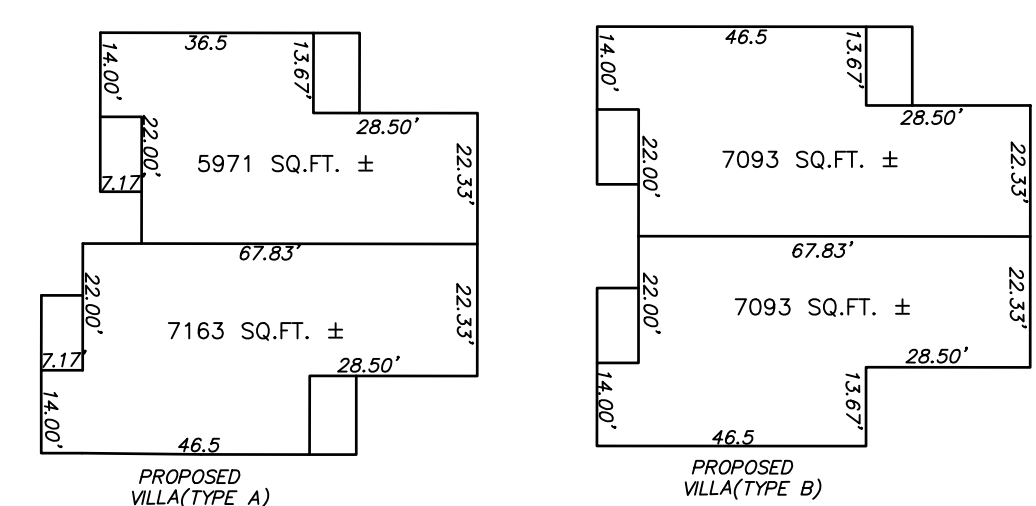


VICINITY MAP
(N.T.S.)

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR, TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
- ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
- ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 16. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
- ITEM 17. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
- ITEM 18. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
- ITEM 19. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
- ITEM 20. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615806000TN, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3--07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE : 65
8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 1615806000tn, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENT, IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES
19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.



(00) PARCEL NUMBER		LEGEND		OVERHEAD ELECTRIC LINE		★ LIGHT POLE	
①	LOT NUMBER	○	IRON ROD (OLD)	—OHE—		—ST—	STORM WATER LINE
WM	WATER METER	⊗	FIRE HYDRANT	—SA—	SEWER LINE		
SM	STORM MANHOLE	---	PROPERTY LINE	—T—	UNDERGROUND TELEPHONE LINE	CATV	CABLE TV
SS	SAN. MANHOLE	—X—	FENCE LINE	R.O.W.C	REGISTER OF WILLIAMSON COUNTY		

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA ANGLE
C1	2677.16'	287.94'	287.80'	S52°29'06"E	6°09'44"
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C3	2919.00'	376.84'	376.58'	N45°52'57"W	17°23'49"

LINE TABLE		
LINE	BEARING	DISTANCE
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DEED REFERENCE
TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ROBERT STEPHENS LYNCH
DEED BOOK 5006, PAGE 86, R.O.W.C., TN.

TO: FOUNTAINS OF FRANKLIN, LLC
FROM: ELVIS & VICTORIA RADFORD
DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

PROPERTY MAP REFERENCE
PARCEL ID: 079059000014079

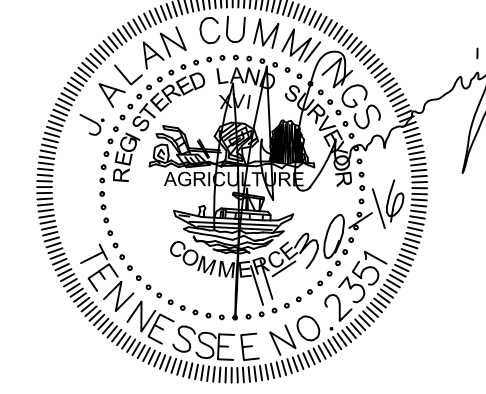
PLAT REFERENCE
REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

PREPARED FOR:
GOODWORKS UNLIMITED LLC,
2202 JEFFERSON CT,
FRANKLIN, TN 37064,
PH: 615 790 7041

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

SURVEYORS' CERTIFICATE
TO: FOUNTAINS OF FRANKLIN, LLC,
SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
BRADLEY, ARANT, BOULT, CUMMINGS, LLP.,
FIRST TITLE AND ESCROW COMPANY, INC.,
MUDTER AND PATTERSON
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4.6A, 6B, 7A, 7(C), 8, 9.11, 13.16-18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-30-16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X BY FEMA, FIRM MAP NO. 47187C0220F, WITH A DATE OF IDENTIFICATION OF 9-20-2006 IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

J. ALAN CUMMINGS,
Registration No. 2351



RECORD DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.

Tract II:
See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.

EXHIBIT "A"
TRACT I:
Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:

BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of th plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;

Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;

Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;

Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;

Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 694.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466 page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;

Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;

Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;

Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

EXHIBIT "A"
TRACT II

BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;

Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;

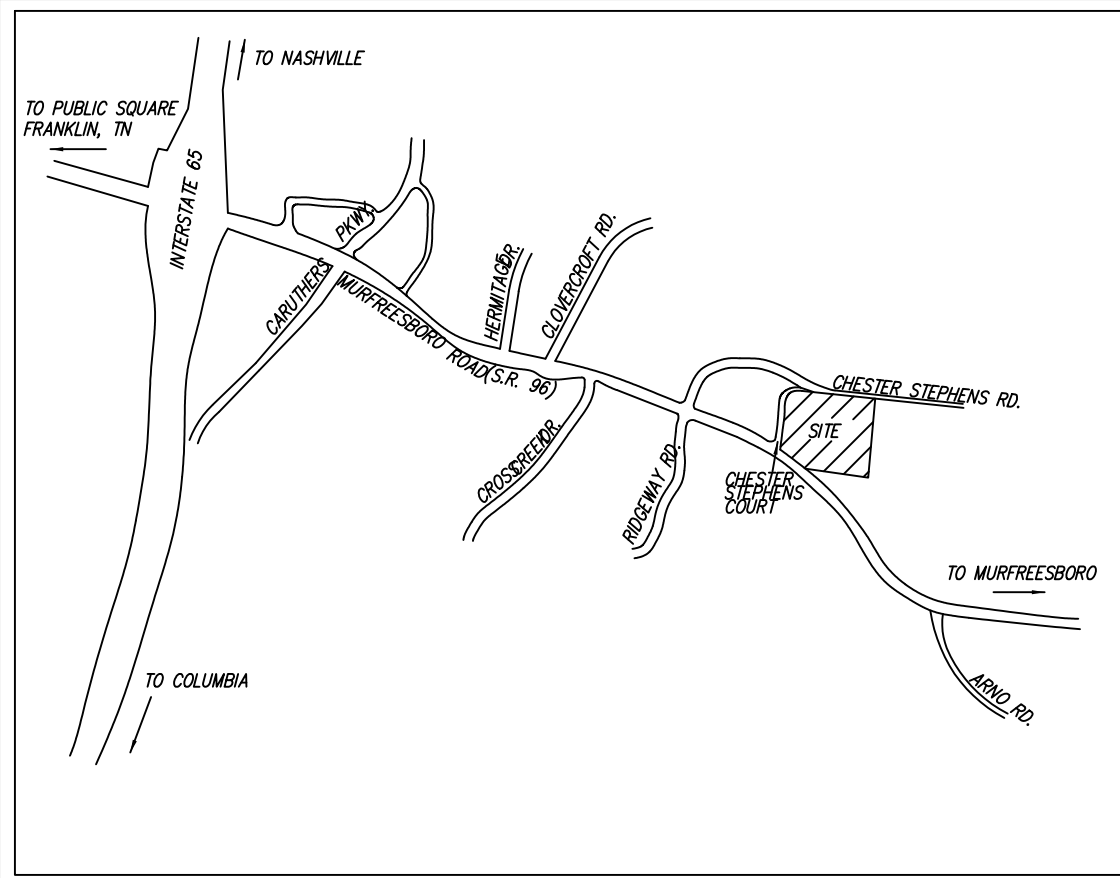
Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;

Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

**ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
4100 MURFREESBORO ROAD, FRANKLIN
14 TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE**

DATE: 11-04-16 CCPC JOB NO. 16-097
REVISED: 11-28-16
REVISED: 11-30-16

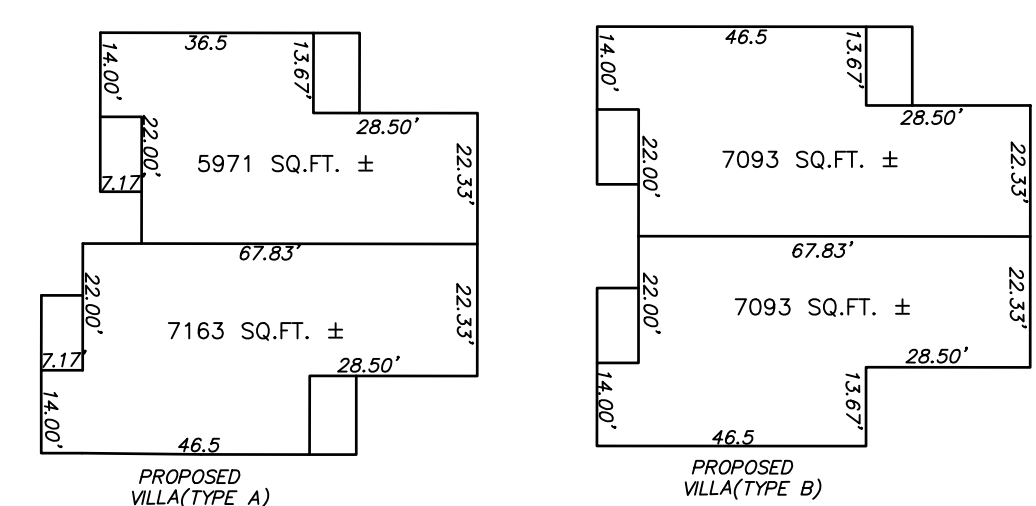


VICINITY MAP
(N.T.S.)

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR, TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
- ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
- ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
- ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
- ITEM 16. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
- ITEM 17. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
- ITEM 18. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
- ITEM 19. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
- ITEM 20. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615806000TN, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3--07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
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(00) PARCEL NUMBER		LEGEND		OVERHEAD ELECTRIC LINE	
①	LOT NUMBER	○	IRON ROD (OLD)	—OHE—	★
MM	WATER METER	⊗	FIRE HYDRANT	—SA—	—ST—
SM	STORM MANHOLE	---	PROPERTY LINE	—T—	CATV
SS	SAN. MANHOLE	—X—	FENCE LINE	R.O.W.C	CABLE TV
				REGISTER OF WILLIAMSON COUNTY	

CURVE TABLE					
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L1	S20°32'07"W	111.05'

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FROM: ROBERT STEPHENS LYNCH
DEED BOOK 5006, PAGE 86, R.O.W.C., TN.

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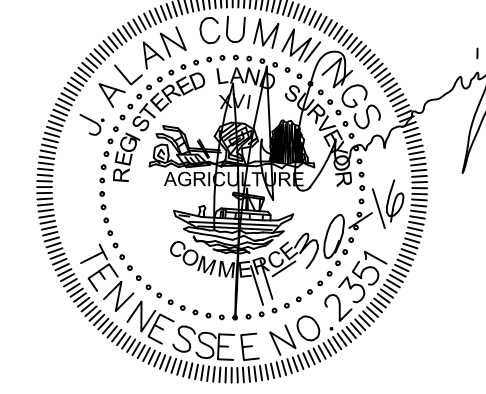
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PREPARED FOR:
GOODWORKS UNLIMITED LLC,
2202 JEFFERSON CT,
FRANKLIN, TN 37064,
PH: 615 790 7041

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J. ALAN CUMMINGS,
Registration No. 2351



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Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;

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Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;

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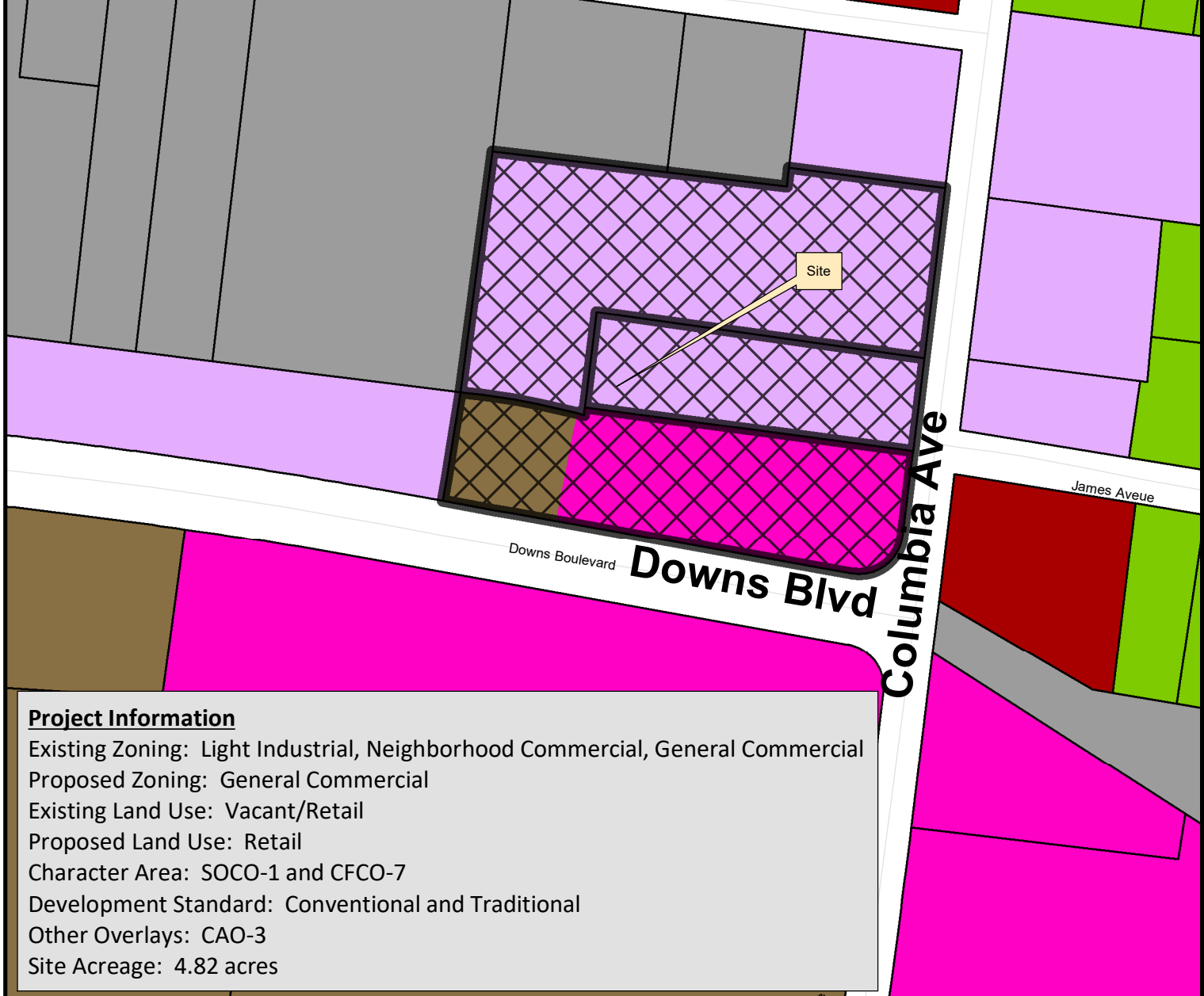
TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

**ALTA/NSPS
LAND TITLE SURVEY
FOUNTAINS OF FRANKLIN
4100 MURFREESBORO ROAD, FRANKLIN
14 TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE**

DATE: 11-04-16 CCPC JOB NO. 16-097
REVISED: 11-28-16
REVISED: 11-30-16

DOWNS BOULEVARD COMMERCIAL SUBDIVISION, REZONING,
 1504, 1536, AND 1540 COLUMBIA AVE
 (ORDINANCE 2019-05)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 3/20/2019

Fairground St



Project Information

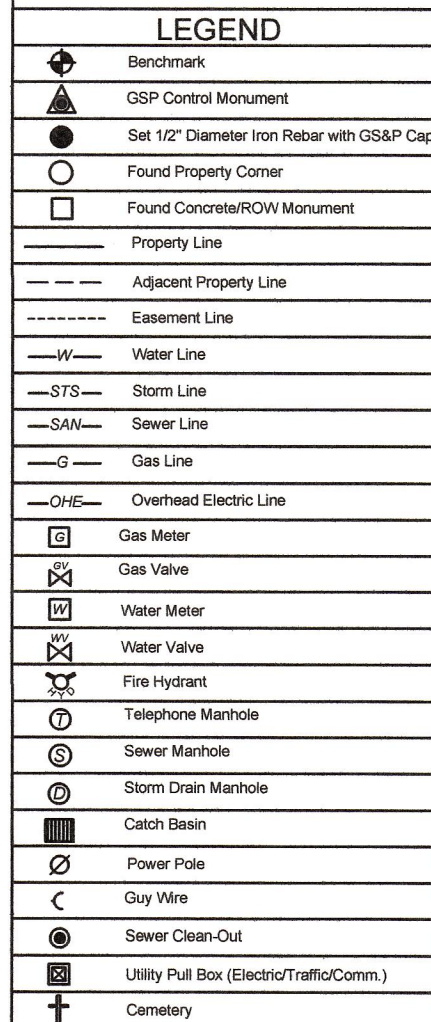
Existing Zoning: Light Industrial, Neighborhood Commercial, General Commercial
 Proposed Zoning: General Commercial
 Existing Land Use: Vacant/Retail
 Proposed Land Use: Retail
 Character Area: SOCO-1 and CFCO-7
 Development Standard: Conventional and Traditional
 Other Overlays: CAO-3
 Site Acreage: 4.82 acres

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



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.
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UTILITY DISCLAIMER:

Gresham Smith/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located the underground utilities, above ground or underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. In Tennessee, it is a requirement, per The Underground Utility Damage Prevention Act, that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.



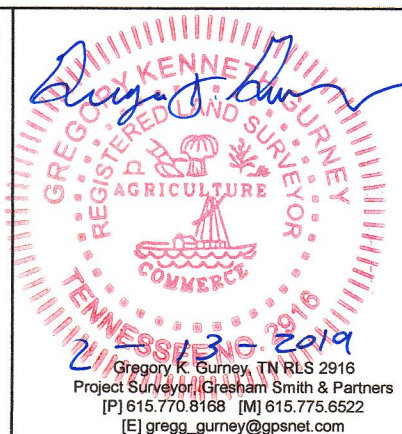
WELTON INVESTMENTS LLC
1540 COLUMBIA AVENUE
1536 COLUMBIA AVENUE
1504 COLUMBIA AVENUE
9TH CIVIL DISTRICT

PROPERTY INFORMATION

Owner(s): WELTON INVESTMENTS LLC

Recorded Documents for Property:
Book 1843, Page 225
Book 6735, Page 334
Book 6966, Page 663

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1: 131,974 as shown hereon.



1. The location of the property boundaries depicted herein, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. *Per accuracy* and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
2. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
3. Survey not final without Red Seal and Signature of Surveyor.
4. All set property corners are marked with 1/2" diameter rebar with an orange Gresham Smith cap.
5. This survey may not be reproduced, altered, or copied without written permission of Gresham Smith.
6. This property has direct access to a dedicated public right-of-way.
7. As shown on survey, there are no gaps or gores between tracts.

[illegible]

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Mark D. Spalding
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

78O-A 19 & 20 1504 & 1536 Columbia Avenue, Franklin, TN 37064
(Property Parcel/Tax ID Number) (Street Address)

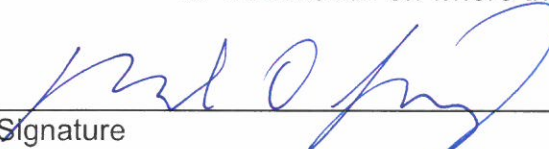
and identified on the application to the city as COF project number: 6913

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which requires written notice to adjacent property owners within 500 feet of the subject property by (check all):

- ☒ Certified mail, return receipt requested, and
- ☒ First-class mail, and
- ☒ Both mailings postmarked 15 days prior to the hearing or meeting at which the item will be considered,

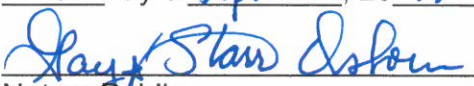
which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

1st day of April, 20 19.


Notary Public

My Commission Expires: May 3, 2021



Public Notification Letter

March 25, 2019

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Rezoning Plan for property located on Downs Boulevard in Franklin, TN. The request will be heard by the FMPC on April 25, 2019 at 7 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicants:

Michelle Dove, Gresham Smith
615.770.8268
michelle.dove@greshamsmith.com

Application Type:

Rezoning

Date, Time, and Place of Public Meeting:

April 25, 2019 at 7 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Nature and Scope of the Application Request:

The zoning of Map/Parcels 78O-A 19 and 20 will change from Neighborhood Commercial District (NC) to General Commercial District (GC).

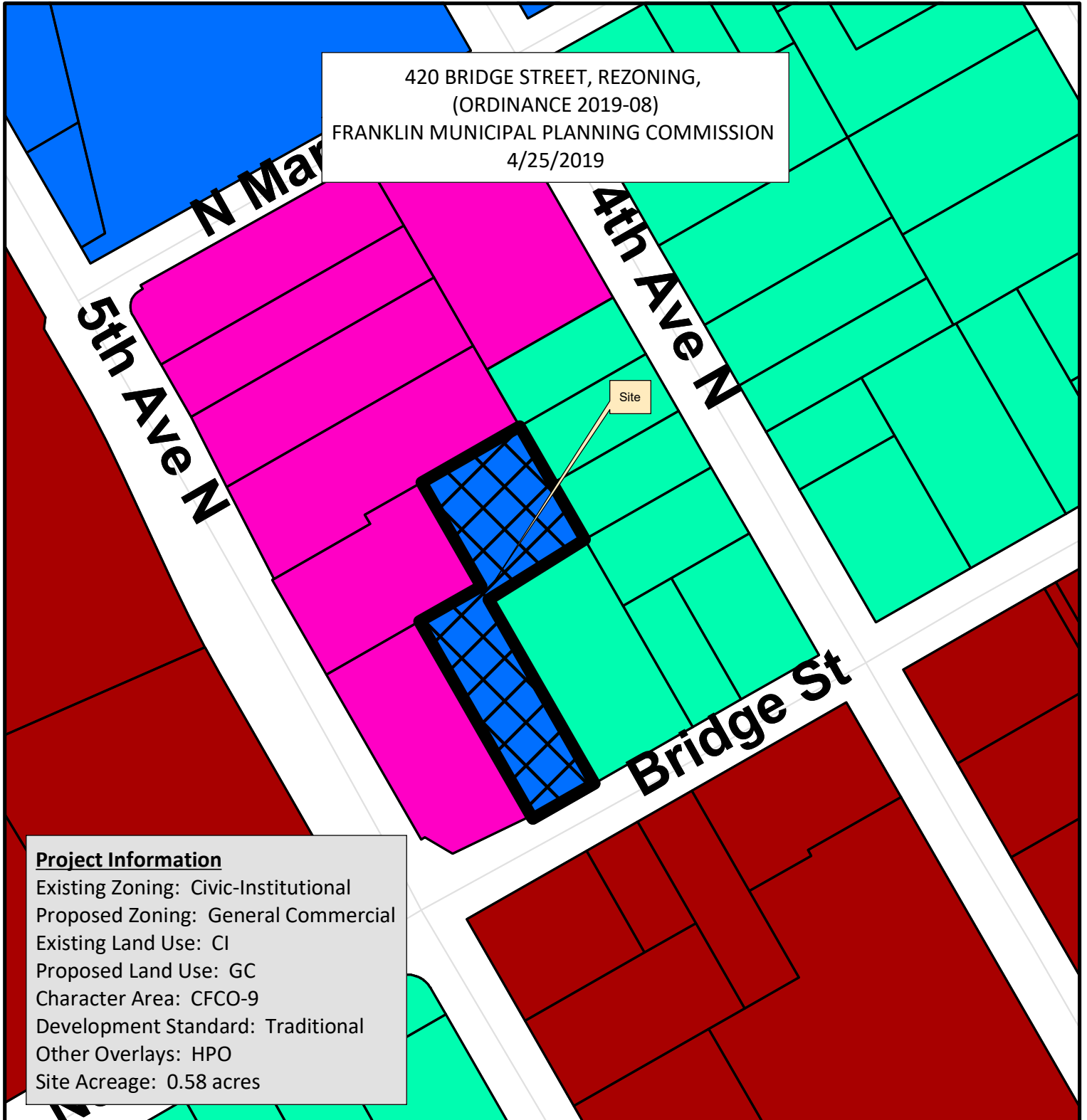
Where to View the Application:

The application may be viewed in the Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064. Appointments are suggested.

Where the Public Can Be Heard:

The public may appear at the public meeting on April 25, 2019 at 7:00 p.m. to be heard, or submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064.

420 BRIDGE STREET, REZONING,
(ORDINANCE 2019-08)
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/25/2019



Project Information

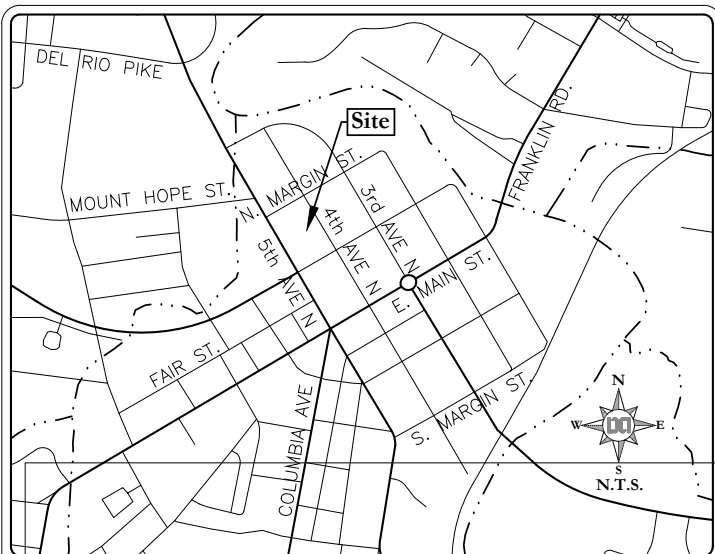
Existing Zoning: Civic-Institutional
Proposed Zoning: General Commercial
Existing Land Use: CI
Proposed Land Use: GC
Character Area: CFCO-9
Development Standard: Traditional
Other Overlays: HPO
Site Acreage: 0.58 acres

- | | |
|--|---------------------------------------|
| 420 Bridge Street | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
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0 62.5 125 250
Feet

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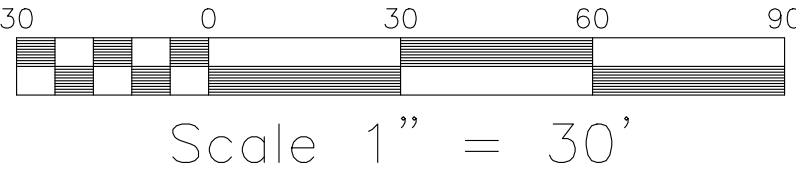
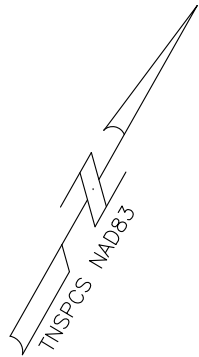
Vicinity Map

N.T.S.

DEED REFERENCE
TO: BRIDGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
RECORD: DEED BOOK 7148, PAGE 735 AND AS CORRECTED IN
DEED BOOK 7342, PAGE 643, R.O.W.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 4 ON TAX MAP 78C GROUP A

TOTAL AREA = 0.58 ACRES
= 25,371.1 S.F.



GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3--.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE SOUTHEASTERLY CORNER OF THE PROPERTY IS 265'+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF BRIDGE STREET AND 4TH AVENUE NORTH.
4. THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0211 G. EFFECTIVE DATE: DECEMBER 22, 2016. FLOOD RELATED LINES SHOWN ON THIS WORK WERE DERIVED FROM GRAPHIC PLOTTING AND SCALING METHODS AND SHALL BE CONSIDERED APPROXIMATE.
5. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
6. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
7. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
8. SHOWN EASEMENT LOCATION IS APPROXIMATE. SHOWN LOCATION OF THE NORTHEASTERLY CORNER OF SAID EASEMENT IS LOCATED ~ 280 FEET NORTH OF BRIDGE STREET CENTERLINE, AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF 4TH AVE NORTH. CONFLICTING DISTANCE TO THE CENTERLINE OF BRIDGE STREET EXISTS WITHIN THE RECORD, CALLING FOR 274 FEET TO THE NORTHEASTERLY CORNER OF SAID EASEMENT. PAVED ACCESS PARTIALLY EXISTS WITHIN SHOWN EASEMENT AREA. PRESCRIPTIVE RIGHTS MAY EXIST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



MARCH 7, 2019

DATE

CHRISTOPHER GOETZ TN RLS #2660

LEGEND

I.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
UTILITY POLE	
SANITARY MANHOLE	
WATER METER	
GAS VALVE	
PARCEL NUMBER	(x)
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	OH
SANITARY LINE	SA
RECORD DISTANCE	[]
CONCRETE	

Owner

Bridge Partners, LLC
420 Bridge Street
Franklin, TN 37064

General Property Survey
OF

420 BRIDGE STREET
Franklin, Williamson County, Tennessee

Rev:

Date: March 7, 2019

Dale & Associates

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

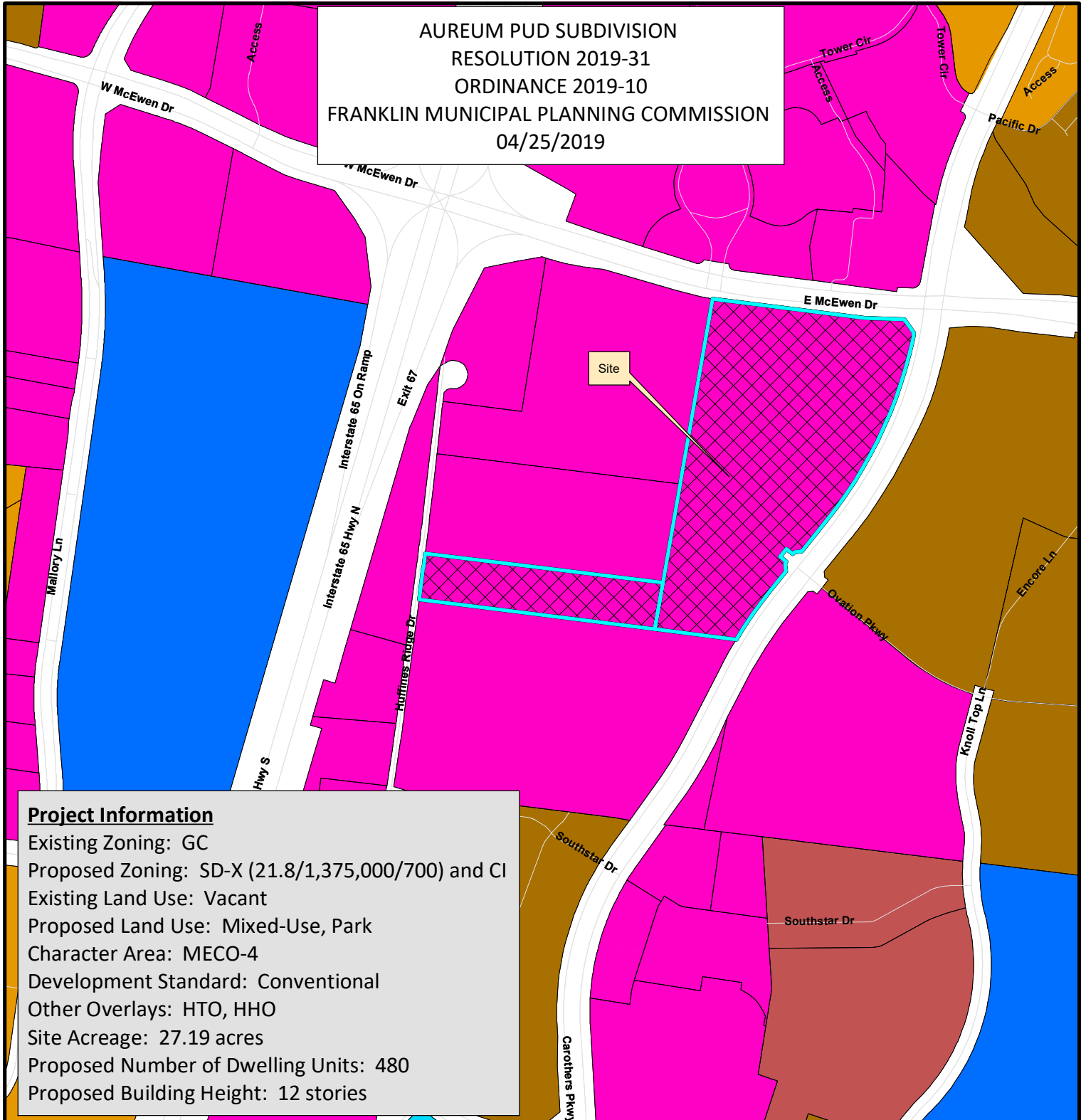


Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 19204

Sheet 1 of 1

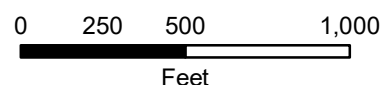
AUREUM PUD SUBDIVISION
 RESOLUTION 2019-31
 ORDINANCE 2019-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/25/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-X (21.8/1,375,000/700) and CI
 Existing Land Use: Vacant
 Proposed Land Use: Mixed-Use, Park
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HTO, HHO
 Site Acreage: 27.19 acres
 Proposed Number of Dwelling Units: 480
 Proposed Building Height: 12 stories

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



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REZONING PLANS
FOR
AUREUM
SS-CH FRANKLIN, LLC



CONTACTS

OWNER/DEVELOPER

SOUTHSTAR
GLENN WILSON
GLENN MCGEHEE
RALPH KNAUSS
501 CORPORATE CENTER DRIVE, SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
GMCGEHEE@SOUTHSTARCO.COM

OWNER/DEVELOPER

CHARTWELL HOSPITALITY, LLC
ROBERT G. SCHAEDEL III
5000 MERIDIAN BOULEVARD, SUITE 750
FRANKLIN, TN 37067
(615) 550-1270
RSCHAEDEL@CHARTWELLHOSPITALITY.COM

CIVIL

RAGAN-SMITH & ASSOCIATES
CALEB THORNE, P.E.
LEE HORN, P.E.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
CTHORNE@RAGANSMITH.COM
LHORN@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE/PLANNING

RAGAN-SMITH & ASSOCIATES
SCOTTY BERNICK, PLA
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

ARCHITECTURE/PLANNING

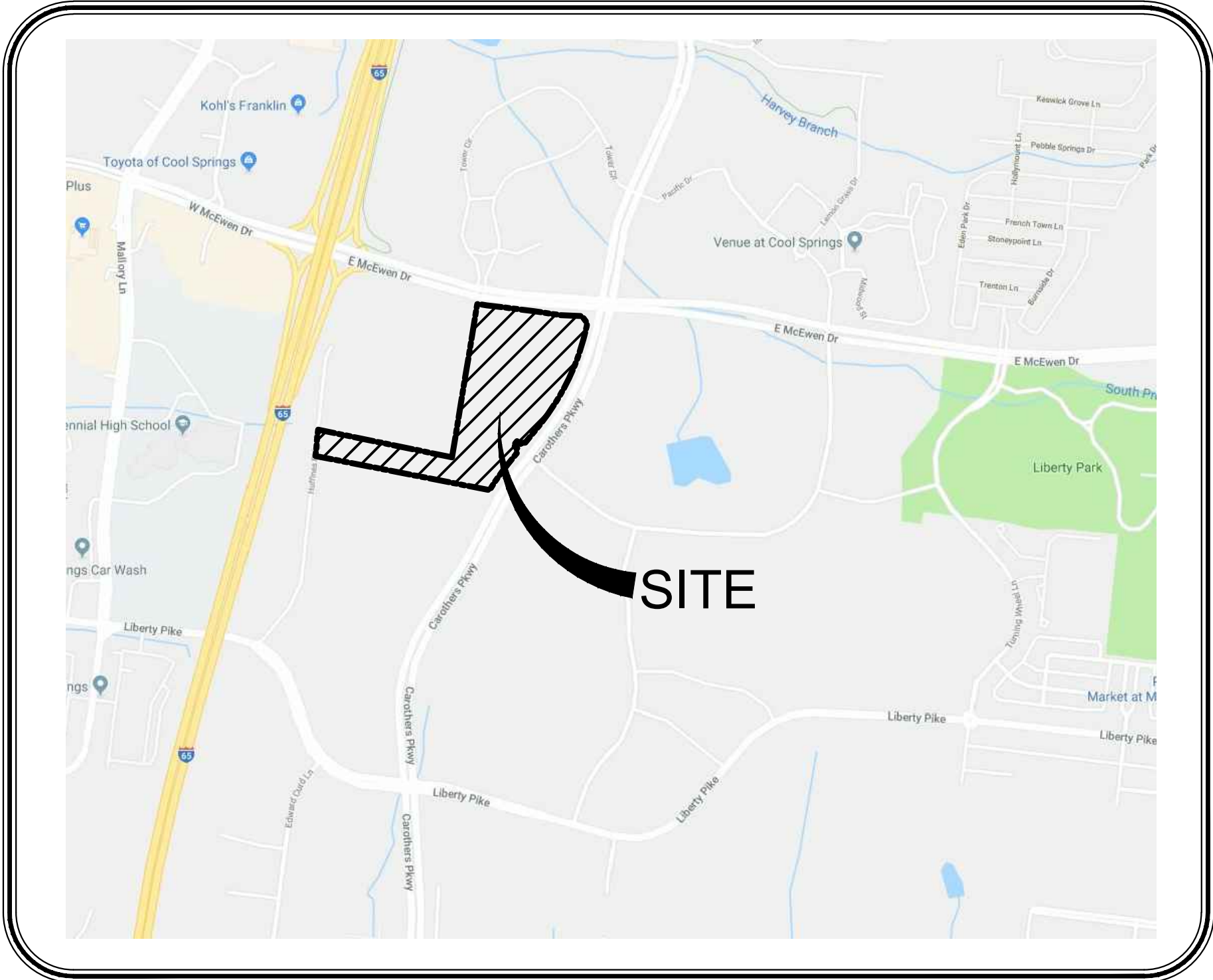
WAKEFIELD BEASLEY & ASSOCIATES
JEREMY HULL
5200 AVALON BOULEVARD
ALPHARETTA, GA 30009
(770) 209-9393
JHULL@WBASSOCIATES.COM

JHP ARCHITECTURE/URGAN DESIGN

RON HARWICK
CARL MALCOLM
8340 MEADOWN ROAD, SUITE 150
DALLAS, TX 75231
(214) 363-5687
RHARWICK@JHPARCH.COM
CMALCOLM@JHPARCH.COM

RABUN RASCHE RECTOR & REECE ARCHITECTS

JOSEPH E. RABUN
260 PEACHTREE STREET NW, SUITE 600
ATLANTA, GA 30303
(404) 522-9455
RABUN@RABUNARCHITECTS.COM



LOCATION MAP
SCALE

TAX MAP 62, PARCEL 18.02 & 19.03
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

INDEX OF SHEETS

SHEET DESCRIPTION

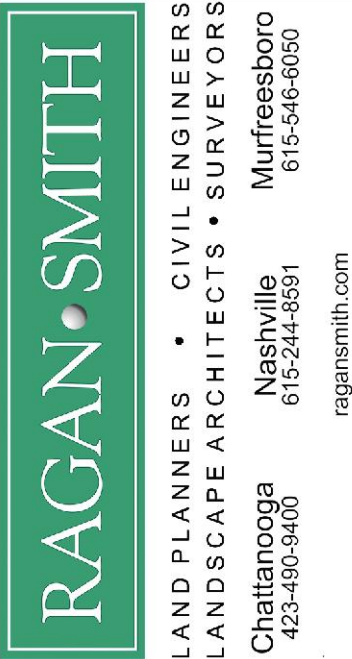
C0.0 COVER SHEET

CIVIL PLANS

C0.1 REZONING PLAN

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	PER	DESCRIPTION:
18-106	1221	WLH	ZDS	NOT TO SCALE	2019.04.04	1	2019.04.04	PER	CITY COMMENTS

COVER SHEET

CVR

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

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BEARINGS SHOWN HEREON ARE BASED ON THE
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ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-490-3400
Nashville 615-244-8591
Murfreesboro 615-546-6050

raganssmith.com



CITY OF FRANKLIN # 6909

AUREUM

FOR
SS-CH FRANKLIN, LLC

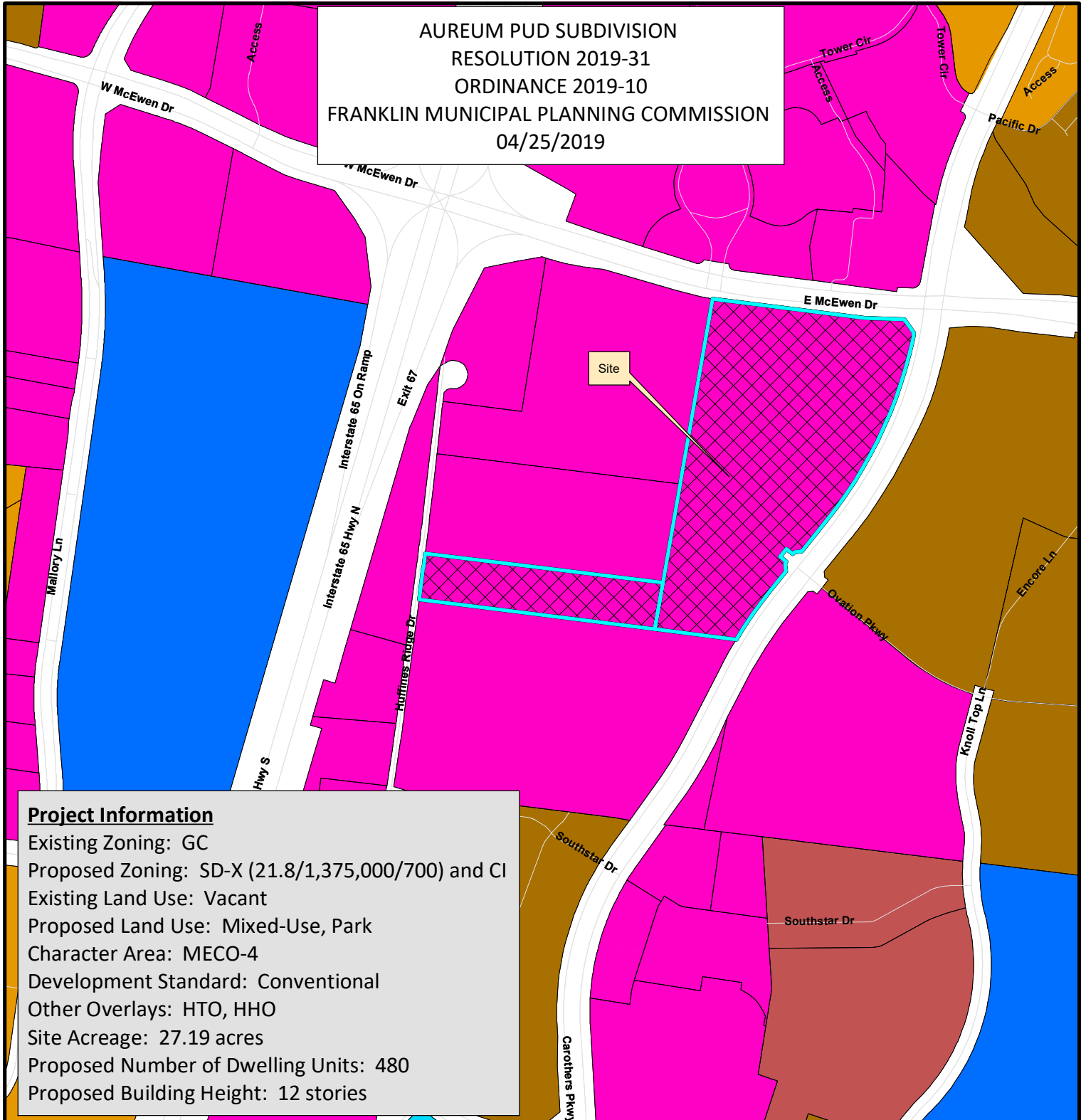
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

[illegible]

REZONING PLAN

C0.1

AUREUM PUD SUBDIVISION
 RESOLUTION 2019-31
 ORDINANCE 2019-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/25/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-X (21.8/1,375,000/700) and CI
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- | | |
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 28

Addressing

General Issues

54. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov	Please submit street names and subdivision names for approval to lori.jarosz@franklintn.gov
sbernick@ragansmith.com	Understood. Public and private Street names and subdivision name will be coordinated with Lori Jarosz prior to Site Plans/Final Plat approval. We anticipate the public roadway proposed internally to the site running east/west and connecting to Carothers Parkway will be an extension of Ovation Parkway and named as such. We anticipate the public roadway proposed internally to the site running north/south and connecting to E. McEwen Drive will be an extension of Edward Curd Lane and/or Tower Circle and named as such.
lori.jarosz@franklintn.gov	This comment to remain open until subdivision names and street names have been approved.
sbernick@ragansmith.com	The requested subdivision name is "Aureum". Although the development team would like the ability to update the street names if necessary, names for the public ROW's have been identified on the PUD plan. We're requesting the following: Tower Circle (north/south drive between the existing E. McEwen Drive and Tower Circle intersection to the proposed signalized intersection within the development), Ovation Parkway (east/west drive between the existing Carothers Parkway and Ovation Parkway intersection to the proposed signalized intersection within the development), Edward Curd Lane (Southern extension drive between the proposed signalized intersection of Tower Circle and Ovation Parkway heading south to the southern property line. We're requesting the following for the private drives: Aureum Trail (drive running north/south) and Golden Way (drive running east/west from proposed right-in/right-out entrance from Carothers Parkway heading west to the Franklin Summit property). [Edited By Scotty Bernick]
lori.jarosz@franklintn.gov	The use of Tower Circle and Edward Curd will need to be changed to a new street name. Ovation can cross over since the length is short. I have sent the other names over to E-911 center to be approved. Street names and subdivision names shall be approved and on the plans before resubmittal and there will not be an ability to update the street names once they have been approved. [Edited By Lori Jarosz]
sbernick@ragansmith.com	The development team discussed the proposed road names of "Edward Curd Lane" and "Tower Circle" with City staff at an April 2nd 2019 meeting. Per that correspondence and meeting, these proposed names are still being requested. [Edited By Scotty Bernick]

mollyp@franklintn.gov

The use of Tower Circle and Edward Curd will need to be changed to a new street name. Ovation can cross over since the length is short. I have sent the other names over to E-911 center to be approved. Street names and subdivision names shall be approved and on the plans before resubmittal and there will not be an ability to update the street names once they have been approved.

Engineering - PUD Plan Checklist

General Issues

17. F. Development Plan

kevin.long@franklintn.gov

Applicant shall reflect and clearly label all roadway improvements required in accordance with the finalized Traffic Impact Study to plan set. These may include, but are not limited to, auxiliary lanes, traffic signal modifications, or revised entrance/exit configurations.

sbernick@ragansmith.com

Agree, off-site and on-site roadway improvements have been labeled/dimensioned on the PUD enlarged development plan sheet C2.1. It is understood that further refinement is required for the road improvements, review by Volkert, and approval by the City for the finalized TIS document. Once this is complete sheet C2.1 will be updated to reflect these agreed upon improvements.

[Edited By Scotty Bernick]

kevin.long@franklintn.gov

Applicant shall show all proposed IGP improvements on the proposed development plan sheets as existing, as it is anticipated that that IGP improvements will be substantially completed prior to full build-out of this development. Specifically, include all improvements on McEwen between the I-65 ramps and the Carothers Parkway intersection, the dual right-turn lanes from McEwen onto southbound Carothers, and the third southbound lane on Carothers Parkway. These can be labeled "future", "by others", etc., as needed.

sbernick@ragansmith.com

Agree, the actual existing lane conditions have been removed and updated with the future IGP plans as requested. RSA is showing all of the IGP linework received from the City previously and requested the additional line work cad files from the City. RSA will block in the additional line work (once received) specifically from tower Circle west to the I-65 ramps and can address this comment in its entirety at resubmittal. Please advise on the status of this request.

kevin.long@franklin.tn.gov

To clarify, IGP improvements are to be shown only on proposed development plan sheets. Please remove IGP improvements from the Existing Conditions Sheet (C1.0). This sheet is to show what is existing today.

A conceptual exhibit is attached and the exhibit and CAD file were provided via email. The McEwen Drive improvements include an additional right-turn lane on the I-65 northbound ramp, a through-lane adjacent to the two existing through-lanes on eastbound McEwen Drive, and two right-turn lanes onto southbound Carothers Parkway. This shall include signal modifications at the Tower Circle / McEwen Drive and Carothers Parkway McEwen Drive intersections to accommodate the new lane configurations.



[Edited By Kevin Long]

sbernick@ragansmith.com

Understood. Future IGP improvements have been removed from the existing conditions plans. Furthermore, future IGP improvements including the specific IGP improvements proposed to be completed with the Aureum development are shown on all other sheets within the PUD set. This does not include off ramp improvements as discussed with staff on 4/2 this will be handled by others. Per coordination with the city staff, Volkert, and Ragan-Smith the Traffic Impact Study is being updated to correlate with this plans set update and resubmitted concurrently. Notes have been added accordingly to ensure that specific details will be handled during the site plan process.

[Edited By Scotty Bernick]

kevin.long@franklin.tn.gov

Applicant shall provide adequate pedestrian facilities including crosswalks and signals as deemed necessary and appropriate by City staff with all roadway improvements. (At the one-stop review of this PUD, applicant shall show conceptual crosswalk locations for the intersection of McEwen and Carothers.) Applicant shall provide final design of pedestrian facilities with the plans for modifying the traffic signal at McEwen and Carothers, and the final layout will be determined at that time.

[Edited By Kevin Long]

52. B. General Information

lance.fittro@franklin.tn.gov

MOS 4 - Where are there larger balconies proposed? Are there areas where the balconies will extend over the ROW, and to what extent is this proposed?

sbernick@ragansmith.com	We're requesting a Modification of Standard from Section 5.3.6(d)(viii) Facade Variation (Balconies) of the Zoning Ordinance to eliminate a minimum of 6' width and depth to allow 4' minimum depth. 4'-0" is a usable depth that allows room for a small chair and table. The balconies are intended to partially or fully cantilever over the ROW line or the minimum building setback line at the street emphasizing and urban feel to the streetscape. This requires cantilever construction rather than a post mounted/suburban look. 4'-0" is approaching the limit to cantilever a balcony in a structurally efficient manner; 6'- 0" is prohibitive in typical Type III or Type V construction. Based on the PUD layout, we potentially foresee balconies overhanging future public R.O.W. internally to the site along ST-1, ST-2, ST-4, and ST-5 from the Multi-Family and Hotel Uses (others may apply since this is mixed use). Additionally, we foresee the possibility of balconies (regardless of use) to overhang into the minimum building setback areas between the R.O.W. and buildings. Balconies will be coordinated with the utility providers/fire services with site plans to verify minimum clearance requirements are being met. [Edited By Scotty Bernick]
lance.fittro@franklntn.gov	4. MOS 5.3.6(6)(d)(viii) Facade Variation (Balconies)- Eliminate minimum of 6' width and depth to allow 4' minimum depth for all non-residential uses. This modification shall also eliminate the minimum 6' width and depth on multi-family structures with Type III or Type V construction. This requires cantilever construction rather than a post mounted/suburban look. 4'-0" is approaching the limit to cantilever in a structurally efficient manner; 6'- 0" is prohibitive in typical Type III or Type V construction. 4'-0" is a usable depth that allows room for small chair and table. Regardless of use, the balconies shall be allowed to partially or fully cantilever over the ROW line or the minimum building setback line at the street emphasizing and urban feel to the streetscape. As currently depicted on the plan view of the development, this MOS is not needed (i.e. building footprints are depicted with sufficient set back from ROW that balconies will not overhang). In order to consider any MOS for the development, the plans must be presented with the MOS incorporated into the plans so that the impact to the proposed development may be verified. [Edited By Lance Fittro]
sbernick@ragansmith.com	This MOS request was removed from the PUD application. Based on the work-session meeting it's out understanding that staff will require and allow a minimum of 6' depth on the balconies. It was noted that a 2' inset could be provided to meet this requirement. Balconies are intended and shall be allowed to be over the sidewalk/planted areas within the R.O.W. as approved by the Fire Marshal and utility providers at the Site Plan stage. The development/design team understands that clearance requirements shall be met and may limit balconies in all locations.
jimmy.wiseman@franklntn.gov	Further discussion is needed at the Site Plan stage. Any aerial encroachment into the right of way shall be shown on the final plat as an easement if approved by the DRT. The aerial encroachment must be submitted as a cross-section at the site plan stage, detailing any features in the right-of-way, including, but not limited to utilities, street trees, and sidewalks.
sbernick@ragansmith.com	Agree. Any requested aerial encroachment will be further defined at Site Plan level. It's understood that (if approved by the DRT) an easement will be expected to be recorded by a process determined by the DRT at that time (which could be a final plat). Details specific to this request will be included with the Site Plans for DRT review. [Edited By Scotty Bernick]

lance.fittro@franklin.tn.gov

This is an advisory comment to be addressed on the Site Plan(s), and **should not hinder approval of the Development Plan**:

At the Site Plan stage, any proposed aerial encroachment must be submitted as a cross-section detailing any features in the right-of-way, including, but not limited to utilities, street trees, and sidewalks. Aerial encroachments over the roadway shall not be approved. If approved by the DRT, the aerial encroachment(s) into the right of way shall be shown on the final plat.

[Edited By Lance Fittro]

56. F. Development Plan

jimmy.wiseman@franklin.tn.gov

The applicant shall show the full build out of Carothers Parkway and McEwen Drive, including all of the intersection improvements identified in the Integrated Growth Plan. The City of Franklin will send the applicant the appropriate design files as a guide.

sbernick@ragansmith.com

Agree, the future full build out of the IGP along Carothers Parkway and East McEwen Drive has been added to the PUD as a supplemental sheet. In efforts to provide more clarity with layer management, we've shown the proposed off-site improvements (to be built as part of this development) overlaid with the existing surveyed roadway line work and aerial. Furthermore, the supplemental plan provides the same info noted above along with the future full build out of the IGP (by others). The design team feels separating these illustrations will provide clarity for the reviewers, PC, and BOMA members as to what's specifically being proposed with this development. It is understood that further refinement is required for the road improvements, review by Volkert, and approval by the City for the finalized TIS document.

[Edited By Scotty Bernick]

jimmy.wiseman@franklin.tn.gov

Comment not adequately addressed.

The applicant shall show the full build out of Carothers Parkway and McEwen Drive, including all of the intersection improvements identified in the Integrated Growth Plan on all sheets.

sbernick@ragansmith.com

Agree, the PUD plans have been updated to show the proposed off-site roadway improvements consistent with the TIS recommendation and meetings with staff. Additionally, the full IGP build out is being shown as an existing conditions per a previous comment request from the City.

jimmy.wiseman@franklin.tn.gov

Additional offsite improvements include the following:

- **Prior to the certificate of occupancy** for the first phase office building the developer shall widen the I-65 northbound exit ramp to provide two (2) right turn lanes from I-65 North to East McEwen Drive. This includes any signal modifications necessary to accommodate the additional turn lane.
- **Prior to 50% build out** of the Aureum development, the construction of the East McEwen Drive IGP improvements shall be completed to the Carothers Parkway intersection.
 - Widen East McEwen Drive to provide three (3) travel lanes for eastbound through movements.
 - Widen the eastbound approach of East McEwen Drive to provide two (2) right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway.

The applicant shall meet with Staff to discuss what may qualify for an Impact Fee Offset Agreement. It is recommended that the applicant produce higher level drawings for estimating purposes as soon as possible in order to reduce delays.

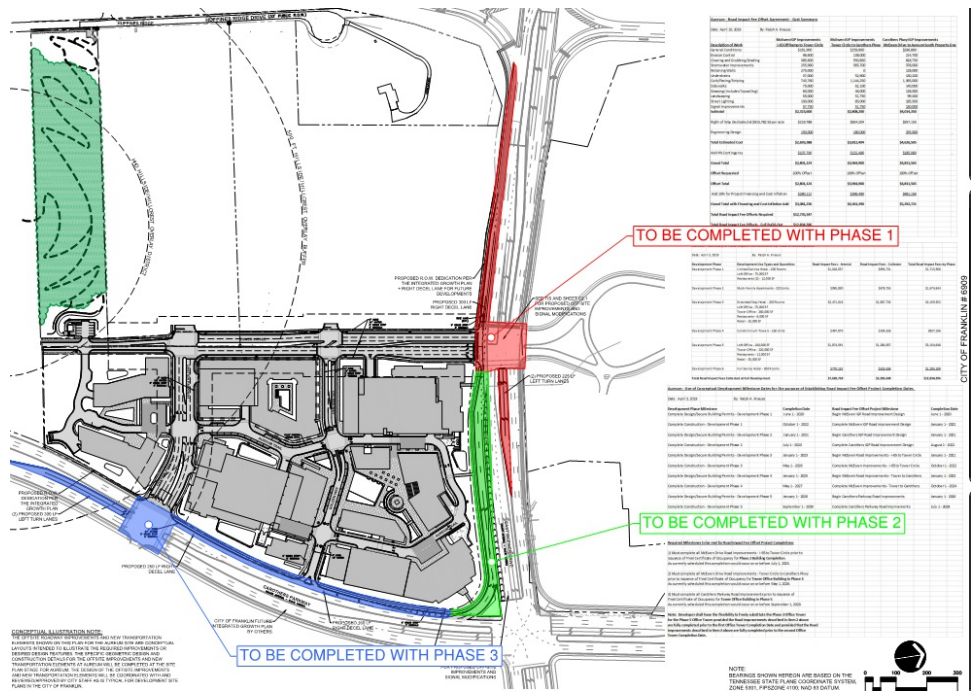
Per recent conversations with City and TDOT staff, it's understood that the I-65 ramp improvements will not be required with the Aureum development. Detailed Impact Fee Offset charts are being included within the PUD to identify full cost breakdown for the road improvements, an itemized breakdown of impact fees collected for each phase, and a conceptual schedule anticipated for each development phase with a conceptual schedule for each Road Impact Fee Offset project and completion. A summary of milestone requirements for completion of roadway improvements is also provided.

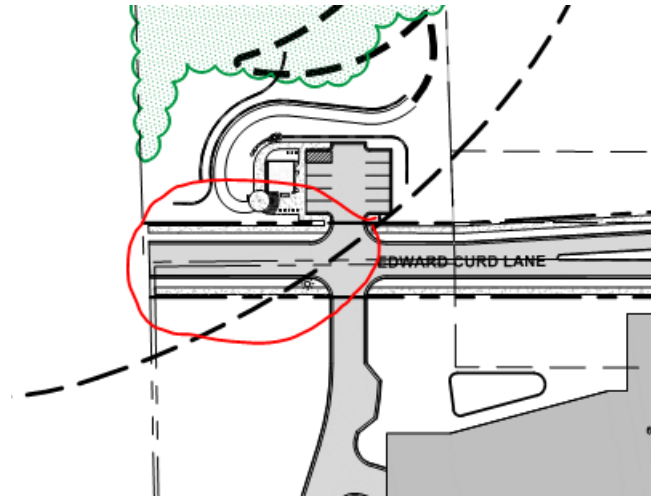
Offsite improvements include the following (exhibit below):

- With the development of **Phase 1**, all of the offsite improvement plans shall be completed and all of the necessary right-of-way shall be dedicated by plat.
- With the development of **Phase 1**, the developer shall provide one additional travel lane on McEwen Drive from I-65 North to Tower Circle, an eastbound right turn lane at the Tower Circle intersection and the westbound double left turn lanes at the Tower Circle intersection. This includes any signal modifications necessary to accommodate the additional turn lane.
- With the development of **Phase 2**, the construction of the East McEwen Drive IGP improvements shall be completed from Tower Circle to the Carothers Parkway intersection.
 - Widen East McEwen Drive to provide three (3) travel lanes for eastbound through movements.
 - Widen the eastbound approach of East McEwen Drive to provide two (2) right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway.
- With the development of **Phase 3**, the construction of the Carothers Parkway IGP improvements shall be completed along the frontage of the Aureum Development.
 - Widen Carothers Parkway to provide three (3) travel lanes for southbound through movements.
- With the development of **Phase 3**, the construction of the northbound left turn lanes at the Carothers Parkway and Ovation Parkway intersection shall be completed. This includes any signal modifications necessary to accommodate the additional turn lane.

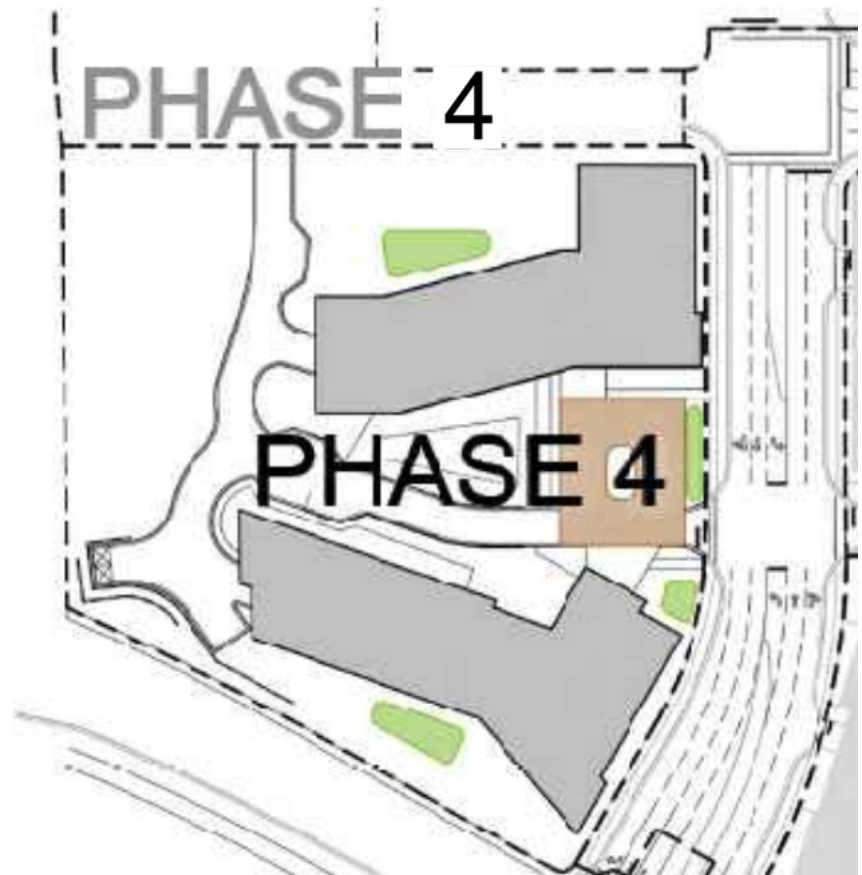
The applicant shall meet with Staff to discuss what may qualify for an Impact Fee Offset Agreement. It is recommended that the applicant produce higher level drawings for estimating purposes as soon as possible in order to reduce delays.

Additionally, the City Engineer reserves the right to adjust the phasing of roadway improvements as market conditions change the development phases.





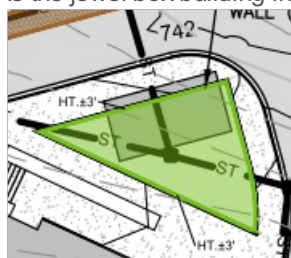
The development plan currently shows this as part of Phase 6. This connection shall be made with the development of the adjacent parcel identified as Phase 4.



119. Water Quality

joe.marlo@franklinn.gov

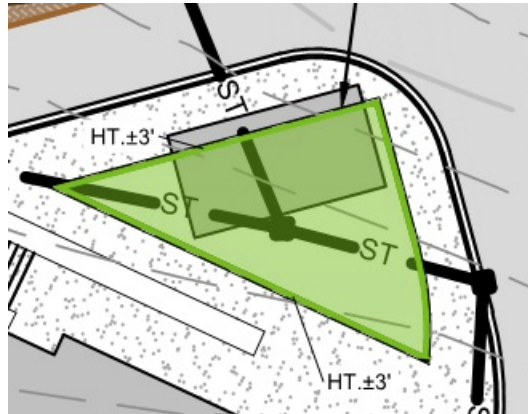
Is the jewel box building intended to be within (above?) the water quality area shown?



sbernick@ragansmith.com At this time, we are expecting the jewel box to be elevated above a portion of the water quality area as a design feature to engage and activate the space while not being adhered by the water quality feature. We understand that this is currently not a common practice in the city of Franklin, but do look forward to discussing the details for the proposed improvements with staff during the site plan stage.

[Edited By Scotty Bernick]

lance.fittro@franklin.tn.gov Applicant shall indicate the footprints of the water quality area and the jewel box building as separate on the development plan. The location of green infrastructure practices beneath structures is not an approved practice per the BMP manual. At Site Plan stage, it shall be demonstrated that all portions of the proposed water quality area are accessible with equipment as may be necessary for both installation and long term maintenance. Encroachment of structures over GIP's to the degree presented is not acceptable. Location of any portion of proposed structures over GIP's will be examined critically at Site Plan stage and any permitted encroachments shall be seen as exceptions to the non-encroaching scenario presented on the Development Plan, not vice versa.



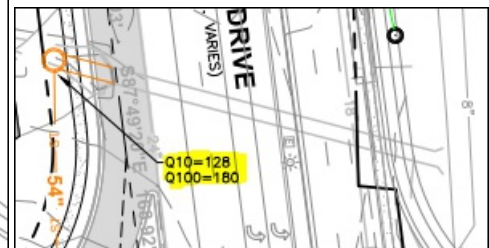
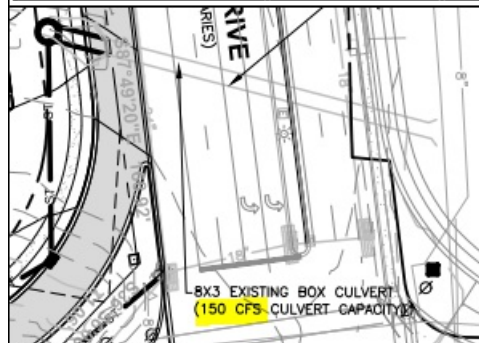
127. Offsite Stormwater Improvements

The following is an Advisory Comment, and **does not hinder approval of the Development Plan**.

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for the next two off-site downstream structures, including for the existing culvert below East McEwen Drive. Should the analysis indicate that the existing storm structure(s) do not have capacity to handle flow from the site, the Applicant will be required to replace the structure(s) with appropriately sized infrastructure.

Drainage requirements from the City of Franklin Street Specifications Table 11.1 are copied below, along with screenshots of the latest PUD submittal. It is unclear if the Q10 and Q100 values shown below include flow from East McEwen Drive.

	Interstate and Limited Access Roadways	Arterials
Inlet Design Frequency	50-yr	10-yr
Storm Sewer Design Frequency	50-yr	10-yr
Culvert Design Frequency	50-yr Check for 100-yr	50-yr Check for 100-yr
Roadway Freeboard	50-yr	50-yr
Ditch Design Frequency	50-yr	10-yr



It is the intent of this development to maintain existing stormwater flow paths and outfall locations while providing stormwater detention onsite so that no additional burdens are placed on downstream structures. The development team also is anticipating that due to the fairly new construction of this box culvert, there should not be an expectation of it needing to be modified for existing conditions.

It is understood that additional calculations and analysis will be required at site plan submittals to ensure our proposed improvements can coexist with these existing conditions.

joe.marlo@franklinton.gov

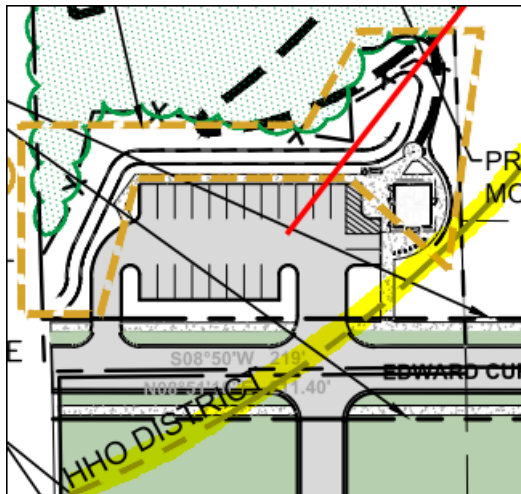
Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.**

Advisory Comment: During detailed engineering design at the Site Plan Stage, the Applicant will be required to provide analysis for the next two off-site downstream structures, including for the existing culvert below East McEwen Drive. Should the analysis indicate that the existing storm structure(s) do not have capacity to handle flow from the site, the Applicant will be required to replace the structure(s) with appropriately sized infrastructure.

131. HHO

joe.marlo@franklinton.gov

No parking, except on-street parking associated with street infrastructure, is permitted within the HHO.



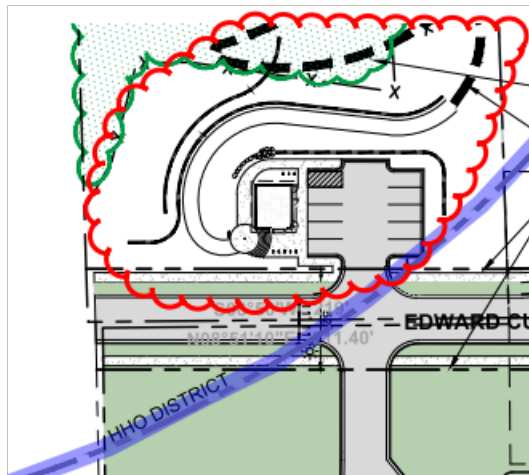
sbernick@ragansmith.com

Per clarification noted on staff comment 121, the parking proposed in this area is for the parkland dedication. Parking shown in this area is not being utilized to meet parking requirements for the Aureum development and is only being provided for public use to serve the mountain bike trail head. We also understand through discussions with staff that layouts for this area may desire to be modified to limit disturbance. We expect these details to be finalized during the site plan stages and final improvements to the southern connection to Huffines Ridge.

[Edited By Scotty Bernick]

joe.marlo@franklintn.gov Comment not adequately addressed.

Grading activities shown in the HHO are not permitted. Applicant to remove walls and associated elements requiring grading from within the HHO.



137. F. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

sbernick@ragansmith.com Understood. It is also understood that any adjustments which do not meet these requirements will be required to be approved by a letter from the director.
[Edited By Scotty Bernick]

kevin.long@franklin.tn.gov

This is an advisory comment and does not hinder the approval of this development plan.

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

138. Existing Conditions

joe.marlo@franklin.tn.gov

The following is a newcomment based on newinformation shown, as discussed with Ragan-Smith on 4/5/19.

Applicant to revise existing curb/gutter linework to reflect existing conditions in Carothers Parkway. (C1.0)

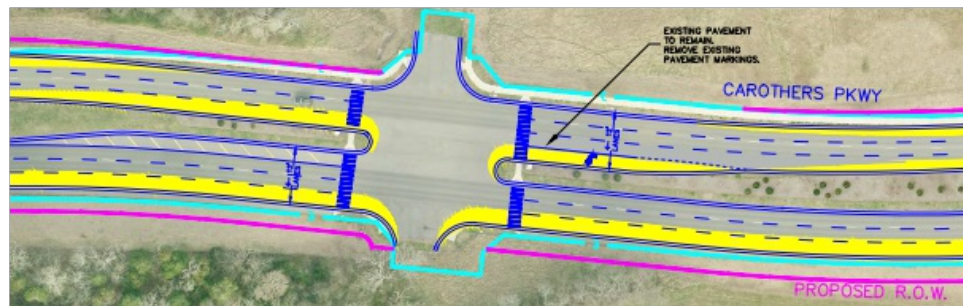


139. Carothers Parkway IGP

joe.marlo@franklin.tn.gov

The following is a newcomment based on newinformation shown, as discussed with Ragan-Smith on 4/5/19.

Applicant to revise ROW Dedication along Carothers Parkway to reflect the IGP. At the Carothers Parkway/Ovation Parkway intersection, Applicant to revise median / pavement / striping to accept SB through traffic.



142. Meeting Required Prior to One Stop

joe.marlo@franklin.tn.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 (joe.marlo@franklin.tn.gov) at the City of Franklin to arrange a meeting at City Hall.

143. B. General Information

jimmy.wiseman@franklinton.gov At One Stop, the right-of-way dedication shall match what is shown in the Offset Agreement exhibits.

Fire-Planning

General Issues

25. Building Code Issues

andyk@franklinton.gov More information is needed about the types of construction proposed for the apartments and the hotel(s).

Without building elevation views, emergency vehicle access requirements cannot be determined.

Parking structures wrapped with buildings generally require fire sprinklers.
Parking structure under any occupied building generally requires fire sprinklers.

[Edited By Andy King]

sbernick@ragansmith.com Anticipated construction types have been added to the plan on Sheet A1.0. Per our pre-application meeting it was noted that construction types may benefit the development and allow some flexibility on ways to address fire-safety concerns in an urban setting. Supplemental documents within the pattern booklet were identified at the Pre-Application meeting. It's the design/development teams understanding that some of the fire safety comments were issued prior to seeing the supplemental documents. Per the pre-application meeting the design/development team has consolidated the info the PUD plan sheets. Fire access via auto-turn has been provided in the set. Parking structures will comply with fire-safety requirements.

andyk@franklinton.gov The construction types on this page are typical IBC and should not be assumed to be acceptable. Specifically, the southern residential component is not clear how access is achieved especially from arterial roads, grade challenges, and retaining walls. Therefore, it is not approved in any form of combustible construction without further discussion.

The second large apartment building has steep grades on two sides, wraps a parking garage, and has limited access from the entrance side. Please prepare to provide fire sprinklers in the garage as it does not meet the intent of being open for emergency access. Additionally, it poses challenges for egress since the stairwells are likely shared.

The garage (serving the hotel) on the SE side of the property will likely need fire sprinklers due to lack of access.

[Edited By Andy King]

sbernick@ragansmith.com Understood. Based on our work-session, the design/development team has included a chart showing anticipated building types based on our opinion at this time. Although, we all understand a need for flexibility at this stage until site/building plans are designed/reviewed, we also understand additional fire comments may be forthcoming when additional information is provided.

andyk@franklintn.gov

The applicant shall modify the table on page A1.2 so that any constructed IBC Residential occupancy is Type III or non-combustible, regardless of the number of stories, podiums, and building height and areas based upon grade and access considerations. All IBC residential building shall provide full NFPA 13 systems. All structured parking requires fire sprinklers throughout based upon limited access and proximity to the buildings.

34. Access

andyk@franklintn.gov

There does not appear to be adequate emergency access to the southernmost apartments.

Please provide a description and measurements indicating that all points of the building are within 150' of the fire apparatus access road (drive lane/parking lot). - IFC 503.1.1

sbernick@ragansmith.com

Understood. Sheet C4.0 shows how anticipated access around the multi-family structures will be provided. Additionally, 150' hose pull radii are graphically shown in that area. It should also be noted that a southern road connection must be extended for the development. This residential pad will be further analyzed to provide a more composite access/connections that incorporate this required extension.
[Edited By Scotty Bernick]

andyk@franklintn.gov

see note on the previous comment that disagrees with combustible construction.

sbernick@ragansmith.com

Access around the southern multi-family block has been updated per revisions to the layout and incorporation of comments discussed. Hose pull dimensions are labeled on the plans. Circulation for emergency services is being shown in the service area to illustrate turning movements. Additionally, anticipated building types are being provided with this application.
[Edited By Scotty Bernick]

andyk@franklintn.gov

The applicant shall construct Edward Curd Lane and the rear access to the apartments prior to occupancy of the apartments.

144. Access

andyk@franklintn.gov

The applicant shall remove the hardscape raised median on Golden Way as an emergency vehicle cannot pass other vehicles.

145. Addressing

andyk@franklintn.gov

The applicant shall remove any reference to Tower Circle south of McEwen Drive as Edward Curd lane appears to be a more logical continuation for addressing purposes.

Parks

General Issues

4. Parkland information

kevinl@franklintn.gov

Parks-

This development will be under the new 2016-25 Ordinance. You may find the new code at:

https://library.municode.com/tn/franklin/codes/code_of_ordinances

Applicant shall inform staff how they plan to meet Parkland ordinance requirements and show on plan set.

The applicant shall adjust figures in the site data chart referring to parkland. This would be the number of dwellings times \$4,304. In this case you have 480 units or dwellings x \$4,304=\$2,065,920. Fees in Lieu due at final plat

These fees are due at the final plat stage.

Parkland impact fees are due prior to the issuance of the building permit if the final plat hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit.

Please contact Kevin Lindsey at:

615-794-2103 ext 6948 or at KevinL@franklintn.gov

sbernick@ragansmith.com

Understood. The development team is pursuing the purchase of an adjacent parcel in efforts to dedicate that land towards meeting the parkland dedication requirements. The development team will be updating the City on the status of this possible dedication prior to Planning Commission.

This plan can't go to BOMA or placed on an the agenda without a Parkland Dedication and Impact Agreements being approved by the Law Department.

Parkland Impact fee And Dedication procedure and timeline

This template is used for all Parkland Dedication and Impact Agreements with the City of Franklin. Below is a list of components that should be included as exhibits (samples under Appendix A) with any Agreement, as well as a timeline for submittal and approval of agreements. It is important to note that this template, and provisions within it, may be altered when necessary to fit the project being proposed.

Exhibits to be Included:

- Image of Area to where the project will be built
- Design concept for the project
- Proposed budget for the project
- Full-Color Concept Plan

Timeline for Submittal and Approval

Development Agreements for Parkland Dedication projects must be submitted to the Franklin Municipal Planning Commission (FMPC) at the time the **Development Plan** is submitted. This is important as both documents will need to travel together through FMPC and the Board of Mayor and Aldermen (BOMA). Development Agreements will also be reviewed by the departments listed below. Other departments may need to review the Agreement, but the timeline for review will generally be:

- Parks Department Review: 10 days
- Risk Management Review: 10 days
- Engineering Department Review: 15 days
- Law Department Review: 30 days

After each of these departments has reviewed and approved the agreement, both the Development Agreement and Development Plan will be sent to FMPC and BOMA for review and approval.

Note: A development plan will NOT be placed on a BOMA agenda without an agreement accompanying the development plan. If fees are to be paid and no credit given, then the development plan shall show and be listed on the plan set that fees in lieu will be paid at the **final plat**.

Additional Notes

It is important to note that circumstances may arise which may alter this timeline, so please plan projects accordingly.

- These fees are due at the final plat stage.
Parkland impact fees are due prior to the issuance of the building permit if the **final plat** hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit

Contact Kevin Lindsey at Parks for more information if needed. 615-794-2103-ext 6948

sbernick@ragansmith.com Understood. The required items noted are being provided with this submittal.

kevinl@franklintn.gov	Parks-The price for land in the take down chart on C2.2 list the property value at 1,300,000. According to the ordinance the price of land is set at \$62,121 per acre as listed in the ordinance on page 13 of 20. Please adjust the price of land to \$319,923.15.
sbernick@ragansmith.com	Parkland calculations and fees have been revised accordingly.
kevinl@franklintn.gov	Parks- 4-5-19 A Parks Narrative is needed for explaining the path this dedication process will follow. Land Dedication, Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets and Private Park and Recreation Amenities Off-sets. For Private Park Amenities- Include verbiage in the narrative on private amenities total cost of the amenity then include break down of the 25% which will be eligible for impacts so that is clear on total price of the amenity for off-set. The applicant shall start the Parkland Contract in a draft form including all exhibits needed to inform staff of details. This contract will be due at the site plan stage and if not completed by the 2nd DRT it will be held in that stage until approved by Law. 4-10-19 Ralph submitted a draft version of the contract with a narrative and exhibits on 4-9-19. This will be submitted to law as soon as Parks has looked over it. -Calculation sheet on C2.2 shall be updated to show new additions. -Include Narrative in IDT for further reference. 4-11-19 Josh updated sheet C2.2 in IDT The Narrative has been uploaded in IDT The Draft Contract has been submitted to Risk and Law [Edited By Kevin Lindsey]

Planning

General Issues

122. Trailhead

josh.king@franklintn.gov	Trailhead and restroom facilities. Staff is not supportive of the MOS request for the retaining wall on the eastside of Edward Curd Lane. Parking, restroom, and trailhead are acceptable, but we need to work collaboratively on a solution that does not involve 30 foot retaining walls.
sbernick@ragansmith.com	The parkland area has been adjusted to minimize the previous retaining wall heights and eliminate the MOS request. There are several control points that will dictate the design of the parkland area including wall location, height, slope grades on the southern access, coordination with the neighboring development to the south, and others. We understand there may need to be a different approach to this parkland trailhead and the development team will work with city staff to determine the best application for the city during site plan stages. [Edited By Scotty Bernick]

josh.king@franklintn.gov	Applicant shall remove parking lot area for the trailhead area. Grading is not permitted in the HHO and this supportive parking will be included in any parkland agreement/improvements.
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135. Dumpster Enclosures

josh.king@franklintn.gov	Applicant shall, at site plan, provide plans that show how the dumpster enclosures: 1. Are not visible from McEwen or Carothers Parkway (topo, Vegetative buffer, etc.) 2. Meet the standards for a building elevation (i.e. roof form)
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sbernick@ragansmith.com	Agree.
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josh.king@franklintn.gov	Applicant shall, at site plan, provide plans that show how the dumpster enclosures: 1. Are not visible from McEwen or Carothers Parkway (topo, Vegetative buffer, etc.) 2. Meet the standards for a building elevation (i.e. roof form)
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140. Modification of Standards

amy.diaz-barriga@franklintn.gov	Per conversations on 4/5, applicant is no longer requesting MOS#3. Applicant shall remove the request from the cover sheet, and staff will process this application, and all associated documents, without this request.
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146. Modification of Standards

amy.diaz-barriga@franklintn.gov	Applicant has withdrawn their MOS #2 request as of 4.22/2019 via email from Scotty Bernick. As such, the applicant shall remove the MOS request from the cover sheet.
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2018.12.31_Aureum Pattern Booklet.pdf

26. Parking Garages

josh.king@franklintn.gov	Parking garages must meet the same building façade requirements as other buildings per the Zoning Ordinance. The first three images meet the intent of the ordinance but the remainder of the concept images do not. Please remove the images or the sheet. Staff is not comfortable with these images remaining in the development plan set if they do not meet the ordinance.
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sbernick@ragansmith.com	Understood, parking structure images have been modified and/or removed based on our pre-application meeting.
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josh.king@franklintn.gov	Comment to stay open as a Condition of Approval- Applicant shall ensure all visible sides (at time of construction) of the parking garage meet the COF ZO regulations pertaining to building design.
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sbernick@ragansmith.com	Understood.
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josh.king@franklintn.gov	Applicant shall, at site plan, ensure all visible sides of the parking structure (at time of construction) meet the COF Zoning Ordinance building requirements.
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sbernick@ragansmith.com	Agree.
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josh.king@franklintn.gov	Applicant shall ensure all visible sides (at time of construction) of the parking garage meet the COF ZO regulations pertaining to building design.
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28. Building Heights

josh.king@franklintn.gov	What are the intended building heights (min/max) and construction type? Several of the planned rooftop amenity spaces could be disapproved at site plan depending on the construction type.
--------------------------	---

sbernick@ragansmith.com	Understood. Intended building heights allow a maximum of 12 stories. Per our pre-application meeting, it's understood that certain rooftop elements with roofs and/or other structures may be restricted on top of the 12th story and may require certain rooftop elements to be placed on top of the 11th story. [Edited By Scotty Bernick]
josh.king@franklintn.gov	Comment to remain open until site plan stage. Final building heights and rooftop amenities will be approved at individual site plans. Permanent or semi permanent structures above the 12th floor will not be permitted or approved.
sbernick@ragansmith.com	Understood.
josh.king@franklintn.gov	Comment to remain open until site plan stage. Final building heights and rooftop amenities will be approved at individual site plans. Permanent or semi permanent structures above the 12th floor will not be permitted or approved.
sbernick@ragansmith.com	Understood.
josh.king@franklintn.gov	At Site Plan, building heights and rooftop amenities shall not exceed 12 stories in height

2018.12.31_Aureum PUD Plans.pdf

31. Shared Parking

josh.king@franklintn.gov	Submit a shared parking analysis with Initial Submittal. Staff will not permit a blanket 30% reduction without adequate documentation and justification. Parking will still be subject to take down charts evaluated at the site plan process. [Edited By Amy Diaz-Barriga]
sbernick@ragansmith.com	Agree, a shared parking analysis based on ULI recommend parking calculations is being included with the initial submittal. Detailed parking calculations will be verified at the site plan process as requested.
josh.king@franklintn.gov	Staff concurs with the approach and methodology to determine appropriate parking ratios and sharing. Final parking counts will be evaluated on a site plan by site plan basis. It will be based on: Parking analysis provided at time of submittal Parking demand for existing uses (if Any) Construction timing of the parking garage(s) Availability of any surface lot parking provided [Edited By Joshua King]
sbernick@ragansmith.com	Agree.
josh.king@franklintn.gov	Comment to remain as a condition of approval: Staff concurs with the approach and methodology to determine appropriate parking ratios and sharing. Final parking counts will be evaluated on a site plan by site plan basis. It will be based on: Parking analysis provided at time of submittal Parking demand for existing uses (if Any) Construction timing of the parking garage(s) Availability of any surface lot parking provided
sbernick@ragansmith.com	Agree.

josh.king@franklintn.gov	Staff concurs with the approach and methodology to determine appropriate parking ratios and sharing. Final parking counts will be evaluated on a site plan by site plan basis. It will be based on: Parking analysis provided at time of submittal Parking demand for existing uses (if Any) Construction timing of the parking garage(s) Availability of any surface lot parking provided
--------------------------	--

37. Service doors/Loading Zones

josh.king@franklintn.gov	I see one potential service area for the full service hotel. How will deliveries be handled for the other two? Show loading zones or a cross section showing adequate garage height if these are to be located internal to the garages.
--------------------------	---

sbernack@ragansmith.com	Agree, supplemental exhibits have been included with the initial submittal to show conceptual loading/unloading and circulation. These are being provided to show design intent at a conceptual level. The design/development team will verify that loading/unloading is being provided consistent with the enclosed concepts at the site plan phase.
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josh.king@franklintn.gov	This can be continued through the site plan stage. Comment to remain as a condition of approval
--------------------------	---

sbernack@ragansmith.com	Understood.
-------------------------	-------------

josh.king@franklintn.gov	Applicant shall, at individual site plans, illustrate loading zones and appropriate service areas to support the overall development of each 'block.' These shall include autoturn templates, appropriate screening, and other illustrative details as required.
--------------------------	--

sbernack@ragansmith.com	Agree.
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josh.king@franklintn.gov	Applicant shall, at site plan illustrate how all of the service areas work with appropriate autoturn templates and are an appropriate size based on the intended users
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Stormwater

General Issues

121. ARAP Permit Required

jeff.willoughby@franklintn.gov	Advisory comment: An Aquatic Resource Alteration Permit (ARAP) is required to alter the pond/wetland/stream onsite. A notice of coverage (NOC) will be required before site permits are issued at the site plan stage.
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sbernack@ragansmith.com	Understood.
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Water/Sewer

General Issues

10. Sanitary sewer

ben.mcneil@franklintn.gov	The sanitary sewer availability that has been submitted has some miscalculations shown on the office numbers. The GPD was not figured with the correct SFU and it appears that the SFU equivalents are more than what was originally shown. The current South Prong Interceptor line is at or near capacity and the numbers shown with this development will trigger additional upgrades to this infrastructure. The applicant shall be aware that at this stage, the upgrades have not been identified and are expected to be significant. Franklin Water, Engineering and Admin staff are investigating requirements and options to keep the development plan moving forward. Prior to any approvals of the development plan, all development agreements and offsite infrastructure requirements must be identified and agreed upon. The development agreements shall be approved by BOMA and recorded prior to final approvals. Once the improvements have been identified, Franklin Water will schedule a meeting with applicant to review the findings. For Questions, please contact Ben McNeil or Scott Andrews at (615)794-4554.
lhorn@ragansmith.com	Per sanitary sewer treatment and conveyance availability received on January 11, 2019, this site has been approved for 1440 SFUE. Based on receipt of availability, we feel this comment no longer applies.
ben.mcneil@franklintn.gov	The sanitary sewer availability issued January 11, 2019 states, "The development is responsible for any extensions required for connection to the city's systems as well as any condition of approvals related to the submitted and approved Sanitary sewer drainage basin plans. In addition, the city of Franklin has determined that improvements to South Prong interceptor will be required in order to accommodate proposed sanitary sewer flows from this project and other projects leading to the aforementioned interceptor. As such, the developer and/or owner will be responsible for their respective and yet to be determined proportionate share of the cost of said infrastructure improvements as approved by the City of Franklin Board of Mayor and Alderman." The developer is responsible for all costs associated with the studying, design, and construction to improve and extend the sanitary sewer conveyance system for the proposed project and shall dedicate all easements associated with the upgrades. The developer must provide a phasing plan for approval concurrent with the development plan. It shall include anticipated construction dates, sequencing and anticipated dates for occupancy. To date, the requirements for the sanitary sewer upgrades have not been identified. The applicant shall be aware of the unknown factors that relate to the sanitary sewer and be prepared to discuss at a later date. This development plan cannot be approved until the upgrades required have been identified. A development agreement relating to the developer's and/or owner's financial contribution to the infrastructure upgrade must accompany the development plan for approval. For questions, please contact Scott Andrews or Ben McNeil with Franklin water management. 615-794-4554.

sbernick@ragansmith.com	Understood. A proposed phasing plan is provided within the PUD plans. It is expected that Phase 1 will begin construction in 2020 with occupancy in 2021. The development team will work closely with the City of Franklin Sewer Department to determine what upgrades will be needed and what financial contribution will be provided.
ben.mcneil@franklin.tn.gov	The sanitary sewer availability issued January 11, 2019 states, "The development is responsible for any extensions required for connection to the city's systems as well as any condition of approvals related to the submitted and approved Sanitary sewer drainage basin plans. In addition, the city of Franklin has determined that improvements to South Prong interceptor will be required in order to accommodate proposed sanitary sewer flows from this project and other projects leading to the aforementioned interceptor. As such, the developer and/or owner will be responsible for their respective and yet to be determined proportionate share of the cost of said infrastructure improvements as approved by the City of Franklin Board of Mayor and Alderman." The developer is responsible for all costs associated with the studying, design, and construction to improve and extend the sanitary sewer conveyance system for the proposed project and shall dedicate all easements associated with the upgrades. The developer must provide a phasing plan for approval concurrent with the development plan. It shall include anticipated construction dates, sequencing and anticipated dates for occupancy. • The applicant has added a proposed phasing plan for the sanitary sewer service. The applicant shall provide an estimated GPD/SFU required for each phase to better understand the overall build out and schedule. To date, the requirements for the sanitary sewer upgrades have not been identified. The applicant shall be aware of the unknown factors that relate to the sanitary sewer and be prepared to discuss at a later date. This development plan cannot be approved until the upgrades required have been identified. A development agreement relating to the developer's and/or owner's financial contribution to the infrastructure upgrade must accompany the development plan for approval. For questions, please contact Scott Andrews or Ben McNeil with Franklin water management. 615-794-4554.
sbernick@ragansmith.com	As discussed with staff, it is understood that this comment is the city's responsibility to finalize agreements needed. It is also understood from all discussions with staff that this comment will not stop this approval process for the development plan. Similar to other developments that have been approved in this sewer basin. If this comment is being misunderstood by the development team, we request staff contact Ralph Knauss at 615-472-8916 (southstar representative) to explain the details.

ben.mcneil@franklintn.gov The sanitary sewer availability issued January 11, 2019 states, "The development is responsible for any extensions required for connection to the city's systems as well as any condition of approvals related to the submitted and approved Sanitary sewer drainage basin plans. In addition, the city of Franklin has determined that improvements to South Prong interceptor will be required in order to accommodate proposed sanitary sewer flows from this project and other projects leading to the aforementioned interceptor. As such, the developer and/or owner will be responsible for their respective and yet to be determined proportionate share of the cost of said infrastructure improvements as approved by the City of Franklin Board of Mayor and Alderman."

The developer is responsible for all costs associated with the studying, design, and construction to improve and extend the sanitary sewer conveyance system for the proposed project and shall dedicate all easements associated with the upgrades.

The developer must provide a phasing plan for approval concurrent with the development plan. It shall include anticipated construction dates, sequencing and anticipated dates for occupancy.

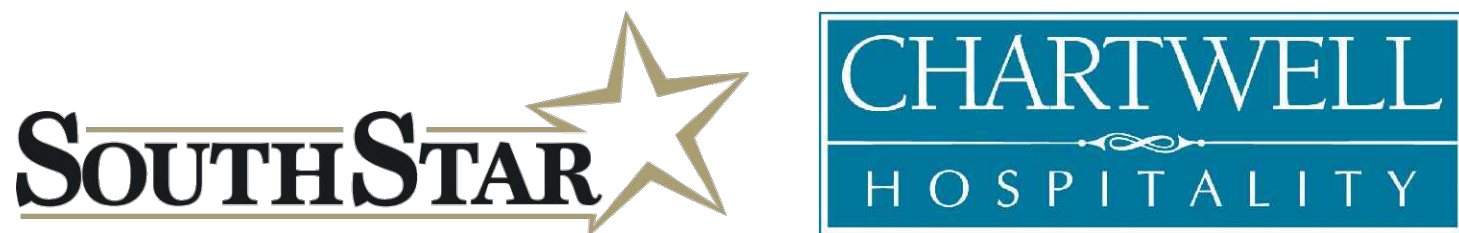
- **The applicant has added a proposed phasing plan for the sanitary sewer service. The applicant shall provide an estimated GPD/SFU required for each phase to better understand the overall build out and schedule.**

To date, the requirements for the sanitary sewer upgrades have not been fully identified but WMD is actively working on finalizing the recommendations. The applicant shall be aware of the unknown factors that relate to the sanitary sewer and be prepared to discuss at a later date. The development plan can be approved under these conditions, but the site plan cannot be submitted until WMD has received and approved a detailed phasing plan for the project. The phasing plan shall include expected construction start dates for each phase, expected sanitary sewer flows for each phase, and anticipated date of application for certificate of occupancy for each phase.

To date no other developments have been approved in this basin. All developments are in progress and have same condition awaiting finalization. Vernon Gerth is aware of the conditions and is currently working through the issue with Franklin Water Management.

[Edited By Scott Andrews]

PUD DEVELOPMENT PLANS
FOR
AUREUM
SS-CH FRANKLIN, LLC



CONTACTS

OWNER/DEVELOPER

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OWNER/DEVELOPER

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CIVIL

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RABUN@RABUNARCHITECTS.COM

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

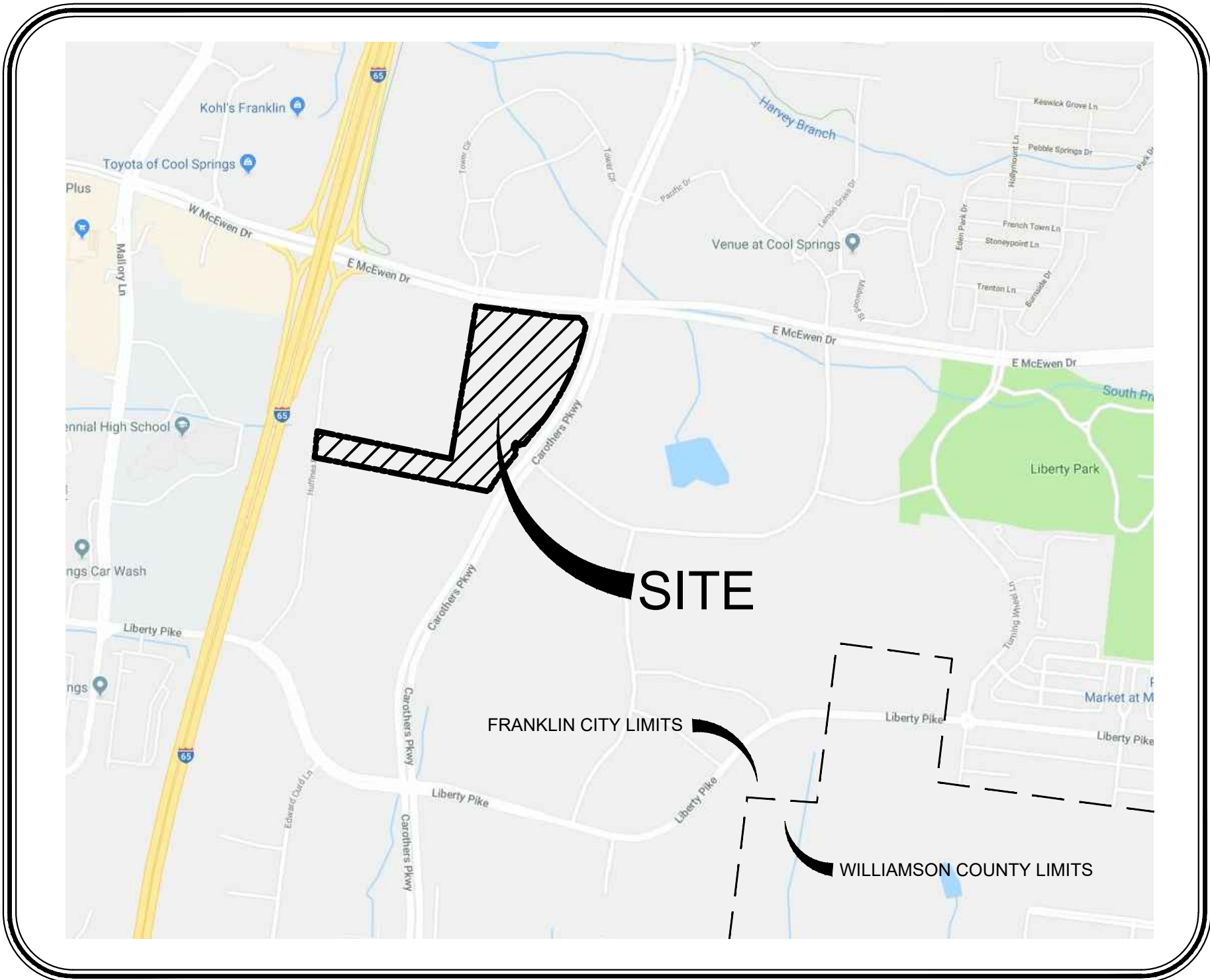
C1.0 OVERALL EXISTING CONDITIONS PLAN
C2.0 OVERALL DEVELOPMENT PLAN
C2.1 ENLARGED DEVELOPMENT PLAN
C2.2 ENLARGED PARKLAND PLAN
C2.3 FUTURE IGP PLAN
C3.0 OVERALL GRADING AND DRAINAGE PLAN
C4.0 OVERALL R.O.W. & ACCESS PLAN
C5.0 OVERALL UTILITY PLAN

ARCHITECTURAL PLANS

A1.0 MASSING
A1.1 DEVELOPMENT PHASING
A1.2 ARCHITECTURAL IMAGERY
A1.3 GARAGE FACADE IMAGERY
A1.4 CROSS SECTIONS

MODIFICATION OF STANDARDS

- MOS 5.3.5(3)(e) Roof Forms- Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.
- MOS 5.6.4(1)(a) Retaining Walls- Amend to allow cast-in-place concrete and/or metal finish walls. Final product for decorative and/or rubbed finish concrete will achieve a quality architectural finished standard. Wall color may vary from mixed-use architecture (i.e. gray concrete finish vs. glass structure building, however, must be harmonious with the color palette). This modification is necessary to provide wall finishes necessary to achieve an urban/modern/industrial appearance.
- MOS 3.2.3: Use Table to amend the SD-X permitted uses to allow Vehicle Sales and Rental. While a traditional car lot on site is not anticipated, the development team sees the need to allow for high-end vehicular manufacturers to display vehicles for sale within a display inside a store front. Additionally, the development team foresees other potential vehicular options (scooters, motorcycles, atv, etc.) or rental type services for car-share that may become relevant in the years to come.



LOCATION MAP
SCALE

TAX MAP 62, PARCEL 18.02 & 19.03
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNNESSEE

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

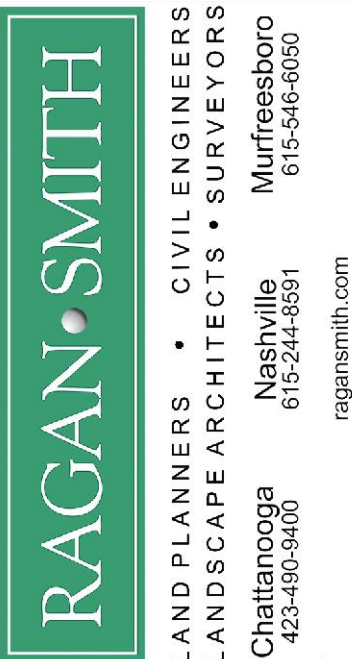
ROADWAY IMPACT FEES WILL BE UTILIZED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES ON DECEMBER 31, 2018. ROADWAY IMPACT FEE OFFSET CALCULATIONS ARE PROVIDED ON SHEET C2.3.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.2.

ADVISORY NOTE:

COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	NO SCALE	1	2019.04.04	2019	1	PER CITY COMMENT

COVER SHEET

C0.0



ON SITE SPECIMEN TREES					
24" HACKBERRY	24" HACKBERRY	24" COTTONWOOD	30" OSAGE ORANGE	28" OAK	
24" HACKBERRY	24" HACKBERRY	24" CEDAR	36" OSAGE ORANGE	30" OAK	
24" HACKBERRY	30" HACKBERRY	24" OSAGE ORANGE	38" OSAGE ORANGE	36" OAK	
24" HACKBERRY	30" HACKBERRY	26" OSAGE ORANGE	24" OAK		
24" HACKBERRY	32" HACKBERRY	26" OSAGE ORANGE	24" OAK		
24" HACKBERRY	36" PERSIMMON	30" OSAGE ORANGE	24" OAK		
SPECIMEN TREE CALIPER REMOVED:					672
***TOTAL EXEMPT (ACCESS ESMIT) CALIPERS TO BE REMOVED					-382
ADJUSTED SPECIMEN TREE CALIPERS REMOVED:					290
SPECIMEN TREE DBH REPLACEMENT:					580

KEY

X SPECIMEN TREES TO BE REMOVED

	SPECIMEN TREES TO REMAIN
	SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
	SPECIMEN TREES TO BE REMOVED

	SPECIMEN TREES TO REMAIN
	SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
	SPECIMEN TREES TO BE REMOVED

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, R.L.S. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7387, PAGE 667, REGISTERS' OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP No. 47187G0212F, WITH AN EFFECTIVE DATE OF 2009/29, 2008, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL No. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROPERTY IS LOCATED. S-40 MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATEMENT OF IMPACTS:
DRAINAGE FACILITIES - CURRENTLY, ALL SITE STORMWATER FLOW TO A CULVERT UNDER MCWEEN DRIVE NEAR THE SOUTHWEST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

C1.0

DEVELOPMENT PLAN OFFSET AGREEMENTS:

- 1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
- 2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY	
	MULTI-FAMILY
	OFFICE
	HOTEL
	RESTAURANT/RETAIL
	GARAGE
	CANOPY

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE,
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST
OVERLAY DISTRICT

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: 500' BUFFER OF HILLSIDE
OVERLAY DISTRICT

PROPOSED R.O.W. DEDICATION
MULTI-FAMILY ENCLAVE ABOVE
PARKING WITH SHARED
AMENITY COURTYARD

PROPOSED R.O.W. DEDICATION PER
THE INTEGRATED GROWTH PLAN
(2) PROPOSED 300 LF
LEFT TURN LANES

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT

PROPOSED TRAFFIC
SIGNAL MODIFICATION

PROPOSED 250 LF RIGHT
DECEL LANE

EX. ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: SD-X,
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD: CONVENTIONAL

STATEMENT OF IMPACT:

POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3.2% Required
Site Acreage: 27.19 Acres Open Space Acreage Required: 0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:	
Key	Classification
Type	Area of Open Space
Paved Area	Percent Paved Impervious
Area 1	Formal
TBD	35,533 s.f.
26,601 s.f.	75%(100% Permitted)
Total Provided: 35,533 s.f.	

SHARED PARKING ANALYSIS													
USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3
Retail	70,000				3.33	233				233			
Restaurant	30,000		90	90	10.00	300	60	90		450			
Office (Tower)	500,000				4.00	2,000				2,000			
Office (Loft)	250,000				4.00	1,000				1,000			
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	1,150	528	1,550
Hotel (Limited)	200	0		25	1.00	200		25	0	225			264
Hotel (Extended)	200	0		25	1.00	200		25	0	225			0
Condo	160				1.5/2.5/3	308				308			
Multi-Family	320				1.5/2.5/3	616				616			
TOTAL										5,707			4,042
COF SHARED:											29.18%		

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

TRANSIT STOP TO BE COORDINATED WITH CITY STAFF AT SITE PLAN PHASE
SEE SHEET C4.0 FOR PROPOSED ACCESS AND CONSTRUCTION/EASEMENT

MOS #1:
MOS 5.3.5(3)(e) Roof Forms- Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

PROPOSED 300 LF RIGHT DECEL LANE

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS

PROPOSED TRAFFIC SIGNAL MODIFICATION
(2) PROPOSED 225 LF LEFT TURN LANES

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE,
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS AND SIGNAL MODIFICATION

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

PROPOSED R.O.W. DEDICATION PER THE INTEGRATED GROWTH PLAN

MOS 5.6.9(1)&(2) Retaining Walls- Amend to allow cast-in-place smooth finish concrete and/or metal finish walls. Wall color may vary from mixed-use architecture (i.e. gray concrete finish vs. glass structure building, however, must be harmonious with the color palette). This modification is necessary to provide wall finishes necessary to achieve an urban/modern/industrial appearance.

NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN

SITE DATA CHART:

PROJECT INFORMATION:

NAME: CITY OF FRANKLIN PROJECT NUMBER:
SUBDIVISION / LOT #: 6909 / N/A
MAP / PARCEL: 062 / 18.02, 19.03
STREET ADDRESS: TBD
FRANKLIN WILLIAMSON TN 37206

AUREUM 6909
N/A / N/A
062 / 18.02, 19.03
TBD
FRANKLIN WILLIAMSON TN 37206

CIVIL DISTRICT:

EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY: MECO-4
PROPOSED ZONING: SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT
CI, CIVIC AND INSTITUTIONAL DISTRICT (ELLER PROPERTY)
HTO, HHO, 500' HHO BUFFER
OTHER APPLICABLE OVERLAYS: EITHER APPLY
PROPOSED DEVELOPMENT STANDARD: CONVENTIONAL
EXISTING LAND USE: VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:

SS-CH FRANKLIN, LLC
501 CORPORATE CENTER DR. SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
GLENN MCGEEHEE
ROBERT G. SCHAEDEL III
GMCHEE@SOUTHSTARCO.COM
RSCHAEDEL@CHARTWELLHOSPITALITY.COM

APPLICANT:

RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SCOTTY BERNICK
SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE: 15' MIN.
CAROTHERS PARKWAY: 15' MIN.
TOWER CIRCLE: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
OVATION PKWY: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
EDWARD CURD LANE: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
SOUTHERN BOUNDARY: 15' MIN.

INTERNAL SETBACKS:

FRONT (PUBLIC ROAD): 0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA): 0' MIN.
SIDE: 0' MIN.
REAR: 0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET

ANTICIPATED R.O.W. DEDICATION: 3.73 AC (162,602 S.F.)
ADJUSTED SITE ACREAGE: 23.46 AC (1,021,823 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:

OFFICE: 750,000 S.F.
RETAIL/RESTAURANT: 100,000 S.F.
HOTEL KEYS (SF): 700 KEYS (525,000 S.F.)
TOTAL: 1,375,100 SF (INCLUDES 700 HOTEL KEYS)

ATTACHED RESIDENTIAL UNITS:

OVERALL DENSITY: 480 MULTIFAMILY UNITS (525,000 S.F.)
NET DENSITY (MINUS R.O.W.): 17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY): 20.46 [480 UNITS/ 23.46 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY): 24.45 [480 UNITS/ 19.63 AC]

BUILDING HEIGHT:

1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)

PARKING REQUIREMENT:

(SEE OVERALL PARKING CHART, SHEET C2.0)

MIN. LANDSCAPE SURFACE RATIO (LSR):

20
31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC: 35.4% / 418,744 S.F. / 9.61 AC
REQ. TREE CANOPY % / SF / AC: 8.5% [354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC: 14.6% / 173,330 S.F. / 3.98 AC (EXCLUDING FUTURE R.O.W.)

EXISTING SPECIMEN TREE DBH:

744 DBH
SPECIMEN TREE DBH TO REMAIN: 48 DBH
SPECIMEN TREE DBH REMOVAL: 696 DBH
EXEMPTION WITHIN R.O.W.: (382 DBH)
ADJUSTED DBH REPLACEMENT: 314 DBH (696-382)
SPECIMEN TREE REPLACEMENT: 628 DBH (314 X 2)

OPEN SPACE:

FORMAL: 0.82 AC, (3%)
INFORMAL: 0 AC. - N/A

PARKING SUMMARY:

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88. DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBLT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F AND 47187C0202F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH ARE PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:

USE LOCATIONS/PHASING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

CITY OF FRANKLIN # 6909

AUREUM

FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

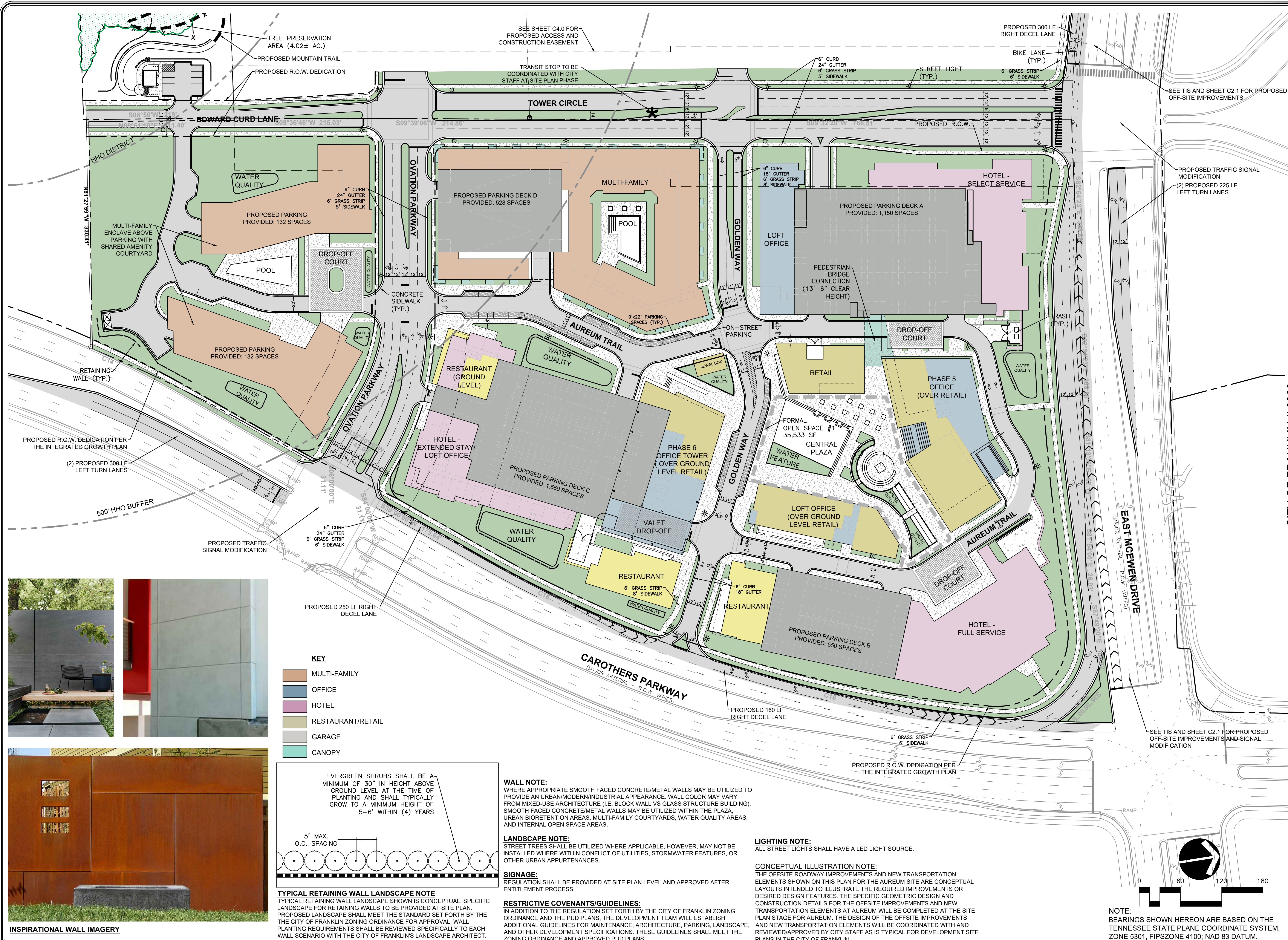
RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville Murfreesboro
615-244-8591 615-546-9050
ragansmith.com



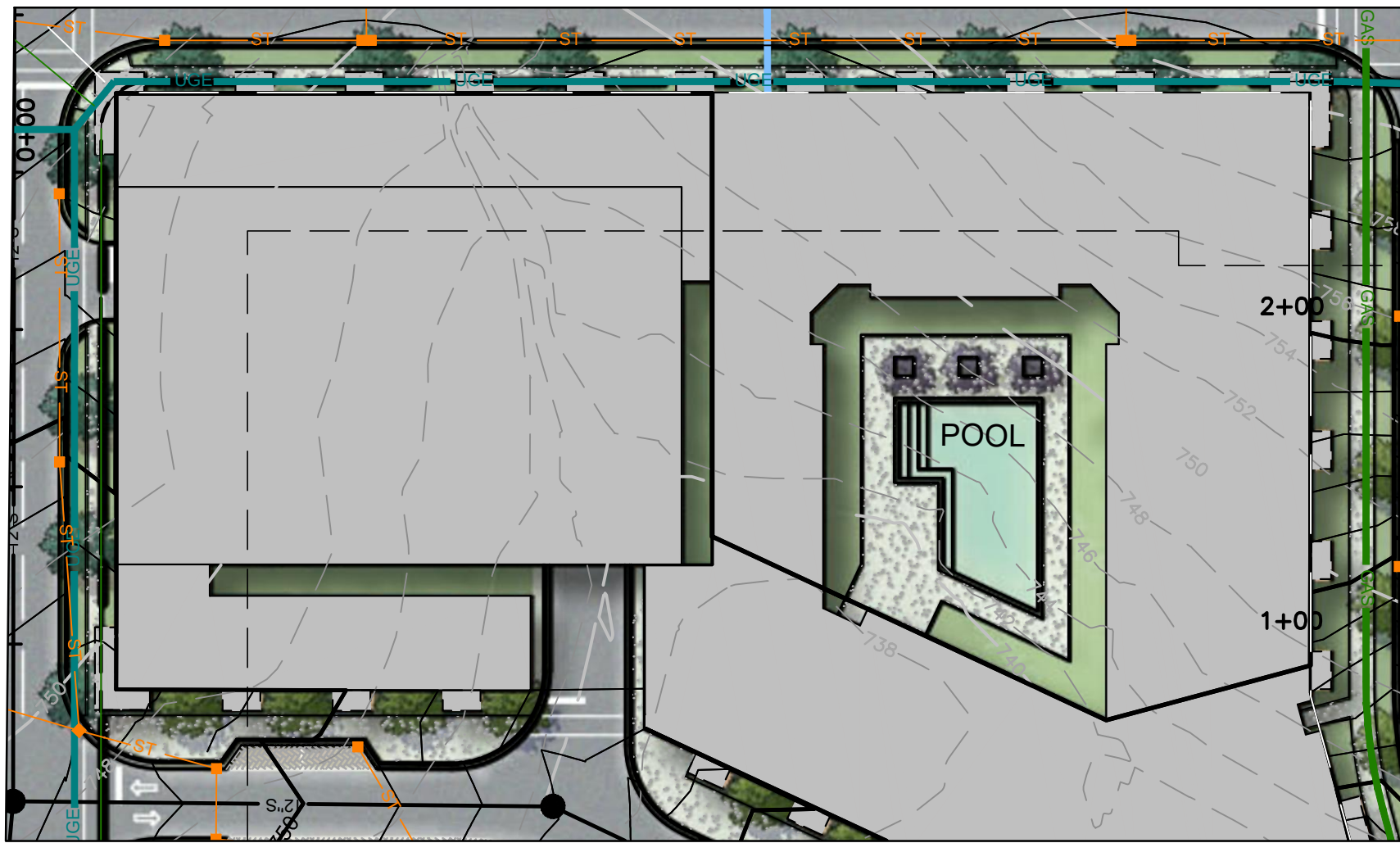
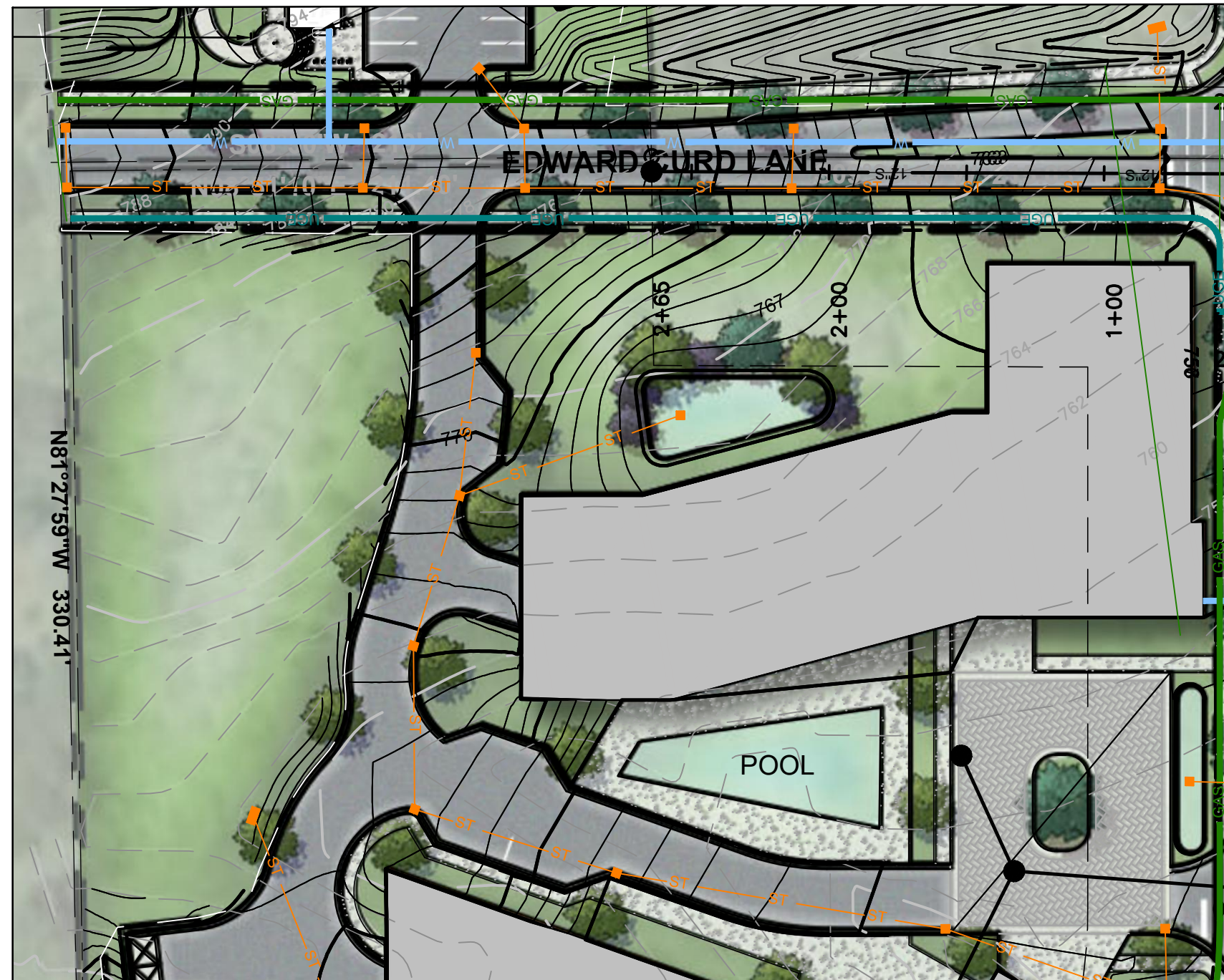
JOB NO.	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
18-106	1221	WLH	ZDS	1"=100'	1	2019.04.04	PER CITY COMMENT	
						FEBRUARY 11, 2019		

OVERALL
DEVELOPMENT
PLAN

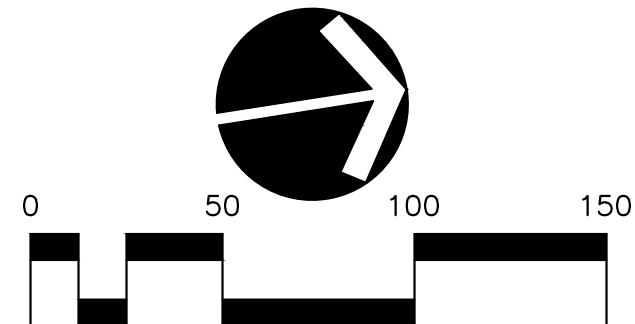
C2.0



01/19/2019 12:11 PM, WORKSHEET: 100, SHEET: 100, 100% PARKLAND DEDICATION
PLOTTER: 11/11/2019 11:11 PM, LAST UPDATED BY: RAGAN ON 11/11/2019 11:11 PM



Aureum Parkland Dedication Calculations					
Parkland Impact Fee Calculations					
	Description	Qty.	Units	cost/unit	Required Impact Fee
	Multi-Family Units	480	Units	\$ 4,304.00	\$ 2,065,920.00
Parkland Land Dedication Calculations					
	Description	Qty.	Units	Remarks	
	Acreage Required	5	ac	As Approved by BOMA	
	Acreage Provided	5.15	ac		
	Acreage Provided Value (Purchase Cost)	\$ 1,300,000.00		Plus Closing/Legal Fees	
Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets					
	Description	Qty.	Units	cost/unit	Total
	Parkland Construction Drawing Design Cost	1	ls	\$ 125,000.00	\$ 125,000.00
	(Civil, Architectural, Landscape & Trail Design)				
	Land Acquisition -Legal, Survey, Title, Closing	1	ls	\$ 40,000.00	\$ 50,000.00
	Private Recreational Facilities:				
	Apartments - Pool/Deck/Furnishings (25%)	1	ls	\$ 125,000.00	\$ 125,000.00
	Condominiums - Pool/Deck/Furnishings (25%)	1	ls	\$ 125,000.00	\$ 125,000.00
	Primitive Bike/Hiking Trail (on-site)	2,600	lf	\$ 15.00	\$ 39,000.00
	Primitive Bike/Hiking Trail (off-site)	100	ac	\$ 20.00	\$ 2,000.00
	Trail Grading, Clearing, Grubbing	27,000	sf	\$ 1.80	\$ 48,600.00
	Park Appurtenances:				
	Benches	4	ea	\$ 4,500.00	\$ 18,000.00
	Trash Receptacles	2	ea	\$ 3,000.00	\$ 6,000.00
	Outdoor Drinking Fountain	1	ea	\$ 4,500.00	\$ 4,500.00
	Bike Racks	2	ea	\$ 2,500.00	\$ 5,000.00
	Trail Head Map Kiosk	2	ea	\$ 12,000.00	\$ 24,000.00
	Park Roadway Signage	1	ls	\$ 35,000.00	\$ 35,000.00
	Trail Head Plaza	2,000	sf	\$ 15.00	\$ 30,000.00
	Parking Lot:				
	Asphalt	931	SY	\$ 65.00	\$ 60,515.00
	Concrete Sidewalk	2,300	sf	\$ 8.00	\$ 18,400.00
	Curb/Gutter	500	lf	\$ 16.00	\$ 8,000.00
	Light Poles	6	ea	\$ 5,000.00	\$ 30,000.00
	Parking/Amenity Grading, Clearing, Grubbing	1	ea	\$ 150,000.00	\$ 150,000.00
	Storm Pipe	250	lf	\$ 105.00	\$ 26,250.00
	Storm Inlets	2	ea	\$ 4,800.00	\$ 9,600.00
	Utility Connections (Water/Sewer)	1	ls	\$ 35,000.00	\$ 35,000.00
	Retaining Wall	8,000	sf	\$ 42.00	\$ 336,000.00
	Park Structure /Restrooms	1	ea	\$ 120,000.00	\$ 120,000.00
	Landscaping:				
	3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	\$ 550.00	\$ 6,600.00
	2" Cal. Understory Trees (Accent Plantings)	10	ea	\$ 400.00	\$ 4,000.00
	36" Ht. Shrubs (Parking Lot Screening)	50	ea	\$ 180.00	\$ 9,000.00
	Seed	25,000	sf	\$ 0.25	\$ 6,250.00
	Construction Supervision and Management	1	ls	\$ 108,000.00	\$ 108,000.00
	Construction Inspection Costs - Consultants	1	ls	\$ 25,000.00	\$ 25,000.00
	Construction Finacing Costs (Includes Land)	1	ls	\$ 210,000.00	\$ 210,000.00
	Park Trailhead and Trail Maintenance	5	Years	\$ 24,000.00	\$ 120,000.00
Parkland Dedication Offset Calculations					
	Description	Qty.	Units	cost/unit	Total
	Parkland Land Dedication Value	5.15	Ac.	62,121.00	\$ 319,923.00
	Parkland Construction Cost				\$ 1,919,715.00
	Total Proposed Parkland Dedication				\$ 2,239,638.00
	Required Parkland Dedication				\$ 2,065,920.00
	Parkland Dedication Balance				\$ (173,718.00)



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	1221	WLH	ZDS	1"=50'	2019.04.04	PER CITY COMMENT
JOB NO.	18-106	DESIGNED:	DRAWN:	SCALE:	DATE:	DESCRIPTION:
1						

ENLARGED
PARKLAND PLAN

C2.2

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville
Chattanooga
423-490-9400
615-546-4650
ragansmith.com





SEE TIS AND SHEET C2.
FOR PROPOSED OFF-SITE
IMPROVEMENTS AND
SIGNAL MODIFICATIONS

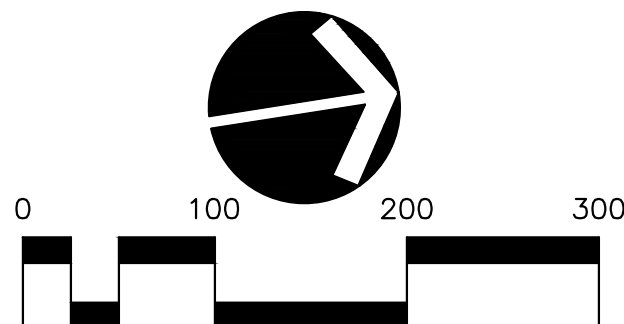
Aurum - Summary of Road Impact Fees Collected by Phase of Development				
Date: April 3, 2019	By: Ralph A. Knauss			
Development Phase	Development Use Types and Quantities	Road Impact Fees - Arterial	Road Impact Fees - Collector	Total Road Impact Fees by Phase
Development Phase 1	Limited Service Hotel - 200 Rooms Loft Office - 75,000 SF Restaurants (2) - 12,000 SF	\$1,018,637	\$694,731	\$1,713,368
Development Phase 2	Multi-Family Apartments - 320 Units	\$995,890	\$678,754	\$1,674,644
Development Phase 3	Extended Stay Hotel - 200 Rooms Loft Office - 75,000 SF Tower Office - 280,000 SF Restaurants - 6,000 SF Retail - 25,000 SF	\$2,471,618	\$1,687,734	\$4,159,352
Development Phase 4	Condominium Towers - 160 Units	\$487,870	\$339,326	\$827,196
Development Phase 5	Loft Office - 300,000 SF Tower Office - 220,000 SF Restaurants - 12,000 SF Retail - 35,000 SF	\$1,874,591	\$1,280,057	\$3,154,648
Development Phase 6	Full Service Hotel - 300 Rooms	\$770,152	\$525,036	\$1,295,188
Total Road Impact Fees Collected at Full Development		\$7,628,758	\$5,205,638	\$12,834,396

Required Milestones to be met for Road Impact Fee Offset Project Completions

- 1) Must complete all McEwen Drive Road Improvements - I-65 to Tower Circle prior to Issuance of Final Certificate of Occupancy for **Phase 2 Building Completion**. As currently scheduled this completion would occur on or before July 1, 2023.
- 2) Must complete all McEwen Drive Road Improvements - Tower Circle to Carothers Pkwy prior to issuance of Final Certificate of Occupancy for **Tower Office Building in Phase 3**. As currently scheduled this completion would occur on or before May 1, 2026.
- 3) Must complete all Carothers Parkway Road Improvements prior to issuance of Final Certificate of Occupancy for **Tower Office Building in Phase 5**. As currently scheduled this completion would occur on or before September 1, 2029.

Note: Developer shall have the flexibility to freely substitute the Phase 3 Office Tower for the Phase 5 Office Tower provided the Road Improvements described in Item 2 above are fully completed prior to the first Office Tower Completion Date and provided that the Road Improvements described in Item 3 above are fully completed prior to the second Office Tower Completion Date.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FUTURE IGP PLAN

C2.3



RAGAN • SMITH
ARCHITECTS • CIVIL ENGINEERS
AND PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-439-9400
Nashville 615-244-6391
Murfreesboro 615-546-0050
ragansmith.com



DRAINAGE FACILITIES - CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCWEEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

FUTURE DEVELOPMENT STORMWATER QUANTITY AND QUALITY ARE CURRENTLY BEING REVIEWED WITH THE CITY OF FRANKLIN. GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPs SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

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 THE STAGE OF CONSTRUCTION PRIOR TO THE CITY ENGINEER'S INSPECTION. THE CITY ENGINEER'S FINAL 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.
6. ENVIRONMENTAL PROTECTION AND RELOCATION OF EXISTING UTILITIES SHALL BE DONE WITH CAREFUL PLANNING.
7. EXISTING SITE STORMWATER OUTFALL AT EAST MEADOW DRIVE IS TO BE MAINTAINED.
8. OFFSITE STORMWATER FLOWS FROM CAROTHERS PARKWAY WILL BE COLLECTED AT THE SITE BOUNDARY AND ROUTED NORTH VIA A PROPOSED STORMWATER NETWORK TO THE SITE OUTFALL.
9. THE FIRST DOWNSTREAM STRUCTURE FROM THE SITE IS AN 8'x3' BOX CULVERT THAT TRAVELS UNDER MCEWEN DRIVE. THIS CULVERT IS CAPABLE OF CARRYING 150 CFS. THIS STRUCTURE DISCHARGES TO THE SOUTH PRONG OF SPENCER CREEK.

DRAINAGE:
SITE AREA: 22.04 AC
IMPERVIOUS AREA: 0.00 AC
DISTURBED AREA: 21.04 AC
Proposed Rv VALUE: TBD
PEAK FLOW RUNOFF:
SITE PEAK FLOWS ARE TBD. PEAK
FLOW ATTENUATION WILL OCCUR
ON SITE AND DISCHARGES FROM
THE SITE WILL NOT BE INCREASE.

	BIORETENTION
	PAVERS
	GREEN ROOF/WATER RE-USE
	DETENTION/UNDERGROUND DETENTION

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM
ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

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615-546-6050

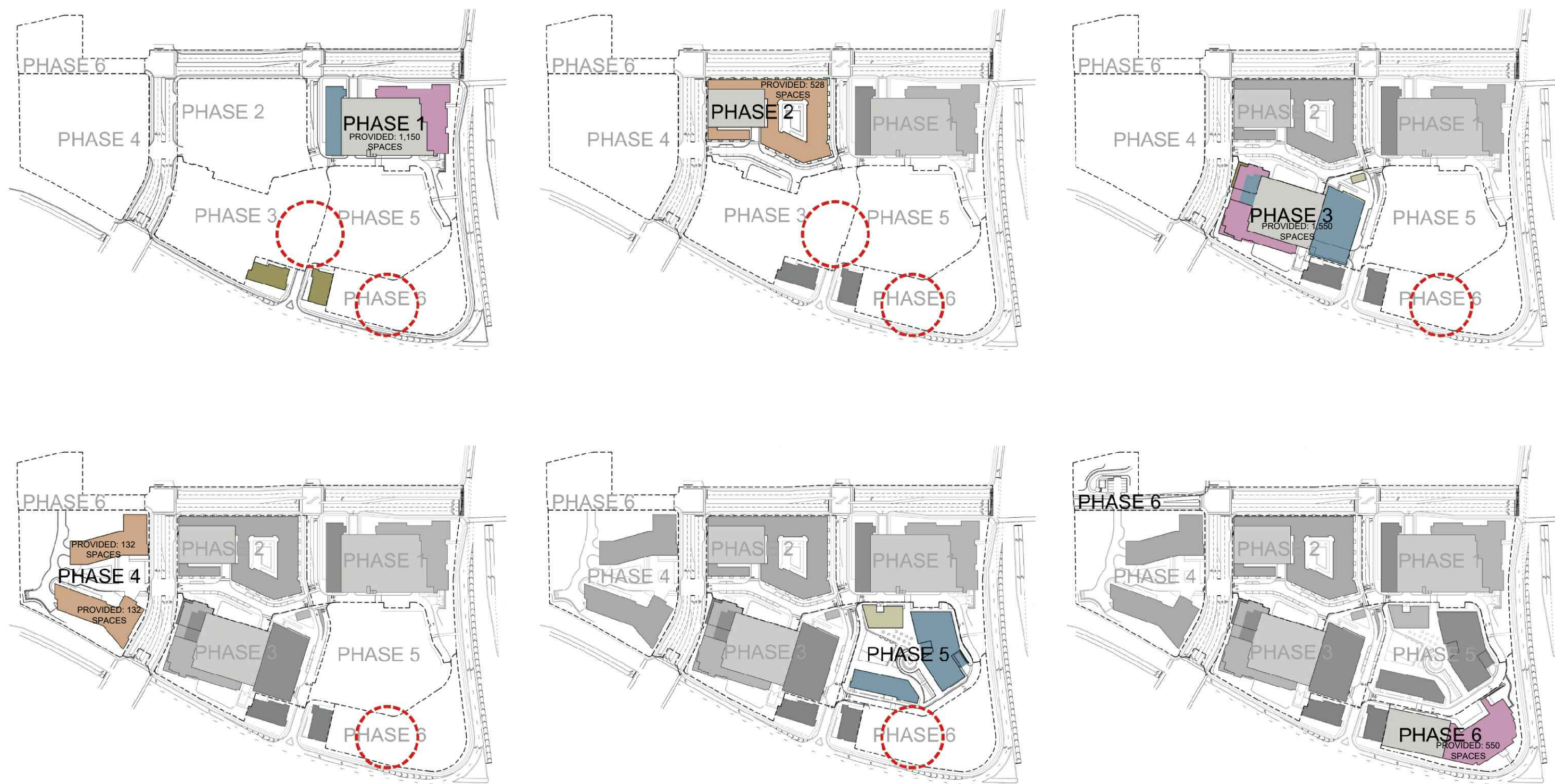
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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C3.0

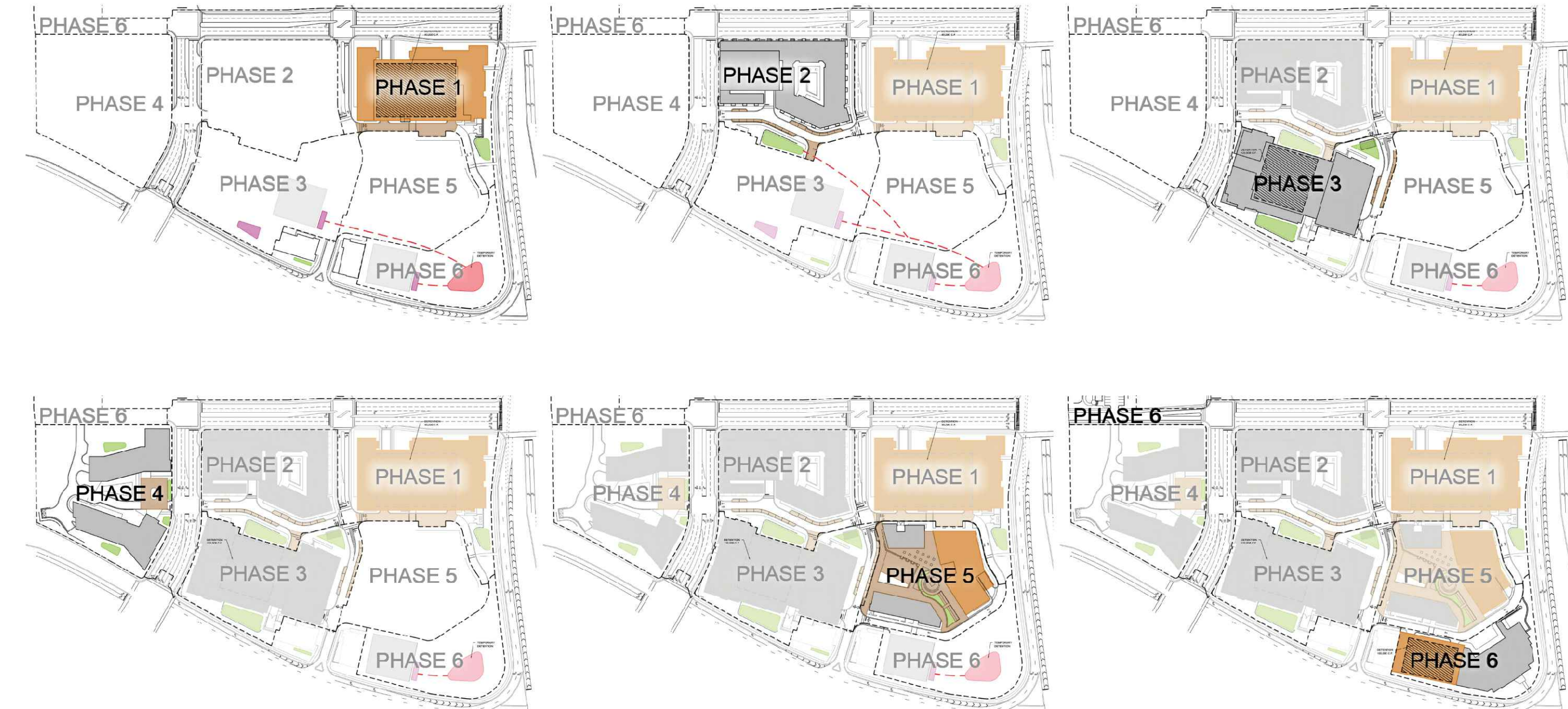




Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(ii) of the Zoning Ordinance.

ANTICIPATED DEVELOPMENT PHASING

ANTICIPATED DEVELOPMENT PHASING NOTE:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS. SUCH CHANGES MAY RESULT IN THE NEED TO HAVE THE APPROPRIATE BODY RE-APPROVE THE DEVELOPMENT PLAN.

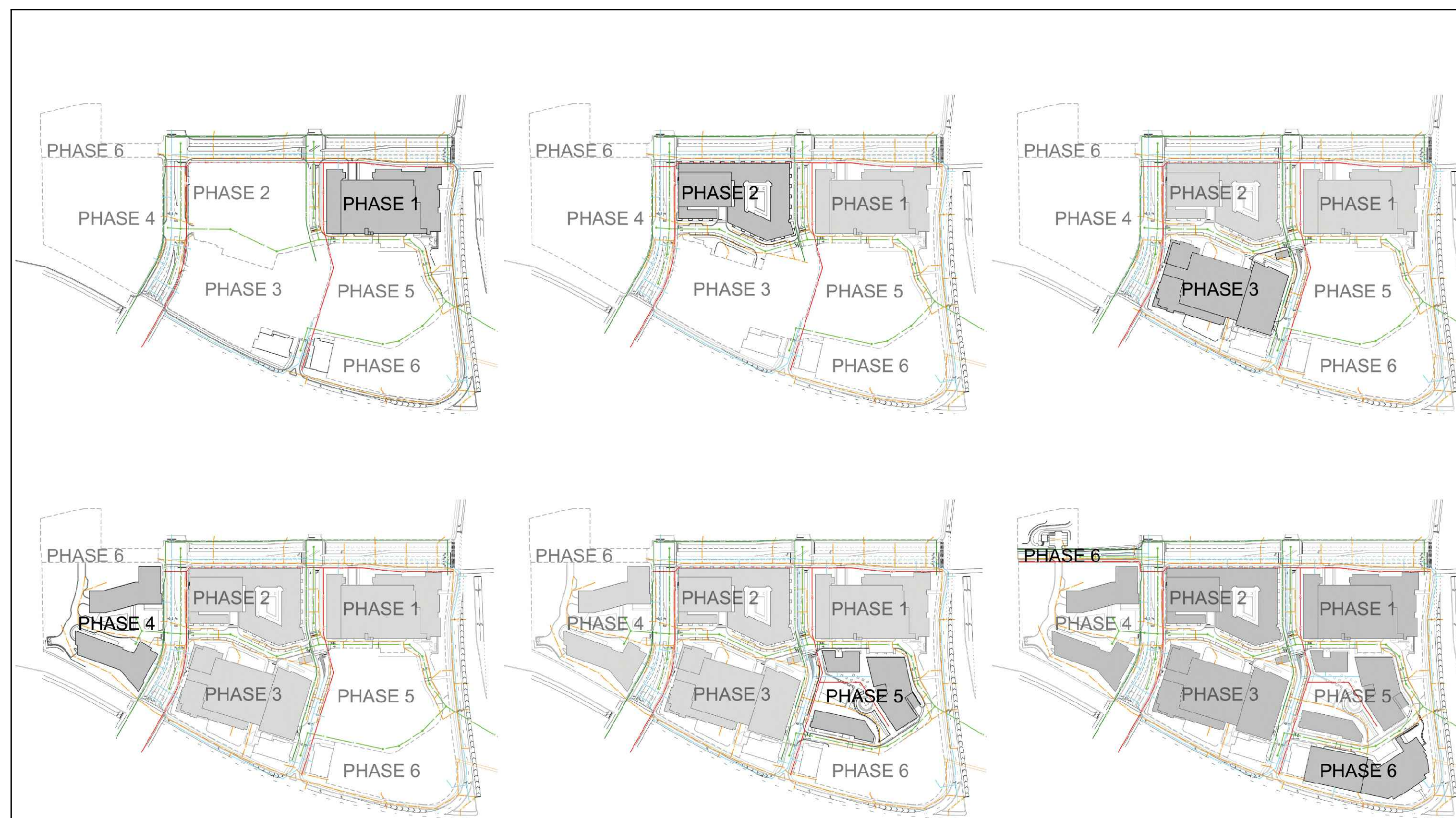


- KEY
- BIORETENTION
 - PAVERS
 - GREEN ROOF
 - TEMPORARY DETENTION
 - DEFENTION/UNDERGROUND DETENTION
 - TEMPORARY BIORETENTION

STORMWATER NOTE:
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPs SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ANTICIPATED DEVELOPMENT STORMWATER PHASING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSSZONE 4100; NAD 83 DATUM.



ANTICIPATED DEVELOPMENT UTILITY PHASING

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN
ARE CONCEPTUAL. SPECIFIC ALIGNMENT
& PHASING TO BE COORDINATED AND
APPROVED WITH THE UTILITY PROVIDERS.

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CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	2019.04.04	1	2019.04.04	PER	CITY COMMENT

DEVELOPMENT
PHASING

A1.1

AUREUM ANTICIPATED CONSTRUCTION PLAN

Phase 1

SELECT SERVICE HOTEL
PARKING DECK A
LOFT OFFICE

STORIES	CONSTRUCTION TYPE	SPRINKLERED
7	TYPE IB	NFPA 13
7	TYPE IB	NFPA 13
4	TYPE IIB	NFPA 13

EXTERIOR MATERIALS - CONFORMING
BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), EIFS(<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING, ACMU.
SIMILAR TO HOTEL AND LOFT OFFICE
SIMILAR TO HOTEL

EXTERIOR WALL MATERIALS NON-CONFORMING
COMPLIES
TBD
TBD

Phase 2

MULTIFAMILY
PARKING DECK D

5	TYPE VA	NFPA 13R
5	TYPE IIB	NFPA 13

BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING
BRICK, PRECAST CONCRETE PANEL, STUCCO, METAL SCREEN, ARCHITECTURAL METAL

COMPOSITE WOOD, CEMENTITIOUS PANEL AND SIDING
COMPLIES

Phase 3

EXTENDED STAY HOTEL
RESTAURANT
LOFT OFFICE ABOVE HOTEL
PARKING DECK C
OFFICE TOWER

7	TYPE IB	NFPA 13
1	TYPE IB	NFPA 13
8 - 10	TYPE IB	NFPA 13
7	TYPE IB	NFPA 13
12	TYPE IB	NFPA 13

ARCHITECTURAL PRECAST(75% MAX), BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), EIFS(<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING, ACMU.
TBD
SIMILIAR TO HOTEL
SIMILIAR TO HOTEL
XXX

COMPLIES
TBD
TBD
TBD
TBD

Phase 4

MULTIFAMILY CONDOS
MULTIFAMILY CONDOS

9	TYPE IB	NFPA 13
9	TYPE IB	NFPA 13

BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING
BRICK, GLASS, ARCHITECTURAL METAL (<3FLR), STUCCO (<50% FRONT FAÇADE), ACMU(<50%), ARCHITECTURAL METAL SIDING

COMPLIES
COMPLIES

Phase 5

OFFICE TOWER
RETAIL
LOFT OFFICE

8	TYPE IB	NFPA 13
2	TYPE IIB	NFPA 13
3	TYPE IIB	NFPA 13

XXX
XXX
XXX

TBD
TBD
TBD

Phase 6

FULL SERVICE HOTEL
PARKING DECK B
RESTAURANT

12	TYPE IB	NFPA 13
5	TYPE IIB	NFPA 13
1	TYPE IIB	NFPA 13

ARCHITECTURAL PRECAST(75% MAX), GLASS, ARCHITECTURAL METAL <3FLR)
SIMILAR TO HOTEL
TBD

COMPLIES
TBD
TBD

Phase X

RESTAURANT
RESTAURANT

1	TYPE IIB	NFPA 13
1	TYPE IIB	NFPA 13

TBD
TBD

TBD
TBD

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FAÇADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

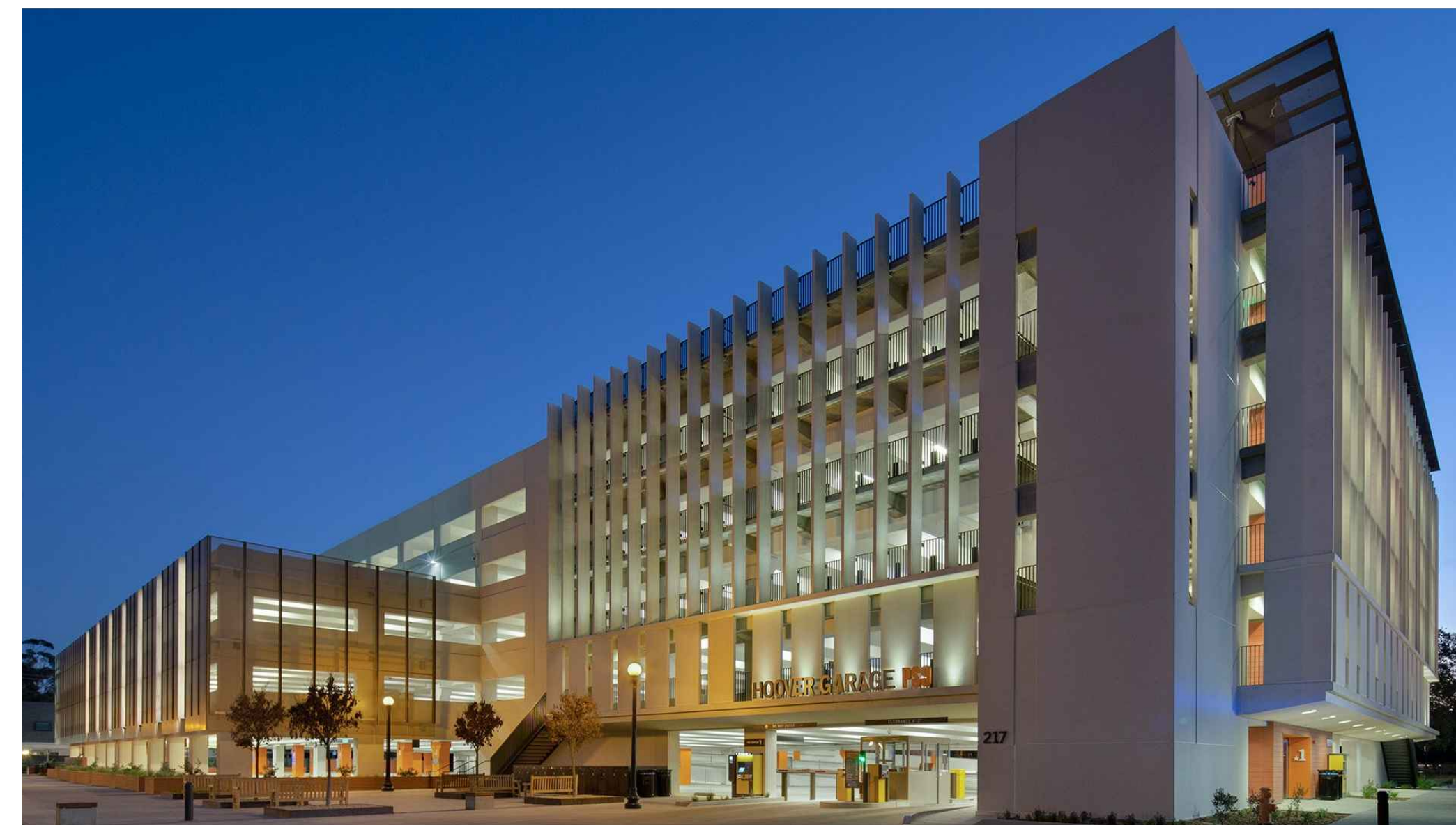
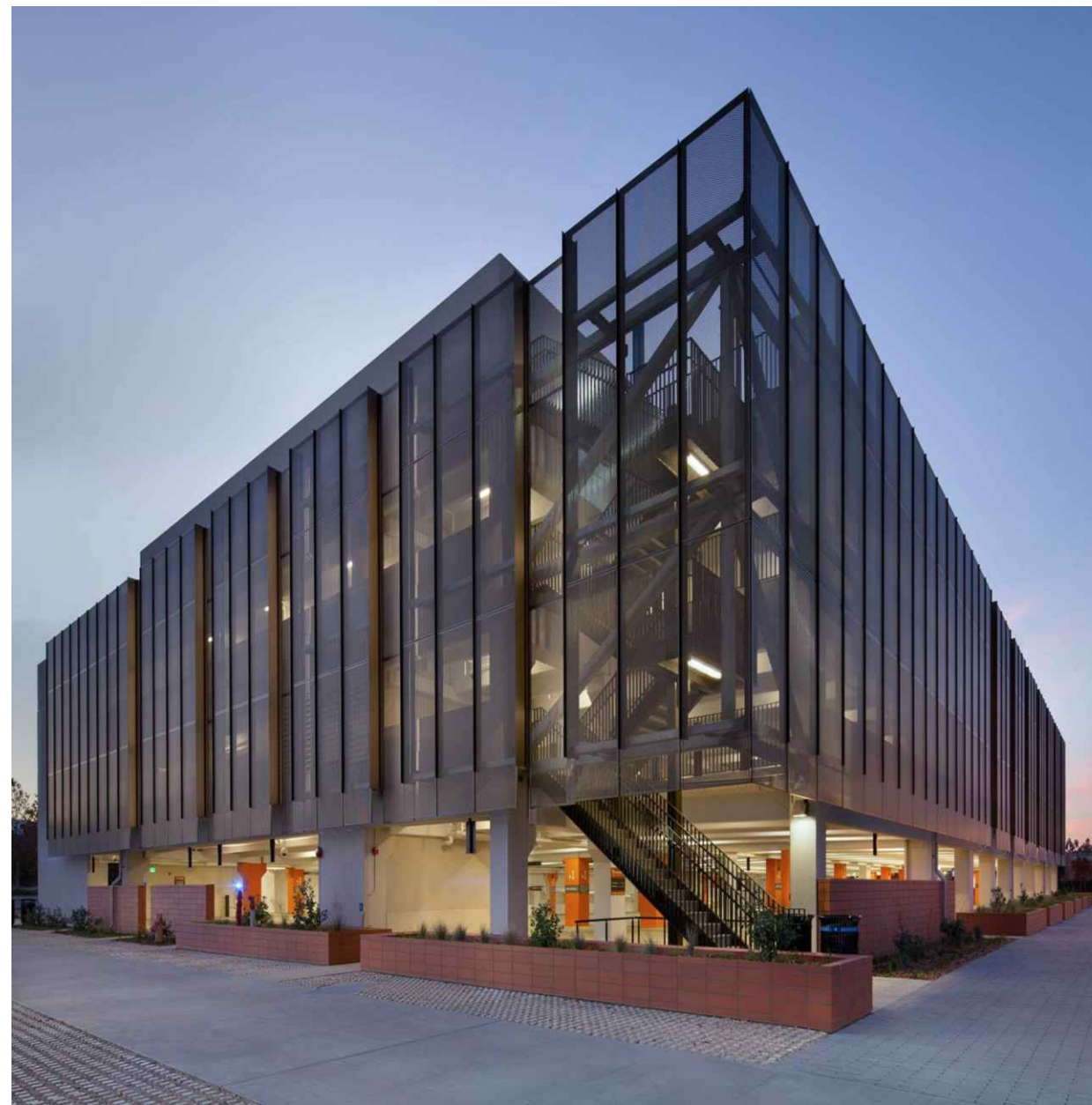
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18-106	1221	WLH	ZDS	NOT TO SCALE	FEBRUARY 11, 2019	1	2019.04.04	PER CITY COMMENTS

ARCHITECTURAL IMAGERY

A1.2



NOTES:
IMAGERY DOES NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY. PARKING GARAGES SHALL HAVE 0' MINIMUM BUILDING SETBACK TO INTERNAL DRIVES (AS MEASURED FROM FACE OF CURB).

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
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CITY OF FRANKLIN # 6909

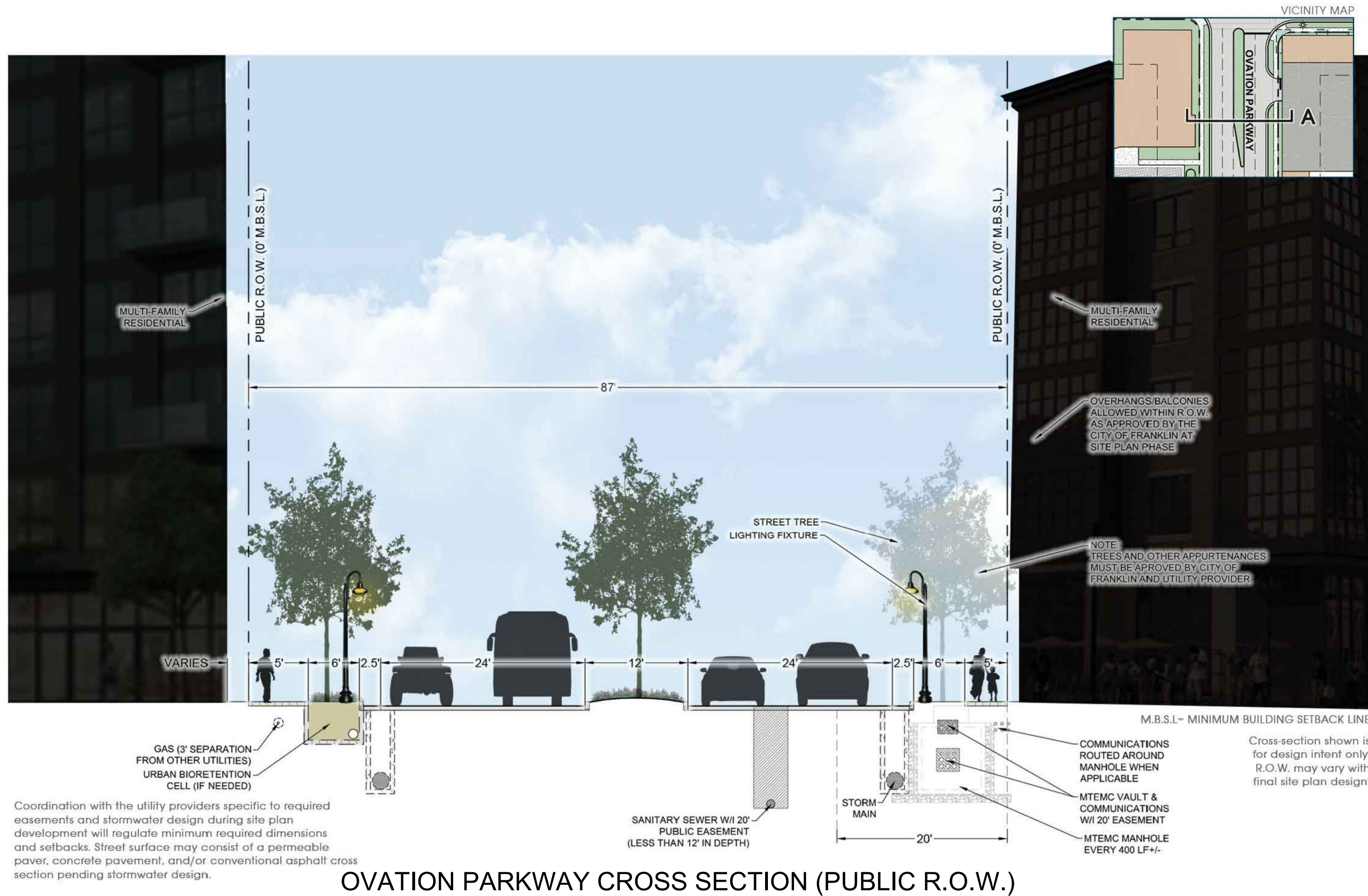
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

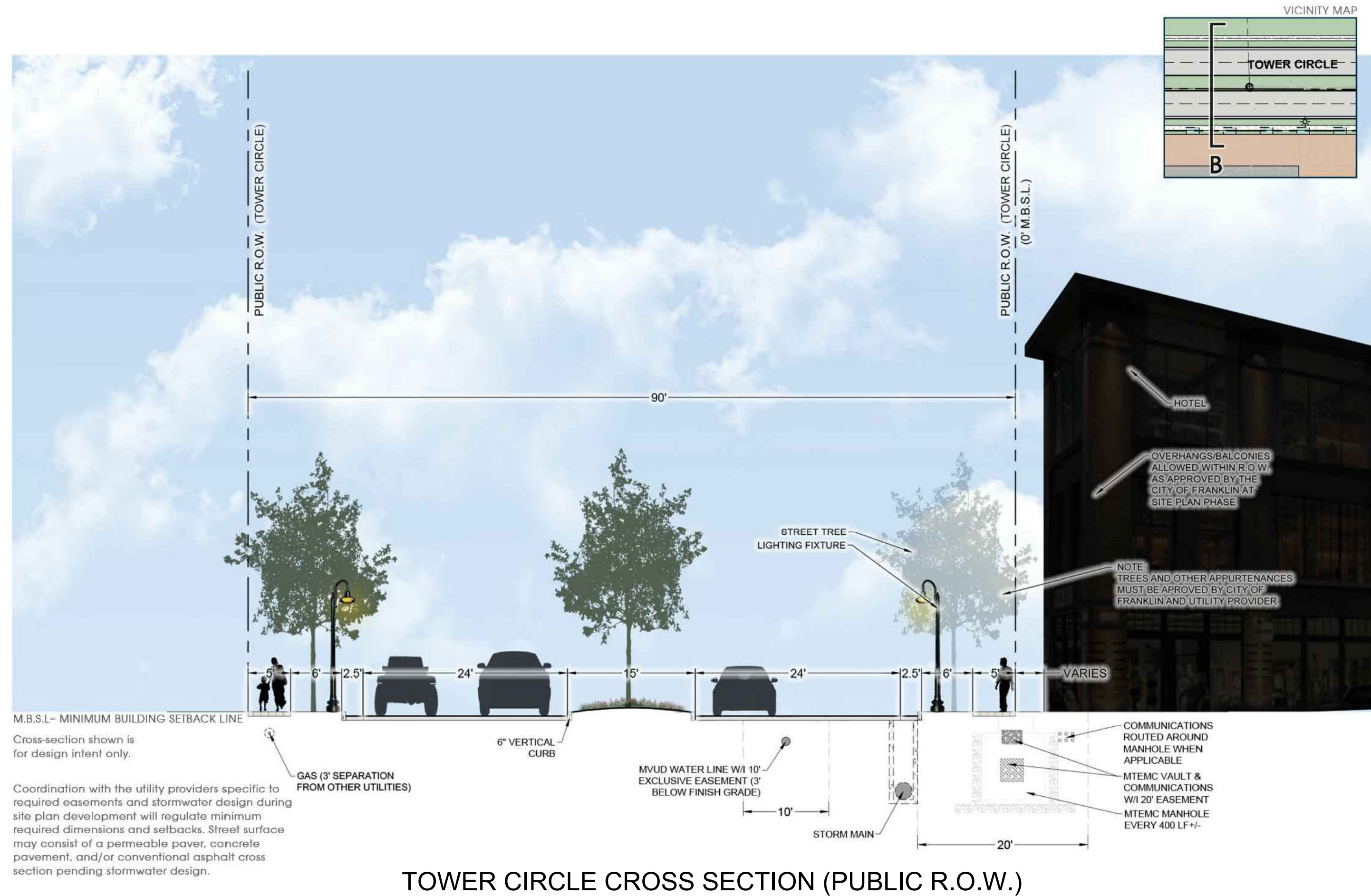
DATE:	FEBRUARY 11, 2019	REV. #	DATE:	DESCRIPTION:
SCALE:	NOT TO SCALE			
DRAWN:	ZDS			
DESIGNED:	WLH			
18-106	1221			
JOB NO.	WK. ORDER			

GARAGE FACADE
IMAGERY

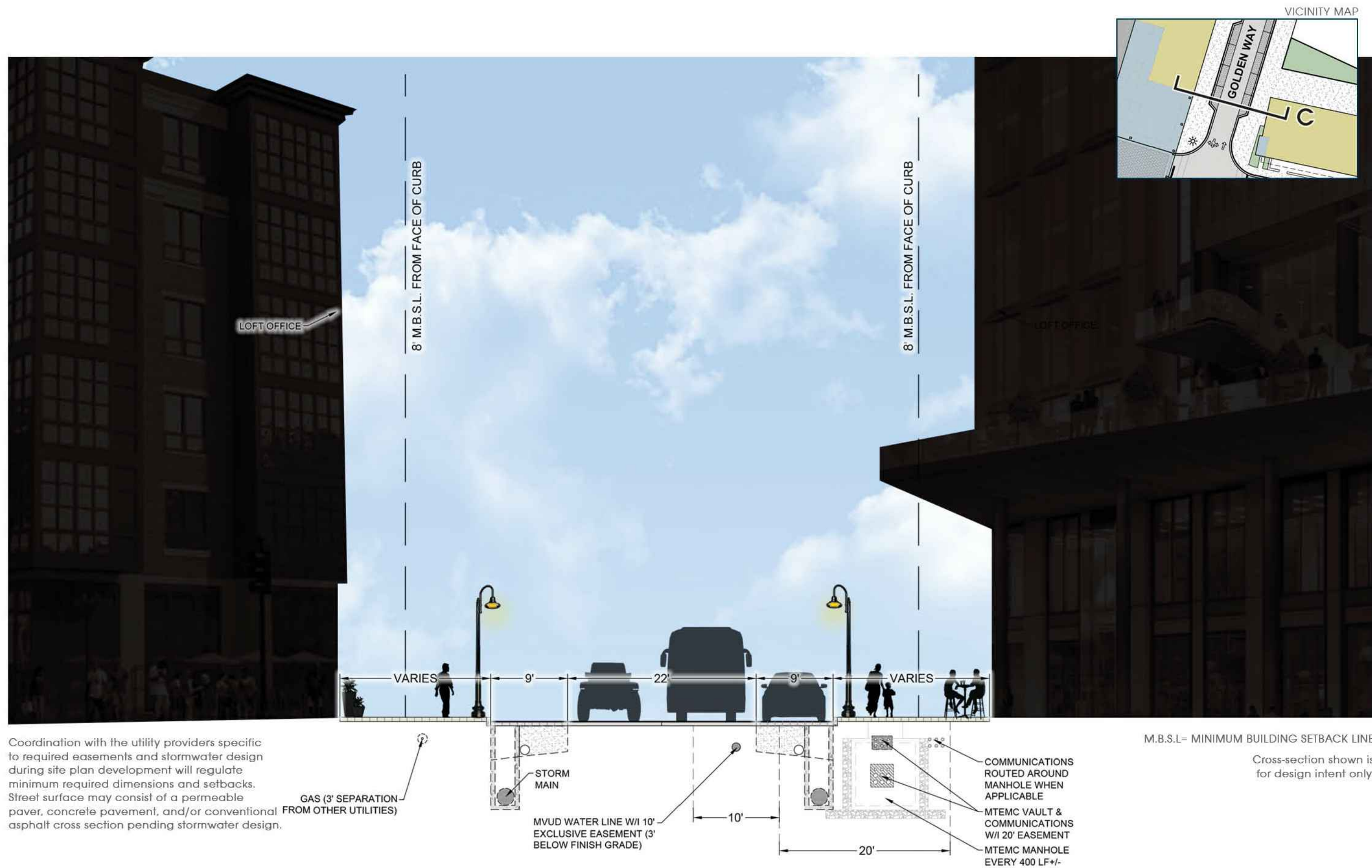
A1.3



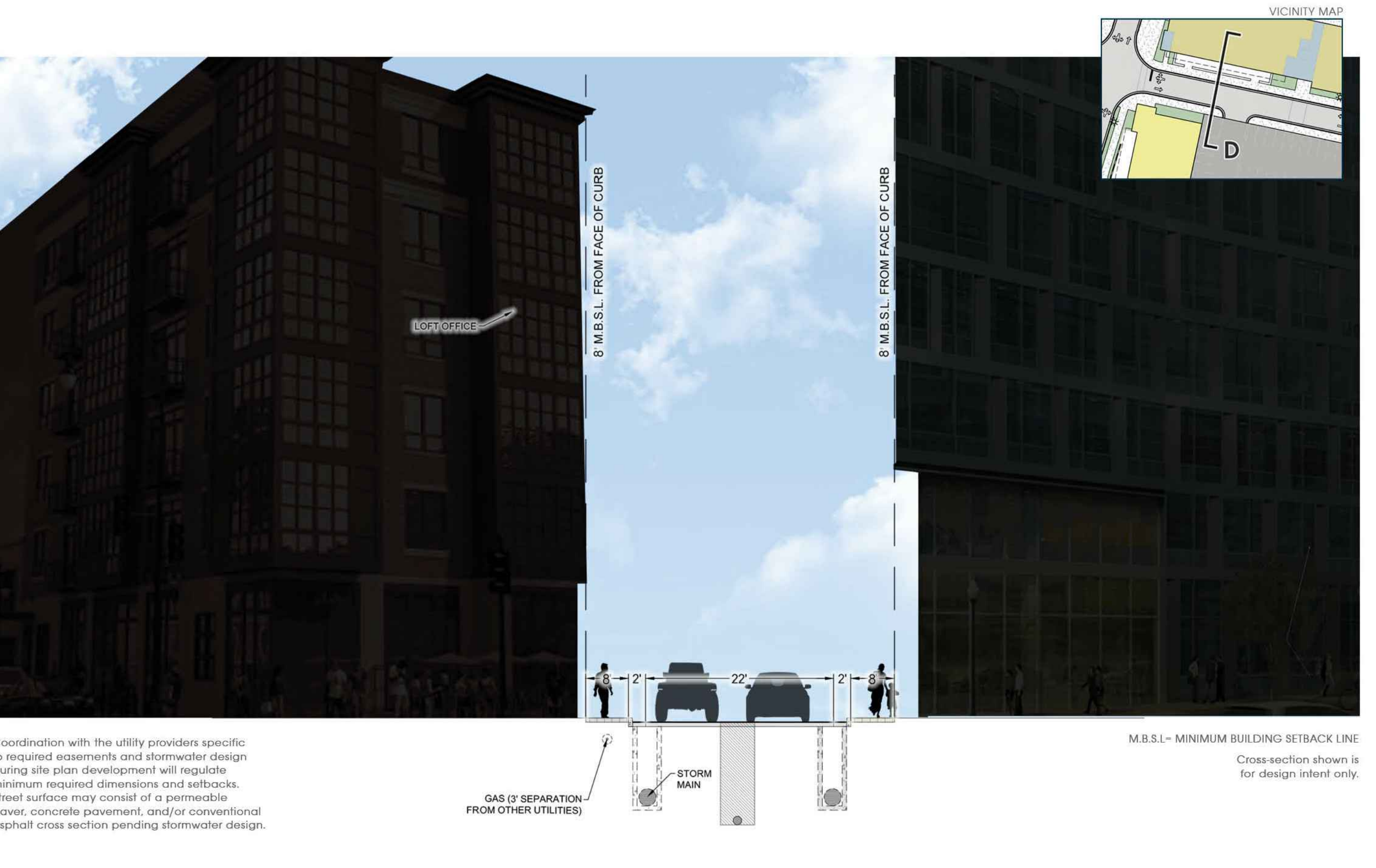
Ovation Parkway Cross Section (Public R.O.W.)



Tower Circle Cross Section (Public R.O.W.)



Aureum Trail [South of Golden Way] & Golden Way Cross Section (Private)



Aureum Trail [North of Golden Way] Cross Section (Private)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT
ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
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CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	DESIGNED	DRAWN	NOT TO SCALE	DATE	REV.	DATE	DESCRIPTION
18-106	WLH	ZDS	1	2019.04.04	1	2019.04.04	PER CITY COMMENT
1221							

CROSS SECTIONS

A1.4

DEVELOPMENT PLAN OFFSET AGREEMENTS:

- 1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
- 2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY	
	MULTI-FAMILY
	OFFICE
	HOTEL
	RESTAURANT/RETAIL
	GARAGE
	CANOPY

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE,
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST
OVERLAY DISTRICT

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: 500' BUFFER OF HILLSIDE
OVERLAY DISTRICT

PROPOSED R.O.W. DEDICATION
MULTI-FAMILY ENCLAVE ABOVE
PARKING WITH SHARED
AMENITY COURTYARD

PROPOSED R.O.W. DEDICATION PER
THE INTEGRATED GROWTH PLAN
(2) PROPOSED 300 LF
LEFT TURN LANES

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT

PROPOSED TRAFFIC
SIGNAL MODIFICATION

PROPOSED 250 LF RIGHT
DECAL LANE

EX. ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: SD-X,
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD: CONVENTIONAL

STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3.2% Required
Site Acreage: 27.19 Acres Open Space Acreage Required: 0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area): 0 square feet

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	26,601 s.f.	75%(100% Permitted)
Total Provided: 35,533 s.f.					

SHARED PARKING ANALYSIS																			
USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233	1,150	528	1,550	264	0	550	4,872	17.04%	4,042
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650									
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Condo	160				1.5/2.5/3	308				308									
Multi-Family	320				1.5/2.5/3	616				616									
TOTAL										5,707	4,042								

Assumes 60% 1BR, 35% 2BR, & 5% 3BR

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST McEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH McEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

TRANSIT STOP TO BE COORDINATED WITH CITY STAFF AT SITE PLAN PHASE
SEE SHEET C4.0 FOR PROPOSED ACCESS AND CONSTRUCTION/EASEMENT

MOS #1:
MOS 5.3.5(3)(e) Roof Forms- Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

PROPOSED 300 LF RIGHT DECAL LANE

SEE C2.3 FOR PROPOSED IGP IMPROVEMENTS BEYOND

PROPOSED TRAFFIC SIGNAL MODIFICATION
(2) PROPOSED 225 LF LEFT TURN LANES

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE,
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS AND SIGNAL MODIFICATION

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT

SITE DATA CHART:

PROJECT INFORMATION:

NAME: CITY OF FRANKLIN PROJECT NUMBER:
SUBDIVISION / LOT #: 6909 / N/A
MAP / PARCEL: 062 / 18.02, 19.03
STREET ADDRESS: TBD
FRANKLIN WILLIAMSON TN 37206

CIVIL DISTRICT:

EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA OVERLAY: MECO-4
PROPOSED ZONING: SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT
CI, CIVIC AND INSTITUTIONAL DISTRICT (ELLER PROPERTY)
HTO, HHO, 500' HHO BUFFER
OTHER APPLICABLE OVERLAYS: EITHER APPLY
PROPOSED DEVELOPMENT STANDARD: CONVENTIONAL
EXISTING LAND USE: VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:

SS-CH FRANKLIN, LLC
501 CORPORATE CENTER DR. SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
GLENN MCGEEHEE
ROBERT G. SCHAEDEL III
GMCHEE@SOUTHSTARCO.COM
RSCHAEDEL@CHARTWELLHOSPITALITY.COM

APPLICANT:

RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SCOTTY BERNICK
SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. McEWEN DRIVE: 15' MIN.
CAROTHERS PARKWAY: 15' MIN.
TOWER CIRCLE: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
OVATION PKWY: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
EDWARD CURD LANE: 0' MIN. (**BALCONIES ALLOWED TO EXTEND INTO R.O.W. - SEE NOTE)
SOUTHERN BOUNDARY: 15' MIN.

INTERNAL SETBACKS:

FRONT (PUBLIC ROAD): 0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA): 0' MIN.
SIDE: 0' MIN.
REAR: 0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION: 3.73 AC (162,602 S.F.)
ADJUSTED SITE ACREAGE: 23.46 AC (1,021,823 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:

OFFICE: 750,000 S.F.
RETAIL/RESTAURANT: 100,000 S.F.
HOTEL KEYS (SF): 700 KEYS (525,000 S.F.)
TOTAL: 1,375,100 SF (INCLUDES 700 HOTEL KEYS)

ATTACHED RESIDENTIAL UNITS:

OVERALL DENSITY: 480 MULTIFAMILY UNITS (525,000 S.F.)
NET DENSITY (MINUS R.O.W.): 17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY): 20.46 [480 UNITS/ 23.46 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY): 24.45 [480 UNITS/ 19.63 AC]

BUILDING HEIGHT:

1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)

PARKING REQUIREMENT:

(SEE OVERALL PARKING CHART, SHEET C2.0)

MIN. LANDSCAPE SURFACE RATIO (LSR):

20
31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC: 35.4% / 418,744 S.F. / 9.61 AC
REQ. TREE CANOPY % / SF / AC: 8.5% [354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC: 14.6% / 173,330 S.F. / 3.98 AC (EXCLUDING FUTURE R.O.W.)

EXISTING SPECIMEN TREE DBH:

744 DBH
SPECIMEN TREE DBH TO REMAIN: 48 DBH
SPECIMEN TREE DBH REMOVAL: 696 DBH
EXEMPTION WITHIN R.O.W.: (382 DBH)
ADJUSTED DBH REPLACEMENT: 314 DBH (696-382)
SPECIMEN TREE REPLACEMENT: 628 DBH (314 X 2)

OPEN SPACE:

FORMAL: 0.82 AC, (3%)
INFORMAL: 0 AC. - N/A

PARKING SUMMARY:

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBLT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F AND 47187C0202F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH ARE PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:

USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

CITY OF FRANKLIN # 6909

AUREUM

FOR
SS-CH FRANKLIN, LLC

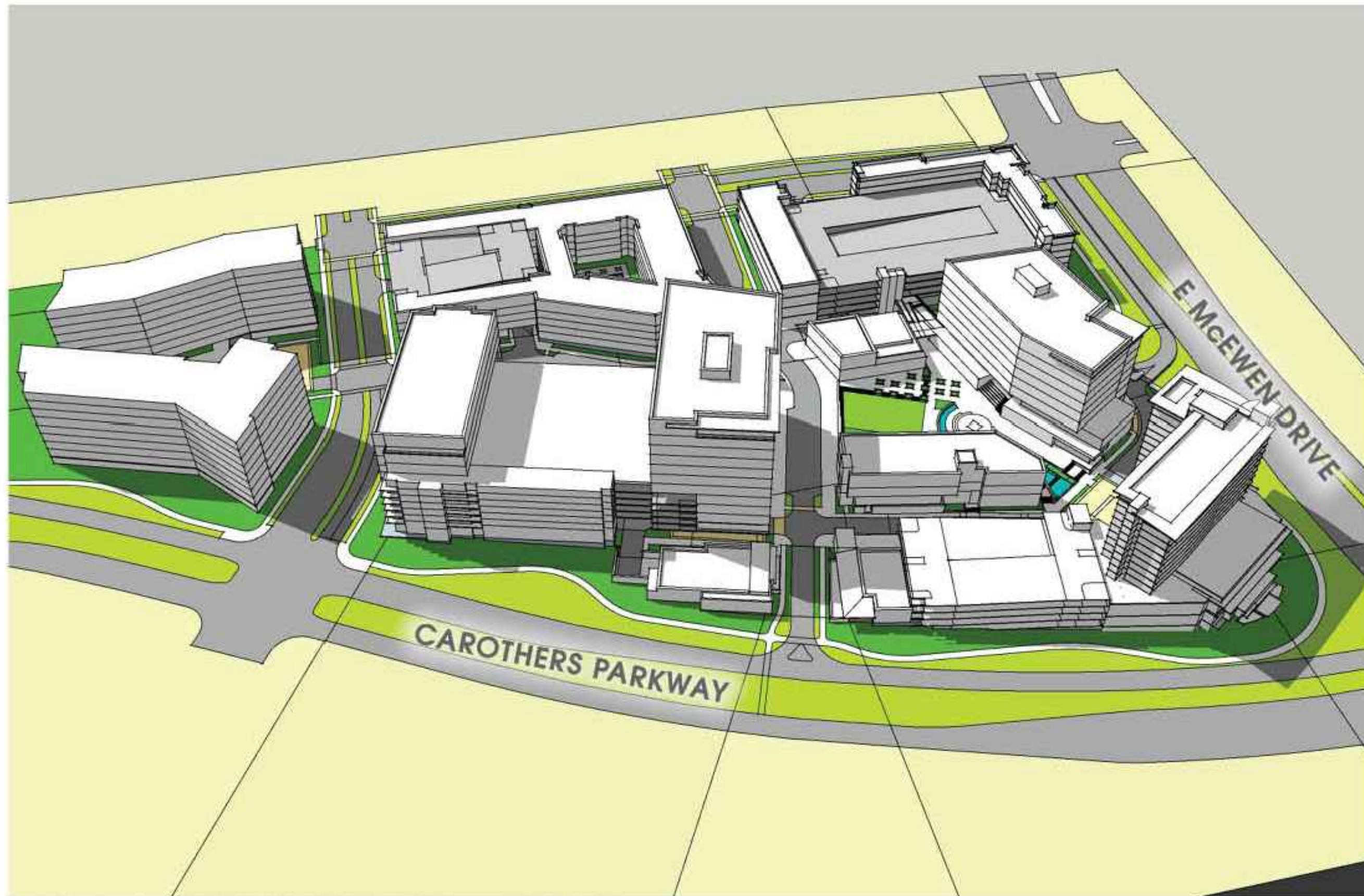
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville, Tennessee
615-244-8591
ragsmith.com

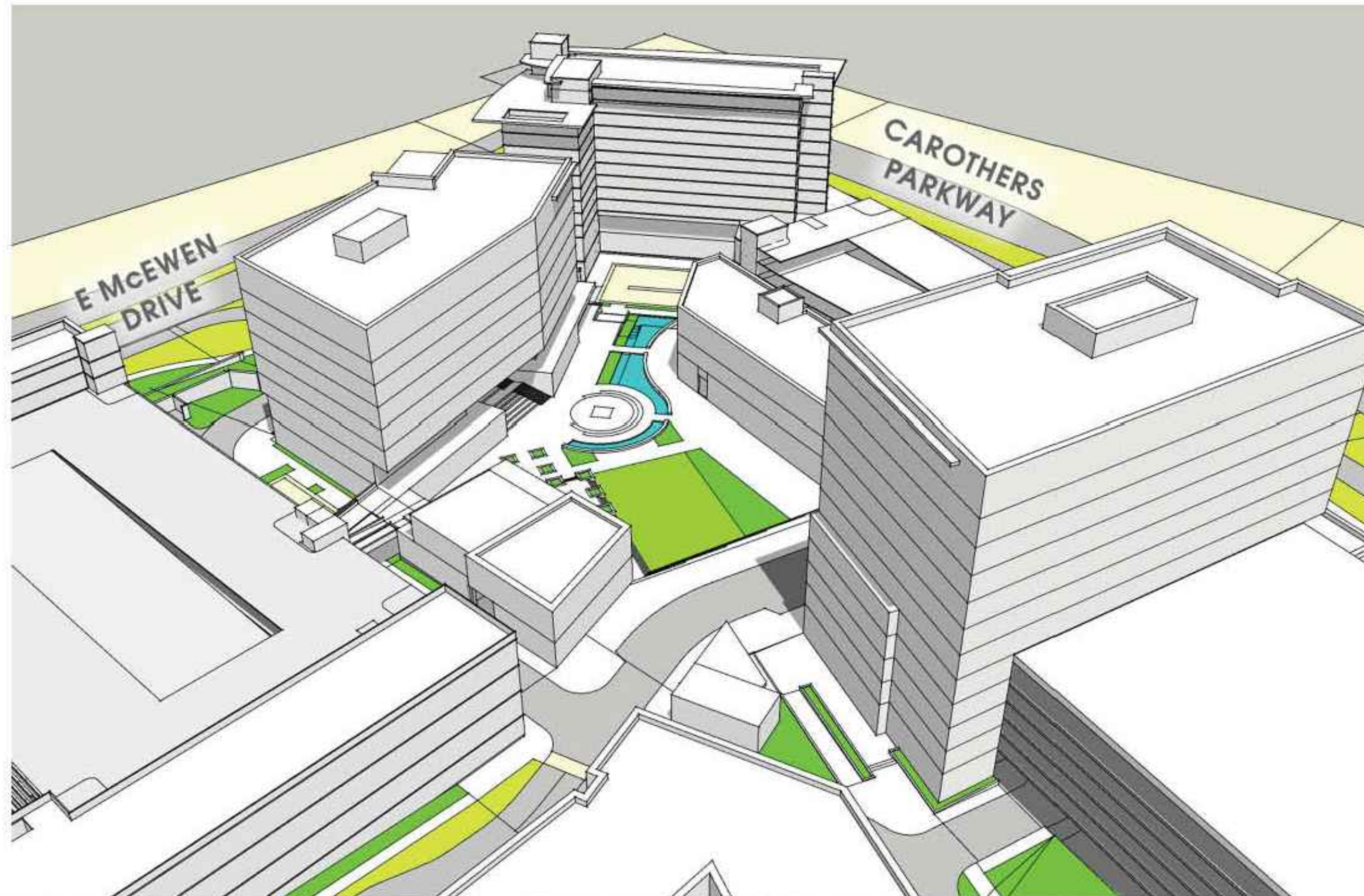


OVERALL DEVELOPMENT PLAN
C2.0

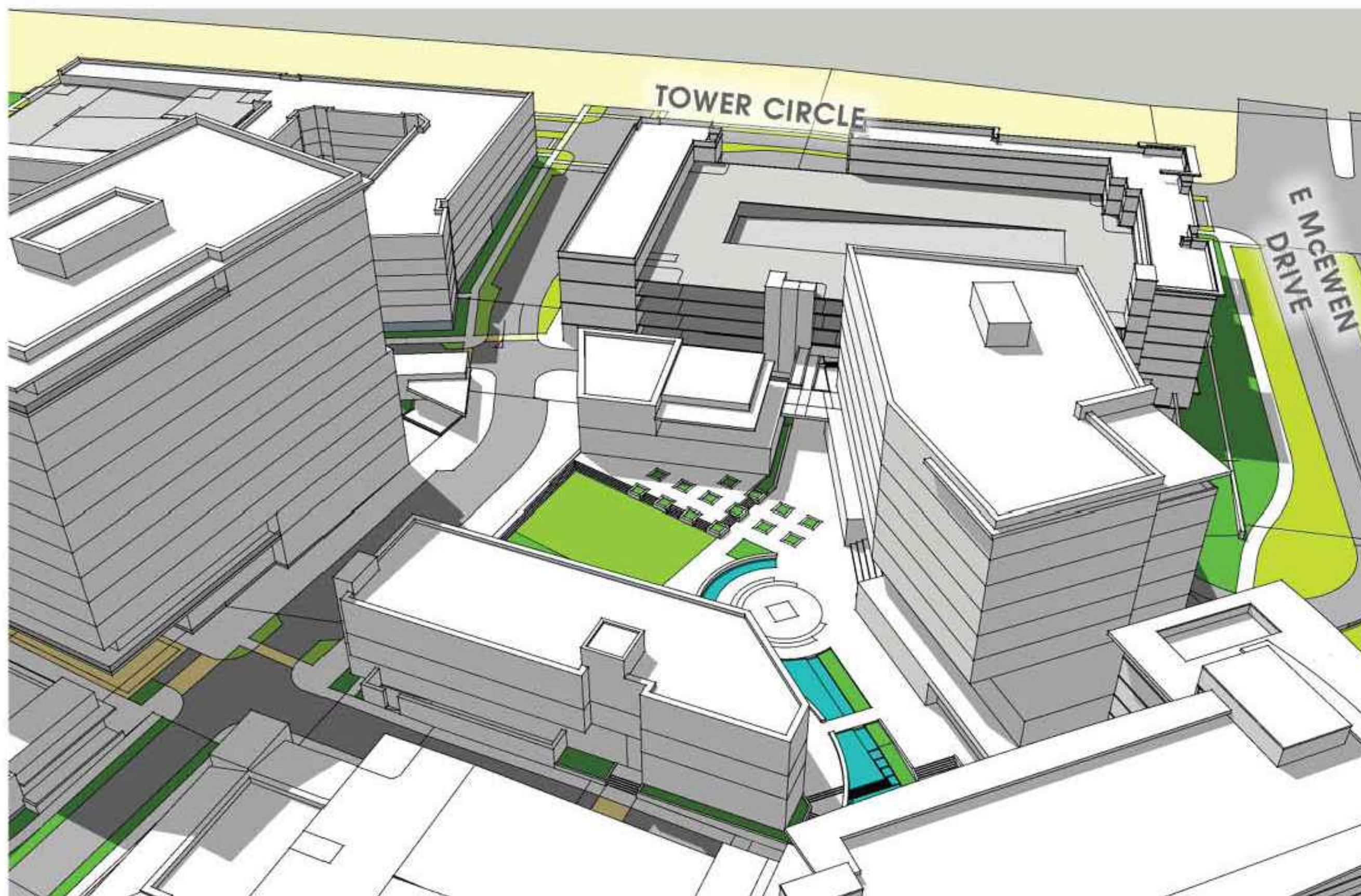
JOB NO.	WK ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER CITY COMMENT
18-106	1221	WLH	ZDS	1"=100'	FEBRUARY 11, 2019	1		



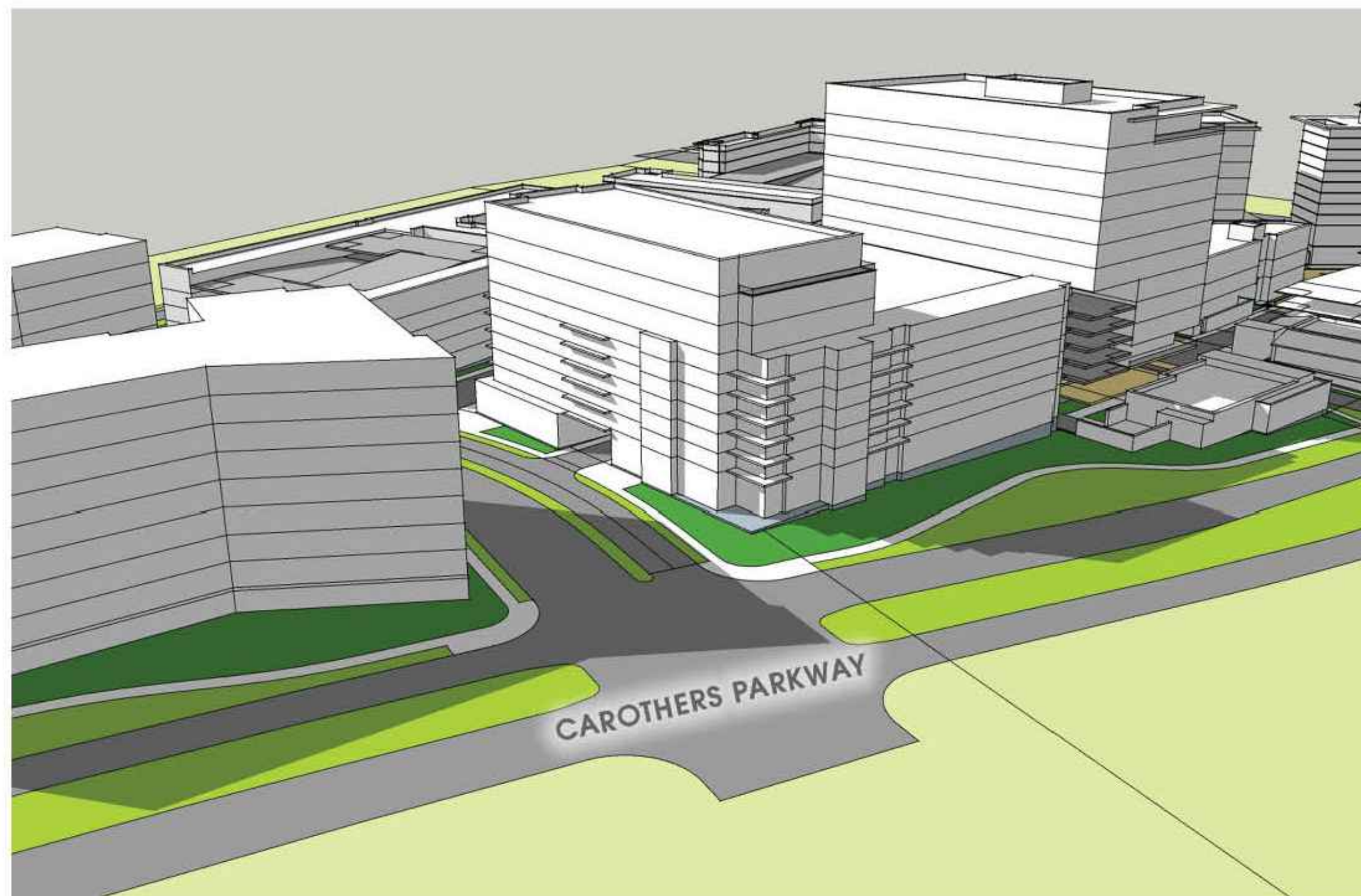
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

- NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL
STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE
ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ELEVATIONS MUST MEET
THE REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE
PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.
1. CONSTRUCTION TYPES:
Multifamily likely Type III or V; garage likely Type I or II; Buildings sprinkled NFPA
13 or 13R, Enclosed Garage NFPA 13 / Open Garage un sprinkled.
 2. SPRINKLERS
Condo and Garage likely Type I or Type II; Buildings and Garage sprinkled NFPA 13.
 3. The Hotels (A2 and R1 Uses) likely Type 1B construction.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

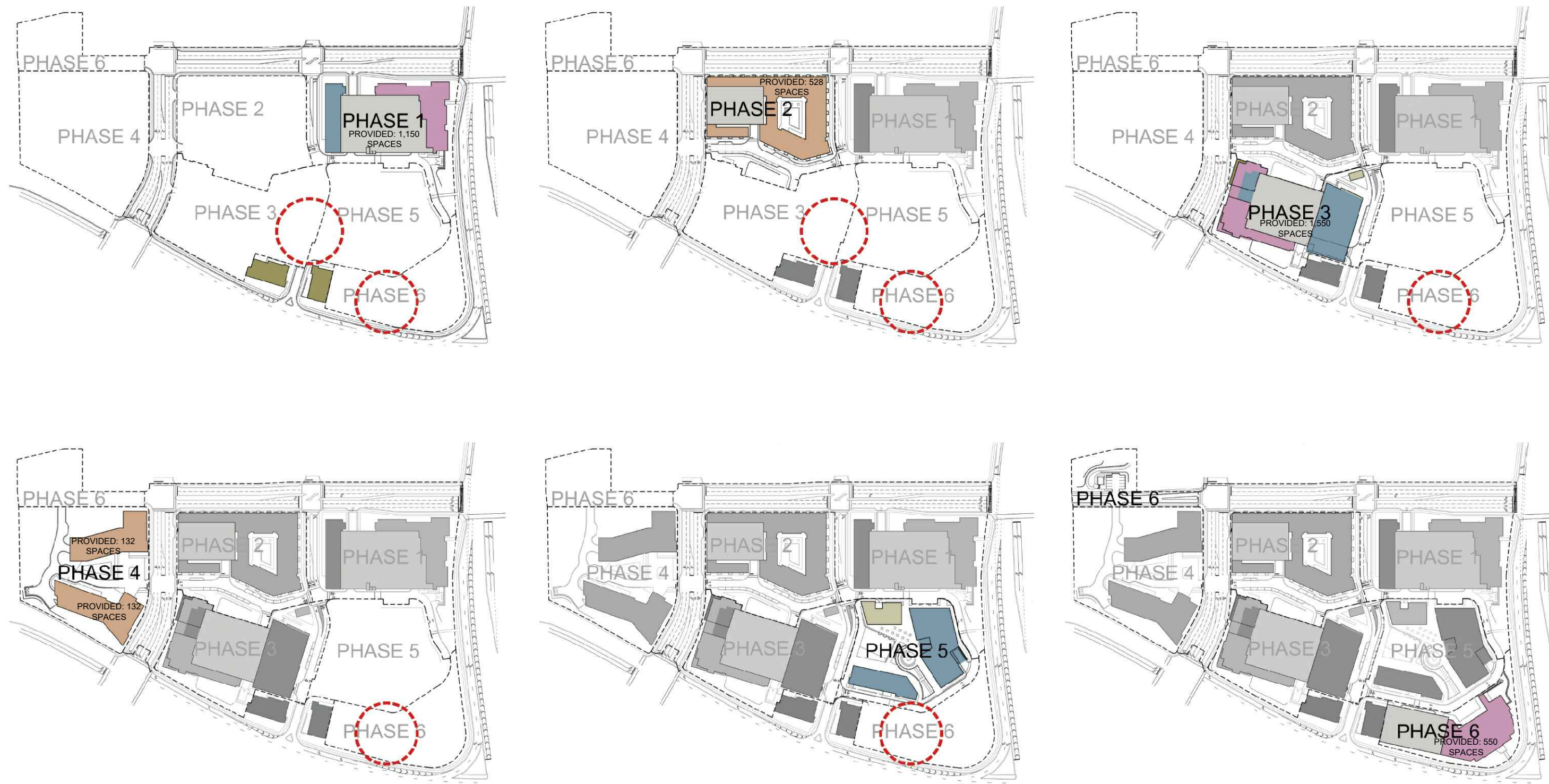
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE	REVISION	DESCRIPTION
18-106	1221	WLH
DESIGNED:	WLH	
DRAWN:	ZDS	
SCALE:	NOT TO SCALE	
DATE:	FEBRUARY 11, 2019	

MASSING

A1.0



Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(i) of the Zoning Ordinance.

ANTICIPATED DEVELOPMENT PHASING

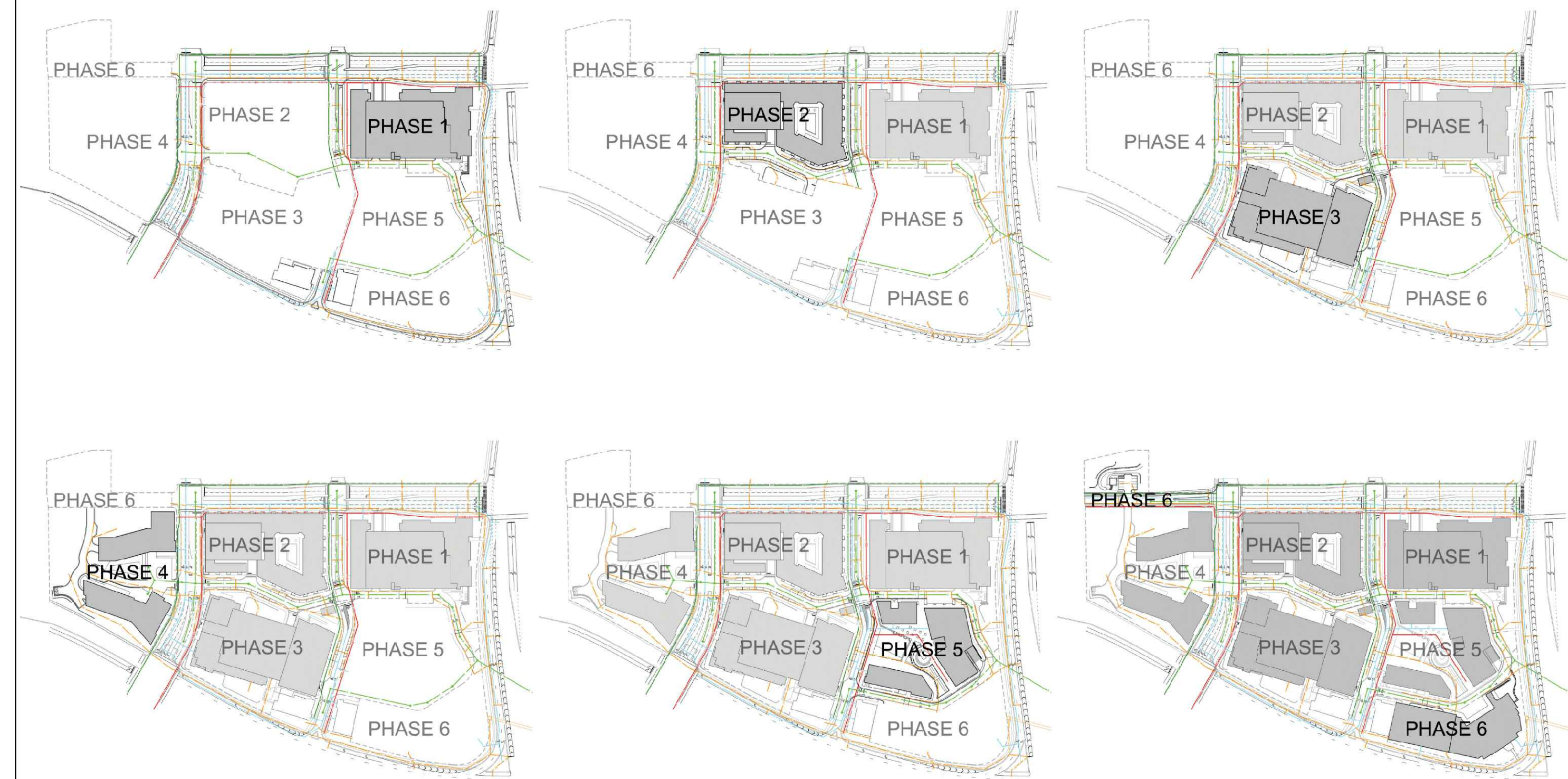
ANTICIPATED DEVELOPMENT PHASING NOTE:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS. SUCH CHANGES MAY RESULT IN THE NEED TO HAVE THE APPROPRIATE BODY RE-APPROVE THE DEVELOPMENT PLAN.



- KEY
- BIORETENTION
 - PAVERS
 - GREEN ROOF
 - TEMPORARY DETENTION
 - DEFENTION/UNDERGROUND DETENTION
 - TEMPORARY BIORETENTION

STORMWATER NOTE:
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1.3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPs SUPPORTED BY CITY STAFF INCLUDING RAINWATER CISTERNS, WATER REUSE, AND PROPRIETARY TREATMENT DEVICES. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ANTICIPATED DEVELOPMENT STORMWATER PHASING



ANTICIPATED DEVELOPMENT UTILITY PHASING

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

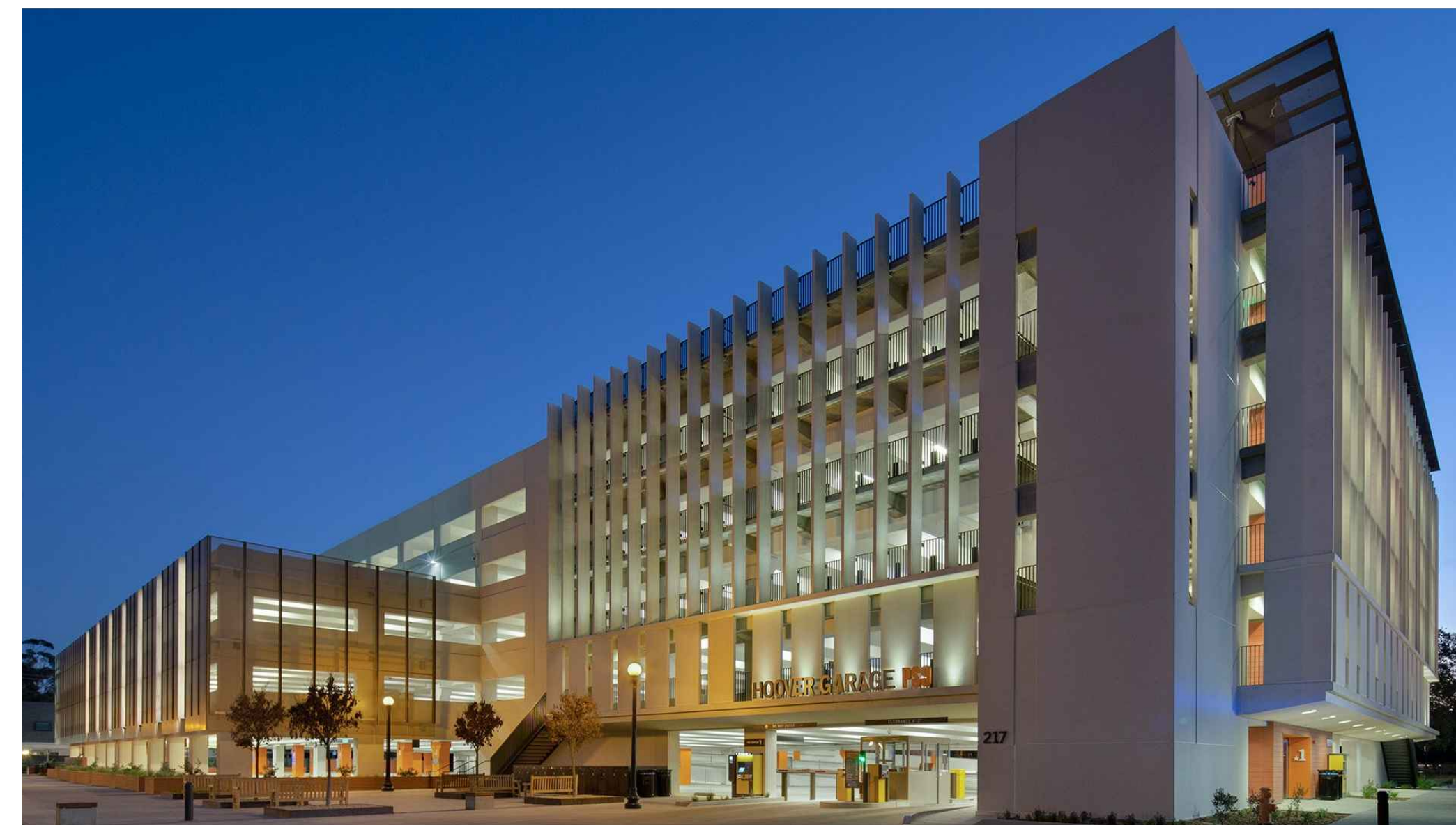
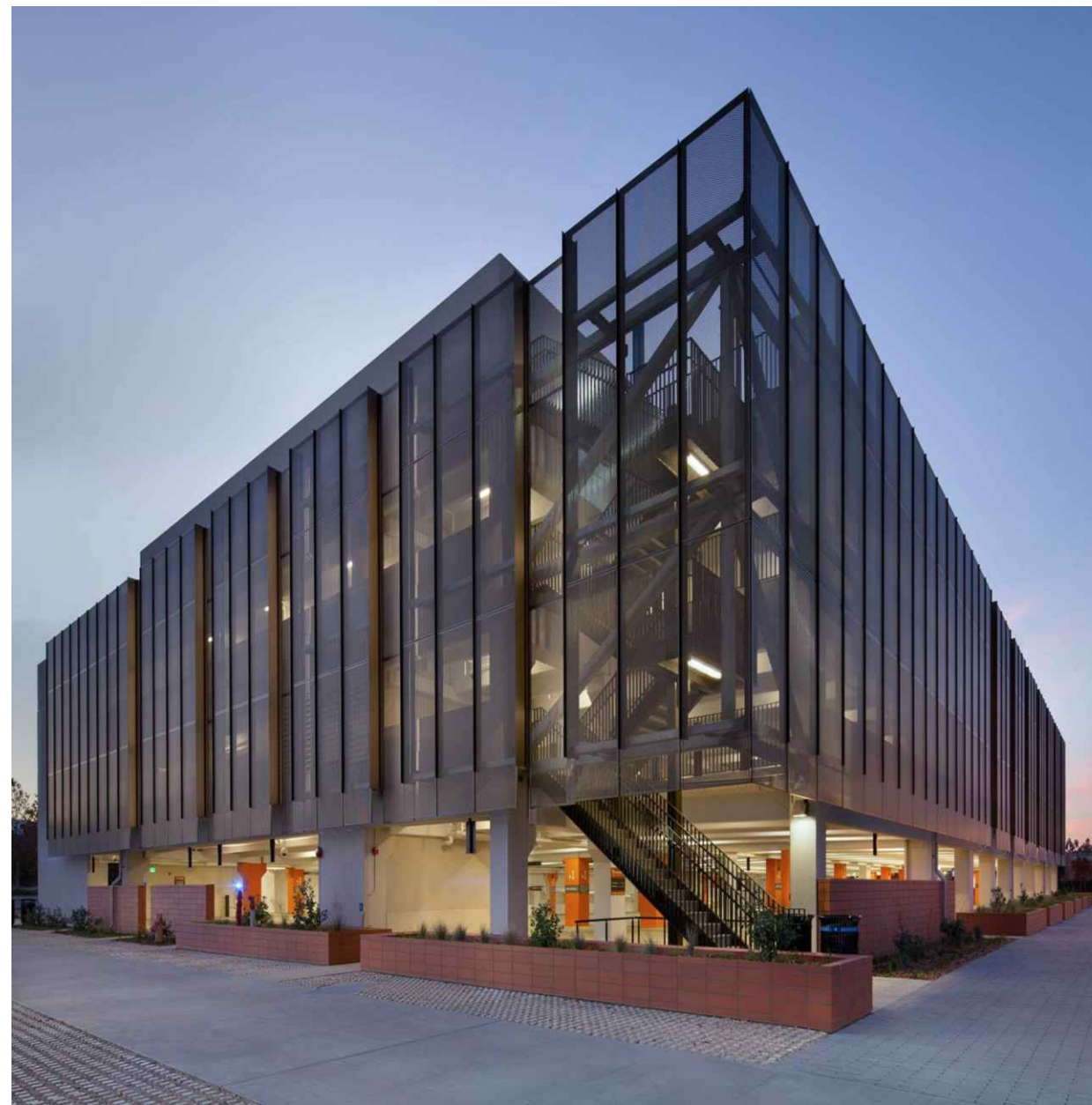
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	NOT TO SCALE	2019.04.04	1	2019.04.04	PER	CITY COMMENT

DEVELOPMENT PHASING

A1.1



NOTES:
IMAGERY DOES NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. THE IMAGERY SHOWN IS A REPRESENTATION OF THE STYLE AND CHARACTER OF THE ARCHITECTURAL DESIGN ENVISIONED FOR THE DEVELOPMENT. THE IMAGERY SHOWS A VARIETY OF BUILDING MATERIALS THAT ARE INCLUDED IN, AND IN ADDITION TO THE ZONING OVERLAY. PARKING GARAGES SHALL HAVE 0' MINIMUM BUILDING SETBACK TO INTERNAL DRIVES (AS MEASURED FROM FACE OF CURB).

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6050

ragansmith.com



CITY OF FRANKLIN # 6909

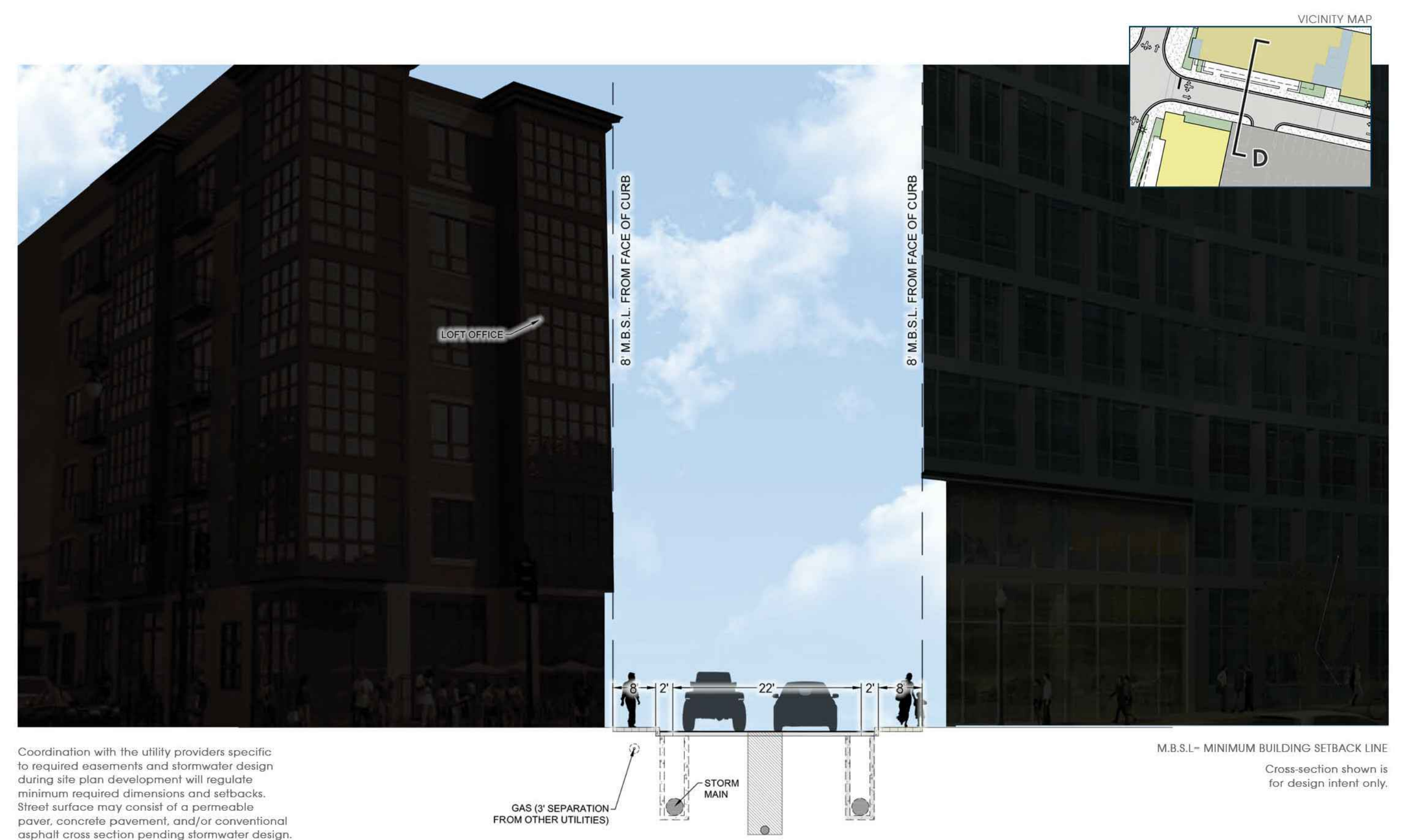
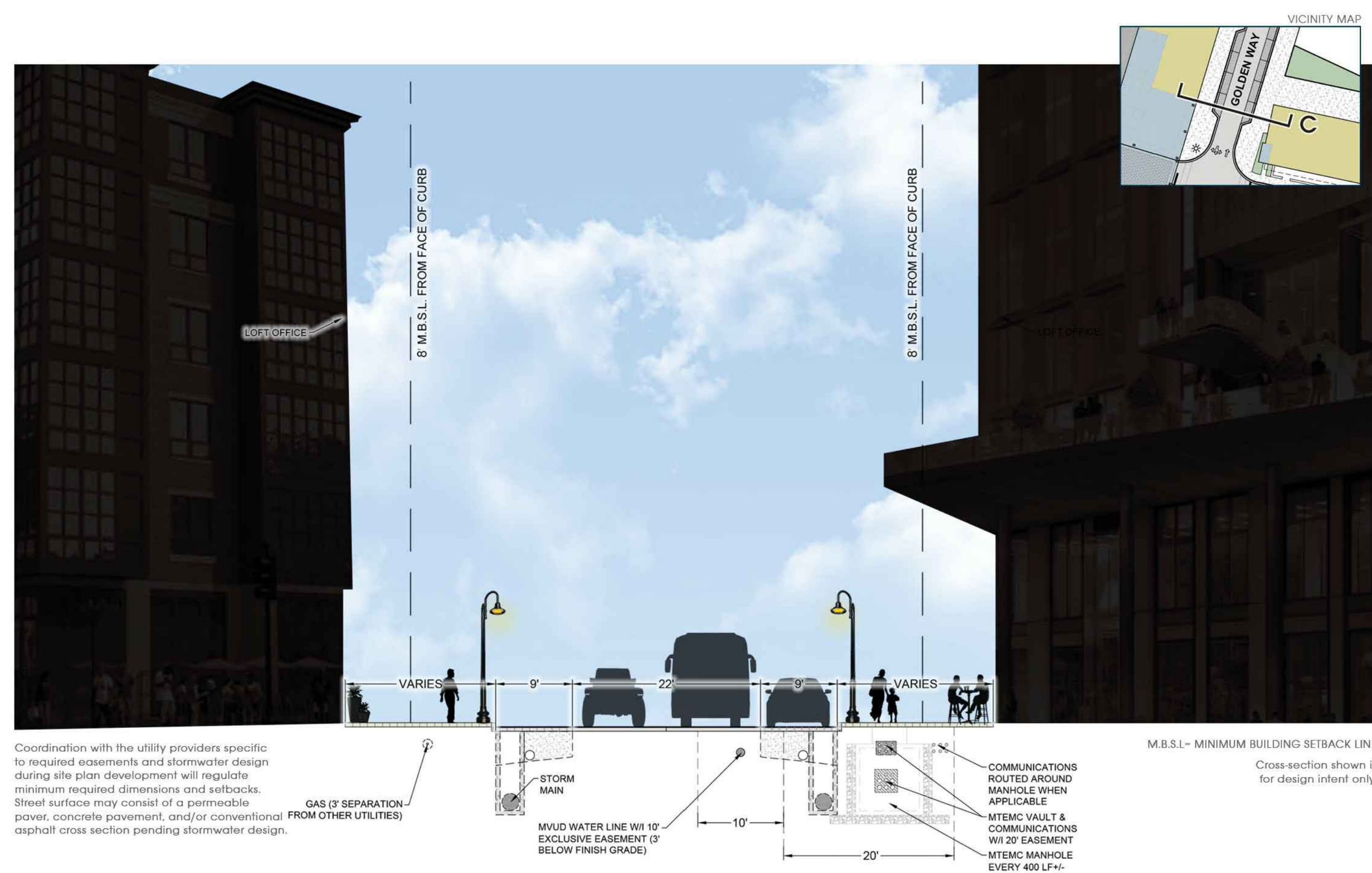
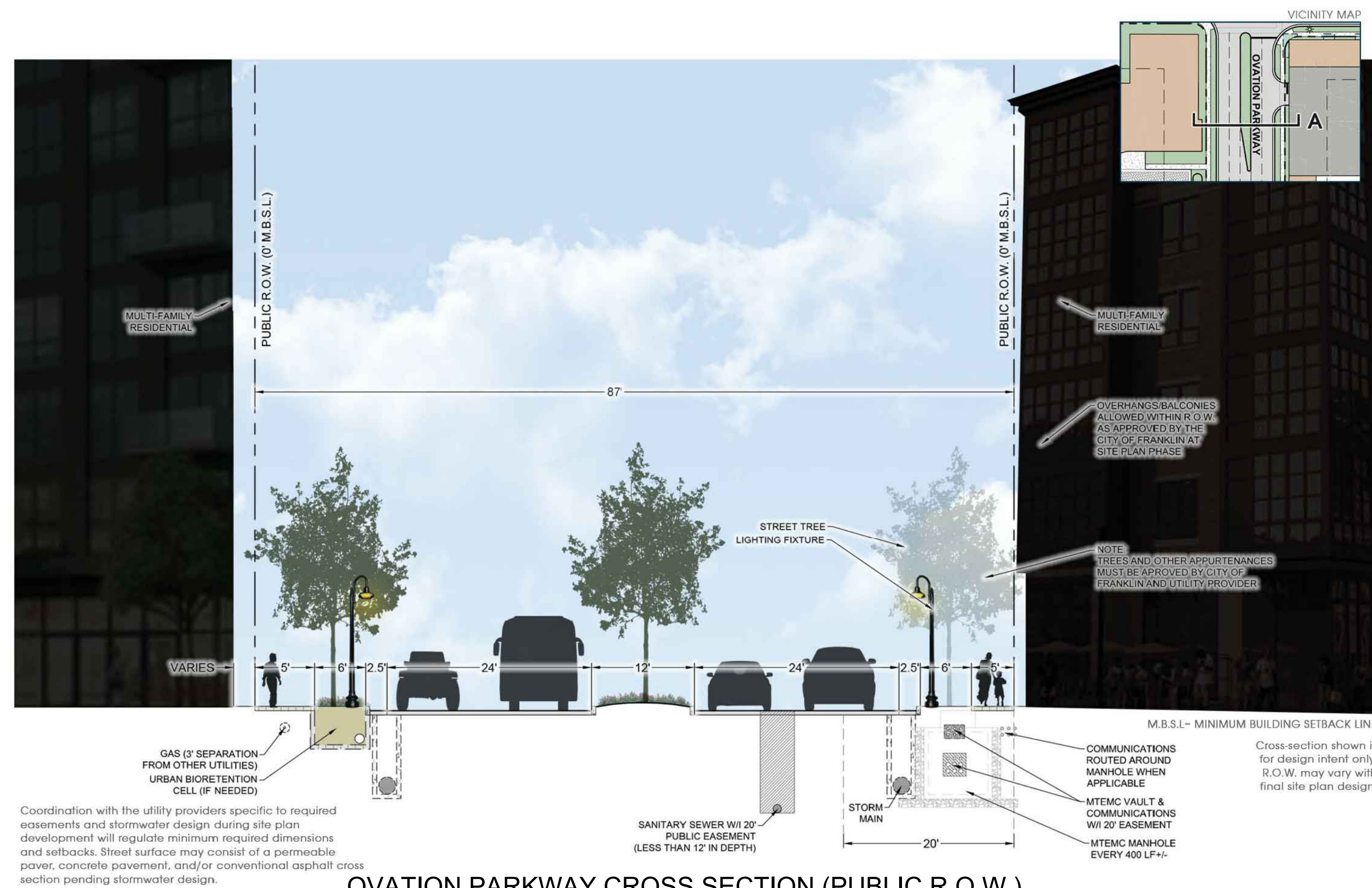
AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

[illegible]

GARAGE FACADE
IMAGERY

A1.3



CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 18-106	WK. ORDER 1221	-	-	-	-	-
DESIGNED:	WLH	-	-	-	-	-
DRAWN:	ZDS	-	-	-	-	-
SCALE:	NOT TO SCALE	-	-	-	-	-
DATE: FEBRUARY 11, 2019		REV: 1		2019.04.04 PER CITY COMMENT		
DESCRIPTION:		DATE:		DESCRIPTION:		

A1.4

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Ragan-Smith Associates, Inc., Scotty Bernick
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

Map 062 / Parcels 01802 and 01903 SW intersection of Carothers Pkwy & E. McEwen Dr.
(Property Parcel/Tax ID Number) (Street Address)

and identified on the application to the city as COF project number: 6909

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which requires written notice to adjacent property owners within 500 feet of the subject property by (check all):

- ☒ Certified mail, return receipt requested, and
- ☒ First-class mail, and
- ☒ Both mailings postmarked 15 days prior to the hearing or meeting at which the item will be considered,

which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

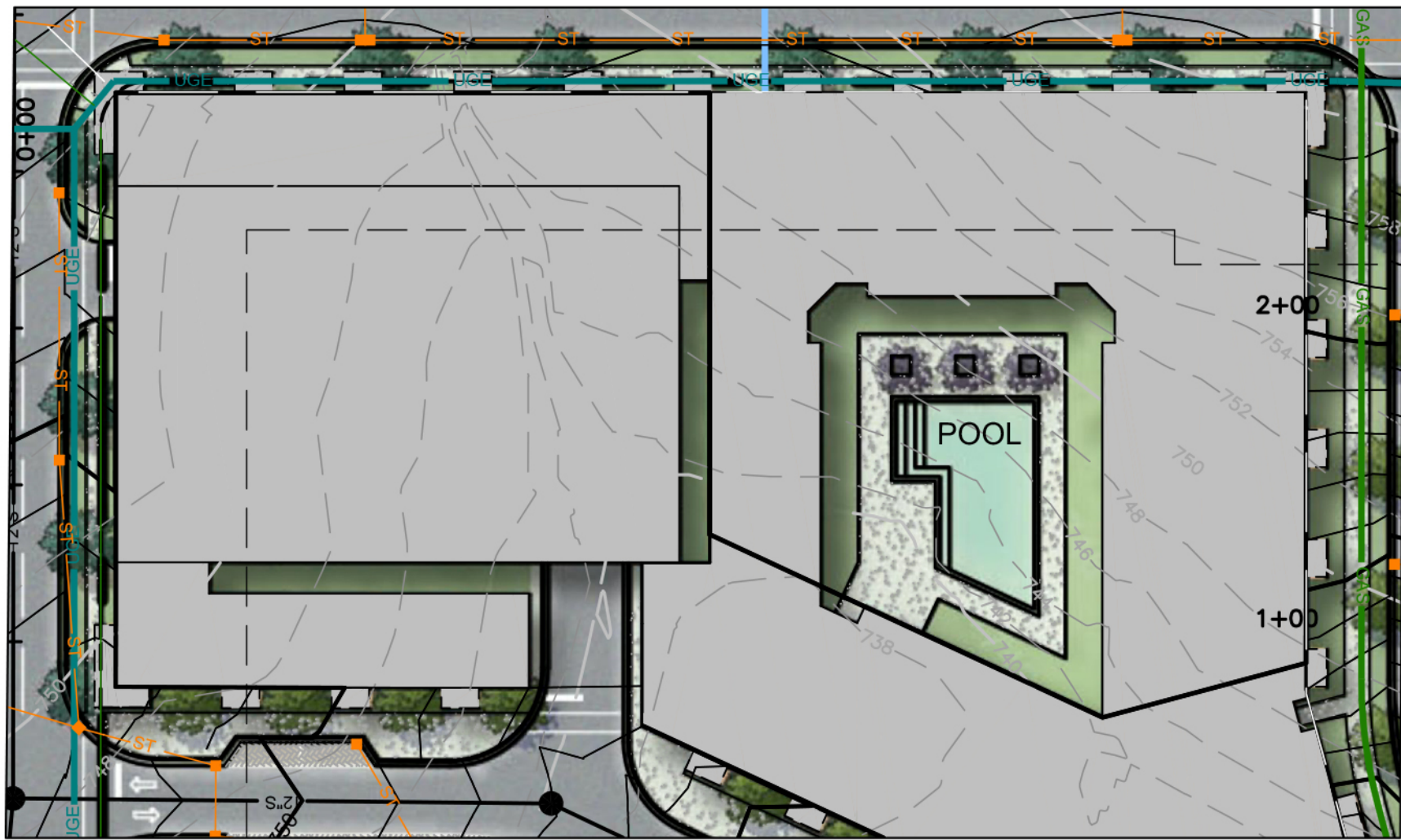
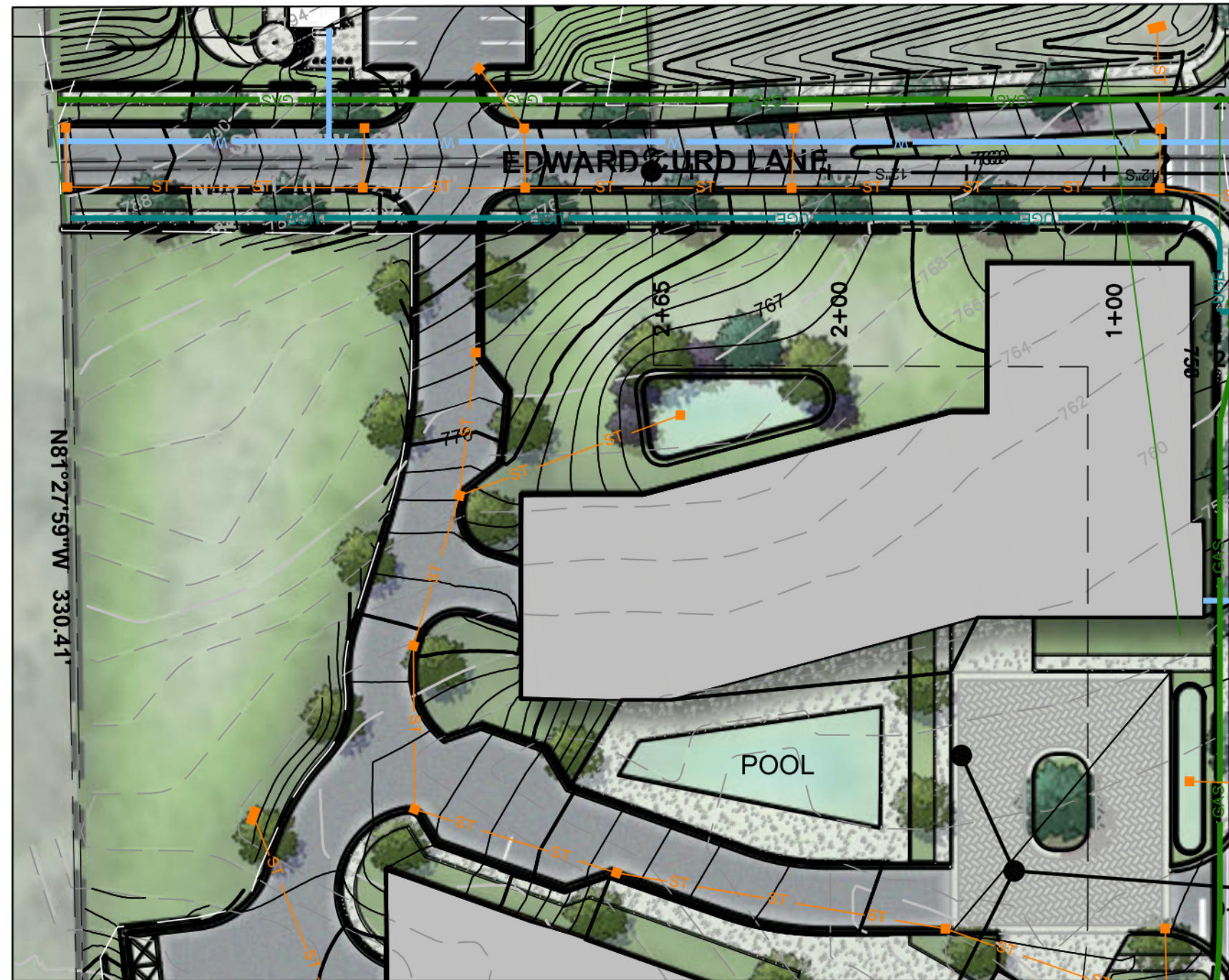
9th day of April, 20 19.


Notary Public

My Commission Expires: 9/23/19



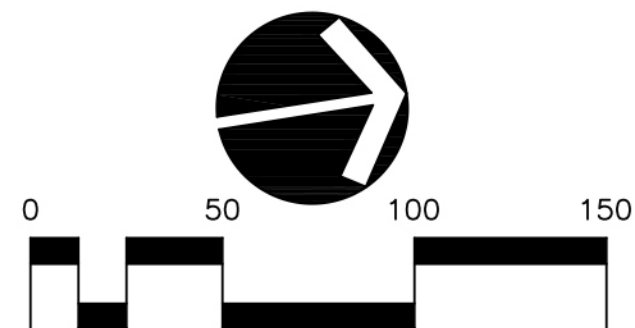
01/24/2019 10:16 AM ENGINEER: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM LAYOUT: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM
ROUTED BY: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM LAST UPDATED BY: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM



Aureum Parkland Dedication Calculations					
Parkland Impact Fee Calculations					
Description	Qty.	Units	cost/unit	Required Impact Fee	
Multi-Family Units	480	Units	\$ 4,304.00	\$ 2,065,920.00	
Parkland Land Dedication Calculations					
Description	Qty.	Units	Remarks		
Acreege Required	5	ac	As Approved by BOMA		
Acreege Provided	5.15	ac			
Acreege Provided Value (Purchase Cost)	\$ 1,300,000.00				
Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets					
Description	Qty.	Units	cost/unit	Total	
Land Acquisition Cost:					
Legal, Survey, Title, Cloising	1	ls	\$ 40,000.00	\$ 40,000.00	
Land Financing Cost Prior to Const. (3yr@5%)	1	ls	\$ 195,000.00	\$ 195,000.00	
Total Land Acquisition Cost:				\$ 235,000.00	
Parkland Improvement Costs:					
Parkland Construction Drawing Design Cost	1	ls	\$ 125,000.00	\$ 125,000.00	
Park - Trail Improvements:					
Primitive Bike/Hiking Trail (on-site)	2,600	lf	\$ 15.00	\$ 39,000.00	
Primitive Bike/Hiking Trail (off-site)	100	ac	\$ 20.00	\$ 2,000.00	
Trail Grading, Clearing, Grubbing	27,000	sf	\$ 1.80	\$ 48,600.00	
Park Appurtenances					
Benches	4	ea	\$ 4,500.00	\$ 18,000.00	
Trash Receptacles	2	ea	\$ 3,000.00	\$ 6,000.00	
Outdoor Drinking Fountain	1	ea	\$ 4,500.00	\$ 4,500.00	
Bike Racks (For up to 24 Bikes, 2 bikes per Rack)	6	ea	\$ 2,500.00	\$ 15,000.00	
Trail Head Map Kiosk	2	ea	\$ 12,000.00	\$ 24,000.00	
Park Roadway Signage	1	ls	\$ 35,000.00	\$ 35,000.00	
Trail Head Plaza	2,000	sf	\$ 15.00	\$ 30,000.00	
Parking Lot					
Asphalt	931	sy	\$ 65.00	\$ 60,515.00	
Concrete Sidewalk	2,300	sf	\$ 8.00	\$ 18,400.00	
Curb/Gutter	500	lf	\$ 16.00	\$ 8,000.00	
Light Poles	6	ea	\$ 5,000.00	\$ 30,000.00	
Parking/Amenity Grading, Clearing, Grubbing	1	ea	\$ 150,000.00	\$ 150,000.00	
Storm Pipe	250	lf	\$ 105.00	\$ 26,250.00	
Storm Inlets	2	ea	\$ 4,800.00	\$ 9,600.00	
Utility Connections (Water/Sewer)	1	ls	\$ 35,000.00	\$ 35,000.00	
Retaining Wall	8,000	sf	\$ 42.00	\$ 336,000.00	
Park Structure/Restrooms	1	ea	\$ 120,000.00	\$ 120,000.00	
Landscaping					
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	\$ 550.00	\$ 6,600.00	
2" Cal. Understory Trees (Accent Plantings)	10	ea	\$ 400.00	\$ 4,000.00	
36" Ht. Shrubs (Parking Lot Screening)	50	ea	\$ 180.00	\$ 9,000.00	
Seed	25,000	sf	\$ 0.25	\$ 6,250.00	
Construction Supervision and Management	1	ls	\$ 108,000.00	\$ 108,000.00	
Construction Inspection Costs - Consultants	1	ls	\$ 25,000.00	\$ 25,000.00	
Construction Financing Costs (1-Year)	1	ls	\$ 115,000.00	\$ 115,000.00	
Total Public Park Improvements Cost:				\$ 1,649,715.00	
Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)					
Description	Qty.	Units	25% cost/unit	Total	
Private Recreation Amenities					
Multi-family (Phase 2) [Cost - 25% x \$700,000]	1	ls	\$ 175,000.00	\$ 175,000.00	
Multi-family (Phase 3) [Cost - 25% x \$700,000]	1	ls	\$ 175,000.00	\$ 175,000.00	
Total Private Park Improvements Cost [25%]:				\$ 350,000.00	
Parkland Dedication Offset Calculations					
Description	Qty.	Units	cost/unit	Total	
Parkland Land Dedication Value	5.15	Ac.	\$ 62,121.00	\$ 319,923.15	
Public & Private Parkland Construction Cost Total:				\$ 1,999,715.00	
Total Proposed Parkland Dedication				\$ 2,319,638.15	
Required Parkland Dedication				\$ 2,065,920.00	
Parkland Dedication Balance				\$ (253,718.15)	

NOTE: The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:

- The actual Land Acquisition Cost will be \$1,300,000.00 however reimbursement for Land Dedication will be \$319,923.00 based upon the current Parkland Dedication Ordinance eligible value of \$62,121.00 per acre and 5.15 acres of parkland Area;
- Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/- \$40,000.00;
- Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of \$195,000.00 based upon 3 years interest at 5% of purchase price;
- Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be \$125,000.00;
- Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at \$115,000.00;
- Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments and condominiums will each cost \$700,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of \$175,000.00 per each private pool area;



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	1"=50'	2019.04.04	1	2019.04.04	PER	CITY COMMENT

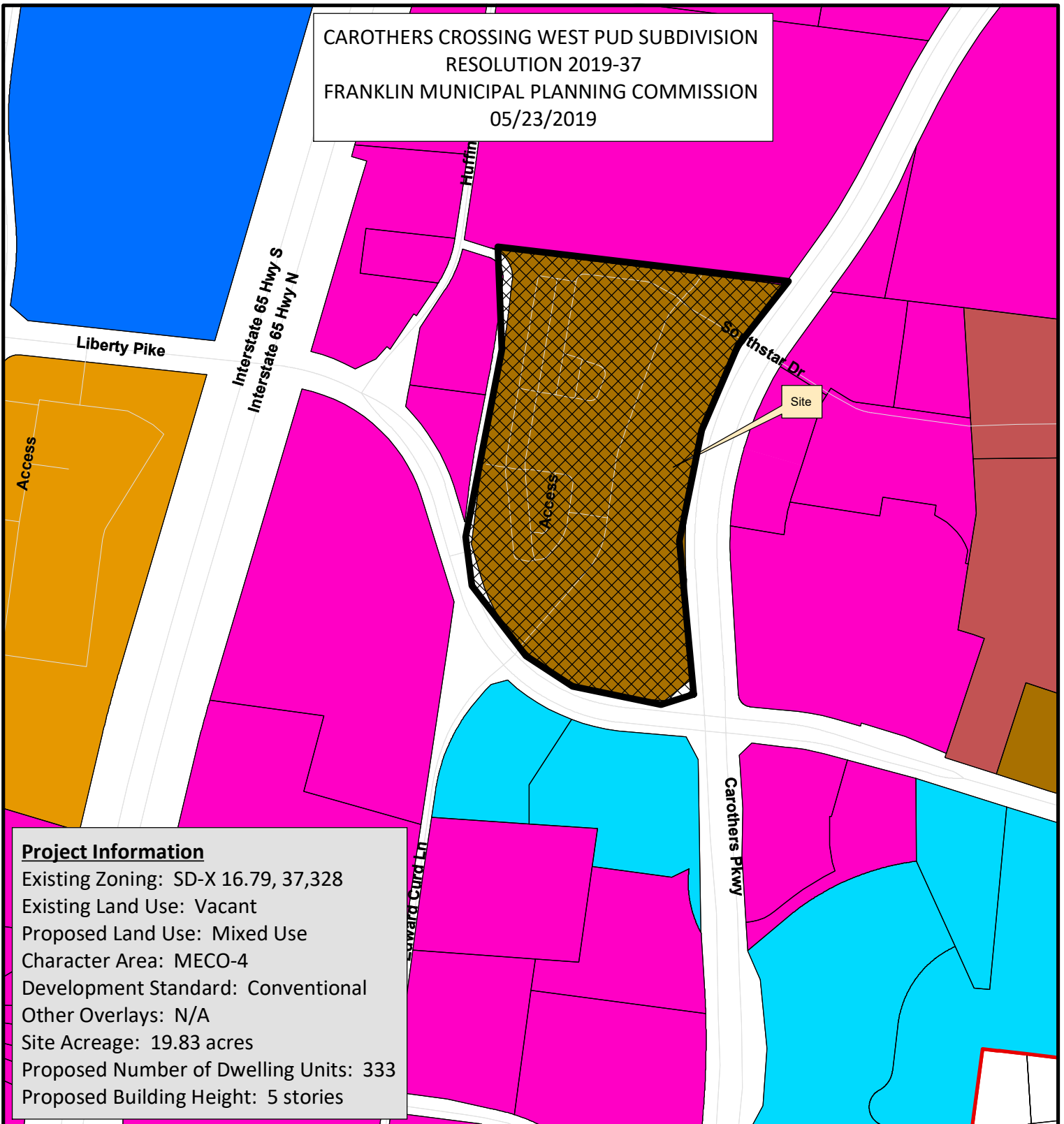
ENLARGED
PARKLAND PLAN

C2.2

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga
615-244-8991
Nashville
615-546-6050
Murfreesboro
615-546-6050
ragansmith.com



CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2019-37
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 05/23/2019



Project Information

Existing Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

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



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

5. Retaining Walls

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

The Zoning Ordinance requires evergreen shrubs or evergreen trees be planted at the base of retaining walls to soften their appearance. Detailed drawings at the Site Plan stage will be requested to demonstrate that a 5-foot minimum planting area at the base of walls can be accommodated with the future widening of Carothers Parkway.

Applicant to be made aware that the 5-foot minimum planting area is to be wholly on CCW property (i.e. outside of Dedicated Public ROW), which does not appear to be reflected on the submitted development plan.

11. F. Development Plan

lance.fittro@franklintn.gov In the event that this development plan revision is approved by the BOMA, the applicant shall submit a revised site plan for the development of Section 1, Lot 1 (COF project #6912) to incorporate the changes detailed in this development plan revision and set revised landscape sureties for the reforestation areas proposed. This shall be submitted as a full Site Plan Revision, and is not eligible as a change to be made with a One Stop submittal of the site plan. All sureties associated with the proposed reforestation areas shall be posted prior to the issuance of the first building permit.

Planning

General Issues

6. Modification of Standards

josh.king@franklintn.gov Staff is not recommending this MOS.

Preservation/HZC

General Issues

2. Historic Preservation Buffer Alteration

josh.king@franklintn.gov Applicant shall abide by the approved language from the HZC.

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 1

TAX MAP 079, PARCEL 04003
COF# 6939

DEVELOPER

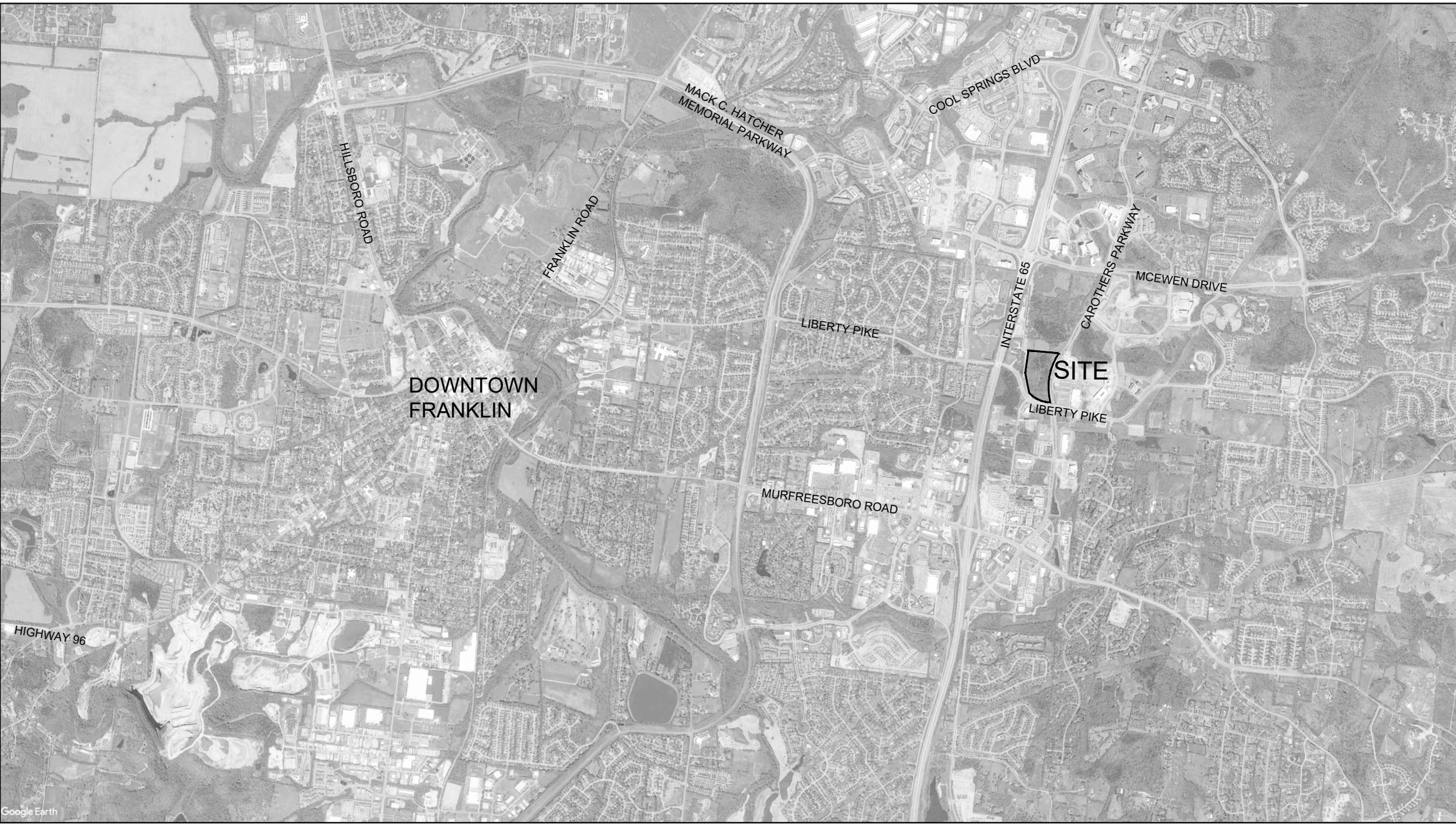
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT:BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

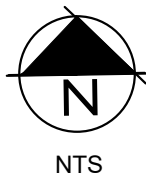
GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
CONTACT:MARY MCGOWEN
EMAIL: mary.mcgowan@kimley-horn.com
PHONE: 615.564.2701



VICINITY MAP



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.1	ENLARGED EXISTING CONDITIONS
C 2.0	DEVELOPMENT PLAN
C 2.1	SITE CROSS SECTIONS
C 2.2	BUFFER COMPARISON PLAN
C 2.3	BUFFER PLANTING PLAN
C 3.0	ENLARGED GRADING AND DRAINAGE PLAN
C 4.1	ENLARGED ROW AND ACCESS PLAN
C 4.2	ENLARGED ROW AND ACCESS PLAN
C 5.0	ENLARGED UTILITY PLAN
A 1.0	TYPICAL ARCHITECTURE

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

- First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
- On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
- The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy
 - Total Site Area: 19.83 AC (863,622 SF)
 - Existing Tree Canopy: 15.77 AC (686,811 SF)
 - Required Tree Preservation: 2.37 AC (103,655 SF) (15%)

Requested M.O.S. for tree preservation:

- Preserved Tree Canopy:
- Reforested Tree Canopy:
- Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.



INITIAL SUBMITTAL:
MARCH 11, 2019

Revisions

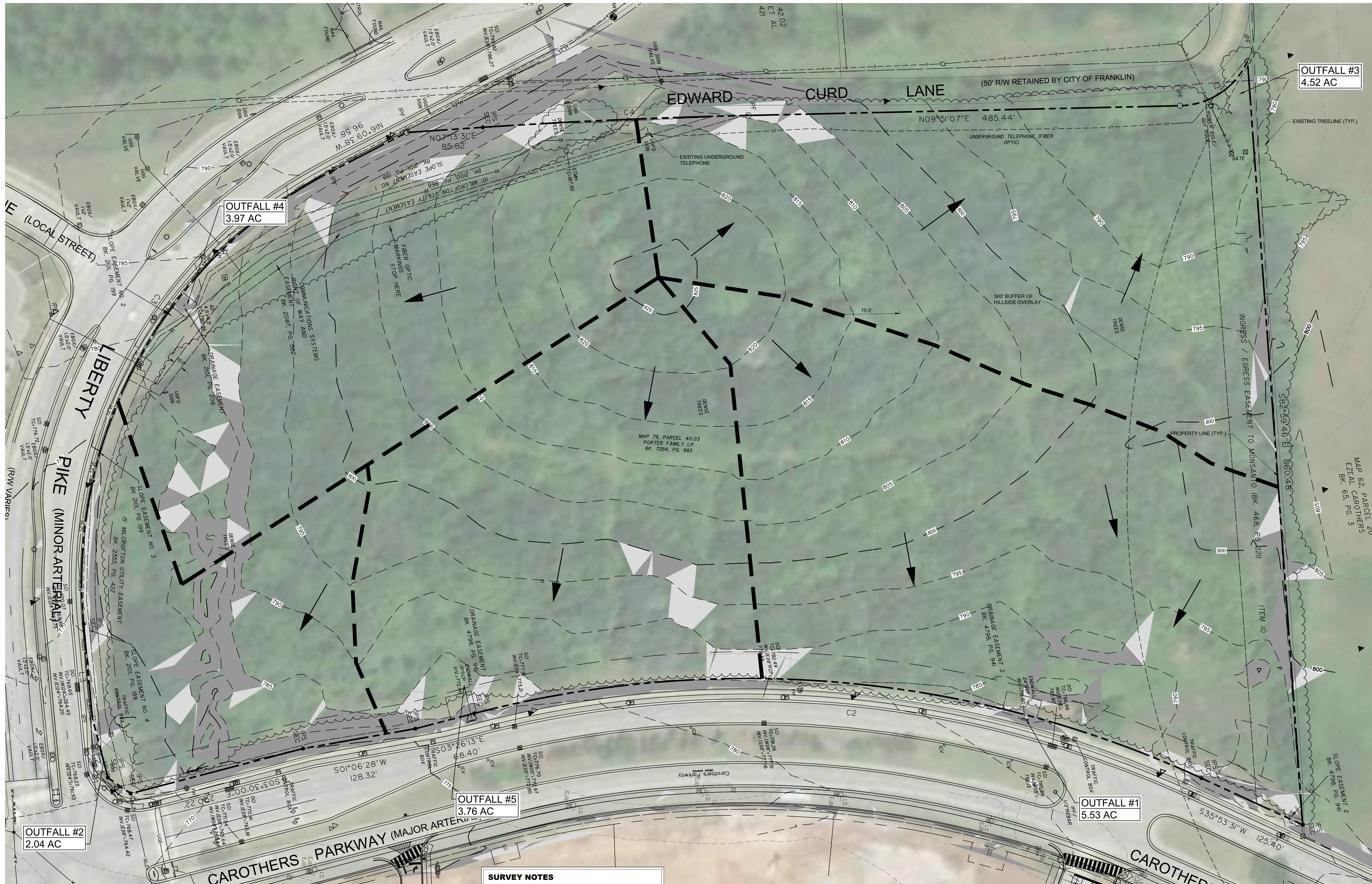
- April 4, 2019
-



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

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION I
EMBRY
Franklin, Williamson County, Tennessee

Revision Date	
△	
△	
△	
△	

ENLARGED EXISTING
CONDITIONSSHEET
CI.1
COF # 6939

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

— W —	EXISTING WATER LINE
--- UG ---	EXISTING UNDERGROUND ELECTRIC
--- G ---	EXISTING GAS MAIN
--- E ---	EXISTING ELECTRIC LINE
--- UT ---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊙ FH	EXISTING FIRE HYDRANT
☆	EXISTING LIGHT POLE

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING ENDWALL ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING ENDWALL ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING TREE CANOPY NOTE

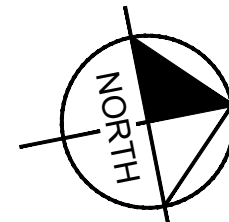
SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±15.77 AC, AND COVERS APPROXIMATELY 80 PERCENT OF THE SITE.

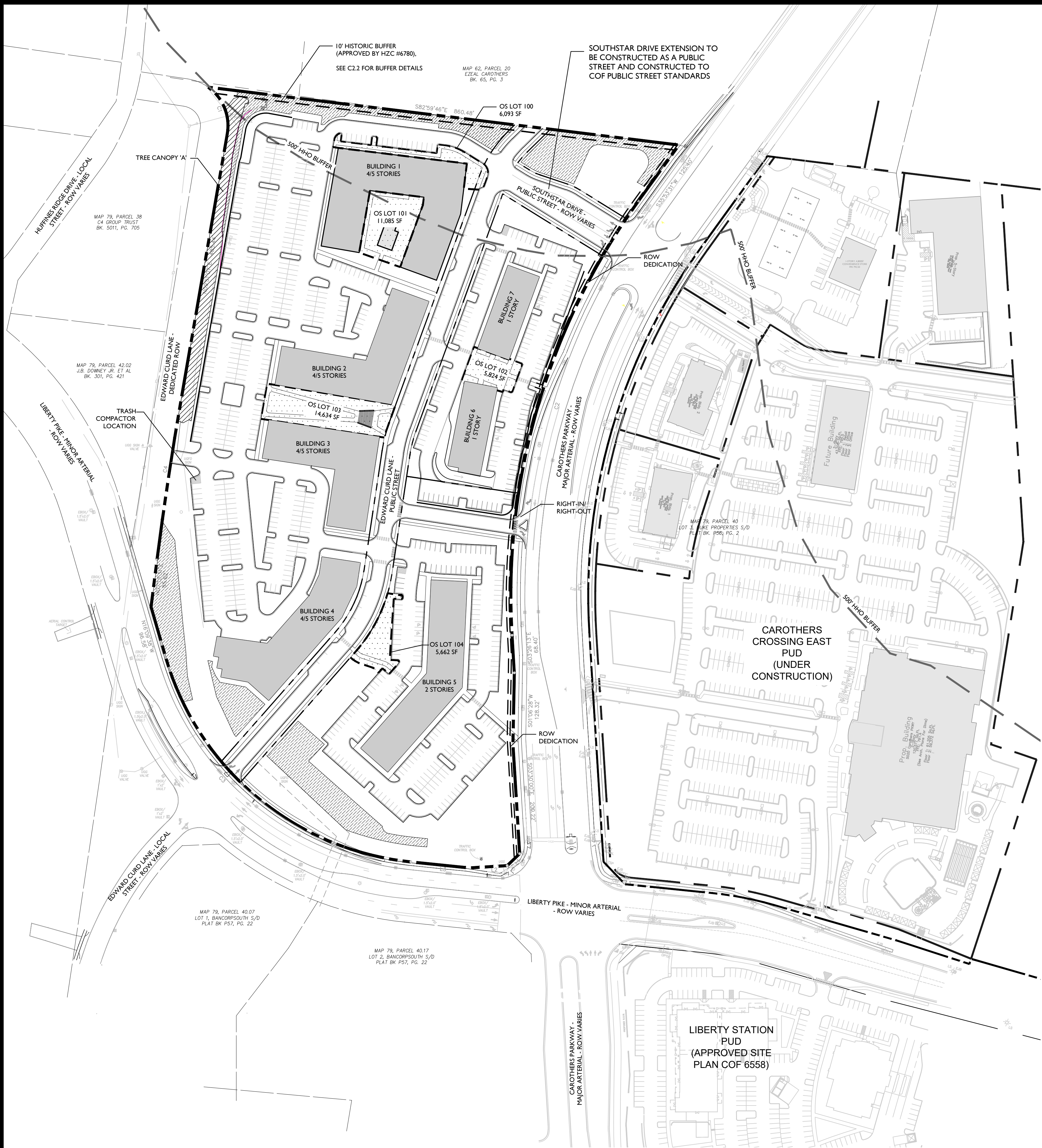
SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HMO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC.
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY



FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	15.77 AC (80% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 15.77 AC TOTAL CANOPY:	103,237 SF, 2.37 AC
PROVIDED CANOPY PRESERVATION:	13,593 SF, 0.31 AC (13% OF REQUIRED)

MODIFICATION OF STANDARDS

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Total Area Provided:	1.64 AC (71,436 SF) (10%)
----------------------	---------------------------

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 3%
REQUIRED: 5% x 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 1.00 AC (43,298 SF)

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,662

PARKING

BUILDING	UNIT	REQUIRED PARKING PER COF	
		RATIO	TOTAL
APARTMENTS	1 BEDROOM	209 / UNIT	1.5 / UNIT
	2 BEDROOM	121 / UNIT	2.5 / UNIT
RESTAURANT	4,800 SF	10 / 1,000 SF	48
	3,900 SF	1 / EMPLOYEE	7
BANK	34,565 SF	5 / 1,000 SF	20
RETAIL	24,065 SF	3.33 / 1,000 SF	116
OFFICE		4 / 1,000 SF	97
TOTAL REQUIRED PER COF			904
TOTAL REQUIRED PER SHARED PARKING STUDY			803
TOTAL PROVIDED			857

SHARED PARKING ANALYSIS

#1 City of Franklin Rates (with 10% internal capture reduction) | 803 parking spaces

PROVIDED PARKING

AREA	PARKING PROVIDED
SURFACE: RETAIL / OFFICE / RESIDENTIAL	804
GARAGE	53
TOTAL:	857

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,727
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079---04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	
STATE:	
CIVIL DISTRICT:	9

EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HMO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'

OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
PHONE:	
EMAIL:	
CONTACT:	GREG GAMBLE

BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
330 UNITS x 350 GPD = 115,550 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

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

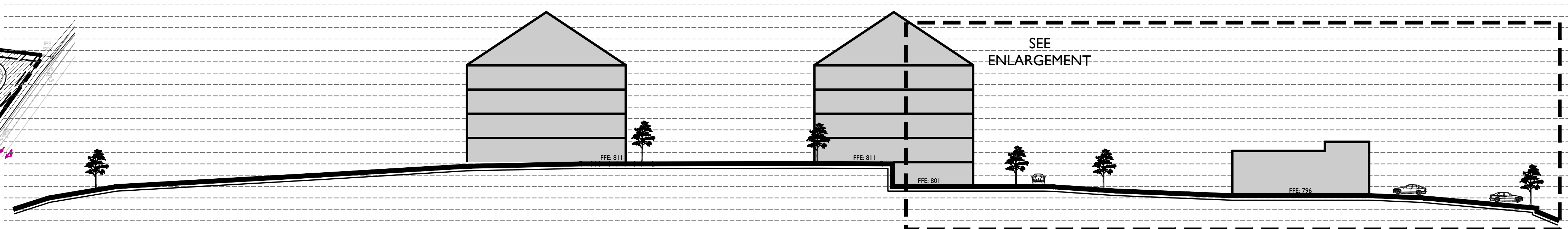
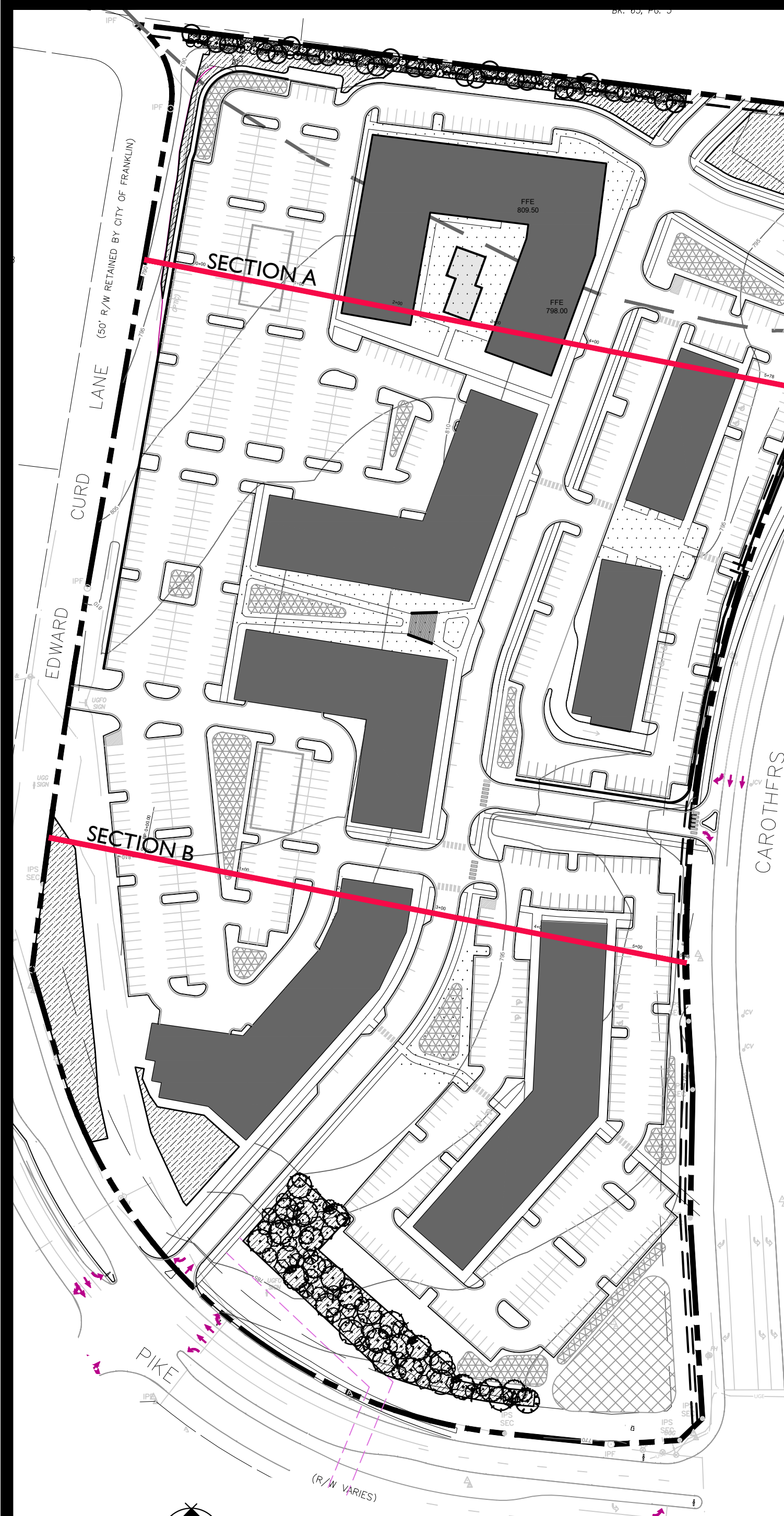
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI) FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
330 x 0.64 = 212 STUDENTS

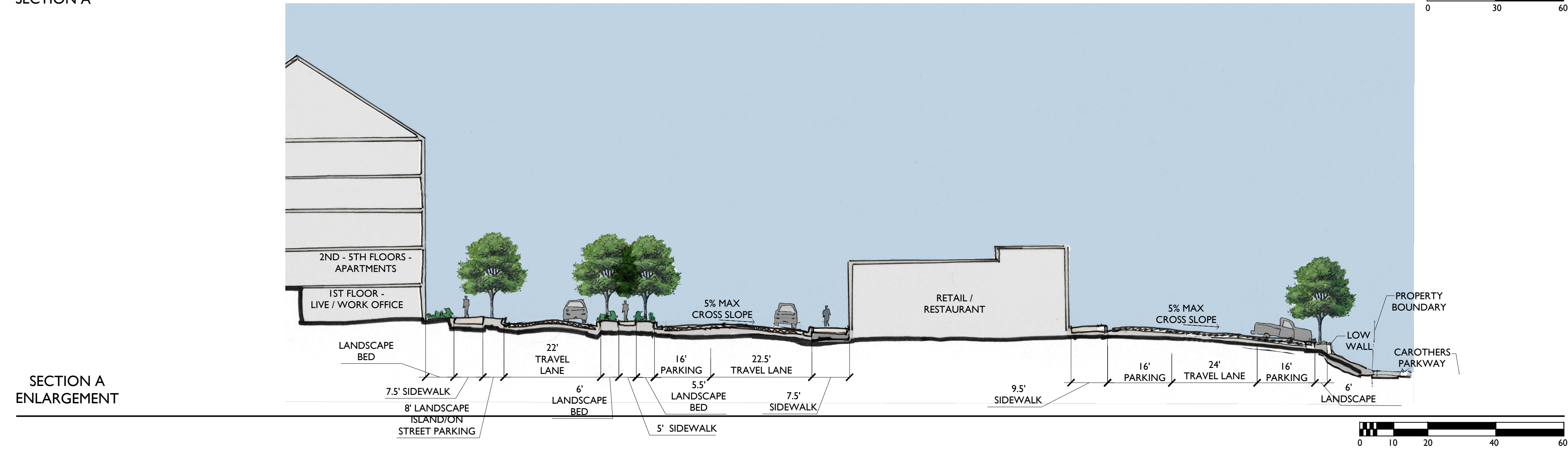
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION



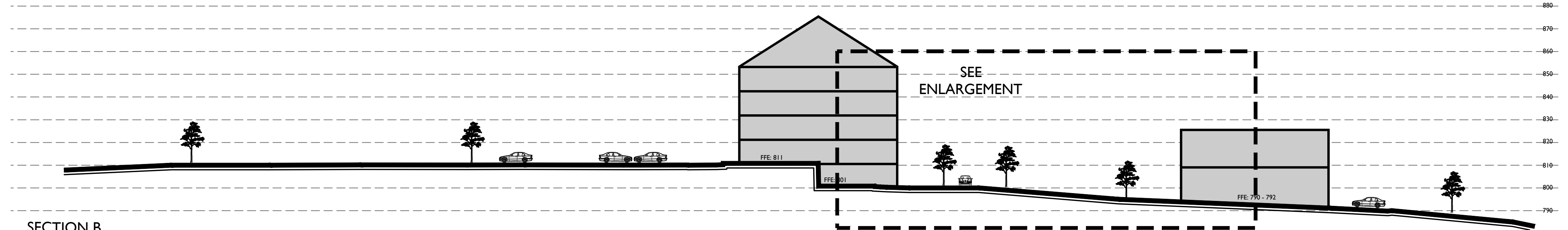
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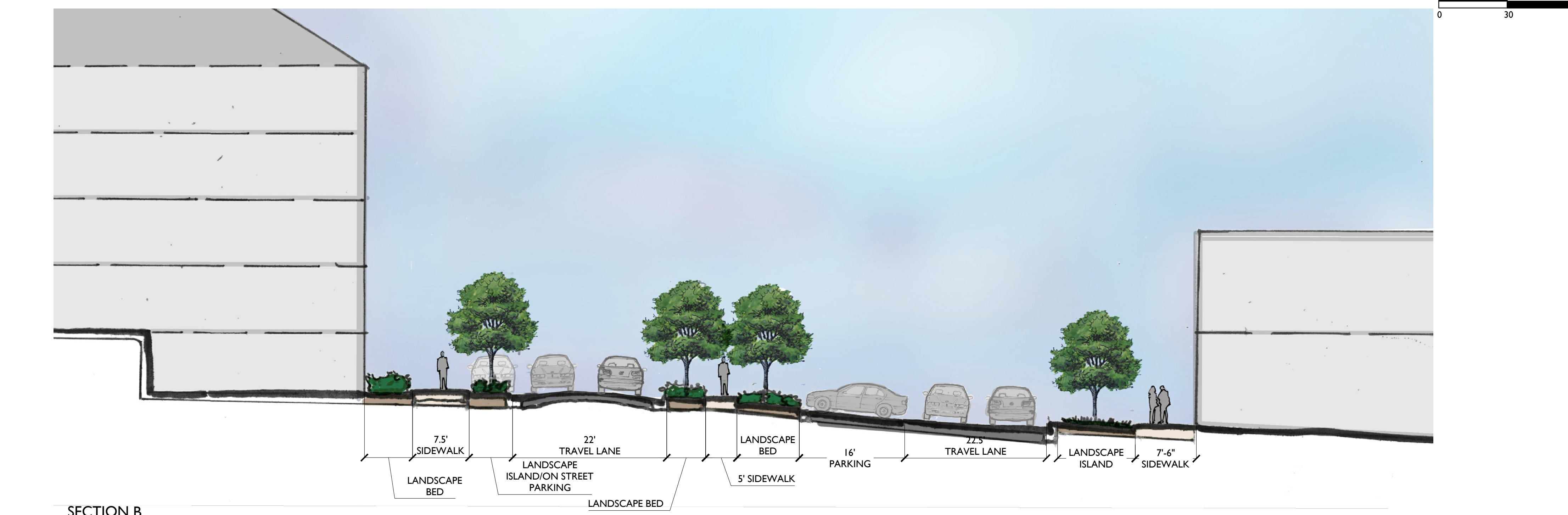
SECTION A



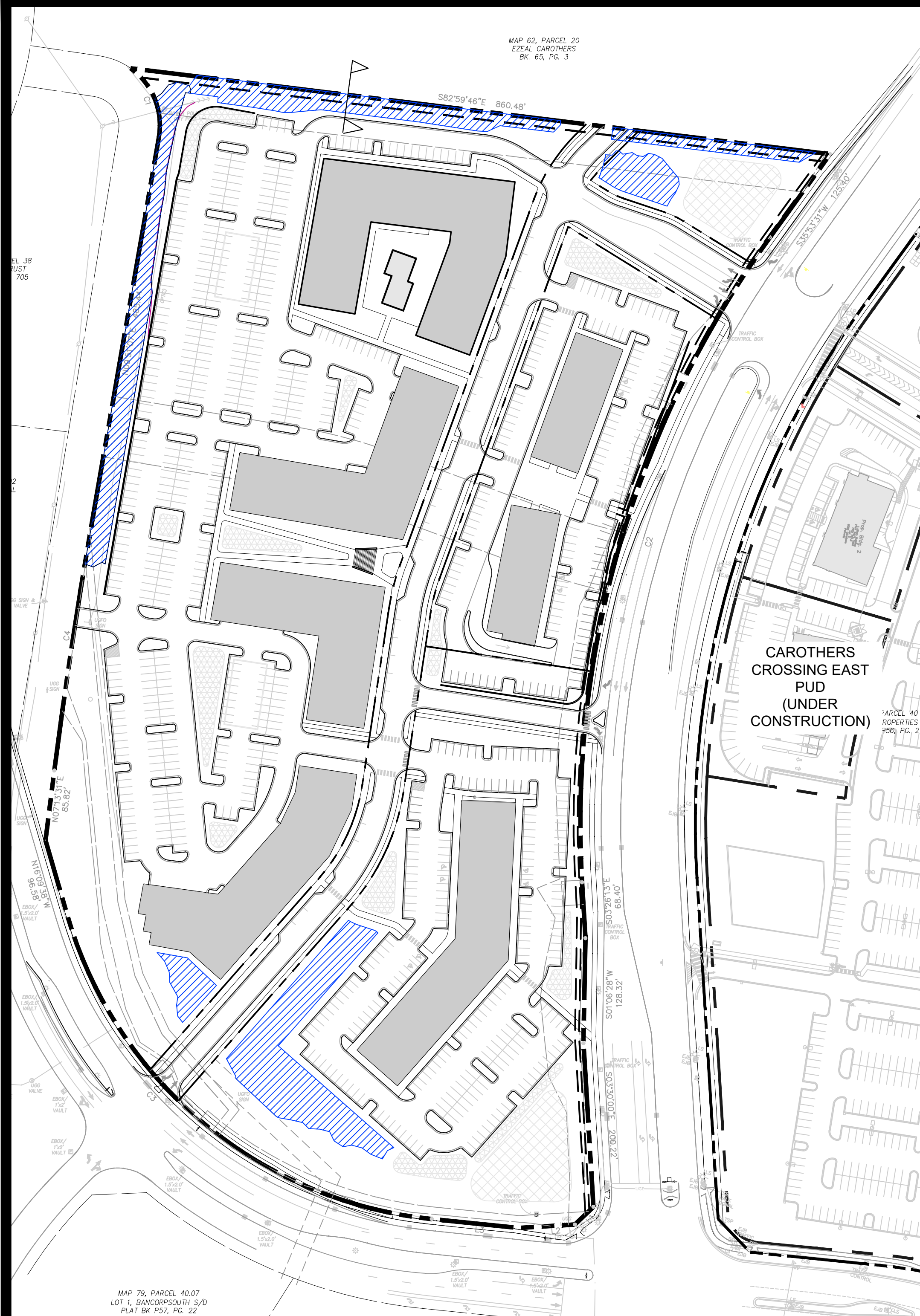
SECTION A ENLARGEMENT



SECTION B



SECTION B ENLARGEMENT



PREVIOUSLY APPROVED DEVELOPMENT PLAN



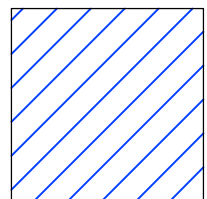
DEVELOPMENT PLAN REVISION 1

SITE DATA CHART

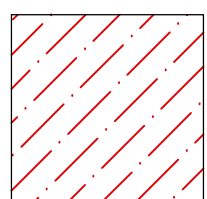
PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
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CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
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PROPOSED ZONING:	SD-X (16.64/67,330)
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APPLICABLE DEVELOPMENT STANDARD:	EITHER
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SQUARE FOOTAGE OF SITE:	863,622 SF
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CONTACT:	GREG GAMBLE
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BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
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MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
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PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:		
	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION I
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	53,390 SF (1.23 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	66,983 SF (1.54 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	65%

TREE PRESERVATION KEY:



PRESERVED TREE CANOPY

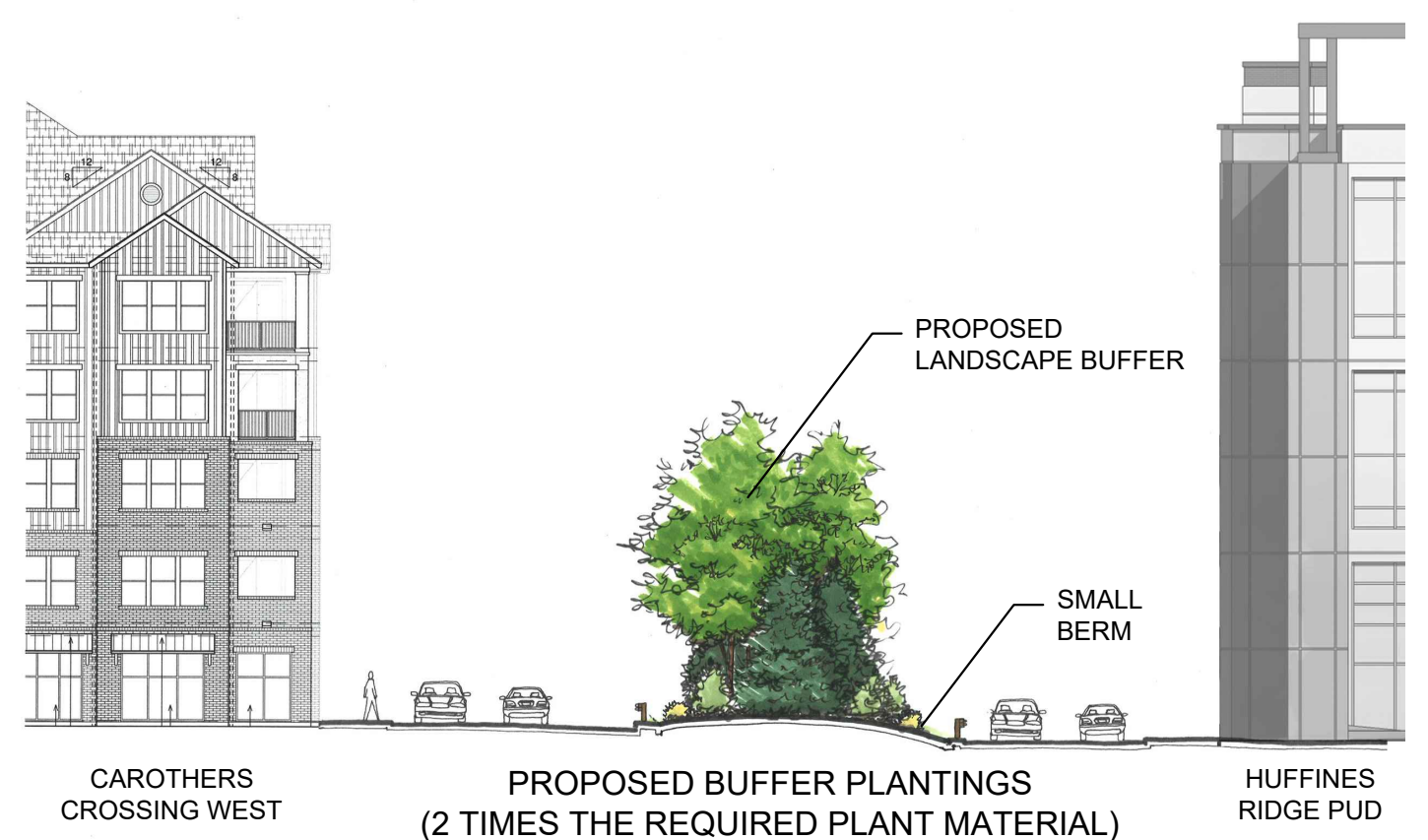
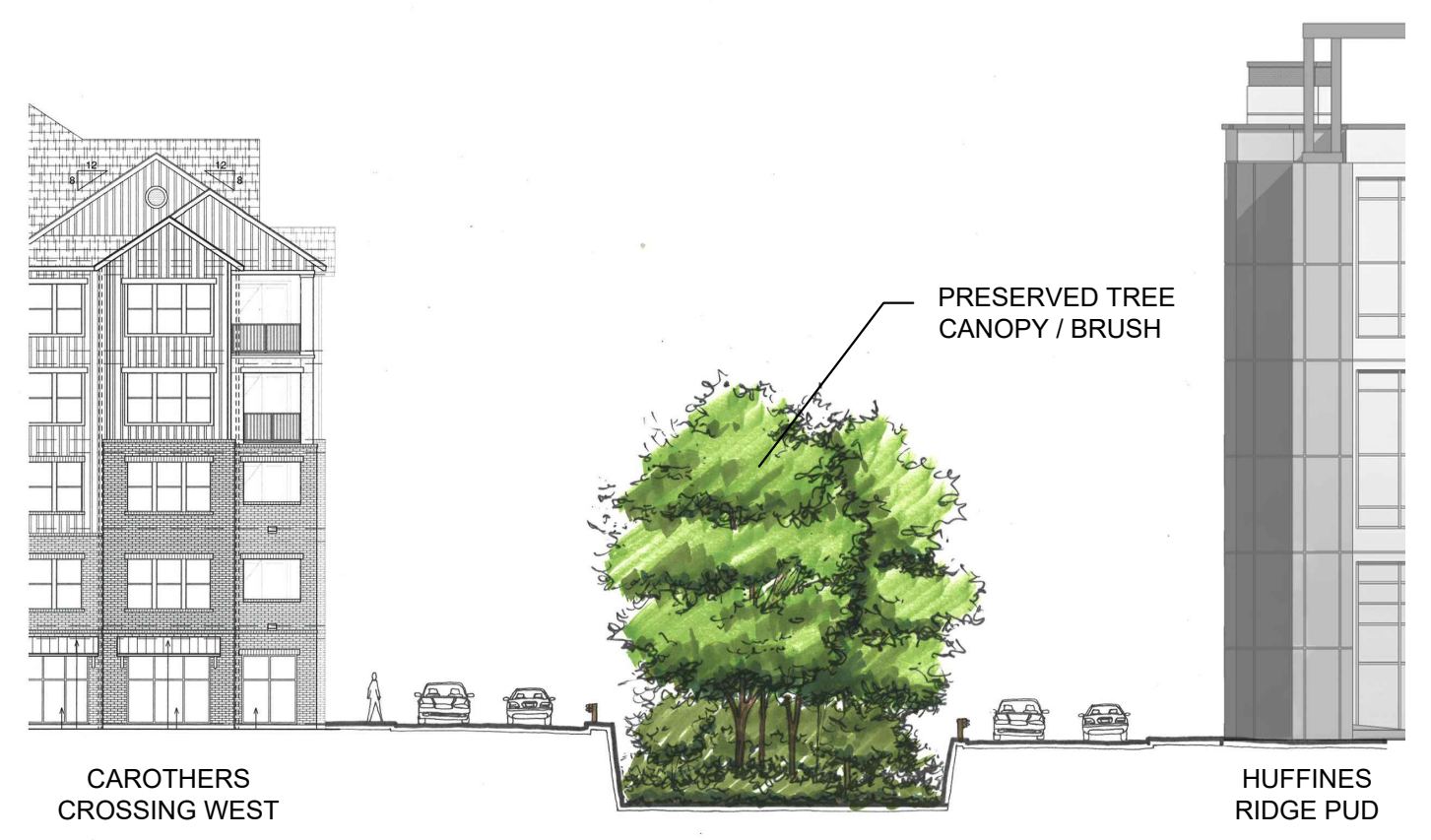


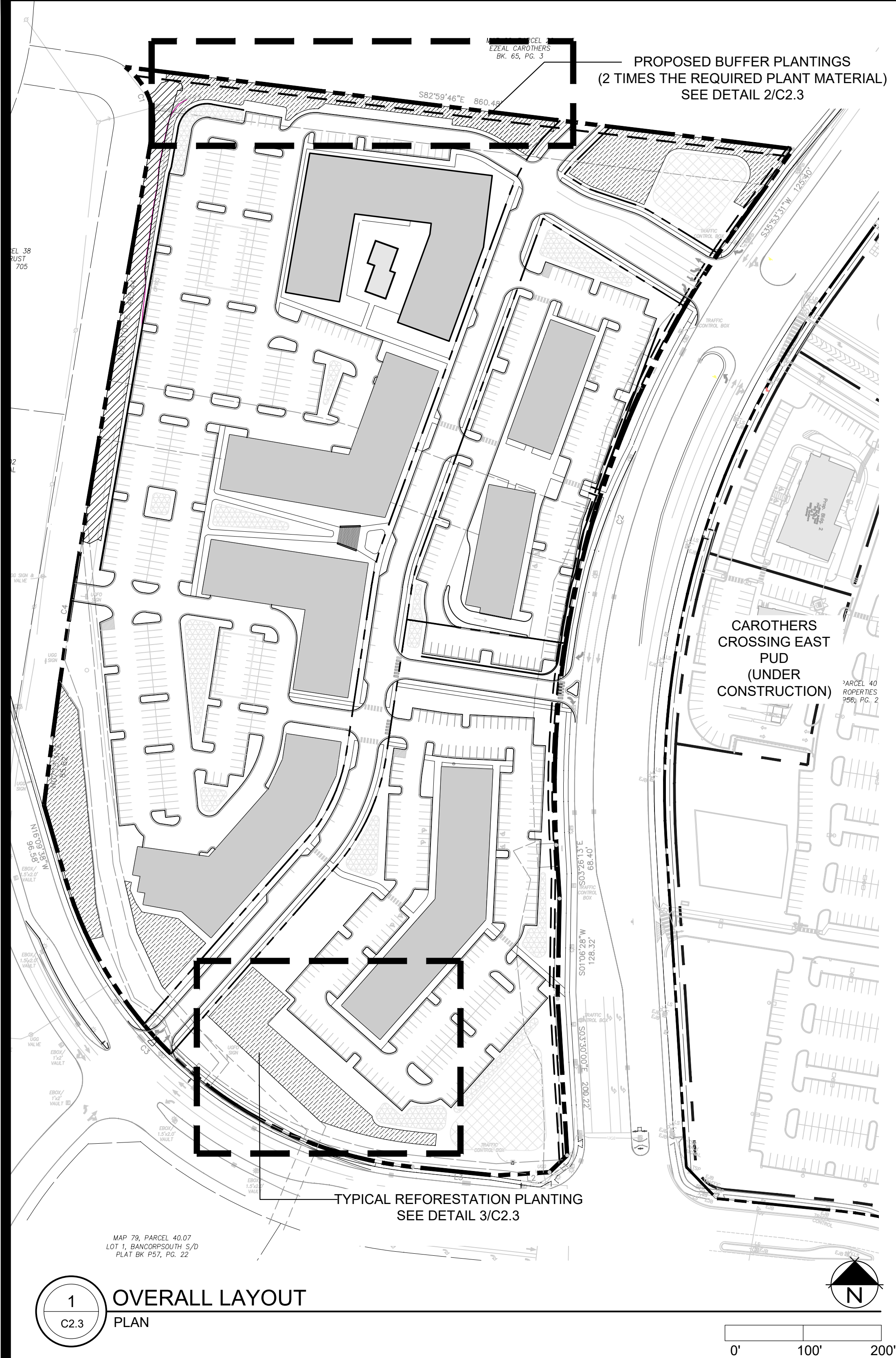
REFORESTATION AREA

REFORESTATION DESIGN INTENT:

ENVISION FRANKLIN STATES THAT ESTABLISHED FORESTED AREAS, EXISTING TREE CANOPIES, SPECIMEN TREES, AND RIPARIAN BUFFERS HELP TO ABSORB AIR POLLUTION, REDUCE GLARE, HEAT, NOISE, AND ENHANCE THE QUALITY OF LIFE THROUGH HEALTH AND RECREATION.

THIS DEVELOPMENT PLAN REVISION PROPOSES TO REFOREST WITH BETTER QUALITY PLANT MATERIAL TO ESTABLISH A CLIMAX FOREST THAT ENHANCES THE SAME QUALITIES OF ENVISION FRANKLIN.

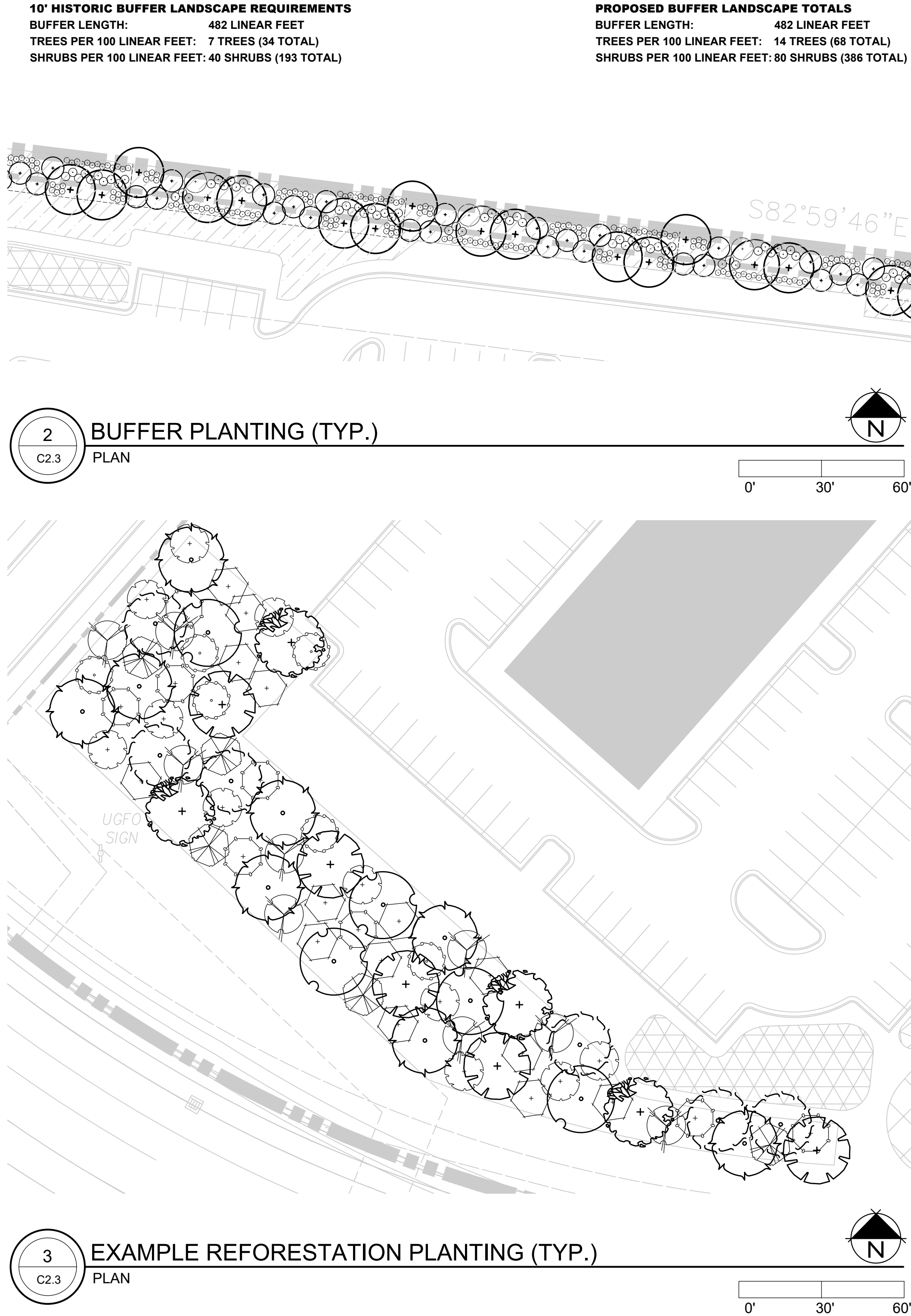




OVERALL REFORRESTATION PLANT SCHEDULE							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
22 AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
22 JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
21 LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21 QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21 TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES							
42 CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
REG, INC.
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129



EXAMPLE REFORRESTATION PLANTING SCHEDULE (TYP)							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
6 AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
6 JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
6 LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5 QS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
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11 OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10 OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA CHART

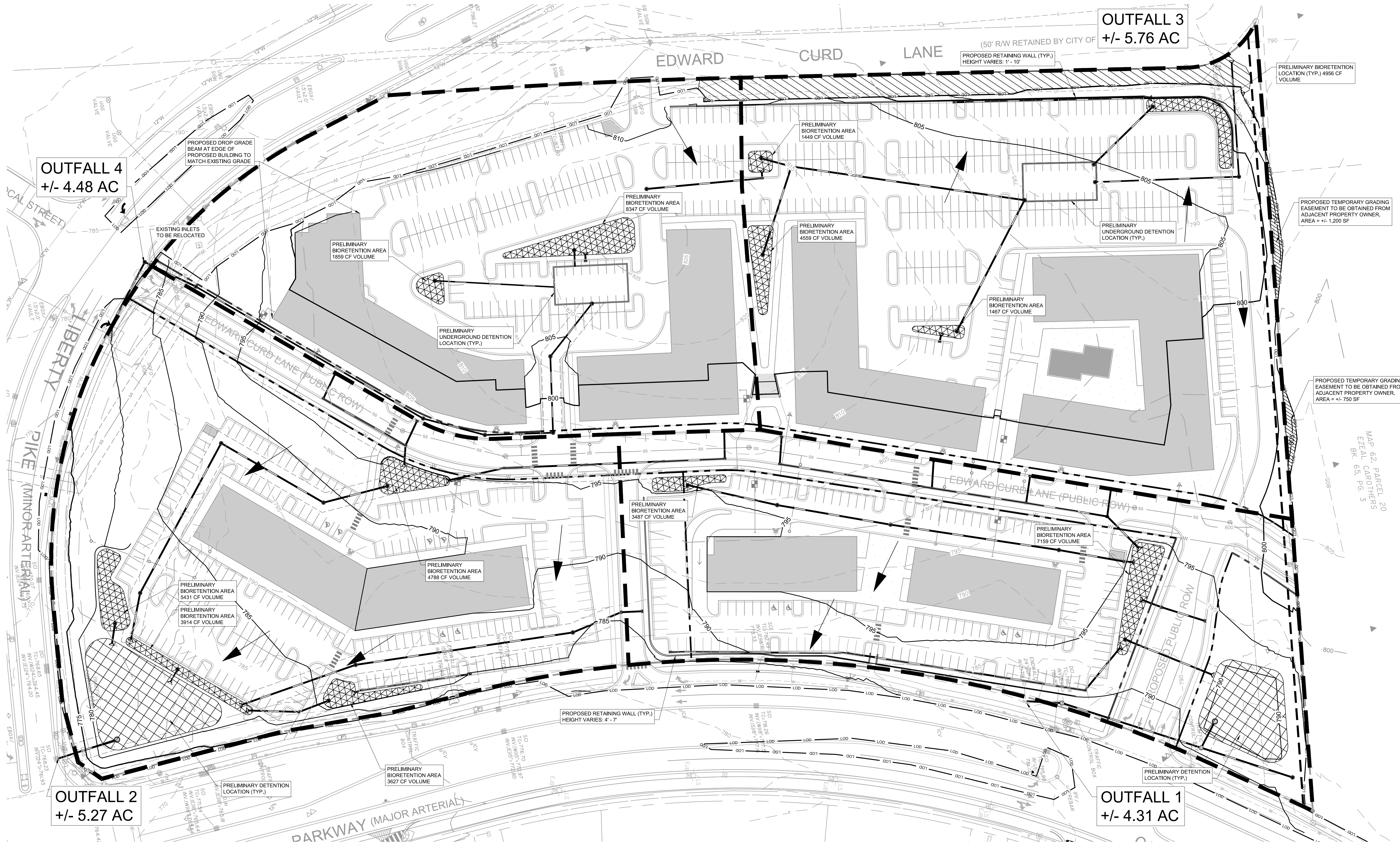
PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

REFORESTATION PLANTING INTENT:

IT IS THE INTENT OF THE REFORESTATION PLAN TO ESTABLISH A VARIETY OF PLANT SPECIES AND SIZES IN ORDER TO PROGRESS FROM THE EXISTING WOODY PIONEER FOREST TO A CLIMAX FOREST.

THEREFORE, AT FINAL SITE PLAN THE REQUIRED TREES AND CALIPER INCHES SHALL BE A VARIETY OF SIZES AND HEIGHTS. IT IS RECOMMENDED TO INSTALL A VARIETY OF SIZES OF TREES INCLUDING 2", 3", AND 4" CALIPER INCHES.

THE PLANT SCHEDULE OF QUANTITIES AND SIZES ON THIS SHEET IS AN EXAMPLE OF THE TYPES OF PLANTS TO INSTALL. ACTUAL QUANTITIES AND SIZES OF EACH PLANT SPECIES WILL BE DETERMINED AT SITE PLAN PHASE.



IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

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

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

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS. SEE SHEET C4.0 FOR PROJECTED TRIPS FROM THIS SITE.

COF GRADING & DRAINAGE GENERAL NOTES

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

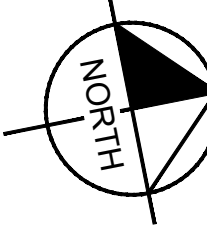
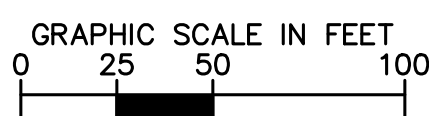
STORMWATER MANAGEMENT PLAN:

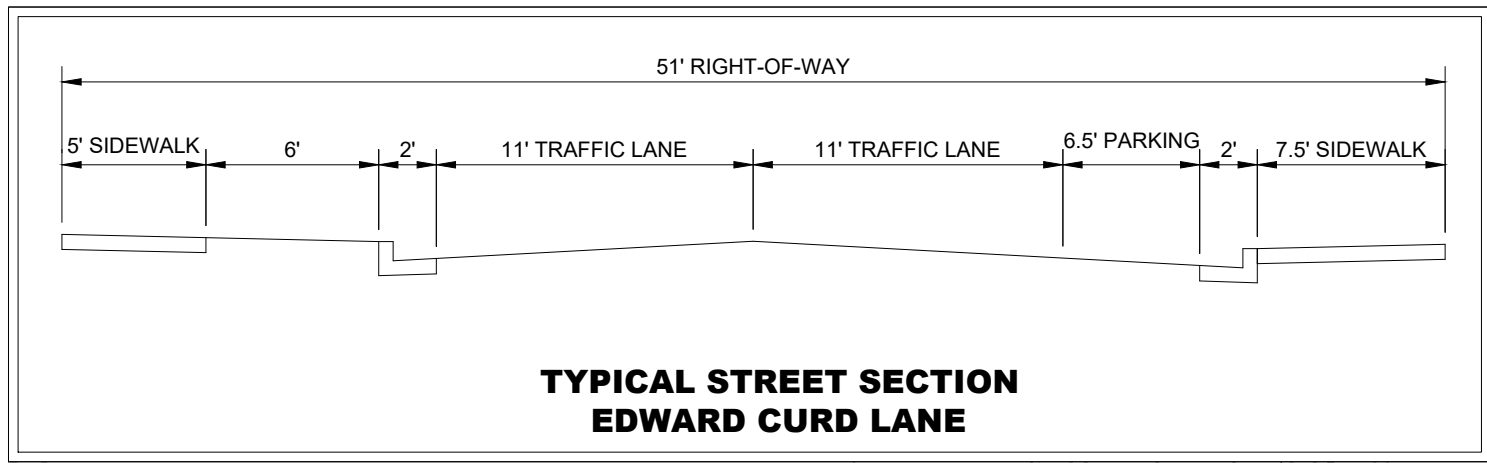
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY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

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

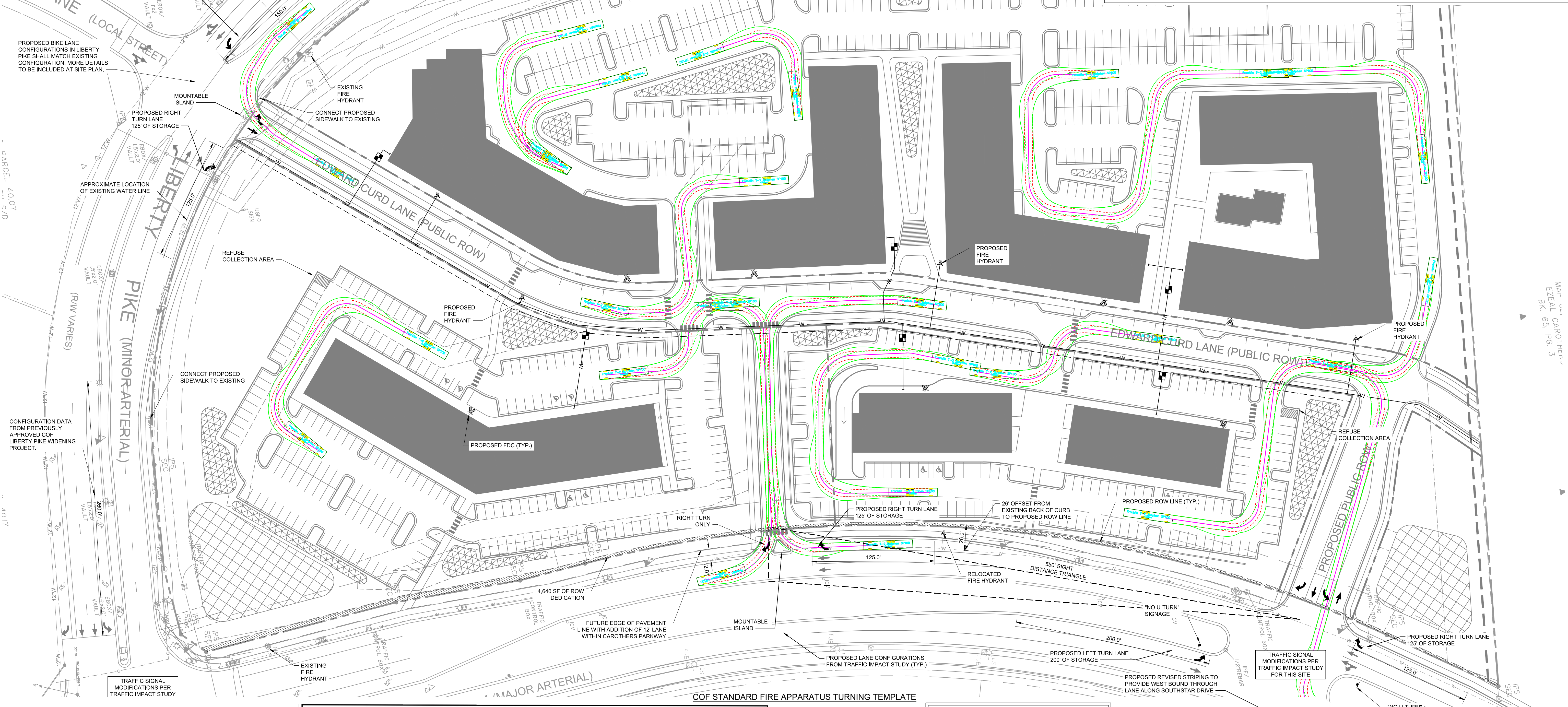
SITE AREA TABLE

TOTAL SITE AREA =	19.83 ACRES
SITE IMPERVIOUS AREA =	+/- 12.95 ACRES





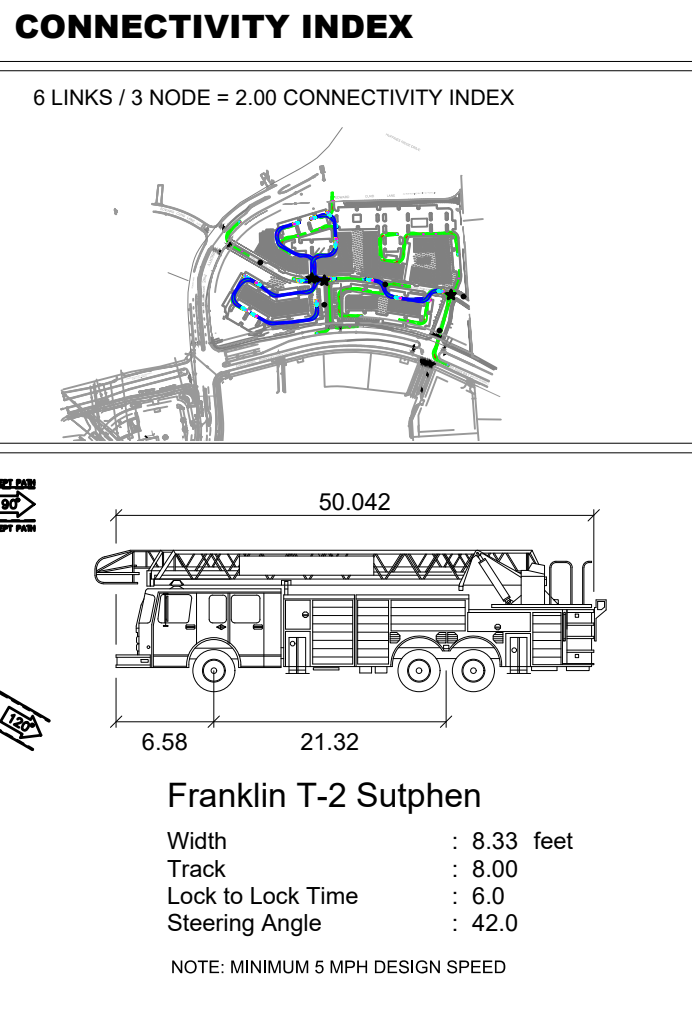
TYPICAL STREET SECTION
EDWARD CURD LANE



UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
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Trip Generation - Carothers Crossing West													
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour			PM Peak Hour			Total	Enter	Exit
					Total	Enter	Exit	Total	Enter	Exit			
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56		
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25		
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129		
912	Drive-In Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40		
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18		
GROSS TRIPS					6,003	415	223	192	548	280	268		
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268		
Residential					1,840	113	29	84	143	87	56		
Office					266	49	42	7	30	5	25		
Retail					3,359	206	126	80	328	159	169		
Restaurant					538	47	26	21	47	29	18		
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90		
Residential					-96	-9	-2	-7	-66	-44	-22		
Office					-127	-15	-9	-6	-12	-5	-7		
Retail					-242	-19	-6	-13	-78	-28	-50		
Restaurant					-319	-29	-19	-10	-24	-13	-11		
Reduction - Pass-By					AM	PM	-1,158	-72	-36	-36	-96	-48	-48
Shopping Center					34%	34%	-921	-52	-26	-26	-64	-32	-32
Drive-In Bank					22%	22%	-143	-12	-6	-6	-22	-11	-11
High-Turnover (Sit-Down) Restaurant					43%	43%	-94	-8	-4	-4	-10	-5	-5
NEW TRIPS					4,061	271	151	120	272	142	130		
DRIVEWAY VOLUMES					5,219	343	187	156	368	190	178		



IMPACT STATEMENT

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FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

SITE LEGEND

- SS (S) PROPOSED SANITARY SEWER PIPE
- W PROPOSED WATER MAIN
- SS PROPOSED STORM PIPE
- SS EXISTING SANITARY SEWER PIPE
- G EXISTING WATER MAIN
- ST EXISTING GAS MAIN
- LOO EXISTING STORM PIPE
- PH LIMITS OF DISTURBANCE
- PH FIRE HYDRANT

811

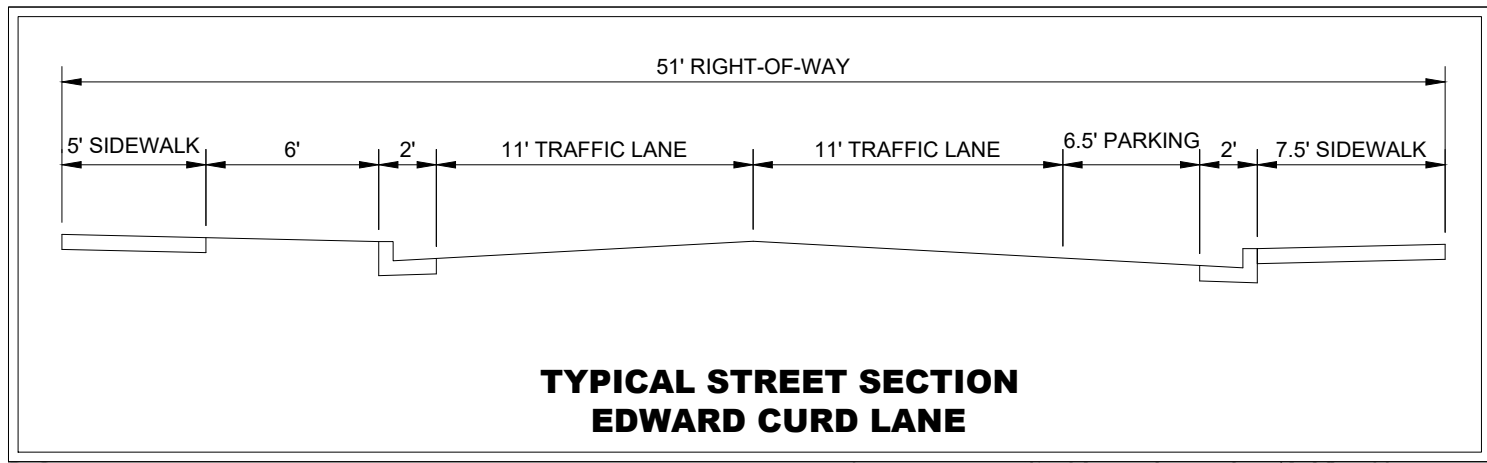
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 25 50 100

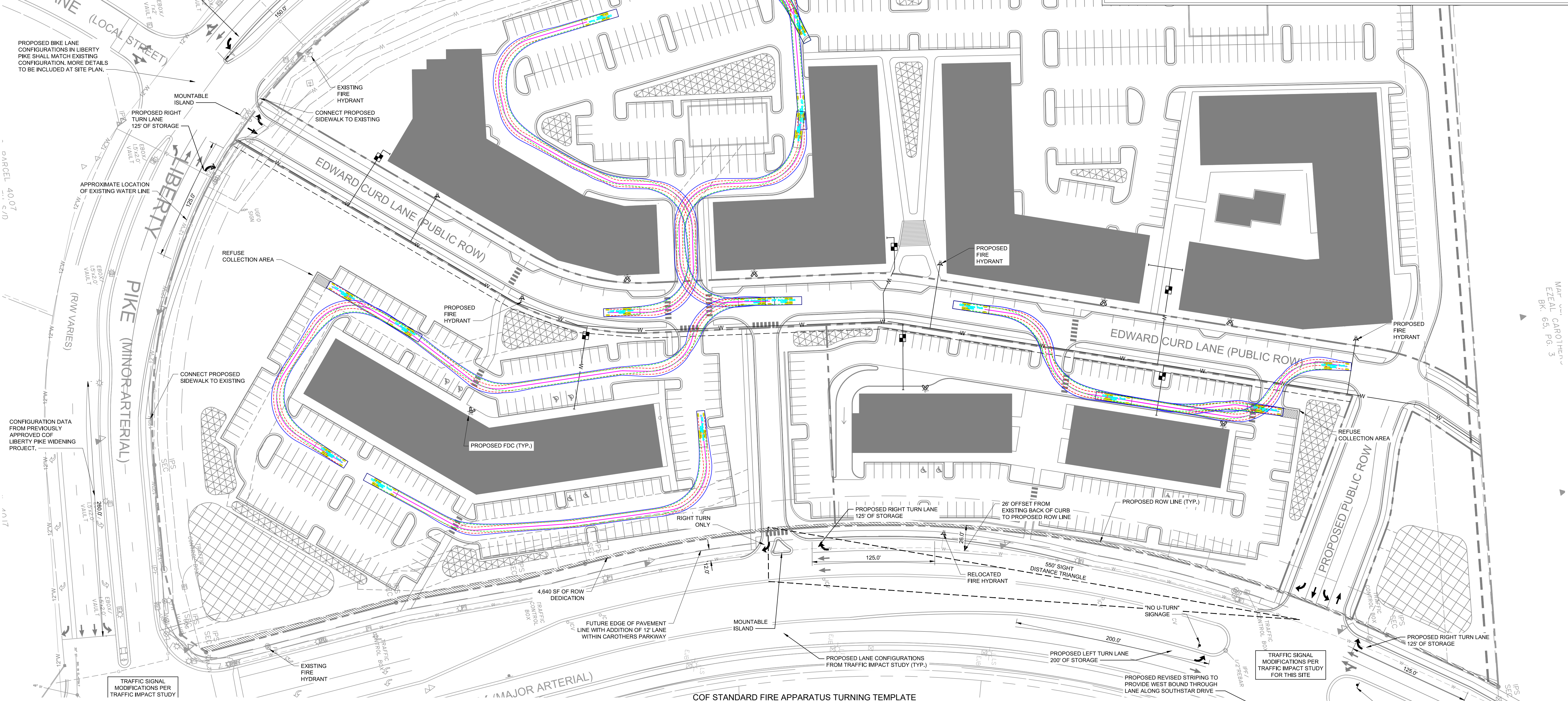
Franklin T-2 Sutphen SP100

Width : 6.53 feet
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED



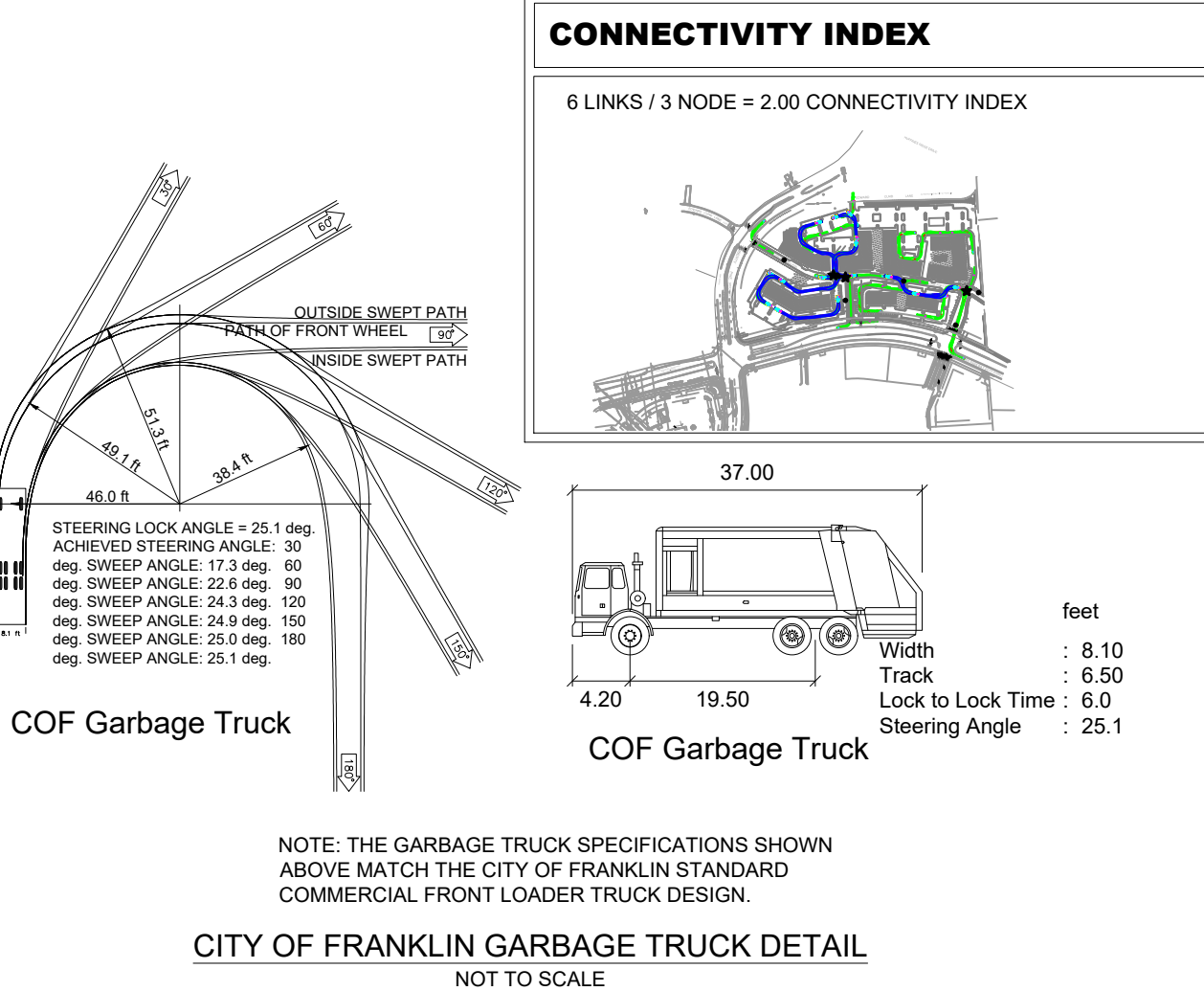
**TYPICAL STREET SECTION
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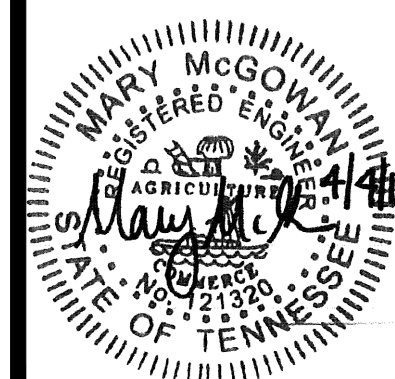
SITE LEGEND

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- W PROPOSED WATER MAIN
- SS PROPOSED STORM PIPE
- SS EXISTING SANITARY SEWER PIPE
- G EXISTING WATER MAIN
- ST EXISTING GAS MAIN
- LOO EXISTING STORM PIPE
- PH LIMITS OF DISTURBANCE
- PH FIRE HYDRANT

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION 1

EMBREY

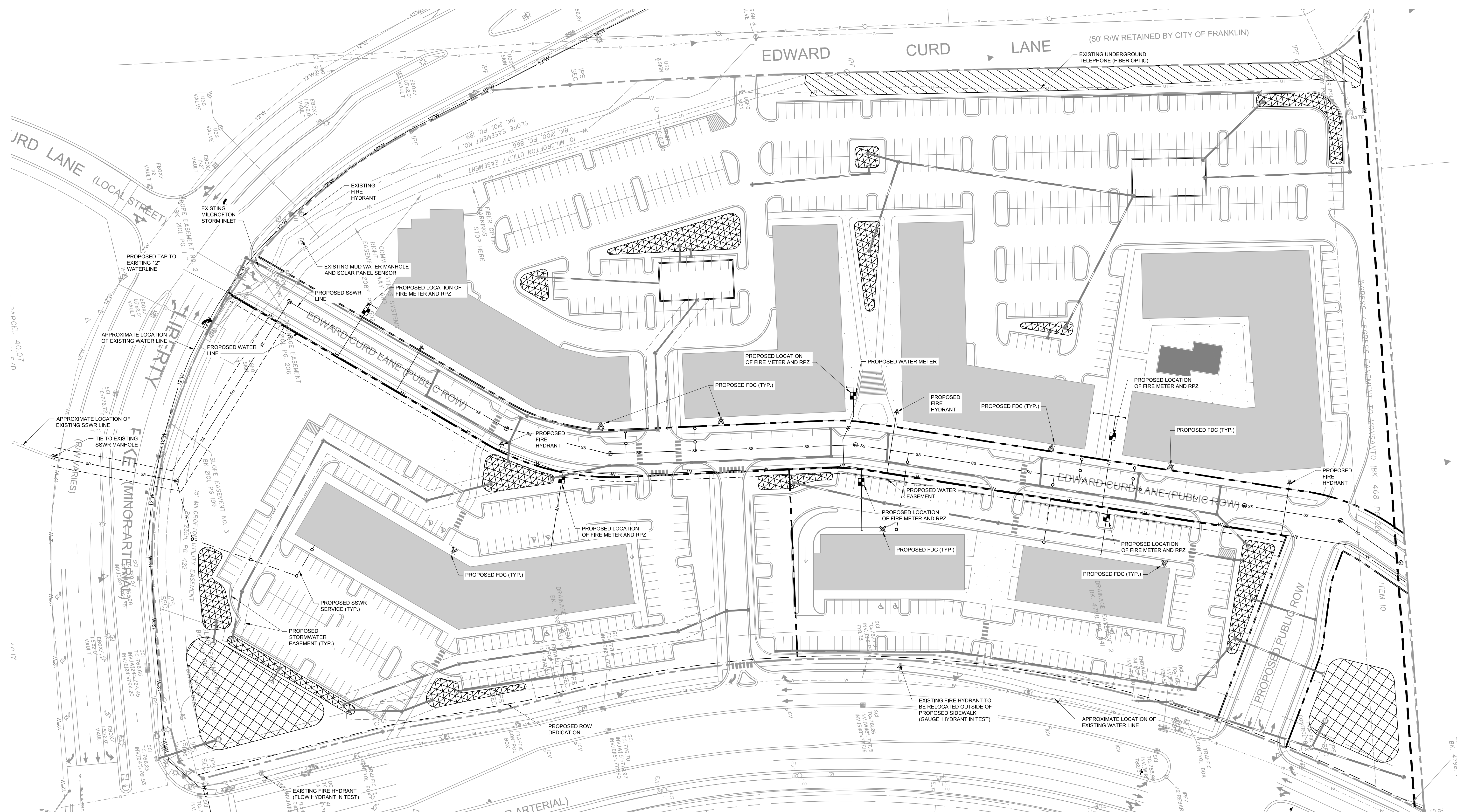
Franklin, Williamson County, Tennessee



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ENLARGED UTILITY
PLANSHEET
C5.0

COF # 6939



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY PLAN DATA CHART			
FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
APARTMENTS (ONE BED)	250/APARTMENT	206 APARTMENTS	51,500
APARTMENTS (TWO BED)	300/APARTMENT	132 APARTMENTS	39,600
RESTURANT	35/SEAT	160 SEATS	5,600
BANK	0.2/SF	3,900 SF	780
RETAIL	0.2/SF	34,565 SF	6,913
OFFICE	0.1/SF	24,065 SF	2,407
TOTAL			106,800 GPD
			306 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

UTILITY NOTES

- 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.
- 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- 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 ON-SITE DURING CONSTRUCTION.
- 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

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

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

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

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

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

EXISTING UTILITIES NOTE

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

WATER INFRASTRUCTURE NOTE

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

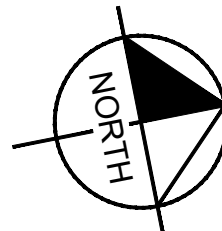
FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1.194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATCOAT & DAVIS, INC.

GRAPHIC SCALE IN FEET

0 25 50 100

Know what's below.
Call before you dig.



1 RESIDENTIAL - BUILDINGS 1-4
A1.0 ELEVATION N.T.S.



2 COMMERCIAL - BUILDING 5
A1.0 ELEVATION N.T.S.



3 COMMERCIAL - BUILDINGS 6 & 7
A1.0 ELEVATION N.T.S.



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CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

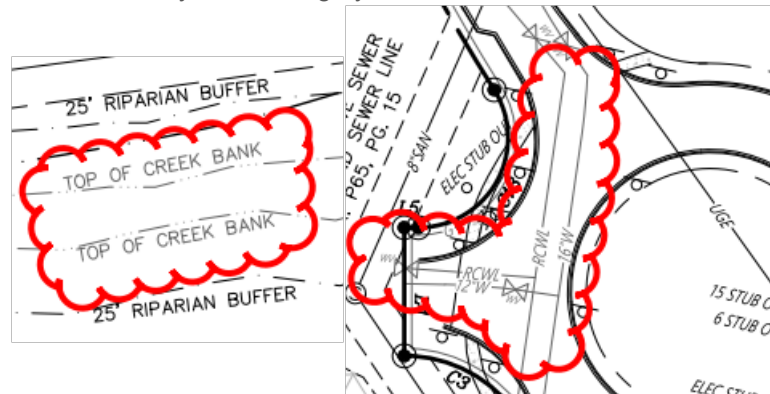
Engineering - Final Plat Checklist

General Issues

9. No Gray Scale

joe.marlo@franklinton.gov Comment partially addressed, however several areas still appear to use grayscale instead of black. See below for examples.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar, and not grayscale.



Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plan [COF# 6898 \(Berry Farms Town Center PUD Subdivision, Site Plan, Section 11 \(Infrastructure\)\)](#) shall be transferred to this final plat as a condition of approval.

Planning

[554919011_2019-03-11_Berry Farms - Section 11_Final Plat.pdf](#)

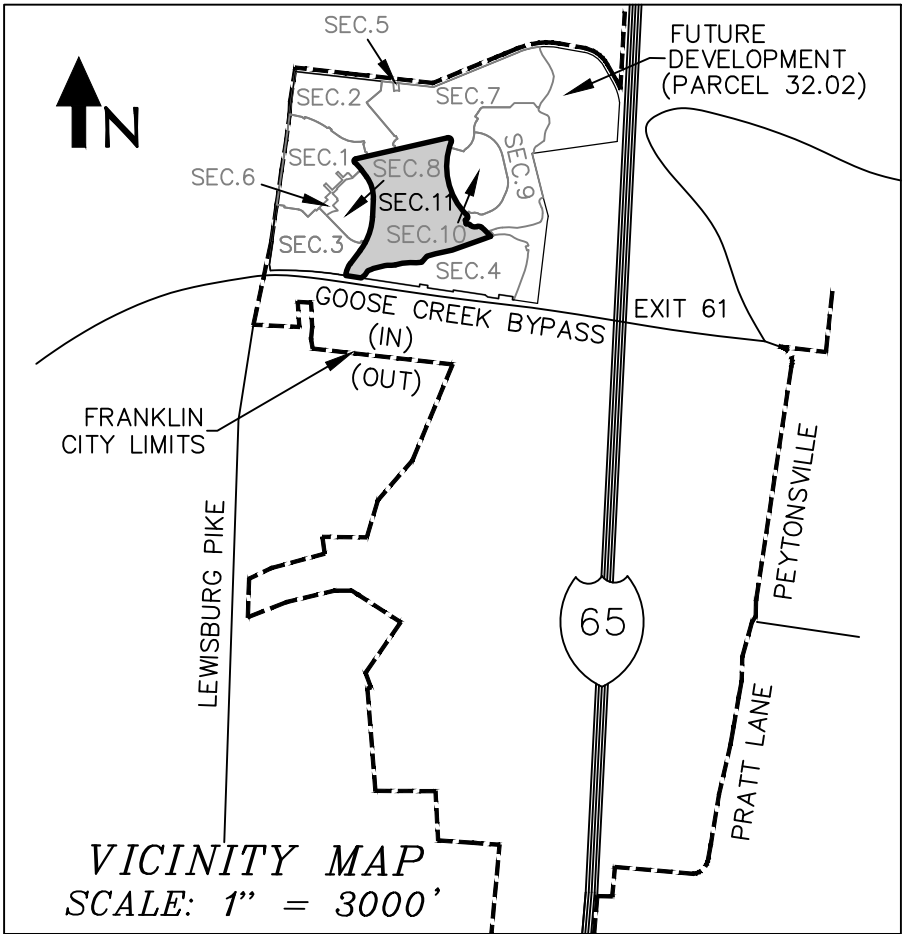
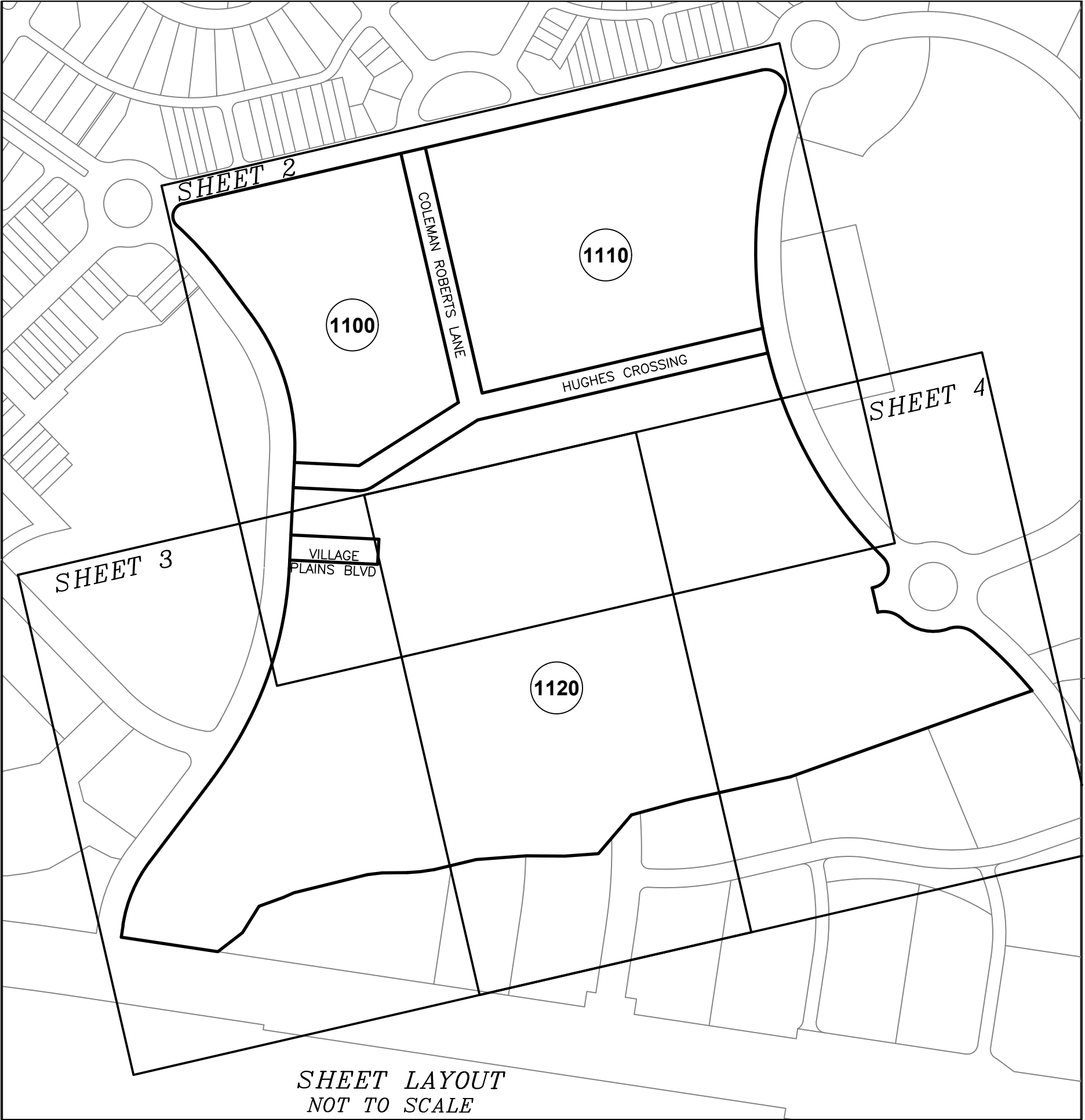
23. Floodway Fringe

josh.king@franklinton.gov Applicant shall contact Joey Bryan- x5640 for info before submitting mylars

L:\Projects\2019\5549-19-011_Kimley-Horn_Berry Farms Phase 11_Franklin\CAD\Survey\554919011_2019-03-11_Berry Farms - Section 11_Final Plat.dwg-SHEET 1 Apr 04, 2019 - 10:24am zdavis

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS AND DEDICATE RIGHT-OF-WAY.
2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
LOMR CASE NO.: 15-04-8778P
COP BZA NO.: 470206
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, VERSION NUMBER 2.1.3.0, REVISED TO REFLECT LOMR CASE NO. 15-04-8778P, WITH EFFECTIVE DATE SEPTEMBER 30, 2016.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.
5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD, SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
6. SURVEYOR: S&ME, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE: 615-385-4144 FAX: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.
10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
11. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
12. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
13. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
14. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..
15. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
16. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
17. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
- * SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.
21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
22. SURVEY FIELD DATA COLLECTED ON 10-23-2018.
23. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.
24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.



LEGEND

PARCEL NO.	()	PROPOSED FIRE HYDRANT	⊗ FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	⊗
STREET ADDRESS	(000)	PROPOSED STORM STRUCTURE	⊗
IRON ROD (SET)	⊙	PROPOSED MANHOLE	⊙
CONC MON (SET)	⊠	PROPOSED TRANSFORMER	⊠
PROPERTY LINE	—	PROPOSED SECTOR PAD	⊠
CORPORATE LIMIT LINE	—	PROPOSED ELECTRIC MANHOLE	⊠
WATER VALVE	⊗	PROPOSED ELECTRIC PULL BOX	⊗
GUY WIRE	—	PROPOSED SANITARY SEWER LINE	— 8"SA —
LIGHT POLE	⊙	PROPOSED STORM SEWER LINE	— 15"RCP —
ELECTRIC POLE	⊙	PROPOSED WATER LINE	— 8"W —
SIGN	⊙	PROPOSED RECLAIMED WATER LINE	— 4"RCW —
FENCE	— X —	PROPOSED UNDERGROUND ELECTRIC LINE	— UGE —
GAS LINE	— G —	PROPOSED OVERHEAD ELECTRIC LINE	— OH —
UNDERGROUND TELEPHONE LINE	— UGT —		
PROPOSED STREET LIGHT	⊙		
PROPOSED CONCRETE	⊠		



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 2019, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11," Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivi-sion plat correctly represents a survey made under my supervision on the 4th day of April, 2019.

Robert M. Searson, Tenn. License No. 1666

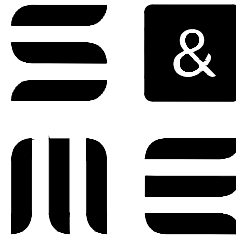
Date

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 2654, Page 823, 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.

Rural Plains Partnership
Owner

Date



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

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 11
C.O.F. NO. 6937

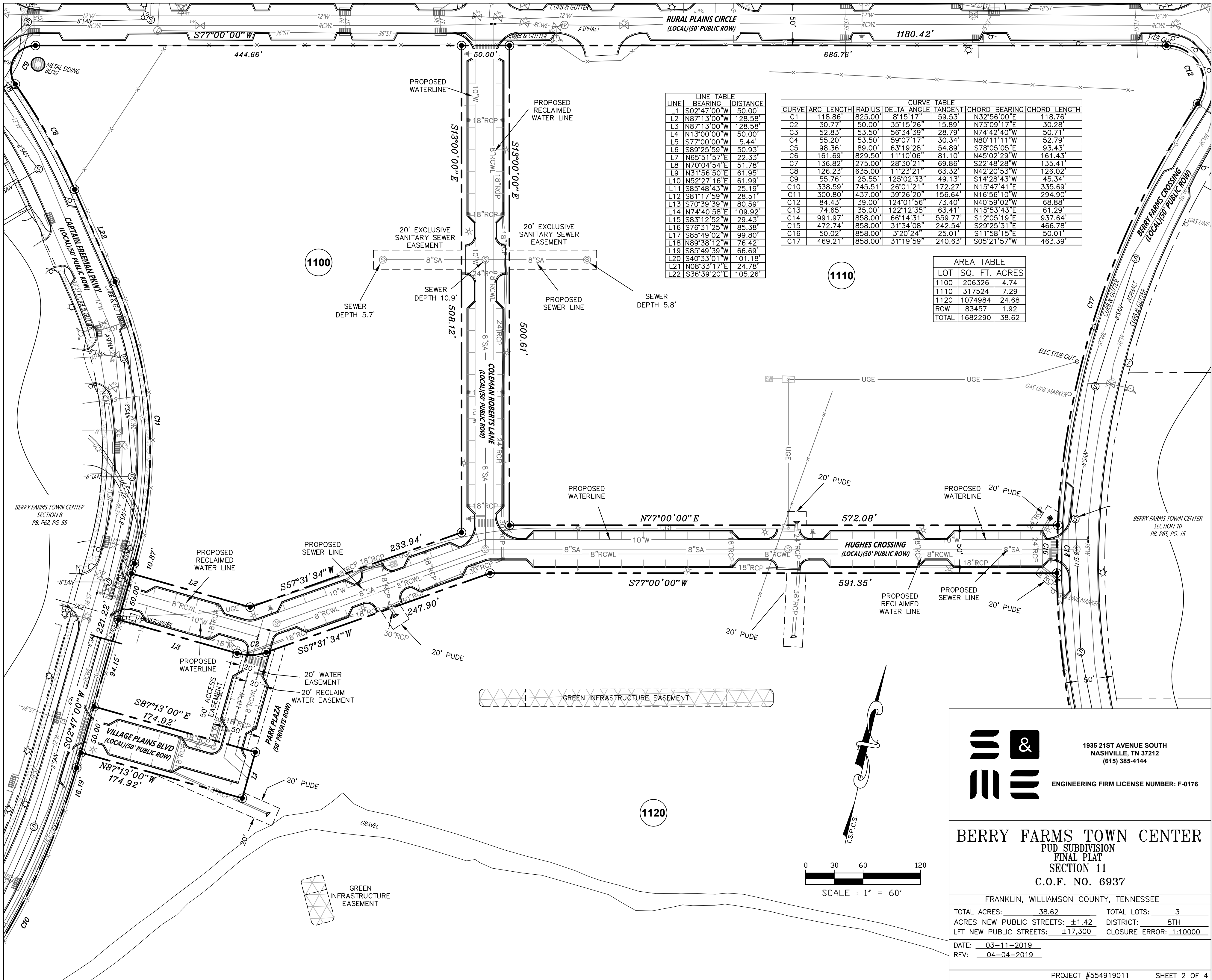
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 38.62 TOTAL LOTS: 3
ACRES NEW PUBLIC STREETS: ±1.42 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±17,300 CLOSURE ERROR: ±1.0000

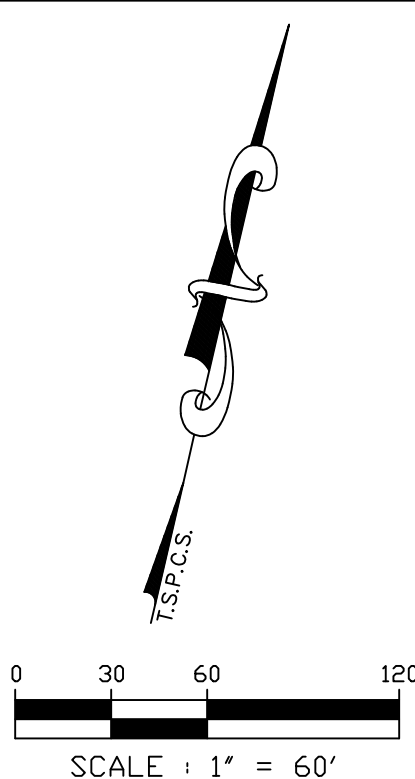
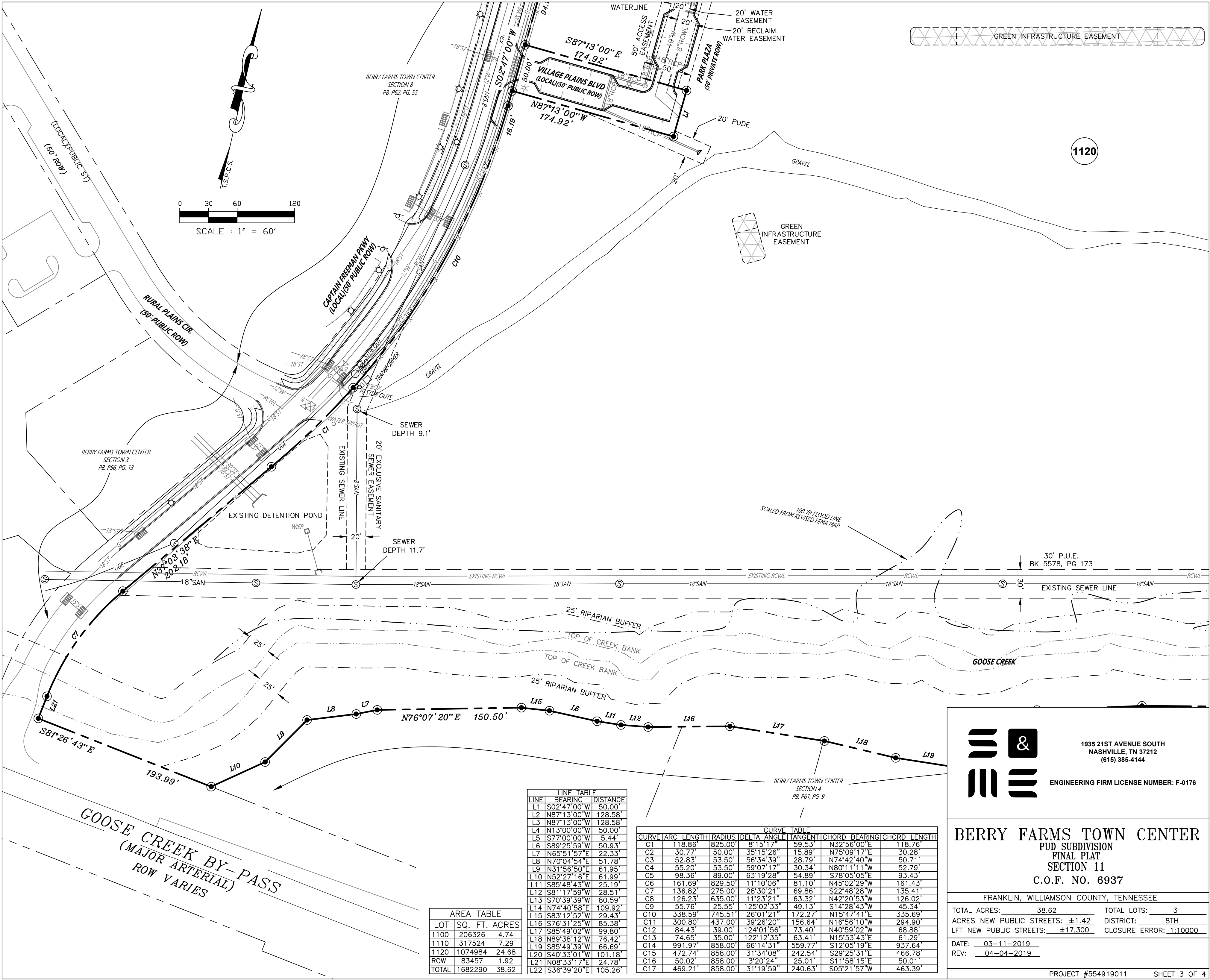
DATE: 03-11-2019
REV: 04-04-2019

PROJECT #554919011 SHEET 1 OF 4

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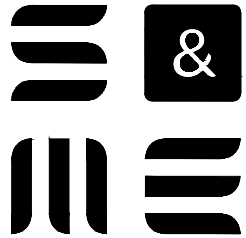
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AREA TABLE		
LOT	SQ. FT.	ACRES
1100	206326	4.74
1110	317524	7.29
1120	1074984	24.68
ROW	83457	1.92
TOTAL	1682290	38.62

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°47'00"W	50.00'
L2	N87°13'00"W	128.58'
L3	N87°13'00"W	128.58'
L4	N13°00'00"W	50.00'
L5	S77°00'00"W	5.44'
L6	S89°25'59"W	50.93'
L7	N65°51'57"E	22.33'
L8	N70°04'54"E	51.78'
L9	N31°56'50"E	61.95'
L10	N52°27'16"E	61.99'
L11	S85°48'43"W	25.19'
L12	S81°17'59"W	28.51'
L13	S70°39'39"W	80.59'
L14	N74°40'58"E	109.92'
L15	S83°12'52"W	29.43'
L16	S76°31'25"W	85.38'
L17	S85°49'02"W	99.80'
L18	N89°38'12"W	76.42'
L19	S85°49'39"W	66.69'
L20	S40°33'01"W	101.18'
L21	N08°33'17"E	24.78'
L22	S36°39'20"E	105.26'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING
C1	118.86'	825.00'	8°15'17"	59.53'	N32°56'00"E
C2	30.77'	50.00'	35°15'26"	15.89'	N75°09'17"E
C3	52.83'	53.50'	56°34'39"	28.79'	N74°42'40"W
C4	55.20'	53.50'	59°07'17"	30.34'	N80°11'11"W
C5	98.36'	89.00'	63°19'28"	54.89'	S78°05'05"E
C6	161.69'	829.50'	11°10'06"	81.10'	N45°02'29"W
C7	136.82'	275.00'	28°30'21"	69.86'	S22°48'28"W
C8	126.23'	635.00'	11°23'21"	63.32'	N42°20'53"W
C9	55.76'	25.55'	125°02'33"	49.13'	S14°28'43"W
C10	338.59'	745.51'	26°01'21"	172.27'	N15°47'41"E
C11	300.80'	437.00'	39°26'20"	156.64'	N16°56'10"W
C12	84.43'	39.00'	124°01'56"	73.40'	N40°59'02"W
C13	74.65'	35.00'	122°12'35"	63.41'	N15°53'43"E
C14	991.97'	858.00'	66°14'31"	559.77'	S12°05'19"E
C15	472.74'	858.00'	31°34'08"	242.54'	S29°25'31"E
C16	50.02'	858.00'	3°20'24"	25.01'	S11°58'15"E
C17	469.21'	858.00'	31°19'59"	240.63'	S05°21'57"W



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

ENGINEERING FIRM LICENSE NUMBER: F-0176

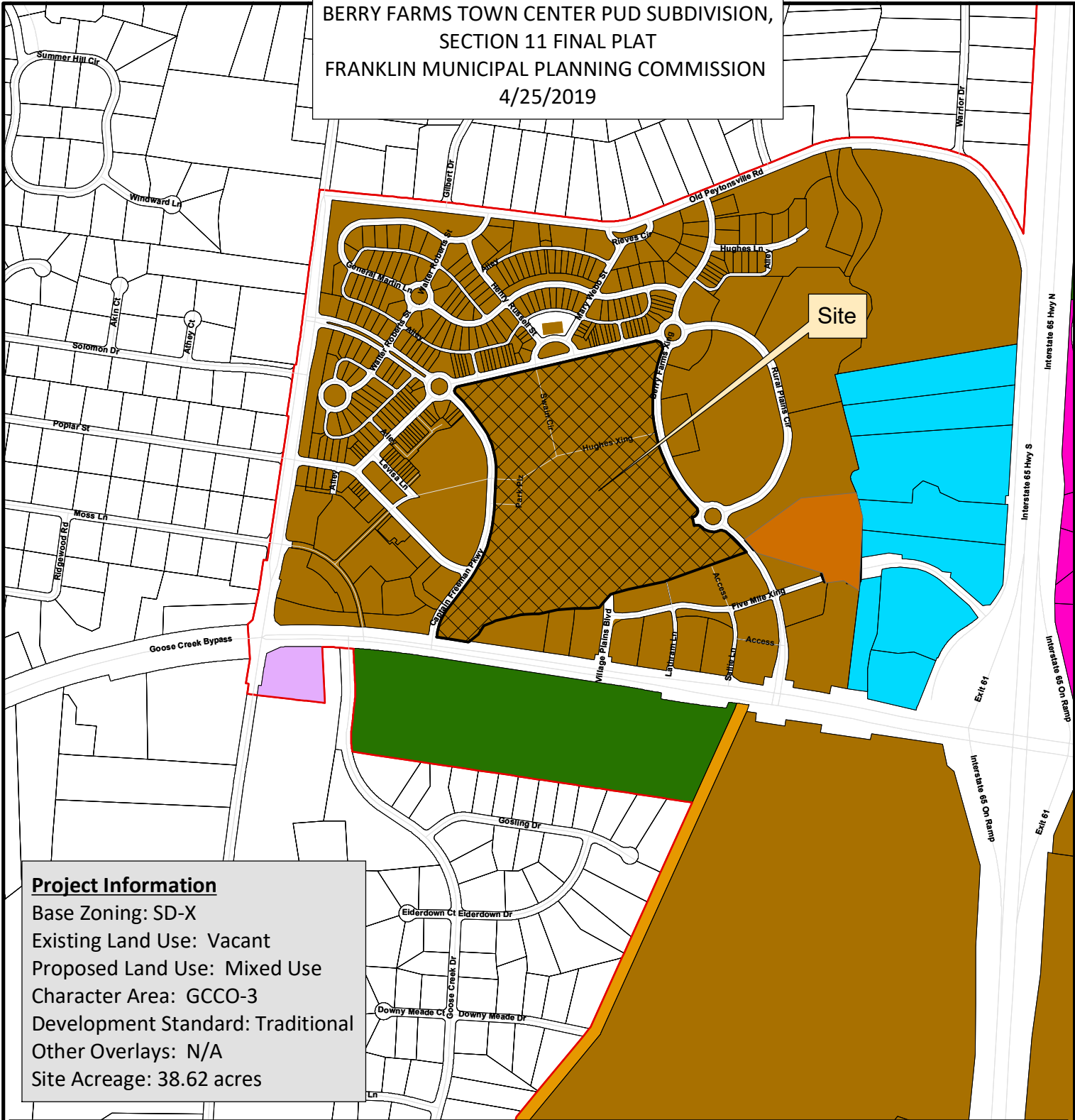
BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 11
C.O.F. NO. 6937

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

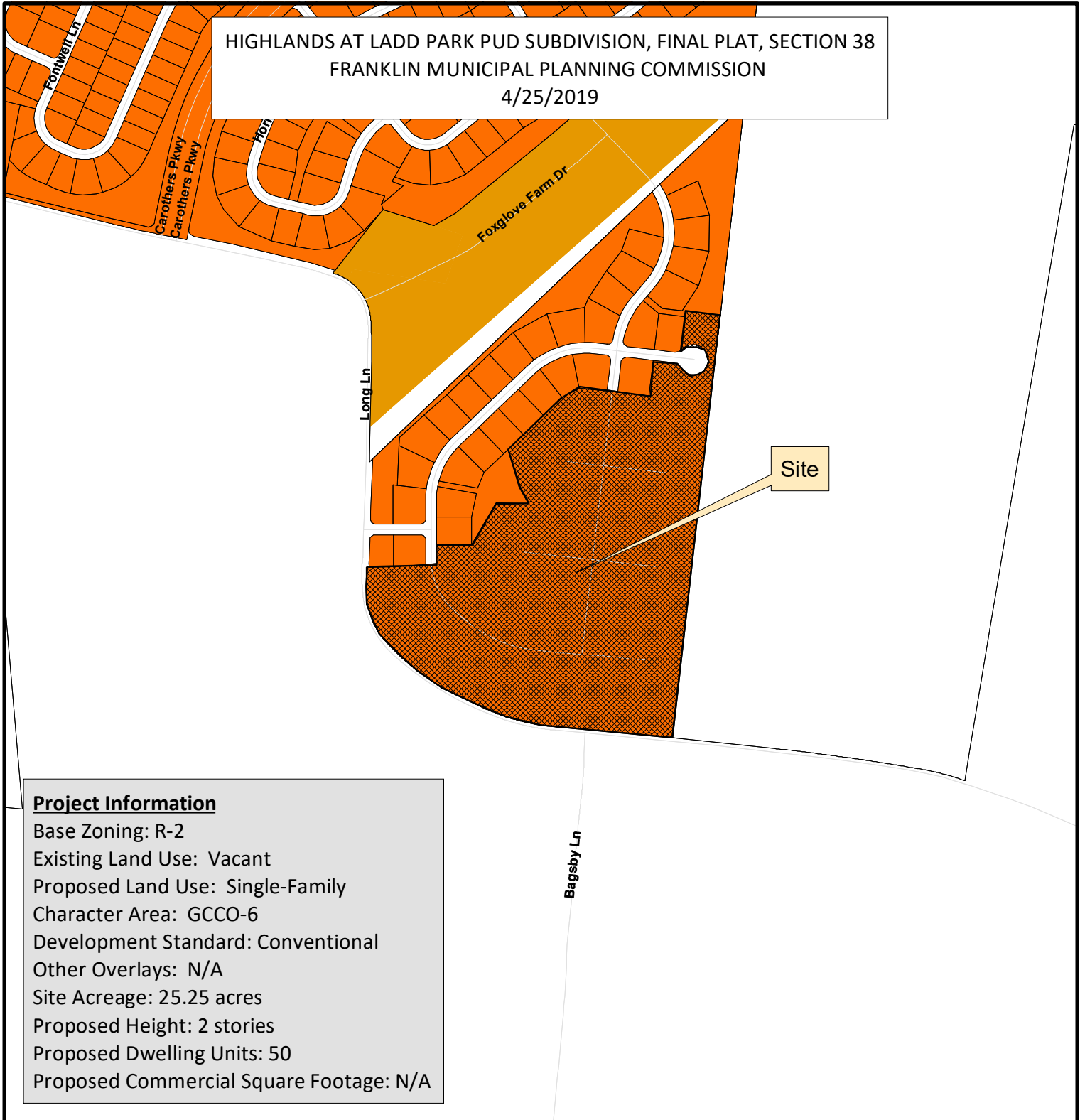
TOTAL ACRES: 38.62 TOTAL LOTS: 3
ACRES NEW PUBLIC STREETS: ±1.42 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±17,300 CLOSURE ERROR: 1:10000

DATE: 03-11-2019
REV: 04-04-2019

BERRY FARMS TOWN CENTER PUD SUBDIVISION,
SECTION 11 FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/25/2019



HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 38
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/25/2019



Project Information

Base Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 25.25 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 50
Proposed Commercial Square Footage: N/A

- | | |
|--|---------------------------------------|
| Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

13. Open Space Lots

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to revise the following to reflect the two open space lots:

1. Purpose of Plat Statement (Note 1)

NOTES:

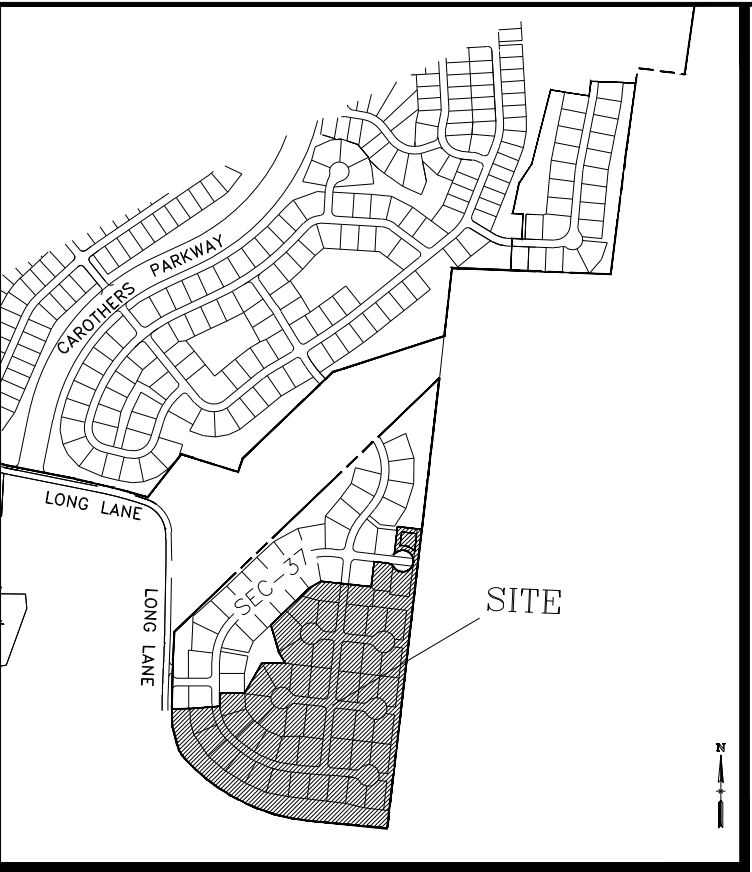
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 50 NEW RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 38.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [COF# 6685\(Highlands at Ladd Park PUD Subdivision, Site Plan, Section 38\)](#) shall be transferred to this final plat as a condition of approval.



VICINITY MAP NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 50 NEW RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 38.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 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.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
- 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.
- 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.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
- THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
- ALL MICROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS, NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MICROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MICROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MICROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
- 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.
- NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
- 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 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.
- 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.
- OPEN SPACE LOT 2071 SHALL BE RESERVED RIGHT-OF-WAY, A SLOPE EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT FOR FUTURE CITY/STATE ROADWAY PROJECTS. TO BE CONSTRUCTED AT AN UNKNOWN FUTURE DATE, THE CITY OF FRANKLIN RESERVES THE RIGHT TO REMOVE LANDSCAPING AND ENCROACHMENTS WITHIN OPEN SPACE LOT 2071 AS NECESSARY FOR ROADWAY CONSTRUCTION, AND WILL REPLACE LANDSCAPING SHOWN ON THE APPROVED SECTION 38 SITE PLAN WITHIN OPEN SPACE LOT 2071 TO THE MAXIMUM EXTENT POSSIBLE UPON COMPLETION OF SAID ROADWAY PROJECTS.

PREPARED BY:

HFR DESIGN

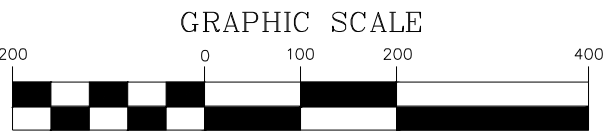
214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com



LEGEND	
PROPOSED FIRE-HYDRANT	○
PROPOSED LIGHT-POLE	□
PROPOSED MANHOLE	●
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
SIGN POST	○ (SEE NOTE 23)
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
WATER LINE	
OVERHEAD UTILITY LINE	
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	10' PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTES 12 & 17	
PUBLIC DRAINAGE EASEMENT	20' DE
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'

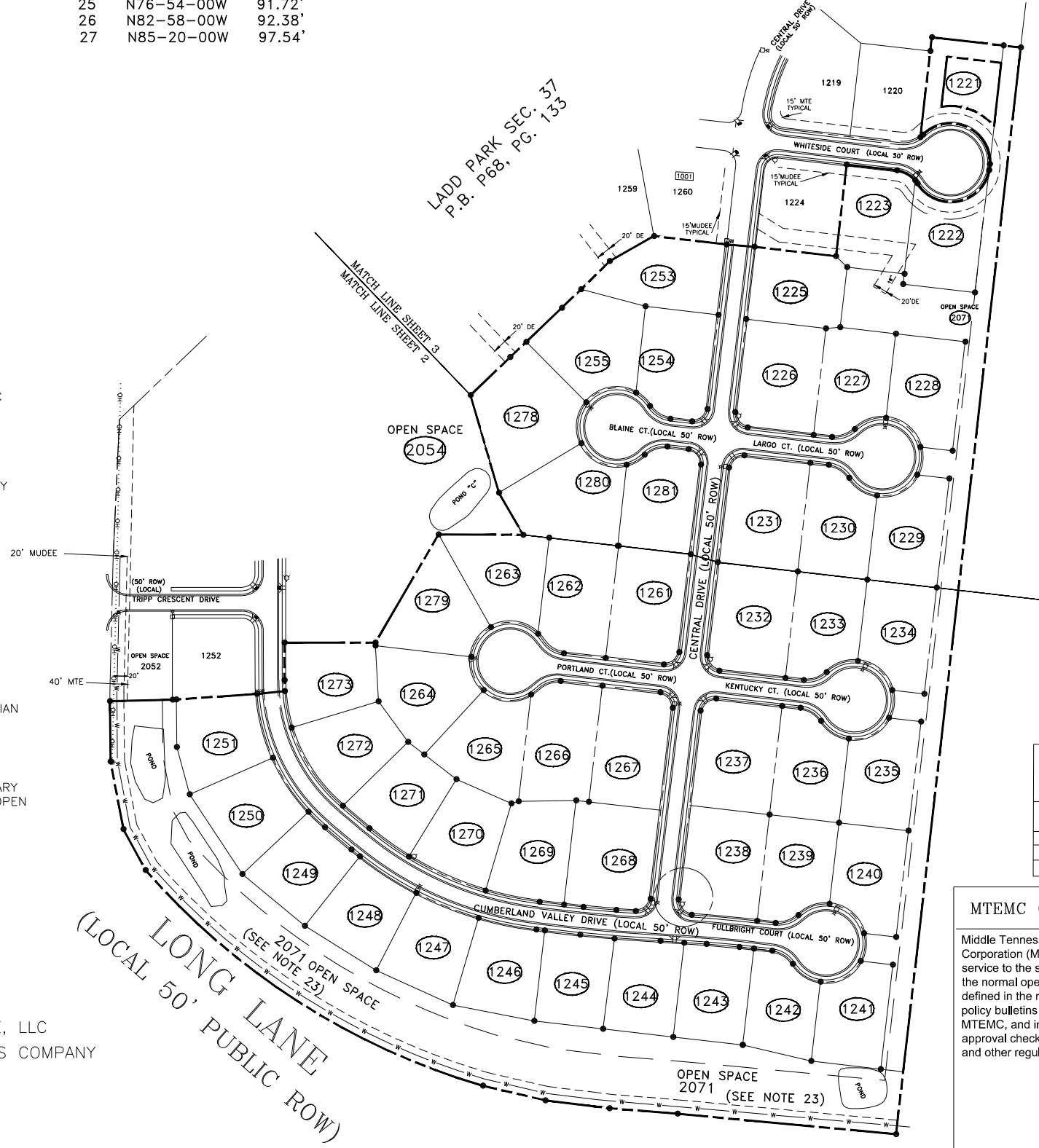
ADSZONE 5301, FIPSPZONE 4100
S.P.C.S. NAD 83



(IN FEET)
1 inch = 200 ft.

LINE TABLE

NO.	BEARING	DIST.
1	N45-38-55W	22.32'
2	N73-05-13E	10.71'
3	N83-22-21W	82.35'
4	N85-19-04E	20.40'
5	S85-14-36E	40.02'
6	S83-22-21E	104.53'
7	N60-27-43E	72.44'
8	N45-22-33E	57.69'
9	N16-14-16W	145.37'
10	N29-58-34W	69.40'
11	S89-44-59E	120.95'
12	N30-17-33E	79.21'
13	N90-00-00E	130.00'
14	N00-00-00W	53.68'
15	N84-18-49E	40.02'
16	N85-56-19E	120.99'
17	N88-49-30E	89.52'
18	N00-34-00W	86.28'
19	N10-46-00W	98.52'
20	N28-21-00W	66.48'
21	N76-54-00W	91.72'
22	N82-58-00W	92.38'
23	N85-20-00W	97.54'



LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	4
1221	13,300.81	0.305	4
1222	13,882.31	0.319	4
1223	14,349.38	0.329	4
1225	13,899.46	0.319	4
1226	17,584.77	0.404	4
1227	14,294.51	0.328	4
1228	14,285.89	0.328	4
1229	14,280.66	0.328	4
1230	14,289.75	0.328	4
1231	17,893.48	0.411	4
1232	17,589.12	0.404	4
1233	13,935.60	0.320	4
1234	13,886.01	0.319	4
1235	14,279.87	0.328	4
1236	14,288.01	0.328	4
1237	17,888.38	0.411	4
1238	17,626.01	0.405	4

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	4
1239	13,917.20	0.319	4
1240	13,883.94	0.319	4
1241	13,599.82	0.312	4
1242	13,051.50	0.300	4
1243	13,787.94	0.317	4
1244	13,427.04	0.308	4
1245	12,950.19	0.297	4
1246	13,775.78	0.316	4
1247	13,577.01	0.312	4
1248	13,365.10	0.307	4

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	4
1249	13,523.26	0.310	4
1250	14,453.67	0.332	4
1251	14,272.13	0.328	4
1253	15,916.05	0.365	4
1254	15,513.43	0.356	4
1255	17,608.42	0.404	4
1256	16,606.06	0.381	4
1257	15,841.96	0.364	4
1258	14,717.90	0.338	4
1259	15,446.86	0.355	4

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	4
1265	14,881.43	0.342	4
1266	16,822.70	0.386	4
1267	17,242.97	0.396	4
1268	18,117.37	0.416	4
1269	14,543.97	0.334	4
OS 2071	136,736.68	3.139	
OS 2072	63,529.75	1.458	
OS 2073	200,266.43	4.597	
TOTAL ROW	148,117.79	3.400	
TOTAL	1,099,728.82	25.246	

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	4
1279	15,050.18	0.346	4
1280	17,553.68	0.403	4
1281	14,875.23	0.341	4
TOTAL LOTS	751,344.60	17.249	
OS 2071	136,736.68	3.139	
OS 2072	63,529.75	1.458	
OS 2073	200,266.43	4.597	
TOTAL ROW	148,117.79	3.400	
TOTAL	1,099,728.82	25.246	

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 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., Tennessee.

By: JULIE M. ELLIS, CFO THE JONES COMPANY
OF TENNESSEE, LLC- OWNER OF PARCEL 180.00 BOOK 7437, PG. 542

Date:

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.

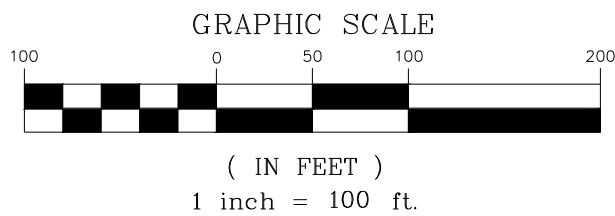
Michael R. Williams TN RLS # 1906
HFR Design, Inc.



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	07-39-02	40.00'	2.67'	5.34'	5.34'	S49-08-06W
C2	136-44-010	56.00'	141.21'	133.64'	104.11'	N66-19-20W
C3	09-09-49	56.00'	4.49'	8.96'	8.95'	S06-37-39W
C4	136-44-010	56.00'	141.21'	133.64'	104.11'	S79-34-38W
C5	07-39-02	40.00'	2.67'	5.34'	5.34'	N35-52-48W
C6	43-40-00	40.00'	16.03'	30.49'	29.75'	N61-32-19W
C7	89-47-30	20.00'	19.93'	31.34'	28.23'	S51-31-24W
C8	51-19-04	40.00'	19.22'	35.83'	34.64'	N57-55-18W
C9	28-21-41	56.00'	14.15'	27.72'	27.44'	N48-26-37W
C10	80-32-41	56.00'	47.45'	78.72'	72.40'	S79-06-12W
C11	63-35-49	56.00'	34.72'	62.16'	59.02'	S07-01-57W
C12	79-36-19	56.00'	46.66'	77.81'	71.70'	S64-34-07E
C13	30-31-38	56.00'	15.28'	28.49'	28.49'	N60-21-54E
C14	51-19-04	40.00'	19.22'	35.83'	34.64'	N70-45-38E
C15	90-12-30	20.00'	20.07'	31.49'	28.34'	S38-28-36E
C16	90-12-30	20.00'	20.07'	31.49'	28.34'	N38-28-36W
C17	89-47-30	20.00'	19.93'	31.34'	28.23'	N51-31-24E
C18	51-19-04	40.00'	19.22'	35.83'	34.64'	S70-45-38W
C19	50-07-15	56.00'	26.19'	48.99'	47.44'	S70-09-43W
C20	70-22-25	56.00'	39.48'	68.78'	64.54'	N49-35-27W
C21	41-50-59	56.00'	21.41'	40.90'	40.00'	N06-31-15E
C22	70-35-14	56.00'	39.64'	68.99'	64.71'	N62-44-17E
C23	49-42-16	56.00'	25.94'	48.57'	47.07'	S57-06-54E
C24	51-19-04	40.00'	19.22'	35.83'	34.64'	S57-55-18E
C25	90-13-16	20.00'	20.08'	31.49'	28.34'	N38-28-59W
C26	89-46-44	20.00'	19.92'	31.34'	28.23'	S51-31-01W
C27	51-19-04	40.00'	19.22'	35.83'	34.64'	S70-44-51W
C28	50-08-02	56.00'	26.19'	49.00'	47.45'	S70-09-19W
C29	70-22-16	56.00'	39.48'	68.78'	64.54'	N49-35-32W
C30	41-50-59	56.00'	21.41'	40.90'	40.00'	N06-31-06E
C31	70-35-22	56.00'	39.64'	68.99'	64.71'	N62-44-17E
C32	49-42-16	56.00'	25.94'	48.57'	47.07'	S57-06-54E
C33	51-19-04	40.00'	19.22'	35.83'	34.64'	S57-56-05E
C34	89-46-44	20.00'	19.92'	31.34'	28.23'	N51-31-01E
C35	90-13-16	20.00'	20.08'	31.49'	28.34'	S38-28-59E
C36	51-19-04	40.00'	19.22'	35.83'	34.64'	S57-56-05E
C37	74-46-58	56.00'	42.80'	73.09'	68.01'	S82-01-15E
C38	53-57-35	56.00'	28.51'	52.74'	50.81'	N33-36-29E
C39	53-57-35	56.00'	28.51'	52.74'	50.81'	N20-21-06W
C40	74-46-51	56.00'	42.80'	73.09'	68.01'	N84-43-18W
C41	51-19-04	40.00'	19.22'	35.83'	34.64'	S70-15-58W
C42	87-14-38	20.00'	19.06'	30.45'	27.60'	S50-14-58W
C43	92-45-22	20.00'	20.99'	32.38'	28.96'	N39-45-02W
C44	51-19-04	40.00'	19.22'	35.83'	34.64'	S70-58-07W
C45	90-15-48	56.00'	26.06'	48.78'	47.26'	S70-15-58W
C46	70-24-48	56.00'	39.51'	68.82'	64.57'	N49-34-15W
C47	41-50-59	56.00'	21.41'	40.90'	40.00'	N06-33-38E
C48	70-32-50	56.00'	39.61'	68.95'	64.68'	N62-45-33E
C49	49-54-46	56.00'	26.06'	48.78'	47.26'	S57-00-40E
C50	51-19-04	40.00'	19.22'	35.83'	34.64'	S70-44-51W
C51	02-45-22	980.00'	23.57'	47.14'	47.14'	S84-45-02E
C52	02-45-22	1020.00'	24.54'	49.06'	49.06'	S84-45-02E
C53	02-45-22	980.00'	23.57'	47.14'	47.14'	N84-45-02W
C54	09-41-40	500.00'	42.40'	84.60'	84.50'	S78-31-31E
C55	09-50-30	460.00'	39.60'	79.01'	78.92'	N78-27-06W
C56	14-59-06	460.00'	60.50'	120.31'	119.97'	N66-02-18W
C57	11-01-06	500.00'	48.23'	96.15'	96.01'	S68-10-08E
C58	11-01-06	500.00'	48.23'	96.15'	96.01'	S57-09-02E
C59	01-45-05	500.00'	15.28'	28.49'	28.49'	S50-45-58E
C60	08-39-22	460.00'	34.81'	69.50'	69.43'	N54-13-04W
C61	06-40-37	275.00'	16.04'	32.05'	32.03'	S46-33-04E
C62	19-25-20	275.00'	47.0	92.27'	92.27'	S33-20-06E
C63	21-13	275.00'	5.06'	12.77'	12.77'	N33-20-02W
C64	19-43-45	275.00'	47.82'	94.69'	94.23'	S13-55-33E
C65	12-59-37	235.00'	26.76'	53.29'	53.18'	N10-16-33W
C66	03-27-44	235.00'	7.76'	15.52'	15.52'	N01-53-32W
C67	32-46-44	1025.00'	29.76'	58.02'	57.27'	S57-23-00W
C68	21-13	275.00'	5.06'	12.77'	12.77'	N33-20-02W
C69	12-47-57	56.00'	6.28'	12.51'	12.48'	S51-29-17W
C70	02-45-22	1025.00'	24.54'	49.06'	49.06'	N84-45-02W

LEGEND	
PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET	■
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
SIGN POST	φ (SEE NOTE 23)
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED 8" WATER LINE	8" W
PROPOSED 8" SEWER LINE	8" S
PROPOSED 18" STORM LINE	18" ST
SANITARY SEWER EASEMENT	20' SSE
MILLCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	10' PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
UTILITY POLE	φ
20' DRAINAGE EASEMENT TYPICAL	20' DE



ADSZONE 53011, FIPSZONE 4100
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 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., Tennessee.	
By: JULIE M. ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF PARCEL 180.00 BOOK 7437, PG. 542	Date: _____

CERTIFICATE OF SURVEY	
I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.	
Michael R. Williams HFR Design, Inc.	TN RLS # 1906 City of Franklin, Tennessee (Where applicable)



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 _____

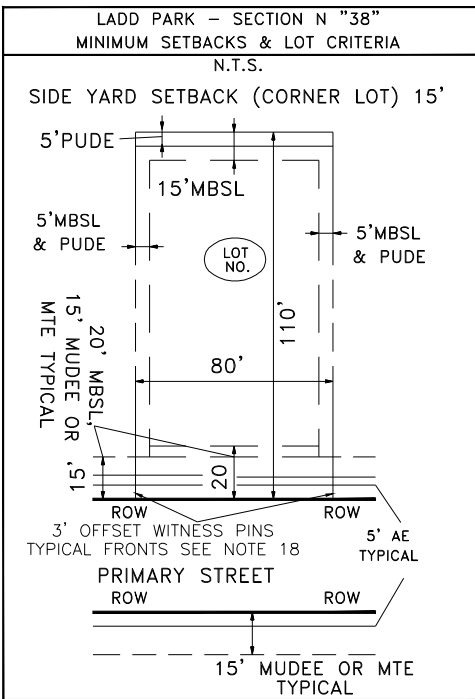
CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I hereby certify that: (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 38, Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ posted with the City of Franklin, Tennessee, to assure completion of such systems.	
Director, Water Management 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 Manager Milcrofton Utility District	Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	
I hereby certify that: (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 38 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 _____

TYPICAL LOT DETAIL FROM DEVELOPMENT PLAN



MAP 117, PARCEL 36.00
BRAXTON R. RICHARDSON, III
BOOK 1295, PG. 679

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 _____

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

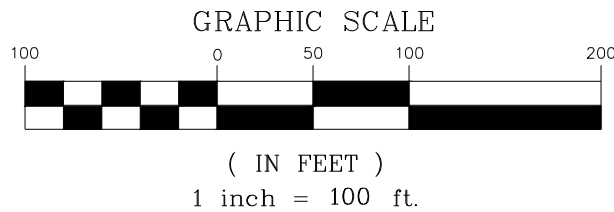


SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:

THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE M. ELLIS, CFO THE JONES COMPANY
ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

LEGEND	
PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET	■
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
SIGN POST	φ (SEE NOTE 23)
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED 8" WATER LINE	8" W
PROPOSED 8" SEWER LINE	8" S
PROPOSED 18" STORM LINE	18" ST
SANITARY SEWER EASEMENT	20' SSE
MILLCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	10' PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	SEE NOTES 12 & 17
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
UTILITY POLE	φ
20" DRAINAGE EASEMENT TYPICAL	20' DE

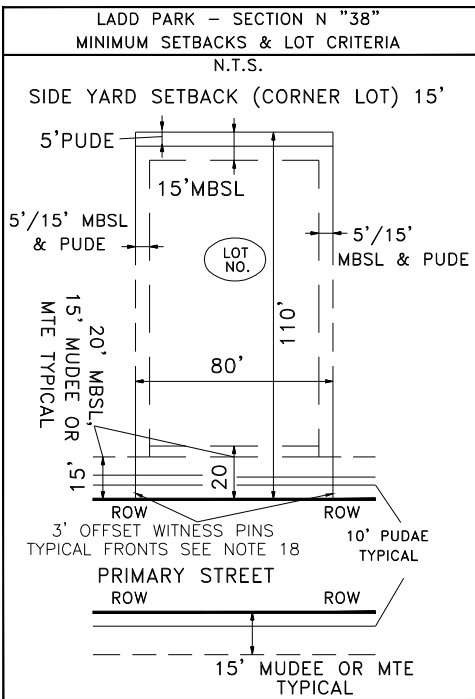


ADSZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP		CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING	
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 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., Tennessee.		Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
By: _____ JULIE M. ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC-- OWNER OF PARCEL 180.00 BOOK 7437, PG. 542		Date: _____ Williamson County Emergency Management Agency City of Franklin, Tennessee	
CERTIFICATE OF SURVEY		CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.		I hereby certify that: (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 38, Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ posted with the City of Franklin, Tennessee, to assure completion of such systems.	
Michael R. Williams TN RLS # 1906 HFR Design, Inc.		Director, Water Management Date Department City of Franklin, Tennessee (Where applicable)	
		(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.	
		General Manger Milcrofton Date Utility District	
		CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	
		I hereby certify that: (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 38 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	

MAP 117, PARCEL 36.00
BRAXTON R. RICHARDSON, III
BOOK 1295, PG. 879

TYPICAL LOT DETAIL
FROM DEVELOPMENT PLAN



Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE M. ELLIS, CFO THE JONES COMPANY
ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

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 # (6946)

**THE HIGHLANDS AT LADD PARK PUD
SUBDIVISION, FINAL PLAT
SECTION 38**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

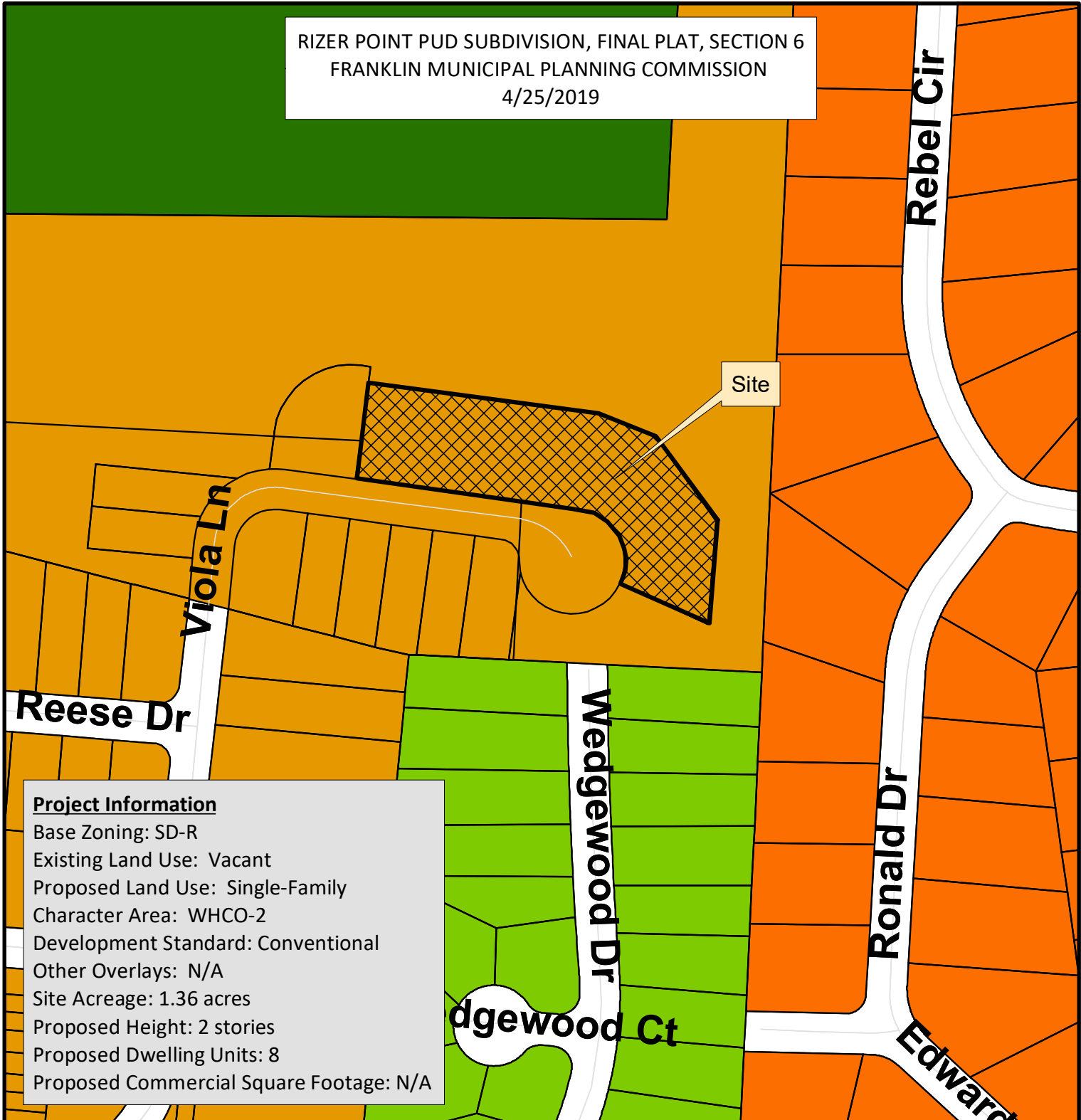
TOTAL ACRES: 25.246 TOTAL LOTS: 51

ACRES NEW STREETS: 3.400 FEET NEW STREETS: 3,500'±

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' SHEET 3 OF 3 DATE: 3-11-19

RIZER POINT PUD SUBDIVISION, FINAL PLAT, SECTION 6
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019



Project Information

Base Zoning: SD-R
 Existing Land Use: Vacant
 Proposed Land Use: Single-Family
 Character Area: WHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 1.36 acres
 Proposed Height: 2 stories
 Proposed Dwelling Units: 8
 Proposed Commercial Square Footage: N/A

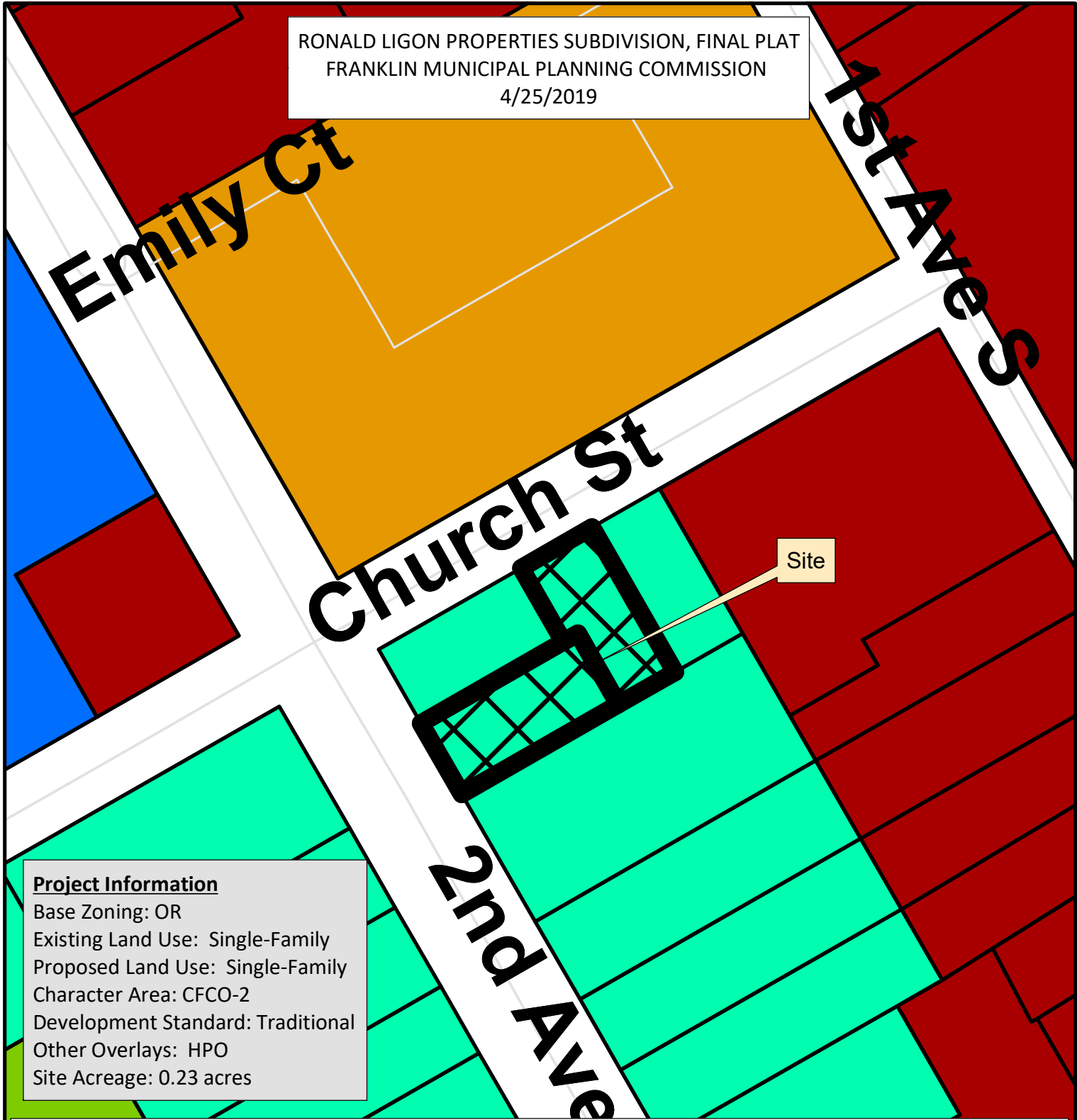
- | | |
|--|---------------------------------------|
| Rizer Point PUD Subdivision, Final Plat, Section 6 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District |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



0 75 150 300
 Feet

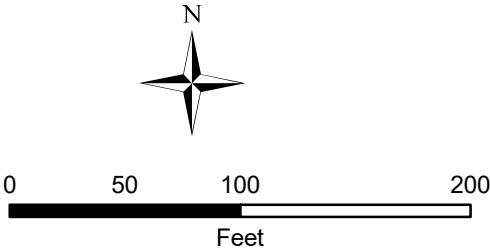
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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions
 contained hereon.
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RONALD LIGON PROPERTIES SUBDIVISION, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019



Project Information
 Base Zoning: OR
 Existing Land Use: Single-Family
 Proposed Land Use: Single-Family
 Character Area: CFCO-2
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 0.23 acres

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

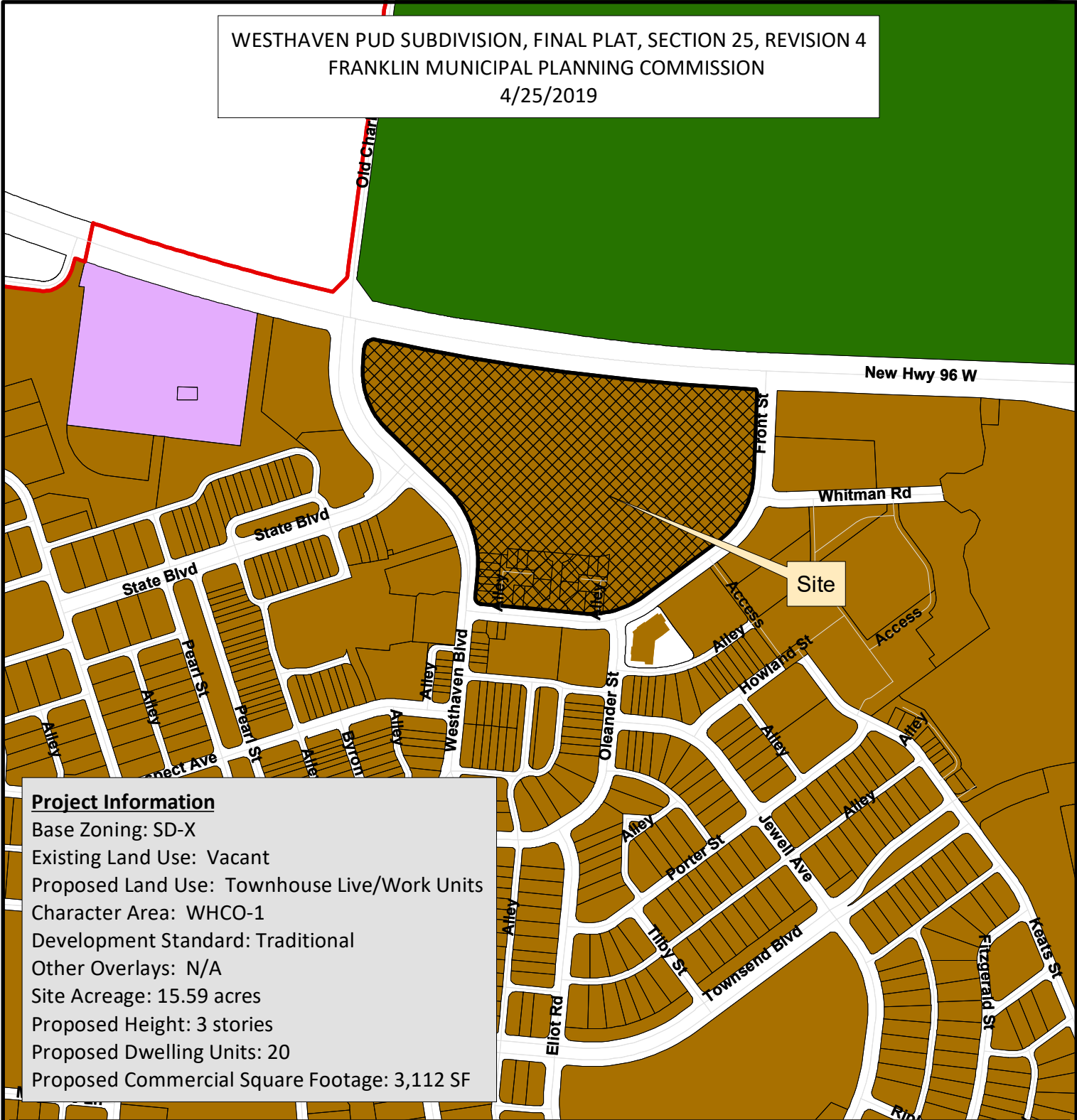


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WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 25, REVISION 4

FRANKLIN MUNICIPAL PLANNING COMMISSION

4/25/2019



Project Information

Base Zoning: SD-X

Existing Land Use: Vacant

Proposed Land Use: Townhouse Live/Work Units

Character Area: WHCO-1

Development Standard: Traditional

Other Overlays: N/A

Site Acreage: 15.59 acres

Proposed Height: 3 stories

Proposed Dwelling Units: 20

Proposed Commercial Square Footage: 3,112 SF

- Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4

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

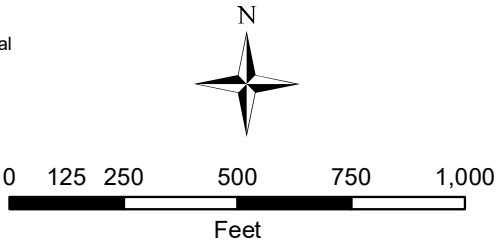
NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



This map was created by the Franklin Planning Department.

It was compiled from the most authentic information available.

The City is not responsible for any errors or omissions contained hereon.

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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

2. Void and Vacate Note

lance.fittro@franklintn.gov Applicant shall correct the voids, vacates and supersedes plat note #32.

32. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 4020 SHOWN ON THE FINAL PLAT ENTITLED "WESTHAVEN SECTION 25 (RESUBDIVISION OF LOT 4020)" AS RECORDED IN PLAT BOOK P70, PAGE 96, R.O.W.C.

As currently stated on the plat, the revisions being made will only apply to Lot 4020, which is shown as an undeveloped open space lot. Assuming the desire is to apply the changes to setbacks given in Note #8 to all of the buildable lots on the previous plat, it would appear that Note #32 should read:

The recording of this plat voids, vacates, and supersedes the previous recording of the final plat titled "Westhaven Section 25 (Resubdivision of Lot 4020)" as recorded in Plat Book P70, Page 96, R.O.W.C.

5. B. Vicinity Map

joe.marlo@franklintn.gov Comment not adequately addressed. The dark-mode google map in the resubmitted package will also not replicate well.

The vicinity map shall be a black and white schematic drawing, not a photo or google map image as these do not replicate well. Applicant to revise accordingly.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

Planning

Southern Land Company - Westhaven - Lakefront Subdivision Plat - 04.04.2019 FOR REVIEW.pdf

16. plat title

christopher.andrews@franklintn.gov Please revise the plat title to read:

Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4, Re-subdivision of Lot 4020

Southern Land Company - Westhaven - Lakefront Subdivision Plat - R3 02.22.2019 FOR REVIEW.pdf

14. Project number

christopher.andrews@franklintn.gov Please provide project number 6955 on the plat. While no noticeable revisions are being made, the item requires staff review and FMPC approval, thus requiring a project number.

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

ROKEPA INVESTMENT COMPANY

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

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 25 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 BE ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN 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 MTEC. ANY APPROVAL IS, AT ALL TIME, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 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

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_____.

JOSEPH M. COLVIN

DATE

TENNESSEE LAND SURVEYOR

CERTIFICATE NO. 2665

JMC PROFESSIONAL SURVEYING AND MAPPING, LLC

9080 BARBEE LANE, SUITE 103

KNOXVILLE, TENNESSEE 37923

(865) 200-4366

WWW.JMCSURVEYING.COM

LOCATION MAP
NOT-TO-SCALE

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT (PLAT BOOK P70, PAGE 96).

2. SUBJECT PROPERTY IS SHOWN AS SECTION 25 LOCATED IN WESTHAVEN P.U.D SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 23.07 ON PROPERTY MAP 64.

4. THE CLOSURE ERROR FOR THE SURVEY IS 1/10,000 AS SHOWN HEREON.

5. ZONING: MIXED-USE LOCAL DISTRICT (ML 1.8/TRADITIONAL/WHCO-1)

6. SECTION 25, LOTS 4049-4061 & 4065-4071, FALL IN THE T5 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 2) AND PATTERN BOOK, REVISED 05/08/07.

7. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T5 TRANSECT ZONES – FLEX HOUSES, COMMERCIAL BUILDING, APARTMENT BUILDING, TOWNHOUSE, COURTYARD HOUSE, SIDEYARD HOUSE, COTTAGE, AND HOUSE. SECTION 25, LOTS 4049-4061 & 4065-4071 INCLUDE THE FOLLOWING BUILDING TYPES – TOWNHOUSE AND FLEX HOUSE.

8. MINIMUM SETBACK REQUIREMENTS (SECTION 25 LOTS):
FRONT YARD – 5'
SIDEYARD – 0' (MIN. 10' BETWEEN BUILDINGS)
(MINIMUM 0' BETWEEN TOWNHOMES UNITS)
REAR YARD/ALLEY SETBACK – 0'

9. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT 2007, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.

10. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999261374.

11. THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATES: FEBRUARY 12, 2018 THROUGH APRIL 4, 2019. THE FIELD WORK WAS COMPLETED ON JANUARY 2, 2019.

12. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.

13. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.

14. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.

15. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47187C0195F AND HAS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

16. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.

17. 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.

18. 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 OWNER.

19. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.

20. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAY, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

21. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS AND BALCONIES MAY ENCR OACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCR OACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCR OACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCR OACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCR OACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.

22. 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.

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

24. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.

25. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCI RCLED, AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.

26. STREET ADDRESS NUMBERS ARE ASSIGNED TO THE FOLLOWING STREET NAMES:
LOTS 4020, 4055-4071 FRONT STREET.
LOTS 4049-4054 WESTHAVEN BOULEVARD.

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

28. NO. OBSTRUCTION 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 THE REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

29. LOTS 4062, 4063, AND 4064 SHOWN HEREON ARE TO SERVE AS ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.

30. LOTS 4020, 4062, 4063, AND 4064 SHOWN HEREON ARE NON-BUILDABLE LOTS.

31. IN ORDER TO MEET THE ORIGINAL INTENT OF THE 300 FOOT ZONE ALONG NEW HIGHWAY 96 WEST, THIS AREA SHALL BE MAINTAINED AS A GREEN SPACE AND CONTAIN NO BUILDINGS AND PARKING LOTS EXCEPT FOR THE PUBLIC SAFETY FACILITIES AND ACCESSORY STRUCTURES FOR ACTIVE AND PASSIVE RECREATIONAL FACILITIES. NO SPORTS LIGHTING SHALL BE PERMITTED WITHIN THE 300 FOOT ZONE.

32. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 4020 SHOWN ON THE FINAL PLAT ENTITLED "WESTHAVEN SECTION 25 (RESUBDIVISION OF LOT 4020)" AS RECORDED IN PLAT BOOK P70, PAGE 96, R.O.W.C.

33. 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 EASEMENTS 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 FORM THE PROPERTY 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.

SOUTHERN LAND COMPANY

1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37064
Office: (615) 778-3150 - Fax: (615) 778-3875 Email: southernlandcompanyinc.com

PROFESSIONAL JMC SURVEYING AND MAPPING

Knoxville, Tennessee 37923
1550 Barbee Lane, Suite 103
(865) 200-4366
Alabama Certificate No. CA-593-L-5
Kentucky Permit No. 882

WESTHAVEN

Section 25 (Revision of Plat Book P70, Page 96)

Fifth Civil District

City of Franklin, Williamson County, Tennessee

REVISIONS:

1) REVISED PER CITY COMMENTS – 04.04.2019

2)

3)

4)

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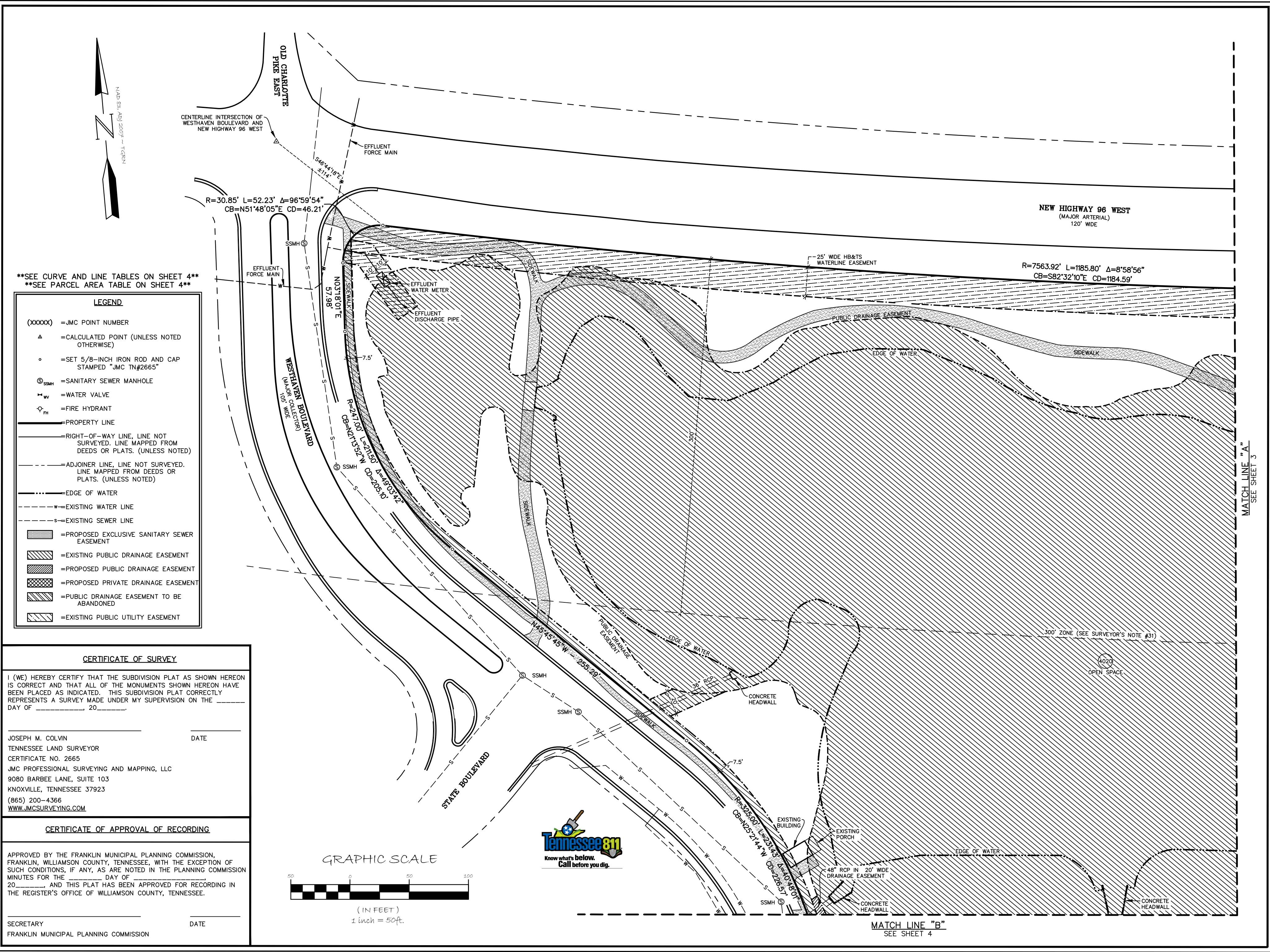
DATE: 4/2019

JOB NO: 18-2036-07

FINAL SUBDMISION PLAT

SHEET NO.

1 of 4

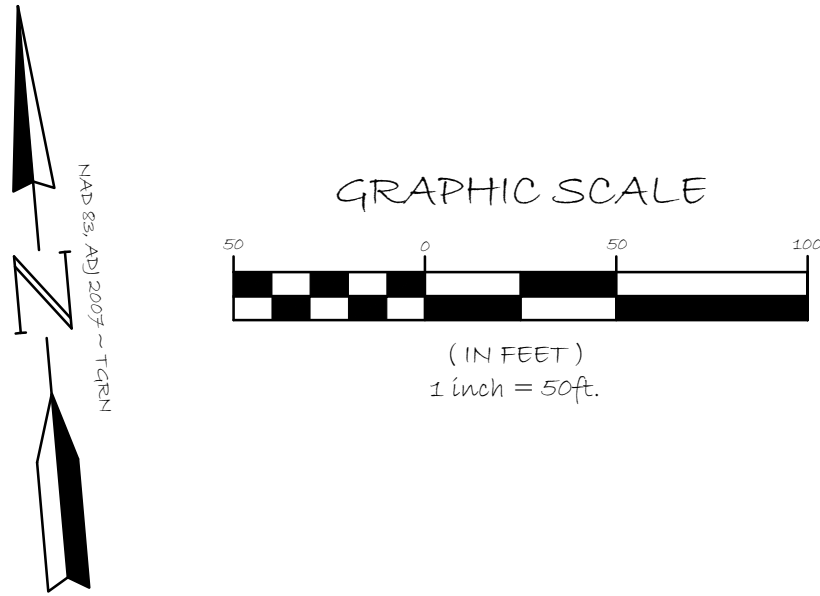


WESTHAVEN
Section 25 (Revision of Plat Book P70, Page 96)
Fifth Civil District
City of Franklin, Williamson County, Tennessee

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1	REVISED PER CITY COMMENTS -	04.04.2019
2		
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7		
8		

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SEE CURVE AND LINE TABLES ON SHEET 4
SEE PARCEL AREA TABLE ON SHEET 4

LEGEND	
(XXXX)	=JMC POINT NUMBER
▲	=CALCULATED POINT (UNLESS NOTED OTHERWISE)
○	=SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TN#2665"
⊙ _{SSMH}	=SANITARY SEWER MANHOLE
⊙ _{WV}	=WATER VALVE
⊙ _{FH}	=FIRE HYDRANT
---	=PROPERTY LINE
---	=RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
---	=ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
---	=EDGE OF WATER
---	=EXISTING WATER LINE
---	=EXISTING SEWER LINE
▨	=PROPOSED EXCLUSIVE SANITARY SEWER EASEMENT
▨	=EXISTING PUBLIC DRAINAGE EASEMENT
▨	=PROPOSED PUBLIC DRAINAGE EASEMENT
▨	=PROPOSED PRIVATE DRAINAGE EASEMENT
▨	=PUBLIC DRAINAGE EASEMENT TO BE ABANDONED
▨	=EXISTING PUBLIC UTILITY EASEMENT

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____.

JOSEPH M. COLVIN
TENNESSEE LAND SURVEYOR
CERTIFICATE NO. 2665
JMC PROFESSIONAL SURVEYING AND MAPPING, LLC
9080 BARBEE LANE, SUITE 103
KNOXVILLE, TENNESSEE 37923
(865) 200-4366
WWW.JMCSURVEYING.COM

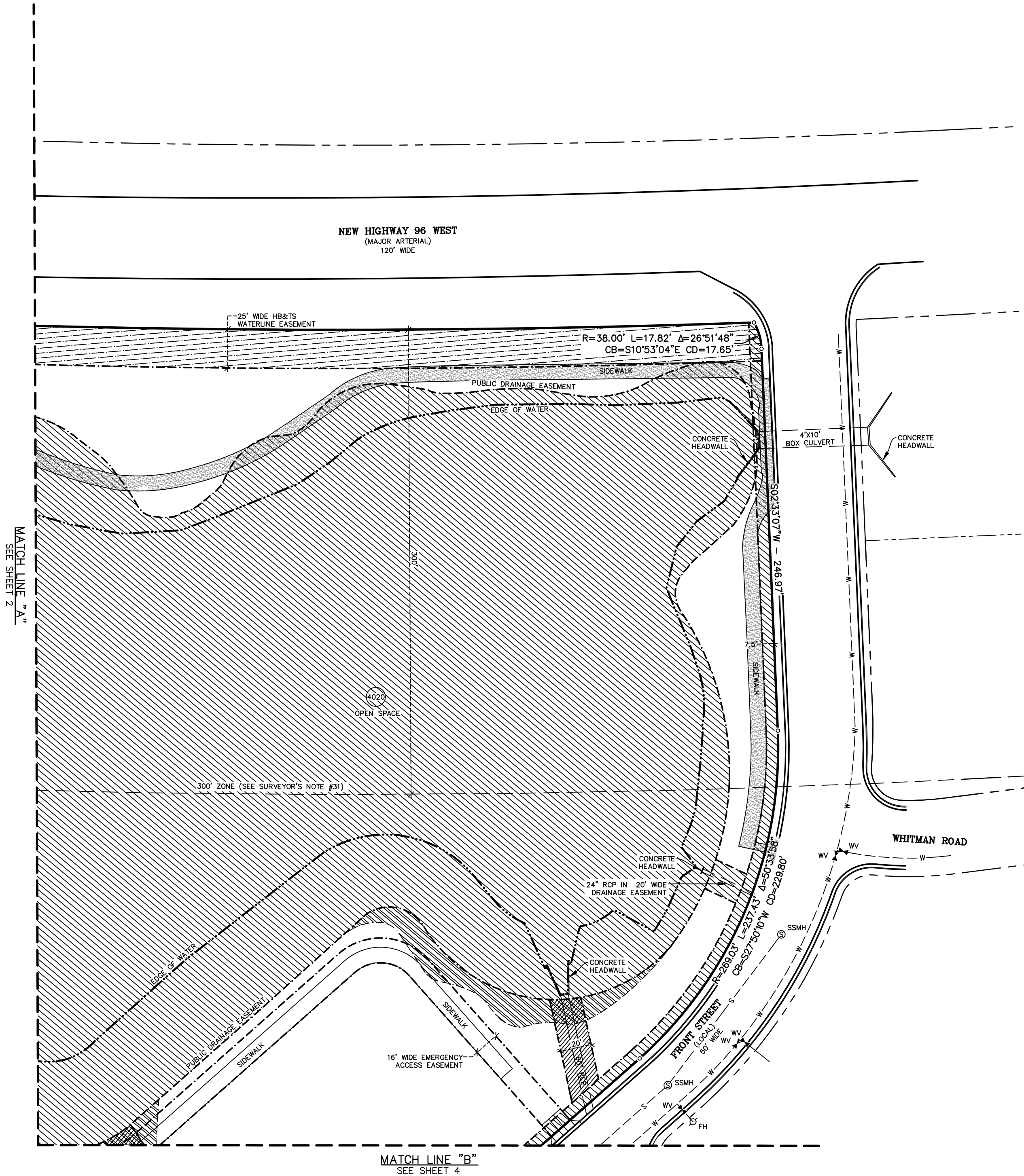
DATE

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



SOUTHERN LAND
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WESTHAVEN
Section 25 (Revision of Plat Book P70, Page 96)

Fifth Civil District
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PLAT

SHEET NO.

3 of 4

GRAPHIC SCALE



(IN FEET)
1 inch = 50ft.

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SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

LEGEND

- (XXXXX) =JMC POINT NUMBER
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- =SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TIN#2665"
- ⊙_{SSMH} =SANITARY SEWER MANHOLE
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- ▨ =EXISTING PUBLIC DRAINAGE EASEMENT
- ▨ =PROPOSED PUBLIC DRAINAGE EASEMENT
- ▨ =PROPOSED PRIVATE DRAINAGE EASEMENT
- ▨ =PUBLIC DRAINAGE EASEMENT TO BE ABANDONED
- ▨ =EXISTING PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	S39°41'39"E	28.28'
C2	9.29'	325.00'	1°38'18"	N04°29'12"E	9.29'
C3	22.04'	325.00'	3°53'07"	N01°43'30"E	22.03'
C4	26.91'	325.00'	4°44'39"	N02°35'23"W	26.90'
C5	12.05'	96.00'	7°11'22"	S88°17'20"E	12.04'
C6	34.19'	96.00'	20°24'21"	N77°54'49"E	34.01'
C7	21.14'	53.00'	22°50'59"	N06°07'08"W	21.00'
C8	7.12'	38.00'	10°44'27"	S00°03'52"E	7.11'
C9	26.14'	275.00'	5°26'46"	S84°44'12"W	26.13'
C10	33.24'	275.00'	6°55'33"	N89°04'38"W	33.22'
C11	4.42'	275.00'	0°55'13"	N85°09'15"W	4.42'
C12	22.26'	49.70'	25°39'54"	S45°15'10"W	22.08'
C13	17.05'	49.70'	19°39'15"	S67°54'44"W	16.97'
C14	16.69'	49.70'	19°14'08"	S57°22'46"E	16.61'
C15	25.54'	49.70'	29°26'31"	S33°02'27"E	25.26'
C16	25.69'	49.70'	29°37'11"	N43°44'30"E	25.41'
C17	16.76'	49.70'	19°19'07"	N68°12'39"E	16.68'
C18	17.05'	49.70'	19°39'15"	S57°18'01"E	16.97'
C19	22.26'	49.70'	25°39'54"	S34°38'27"E	22.08'

LOT AREA TABLE

LOT #	AREA (SF.)	AREA (AC.)
*4020	610009	14.00
4049	2675	0.06
4050	1499	0.03
4051	1499	0.03
4052	1499	0.03
4053	1514	0.03
4054	2072	0.05
4055	1936	0.04
4056	1750	0.04
4057	2906	0.07
4058	2696	0.06
4059	2688	0.06
4060	3305	0.08
4061	2242	0.05
4062	9324	0.21
4063	7995	0.18
4064	5786	0.13
4065	2210	0.05
4066	3305	0.08
4067	2688	0.06
4068	2694	0.06
4069	2902	0.07
4070	1753	0.04
4071	2091	0.05
TOTAL	679038	15.59
*DENOTES OPEN SPACE		

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N5°14'56"E	20.30
L2	N5°18'22"E	22.00
L3	N5°18'21"E	22.00
L4	N5°23'47"E	12.71
L5	N85°02'17"E	16.14
L6	S84°41'39"E	18.95
L7	N5°18'21"E	20.00
L8	N84°41'39"W	17.32
L9	N5°18'22"E	28.04
L10	N72°27'22"E	10.04
L11	S17°32'38"E	1.42
L12	S5°26'06"E	4.80
L13	N5°18'21"E	22.00
L14	N5°18'21"E	22.00
L15	N5°18'21"E	22.00
L16	N5°18'21"E	22.00
L17	N5°18'21"E	29.06
L18	S84°41'38"E	25.24
L19	N5°18'22"E	25.24
L20	N5°18'22"E	25.24
L21	S84°41'38"E	25.24
L22	S5°18'21"W	11.22
L23	S5°18'22"W	11.22
L24	N84°41'38"W	25.24
L25	N84°41'38"W	25.24
L26	N84°41'38"W	29.33

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