City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 23, 2015 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, April 23, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 15-0414 March 26, 2015 FMPC Meeting Minutes

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: MeetingMinutes032615

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

Notice is hereby given that the City of Franklin will hold three public meetings to discuss upcoming Land Use Plan updates regarding growth management.

Meetings will be held May 4th-6th, 2015 at 6:00 pm at the Eastern Flank Battlefield Event Facility, located at 1368 Eastern Flank Circle, Franklin, TN 37064.

Find out more at http://www.franklintn.gov/government/planning-and-sustainability/2015-land-use-plan-update.

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. 15-0396 Alexander Plaza Subdivision, site plan (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

3. 15-0397 Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

4. 15-0398 Avalon PUD Subdivision, site plan, section 5; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

5. 15-0399 Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building); accept the landscaping Lot 703 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

6. 15-0400 Franklin Housing Authority PUD Subdivision, site plan, revision 1 (Granbury and Strahl Street); release the maintenance agreement for landscaping future improvements. (CONSENT AGENDA)

7. 15-0401 Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; accept the landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

8. 15-0402 Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; accept the landscaping street trees, landscaping open space section 1, part 8 and 9 and landscaping open space lot 2001 and 1047 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

9. 15-0403 Jamison Station PUD Subdivision, site plan, section 1; accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

10. 15-0404 McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

11. 15-0405 McKays Mill PUD Subdivision, site plan, section 37; release the maintenance agreement for landscaping Phase 2 (lot 1517) improvements. (CONSENT AGENDA)

12. 15-0406 Morningside PUD Subdivision, site plan, section 9, lot 21; accept the landscaping and landscaping retaining wall improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

13. 15-0407 Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); accept the streets and landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

14. 15-0408 Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)

15. 15-0409 Westhaven PUD Subdivision, site plan, section 10; accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

16. 15-0410 Westhaven PUD Subdivision, site plan, section 17, revision 2; accept the landscaping Phase 2 (north of Oleander) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

17. 15-0411 Westhaven PUD Subdivision, site plan, section 19; accept the landscaping Phase 2 (open space) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

18. 15-0412 Westhaven PUD Subdivision, site plan, section 24; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

19. 15-0413 Westhaven PUD Subdivision, site plan, section 29, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

20. 15-0392 PUBLIC HEARING: Consideration of Resolution 2015-27, To Be Entitled, "A Resolution Approving A Development Plan Revision 6 For Highlands At Ladd Park PUD Subdivision, With 3 Modifications Of Standards (MOS1-Parkland Dedication In Floodplain To Be Used As Canoe Access; MOS2-Allow Impervious Paving Surface For Canoe Access; MOS3-Receive Future Credit For Land Dedication In Excess Of 1.21 Acres), Located Along Carothers Parkway And Long Lane, By The City Of Franklin, Tennessee." (FMPC 04/23/15 7-0, 05/12/15 WS)

Sponsors: Andrew Orr

Attachments: MAP

5800 Conditions of Approval

Development Plan Layout

Res 2015-27 Highlands at Ladd Park DP Rev 6

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. 15-0084 Cool Springs East Subdivision, final plat, section 1, revision 5, lots 5 & 6, located at 9009 & 9021 Carothers Parkway. (CONSENT AGENDA)

Attachments: MAP

4719 Conditions of Approval April 2015

4719 Plat

Legislative History

1/22/15	Franklin Municipal Planning Commission	deferred

22. 15-0390 The Carothers Development Property Subdivision, final plat, revision 2, easement revisions, on 16.60 acres, located at 1217 Liberty Pike (Venture Office Building). (CONSENT AGENDA)

Attachments: MAP

5810 Conditions of Approval

5810 Final Plat

23. 15-0382 Fair Park Cottages Subdivision, preliminary plat, creating 9 single-family residential lots and 2 open space lots on 3.10 acres, located at 1006 Fair Street.

Attachments: 5751 Fair Park Cottages PP Map

5751 Fair Park Cottages PP, Conditions of Approval 01

5751 Fair Park Cottages PP PLAN

24. 15-0395 Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5740 Gateway Village PUD Subdivision, MAP, Site Plan, Lot 137.pdf

5740 Conditions of Approval_Gateway Village PUD Site Plan Lot 137.pdf

5740 Gateway Village PUD Subdivision, Site Plan, Lot 137, Full Set Final.pdf

5740 Arch_Elevations Gateway Village PUD Subdivision, Site Plan, Lot 137, Fu

25. 15-0394 Longview Subdivision, final plat, revision 1, lots 11 and 12, one light industrial lot on 3.32 acres, located at the intersection of Werthan Circle and Merrill Drive (Private Drive) off Columbia Avenue. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5798 Longview Subdivision, FP, Lots 11+12.pdf

5798 Longview Subdivision, Lots 12+13, FinalPlatfull.pdf

5798 Longview Subdivision, FP, Lots 11+12, COA

26. 15-0380 Tywater Crossing PUD Subdivision, final plat, section 4, creating 18 single family lots and 2 open space lots on 4.796 acres, located on Downs Boulevard, between Willow Springs Boulevard and West Main Street. (CONSENT AGENDA)

Attachments: 5804 Tywater Crossing PUD Subd, FP, Sec 4, MAP

5804 Tywater Sect 4 FP, Conditions of Approval_01

Tywater PUD Subdivision, final plat, section 4 PLANS

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 26, 2015 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

MINUTES

1. 15-0310 February 26, 2015 FMPC Meeting Minutes

Attachments: FMPCMeetingMinutes2-26-15

A motion was made by Commissioner Petersen, seconded by Commissioner Lindsey that this Planning Item was approved as presented. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Powers stated that public hearings would be held for the upcoming Growth Management and Character Area Updates for the Land Use Plan. They are presently scheduled to be held on May 4 to May 6, 2015. Staff does not have all of the information, but the Planning Commission was encouraged to schedule the days in their calendars so that they would be available for the meetings. The meetings would be an accumulation of all of the activities that had been discussed last budget year in terms of density to infrastructure and doing some visualization of what needs to be in character areas. Staff will also be looking at infill and infill options over the next several months, and meetings will be coming up for that as well. She anticipates it will be a busy time for the Planning Commission.

Chair Hathaway stated that the Planning Commission would love to get a variety of responses from these public meetings. It would help the Planning Commission, and the elected officials would love to hear the citizens' comments.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

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

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

Recused: 1 - Commissioner Franks

SITE PLAN SURETIES

2. 15-0305 Generals Retreat PUD Subdivision, site plan; extend the performance agreement for sidewalk and streets improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

3. 15-0306 Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

4. 15-0317 Consideration of Ordinance 2015-04, "An Ordinance to Rezone 2.2 Acres from Estate Residential (ER) District to Detached Residential 3 (R-3) District for the Property Located at 1048 Carlisle Lane."

Attachments: Ord 2015-04 ORDINANCE 1048 Carlisle Lane.docx

5778 Map_Carlisle Lane, Rezoning, Section 1, Revision 2.pdf

5778 Site Layout Carlisle Lane Rezoning.pdf

5778 Affidavit of Public Notice Carlisle Lane Rezoning.pdf

DSmith_Email.pdf

5778 FullSet_CarlisleLane Subdivision. Rezoning Request.pdf

Mr. King stated that the applicant was requesting a rezoning to Detached Residential 3 District (R-3) from Estate Residential. As noted in the staff report, the rezoning request is compatible with the neighboring properties on the east side of Carlisle Lane. The site currently has one single family detached residential unit and with the rezoning the 2.2 acres could have a maximum of four units. The site is gently sloping to the interior of the site with no floodplain or other notable features. There is a utility easement running across the rear one-third of the site.

It is important to note two items at this time:

1. At this time, no development plan or entitlements are being requested by the applicant. Staff has had discussion with the applicant regarding the property's future uses, but there are no entitlements associated with this rezoning request.

2. The City of Franklin's Major Thoroughfare Plan calls for selected improvements to Carlisle Lane. The final alignment of these improvements is not yet finalized. City Planning and Engineering staff have been working with the applicant and keeping them informed of the progress of the separate plan revision. As no entitlements are associated with this rezoning, the applicant is aware of the potential risk the roadway improvement project could have on this site.

Staff has spoken with three neighbors of the site, two of which were included in the Planning Commission packets. All have expressed concerns over the traffic impacts on this site.

With these issues in mind, staff recommends a favorable recommendation to the Board of Mayor and Aldermen (BOMA) for this rezoning.

Chair Hathaway asked for comments from citizens, and no came forward.

Chair Hathaway asked if there was an applicant present.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that his client was interested in a future preliminary plat and a final plat that would subdivide this property into four lots. This property is approximately two acres, and these lots would be much larger lots than the 60' x 120' lots at Blossom Park. They are also taking into account the transition as they are going from Blossom to Carlisle Lane and feel that this would be appropriate. The applicant requests a favorable recommendation to the BOMA for this rezoning.

Mr. Harrison moved to favorably recommend approval of Ordinance 2015-04 to the

BOMA, and Ms. McLemore seconded the motion.

Alderman Petersen asked if any of the citizens wanted to speak on behalf of item 4.

Chair Hathaway stated that he had given that opportunity for citizen comments before the applicant had spoken.

Mr. Tim Gill, of 1044 Carlisle Lane, stated that he was unaware that he had been called and that his property adjoined this proposed project. All of the houses on Carlisle are multiple acres, which is much different from what the applicant was proposing. He asked how close the proposed property setbacks would be and if this would affect his view. They had spent money on screening along that property line to screen for one house. Now there would be possibly four additional houses, which would be much closer to the property line.

Mr. Gamble stated that with the R-2, R-3 zoning, both of them had setbacks of five feet. The property, to which Mr. Gill referred, was one of the wider lots that the applicant would be proposing. Many of these issues would be worked through with the preliminary plat. The applicant had not had a chance to discuss transitional features and transitional landscape buffers with staff. These are part of the Zoning Ordinance, so as one transitions from larger lots to smaller lots the Zoning Ordinance does require some landscape features. The applicant will work with staff to satisfy those. He will be happy to meet with the neighborhood as well as walk them through the landscape plan.

Chair Hathaway asked if anyone else wanted to speak. He stated that he did not want to cut off citizens who may not have realized that they could have spoken earlier.

Alderman Petersen asked Mr. Gamble if he could tell everyone about the setbacks.

Mr. Gamble stated that in R-3 zoning, a sideyard setback was five feet with a six foot setback between dwellings. Again, because of the nature with the triangle lot, when this is seen at the preliminary plat stage it is much wider, and there would be more of a setback along that property line as a result. It was hard to explain without the visual of a preliminary plat. He will be working with staff, and if he needs to meet with the neighbor and walk him through that, he would be happy to do so.

Alderman Petersen asked what the frontyard setbacks were, and Mr. Gamble stated that they were 30 feet.

Mr. King stated that he thought there might be confusion as to whether the proposed development would be under a conventional or traditional design, and more information would be known with the preliminary plat.

Alderman Petersen asked about the work on Carlisle Lane, which had been shown. Several possibilities were going to be shown at the BOMA, but because the meeting ran over so late, the Aldermen did not get to look at them.

Mr. King stated that Planning and Engineering had been working both internally and with the applicant's representative to convey the potential risks to the site to all the different alignments, and this is something that all sides are aware of at this time.

Alderman Petersen asked if there would be a neighborhood meeting in the Carlisle area.

Mr. King stated that the path that had been chosen did not require a neighborhood meeting.

Mr. Holzen stated that there was an April 9 public meeting scheduled at 6:30 p.m.to look at all of the different alignments with all of the homeowners adjacent to this property. The purpose of the meeting is to get input from the residents on the future alignment and the impact it has on the various properties in this area. Staff can then take the information and get approval on the alignment study from the BOMA. Ultimately this would come back to the Planning Commission.

Vice Chair Lindsey asked Mr. Holzen if he was talking about a realignment of Carlisle Lane.

Mr. Holzen stated that the Major Thoroughfare Plan calls for realignment as development occurs in this corridor. Engineering has to reserve the right-of-way for future improvements. There are no improvements being done at this time, or any time in the near future, but as this area develops, this is something for which the City staff has to plan.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Planning Item was recommended favorably to the BOMA Worksession and to the Board of Mayor and Alderman meeting on 4/14/2015. The motion carried by the following vote:

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

5. 15-0312 Gateway Village PUD Subdivision, development plan, revision 5, (Apollo Burger) a -3,894 square foot building on 1.16 acres and revision to formal open space, located at 3020 Stansberry Lane.

Attachments: 5739 MAP Gateway Village PUD Subdivision, DevPlanRev5.pdf

5739 REVISED Conditions of Approval 032615

5739 Site Layout Gateway Village PUD Subdivision, Development Plan Revision 5, Apollo Burger.pdf
5739 Color Elevations, Gateway Village PUD Subdivision, Development Plan Revision 5, Apollo Burger.pdf
5739 Gateway Village PUD Subdivision, Development Plan Revision 5, Apollo Burger.pdf

Mr. King stated that the applicant was requesting a development plan revision to allow for a 3,894 square foot restaurant located near the intersection of Moores Lane and Franklin Road. The original development plan called for a different alignment of buildings and a 15 foot walkway to the intersection.

While staff has seen the proposed elevations of the building, full design elevations are approved at the site plan stage. Staff has been working with the applicant on the preliminary stormwater on the site as well as the number of required parking spaces as both have been issues with other sites in Gateway Village Subdivision.

Staff recommends approval with conditions for this development plan revision.

Chair Hathaway asked for comments from citizens, and no came forward.

Chair Hathaway asked if there was an applicant present.

Mr. Ray Flake of Civil Engineering Services stated that he represented the applicant and requested approval with conditions for this development plan revision.

Mr. Harrison moved to recommend approval of item 5, and Ms. Allen seconded the motion.

Mr. Orr stated that there would be a drive-through burger restaurant in the gateway to Franklin, and Chair Hathaway stated that he was correct.

A motion was made by Commissioner Harrison, seconded by Commissioner Allen that this planning item was approved with conditions. The motion carried by the following vote:

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

No: 1 - Commissioner Orr

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 15-0322 7007 Moores Lane PUD Subdivision, final plat, (surety revision), 3 lots on 18.3 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: 4628 7007 Moores FP Map

#4628 Conditions of Approval_01

2014-09-04 13-134-01 Final Plat

This Planning Item was approved.

7. 15-0302 Andover Park PUD Subdivision, final plat, 5 lots on 1.57 acres, located at 1126 Liberty Pike. (CONSENT AGENDA)

Attachments: 5789 Andover Park PUD Subd, FP MAP

5789 Andover Park PUD Subd, FP, Conditions of Approval_edited

5789 ANDOVER FINAL PLAT

This Planning Item was approved.

8. 15-0301 Carawood Subdivision, final plat, 7 residential lots and 4 open space lots on 2.85 acres, located at 3150 Boyd Mill Avenue. (CONSENT AGENDA)

Attachments: 5777 Map Carawood Subdivision, Final Plat.pdf

CarawoodConditions of Approval_01.pdf

5777 Carawood PUD Subdivision, Final Plat.pdf

This Planning Item was approved.

9. 15-0311 Gateway Village PUD Subdivision, final plat, section 3, lot 136, abandonment of a 15 foot access easement, located at 3020 Stansberry Lane. (CONSENT AGENDA)

Attachments: 5741 Gateway Village PUD Subdivision, MAP FP, Section 3.pdf

5741_GatewayVillage_FinalPlat_Conditions of Approval_01.pdf

5741 Gateway Village PUD Subdivision, FP, Section 3.pdf

This Planning Item was approved.

10. 15-0304 Gateway Village PUD Subdivision, site plan, lot 137, (Touchstone Office Building) a 21,000 square foot building on 1.45 acres, located at 1360 Moher Boulevard.

Attachments: 5740 Gateway Village PUD Subdivision, MAP, Site Plan, Lot 137.pdf

5740 Conditions of Approval_Gateway Village PUD Site Plan Lot 137

5740 Gateway Village PUD Subdivision Layout Plan.pdf

5740 Gateway Village PUD Subdivision, Site Plan, Section 1, Revision 4, Colorelevations.pdf
5740 Gateway Village PUD Subdivision, Touchstone Imaging Architecture.pdf
5740 Gateway Village PUD Subdivision, site plan, Lot 137, Full Set .pdf
Architecture of Gateway Village

Mr. King stated that at the January 22, 2015, the members of the Planning Commission expressed their desire to review the architecture of this site plan, so it was being brought back at this meeting as a side-by-side with some of the existing architecture within the Gateway Village Planned Unit Development (PUD). Mr. King referred to the architecture, projected on the screen, and stated that the Touchstone Imaging Center was the building on the right, and the buildings on the left were examples of other commercial buildings within the development. Some of them showed different varieties of flat roofs while others had pitched roofs, but predominantly staff was looking at the window styles of the two buildings, the roofs and the overall design of the structures. Staff is recommending disapproval of item 10, but ultimately it is the Planning Commission's decision.

Chair Hathaway asked for comments from citizens, and no came forward.

Chair Hathaway asked if there was an applicant present.

Mr. H. Michael Hindman, of H. Michael Hindman Architects, stated that he represented the applicant Touchstone Imaging Center. He stated that Touchstone was a corporation, currently located in Maryland Farms. They are owners and managers of medical imaging facilities around the country. They have outgrown their facility in Maryland Farms and are looking forward to moving to Gateway Village in Franklin. The applicant had previously presented a more contemporary design, and based upon the comments from staff had revised the design to where it is today. They are extremely pleased with their concept and what they are proposing. Although they are not trying to duplicate what is there at Gateway Commons, they are trying to match the scale and the quality of materials that are there. This building is substantially brick with half stone and only some accent materials up at the top. The windows on this building are different from the other buildings. Their goal is to try to create a building that looks like it is an old industrial or factory building on the edge of town that does allow for the large windows. These windows are a common thing that one would find in a traditional environment such as this. The building steps down to the buildings behind it, which are two stories. The front of the building has three stories. This building is approximately 90 feet from the buildings behind it. Mr. Hindman requested approval of item 10 from the Planning Commission.

Mr. Franks moved to approve item 10, and Mr. Orr seconded the motion.

Mr. Orr asked why the building was stepped down in the back.

Mr. Hindman stated that there were two reasons. The first was that they had a goal of reaching 21,000 square feet for the building, but they were restricted in their footprint, which was why they had three stories with a half story on the third story. This allowed for the great roof terrace placing that towards the back, which was also placing it towards the south side. This is appropriate for the location of that terrace plus it also steps down towards the existing building.

Chair Hathaway stated that he thought it was clear that the applicant had put a lot of effort into trying to make a nice building. The question for the Planning Commission was does this building have the same character as Gateway Village, which is fully developed. The character and context of Gateway Village had to be considered. He was not saying this was good or bad, but if it were in a different part of the City would the Planning Commission think that it fits in with that character.

Mr. Franks stated that the buildings behind the proposed Touchstone Imaging Center building were very institutional and predictable looking. He thought that the variety that this building offered out in front was an excellent transition to representation of a quality building in the variety that is out there and has a nice blend. He thought it was a great looking building and would improve the property values for the institutional buildings behind it.

Ms. Allen stated that although she was usually harping on how the City makes the applicants get into "pretty," looking at the building standing alone, she thought it was a great, progressive building. However, when she looks at it in comparison to the surrounding buildings, it sticks out like a "pretty sore thumb." When this building is taken outside of the village, it looks a little off.

Mr. Harrison stated that he would like to echo Ms. Allen's comments. The building does look good; however, it does not appear to fit in architecturally with the Gateway design, and he will not support it.

Vice Chair Lindsey stated that the Planning Commission fought to get industrial-looking buildings around the Factory but not around Gateway Village.

Mr. Franks stated that the alternative to Mr. Hindman's drawing was what was seen at Gateway presently. The apartments, that are directly behind this proposed building, are not seen on the drawing, and that is what stands out in Mr. Franks' mind. Does the Planning Commission want the proposed building to go all the way to the road, or does it want something that enhances the apartments and institutional look that is behind it? The illustration of the one-story building that is beside it is not a fair representation of what the entire site plan is showing.

Mr. Hindman stated that the photographs compare the proposed building to the one-story buildings that are some distance away. It does not show that there are three and four-story buildings immediately behind this building. In scale, it is in keeping with the existing three-story flat roof commercial buildings that are in the park. It is shown next to the Goddard School Building, which is 260 feet away. He does not think it is a fair comparison.

Alderman Petersen stated that going to the bottom of the site plan, it showed Camden Commons, and it showed another one that was in the corner.

Mr. Orr stated that if the top of the building could just be clipped off, it would help.

Mr. Hindman stated that, at this point, they would be willing to do this. They have asked for input over the last couple of months, and they have not had any comments other than what was in this report.

Chair Hathaway stated that he would entertain an amendment to the motion if anyone wanted to made the amendment.

Mr. Franks asked if Mr. Hindman would be better off to withdraw item 10 until the April 23, 2015, Planning Commission meeting and come back, remove the parapet on top, and look more like the apartments behind the proposed building.

Ms. Powers stated that removing the parapet might make the proposed building look more like the apartments behind it, but the windows were the big issue. The industrial feel of the windows was not what Gateway was trying to attain when it was conceived. The Planning Commission should also look at the roofline and the parapet. The roof is very different than what is seen in Gateway Village. The proposed Touchstone Imaging Center would be a great building for the Cool Springs area.

Vice Chair Lindsey asked if there were components in the pattern book that lend to the three story office building such as this.

Ms. Powers stated that there could be a three-story office building, but the architecture was the issue.

Mr. Hindman stated that they had complied step-by-step with everything in the pattern book and everything that was in the Gateway Standards. They are willing to make modifications, they just do not know what modifications are being requested. Mr. Hindman stated that they would rather get deferred to the April 23, 2015, Planning Commission meeting than to be turned down and have to submit a month from now for a meeting two months from now.

Mr. Franks moved to withdraw his motion to approve item 10, and Mr. Orr withdrew his second.

Ms. McLemore stated that the applicant needs to bring something back to the April 23 meeting that is consistent with the buildings that are in Gateway Village.

Mr. Hindman stated that he understood that, and in his opinion Gateway Commons was not what anyone anticipated that it would be. There is a mixed bag of quality at Gateway, and they had tried to step-up from what is there. There is much EFIS and sub-standard materials in Gateway, and they had tried to put a building there that is several steps above what is at Gateway Village. They want to be compatible, they just do not want to take several steps backward.

Ms. Allen stated that Mr. Hindman could still use quality materials, just in a different way. She recommended that he get with staff and ask what they would like to see there.

A motion was made by Commissioner Franks, seconded by Commissioner Allen that this Planning item was deferred to the April 23, 2015, Planning Commission meeting. The motion carried by the following vote:

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

11. 15-0314 The Highlands at Ladd Park PUD Subdivision, final plat, section 27, 37 residential lots and 3 open space lots on 10.07 acres, located east of Carothers Parkway along Ryecroft Lane and Newcomb Street. (CONSENT AGENDA)

Attachments: Map

5783 Conditions of Approval

Final Plat

This Planning Item was approved.

12. 15-0265 The Highlands at Ladd Park PUD Subdivision, site plan, section 13, second 6-month site plan extension to October 16, 2015, for 38 detached residential units and 4 open space lots on 11.75 acres, located along Snowden Street and Alfred Ladd Road, west of Carothers Parkway. (CONSENT AGENDA)

Attachments: Map

This Planning Item was approved.

13. 15-0318 Peak 10 Subdivision, final plat, one lot on 8.84 acres, located at 4600 Carothers Parkway. (CONSENT AGENDA)

Attachments: Peak 10 Map

5784 Conditions of Approval

Final Plat

This Planning Item was approved.

14. 15-0303 Rizer Point PUD Subdivision, final plat, section 4, 18 residential lots and 2 open space lots on 15.47 acres, located along Reese Drive, north of Del Rio Pike. (CONSENT AGENDA)

Attachments: 5779 Map Rizer Point PUD Subdivision, Final Plat, Section 4.pdf

5779_RizerPointPUD_Conditions of Approval_01.pdf

5779_Rizer Point PUD Subdivision, final plat, Sec 4signedplat.pdf

This Planning Item was approved.

15. 15-0320 Selah Subdivision, preliminary plat, 12 detached residential lots and 4 open space lots on 9.55 acres, located at 3140 Garden Club Court.

Attachments: 5793 Selah Subd, PP MAP

5793Conditions of ApprovalREVISED

5793 Selah Preliminary plat

Ms. Diaz-Barriga stated that this proposal subdivides a 9.55 acre lot into 12 detached residential lots. A cul-de-sac is extended off of Garden Club Court into the property. An incompatible lot size buffer is provided in the northeast corner of the development, but the majority of the property is surrounded by already developed and subdivided land. Information from TDEC now qualifies the wet weather conveyance at the south end of the property as a stream and as such, buffers will need to be extended; but otherwise this meets all zoning ordinance and subdivision regulations. Staff recommends approval with conditions.

Chair Hathaway asked for comments from citizens, and no came forward.

Ms. Barbara McDole, of 140 Coreopsis Court, stated that she was a member of the Homeowners Association (HOA) for Garden Club Estates. When she moved into her house, McEwen was the first street in the area before the turn-around and 4-lanes were opened. This was closed and renamed Garden Club Court, so they do not have the traffic that they had in the past. If someone is coming in to develop this property, will it be opened back up for the new McEwen entrance and for the entrance. What will the homes be priced for this new development? The Garden Club Estates have held their price and actually gone up in price since she and her husband bought theirs in 2009.

Mr. David McDole, of 140 Coreopsis Court, asked what was the plan for ingress and egress in their area.

This ended citizen comments.

Chair Hathaway asked if there was an applicant present.

Mr. Daniel Woods, of the Addison Group, stated that he represented the applicant, and they were in agreement with staff comments. This project will not be connected to McEwen Drive and will only connect to Garden Club Court. He has had those discussions with Carl Baughman, Traffic Engineer, for the City of Franklin. As far as the value of the homes, he could not give an exact number because these will be at market level and are at the 2015 prices, he would anticipate that these will be significantly more expensive than Garden Club Court, which is next door. He felt confident in the value of the homes as well.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was approved with conditions. The motion carried by the following vote:

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

16. 15-0267 Spencer Creek Place Subdivision, final plat, revision 7, two detached residential lots on 2.74 acres, located at 1107 Gray Fox Lane. (CONSENT AGENDA)

Attachments: 5780 Map,Spencer Creek Place Subdivision, FP.pdf

5780 Spencer Creek Place Subdivision Conditions of Approval_02.pdf

5780 FP, Spencer Creek Place Subdivision, Revision7.pdf

This Planning Item was approved.

17. 15-0321 Westhaven PUD Subdivision, final plat, Section 30 (Surety Revision), 12 detached residential homes and 3 open space lots on 17.61 acres, located along Cheltenham Ave. (CONSENT AGENDA)

This Planning Item was approved.

LAND USE PLAN AMENDMENTS

18. 15-0298 Franklin Land Use Plan Amendment for Central Franklin Special Area 9 and the addition of a Special Area 10 (5th Avenue North area).

Attachments: CF Special Areas 9 and 10 FMPC 3 26 2015.pdf

MAP CF SA revised 9 and new 10.pdf

Ms. Kelly Dannenfelser stated that the amendment before the Planning Commission tonight was the result of the Community Planning Assistance Study through their American Planning Association (APA) study, stake holder input and illustrations created by local design professional volunteers on the Fifth Avenue North area. It also includes the direction staff was given at the January 22, 2015, Joint Conceptual Workshop. The amendment calls for allowing redevelopment to occur along the outer fringes of the floodplain in this corridor while continuing to recommend open space and recreational uses in the deeper floodplain. Staff recommends approval of this Land Use Plan amendment with one correction to the text. On the third page, under the heading Fourth Avenue North, North Margin Street, the second sentence should read, "Small scale office uses are appropriate, and building height should not exceed two stories." If the Planning Commission approves this amendment, staff will begin to draft the text amendments to allow the implementation of this Land Use Plan.

Chair Hathaway asked for comments from citizens.

Ms. Mary Pearce, of 103 Woodview Court, stated that since the flood the whole Fifth Avenue area had been so down in the hills. It does need the attention that the City's Planning Department and Planning Commission are giving it. She is concerned that the Juice Bar has reopened, and French's has redone their building recently. There is another building for sale that has an opportunity to be raised up and redone, and this looks to her as being beautiful. She thought, however, that it contemplates the things that have been done just going away, such as when one sees the drawing and no longer thinks the Juice Bar belongs there, French's Boots, or Alexander Automotive. She did not know if this should be addressed, but that is a concern she has. The Fifth Avenue area seems to be emerging more in a small town way where downtown is being broken away and going more into a suburban use. She thought this would be a great building somewhere else but needs to be tweaked a little at this location.

Ms. Powers stated that this was a vision of what could be built at this location. The City does not have any requirements nor does it have any intention of taking out the things that are there and are producers for the City. Staff is looking at should those businesses go out of business or 50 years from now, what can be placed there and what does the City see as a vision for that area. This is the vision for the area where it is not built up. The City is not looking to displace anyone.

Mr. Harrison moved to approve the Land Use Plan Amendment for Central Franklin, and Mr. Franks seconded the motion.

Alderman Petersen stated that her concern was that perhaps this study was not realistic whenever one looks at how much money would have to be put into this area that basically is in the floodplain. As the CPAT people stated, it would be financially difficult as well as architecturally difficult to get something that would work there. She appreciated the design that was shown where there was parking on the bottom floor. The things that she has seen, which have been built back from the flood and where parking was on he first floor, were things like hotels or motels. The houses that she has seen that are in this area are in a depth of flood and have parking underneath them, and then they have big

steps that come up. She does not see the amount of investment that these nice looking pictures would require. She also has a very definite feeling about encouraging development in the floodplain. It seems a very large reach to go this far. The drawings showed a future connection through Alexander and up onto the John Deere place and over Sharps Branch. Sharps Branch would require a bridge, not just a culvert. The study seemed unrealistic to her.

Vice Chair LIndsey asked the Planning Commission to bear in mind that this study was done by unpaid, but extremely talented and knowledgeable volunteers. This was a conceptual look at what could be done at this location and what is a significant commercial corridor coming into the City. Accepting the fact that one cannot build at ground level, the Juice Bar did not exist when this drawing was created. Also, French's and Alexander Automotive were rebuilt. However, much of the area has stood vacant for years. In the event of another flood who knows if Alexander or French's will bounce right back into their facilities. Multiple floods have a way of dampening one's enthusiasm for the location and the business. The Juice Bar had to take the roof off of their building to get the ground floor high enough to meet the floodplain standards. Anything that gets built will have to get built on an elevated foundation. This site has an elevated use level with the parking garage below it. It can flood, and one can pressure wash the mud out and open up for business the next week. This plan is conceptual, but it does go to the whole concept that much consideration has to be given when building in a place that has this much floodplain.

Alderman Petersen stated that this was where she had the concern, and this would require a large financial commitment.

Mr. Franks asked if all of this area was in the floodplain.

Maps were shown to indicate how much was in the floodplain.

Mr. Franks stated that it looked as though staff was identifying the corridors coming into Franklin from whether it is from Franklin Road or whether it is from Columbia Avenue or Hillsboro Road. It seemed to him to be consistent architecture. He asked if this was the goal of staff.

Ms. Powers stated that this was just a vision. What staff receives when someone actually applies may not look exactly like this, but staff likes the idea of underground parking where it allows a pedestal to build up. Staff hopes to encourage that type of vision as they move forward in this area.

Ms. Allen asked if the money for fees in lieu of sidewalks and in lieu of parks could be taken and the area made into a park if no one decided to put money into the project and develop it.

Ms. Powers stated that there are areas where staff says that there is no development and that the floodplain is just too deep for development.

Ms. McLemore stated that this area was difficult, and she thought this team did an excellent job and came up with this concept. These things may not happen, but at least there is now something to look at and go by.

Vice Chair Lindsey stated that in the event of additional disaster, the potential for FEMA to do buyouts would potentially come in to play in a place such as this. The floodplain

can be built in as long as consideration is given for cuts and fills, and that was the intent of leaving an open parking structure underneath.

Alderman Petersen asked what was the depth of the 100 year flood in parts of this area.

Ms. Dannenfelser stated that she believed the base flood elevation was currently about 637 and it raises up to 639 with the new FEMA maps. It increases the average base flood elevation by about 2 feet in this area. It spans 8 to 10 feet between Bridge Street and North Margin Street, so it goes from about 640 to 630 in that stretch of the Fifth Avenue corridor.

Alderman Petersen asked if that meant that an additional 10 feet would have to be built above plus another foot. She stated that this is an area that is very difficult to build in.

Ms. Dannenfelser stated that the stakeholder meetings were split about 50 percent with about one-half wanting to see open space and one-half wanting to see re-development opportunities. That is why this design concept is being seen with re-development allowed in the southern block and green space to the north of North Margin and Mount Hope Streets where French's Boots and Sonic are located, which is along the stretch with deeper floodplain.

Alderman Petersen stated that it was also deep right around North Margin Street.

Chair Hathaway asked if it would be appropriate to add language to say that the City does not discourage individual buildings and a smaller scale streetscape along this area.

Ms. Dannenfelser stated that there was something that said that, "The recent rehabilitation (referring to the Juice Bar) was to further address the street infill within this framework." She referred to the streetscape rendering and asked everyone to visualize the Juice Bar in the streetscape flow, and that would be appropriate.

Chair Hathaway stated that he liked the exercise, and it gave a sense of the most intense plan that everyone would be comfortable with, and one could back off from that. Maybe this could be perceived as a Cool Springs look, but he still would not want to discourage a more eclectic kind of street if that were to be how it would naturally develop.

Ms. Dannenfelser stated that this was a conceptual design. There could be many, and this was not vetted through the Historic Zoning Commission for architectural design, so there is that additional scrutiny and review on anything that would be done on that side of the corridor.

Alderman Petersen stated that there was nothing else close to this that was three stories. She asked if this was the Land Use Plan.

Ms. Dannenfelser stated that it was, to which Alderman Petersen stated that this would only go to the Planning Commission.

A motion was made by Commissioner Harrison, seconded by Commissioner Franks that this matter was approved. The motion carried by the following vote:

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

No: 1 - Commissioner Petersen

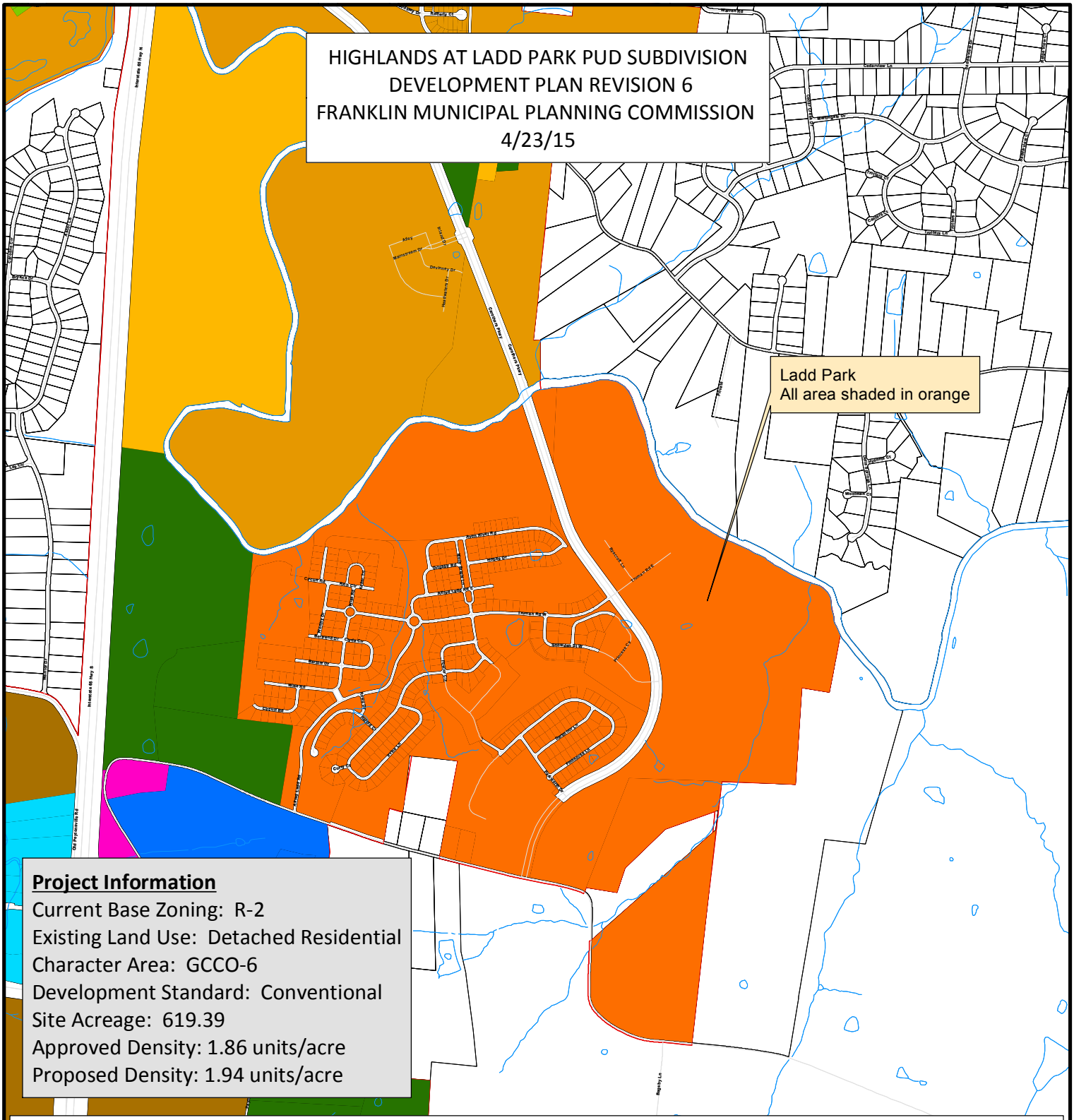
NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:58 p.m.

HIGHLANDS AT LADD PARK PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 6
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/15



Project Information

Current Base Zoning: R-2
Existing Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Site Acreage: 619.39
Approved Density: 1.86 units/acre
Proposed Density: 1.94 units/acre

Legend

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

N

0 500 1,000 2,000 3,000 4,000
Feet

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COF# 5800

CONDITIONS OF APPROVAL:

Parks

General Comments

1. parkland dedication

- Parks recommends approval of the Modification of Standards. Please see staff report for additional detail.

Planning

General Comments

2. Modification of Standards

- Applicant shall list all requested Modification of Standards on the Development Plan Sheet.

Zoning

General Comments

3. Affordable Housing

- The applicant shall provide affordable housing units in accordance with the Inclusionary Housing Ordinance. The applicant shall declare and specify how these requirements will be met. If fees in lieu are requested, the appraisal and fees-in-lieu shall be paid in full within 120 days from the BOMA approval or prior to the recording of the plat, whichever comes first.

FORMAL OPEN SPACE			INFORMAL OPEN SPACE		
Plat	Lot	Area(AC)	Plat	Lot	Area(AC)
3	1052	0.23	1	1047	8.99
3	1053	0.26	1	1048	1.11
3	1054	0.09	2	1049	0.35
3	1055	0.21	2	1050	1.75
3	1056	0.25	3	1051	3.03
3	1057	0.65	3	1058	3.75
4	1061	0.18	3	1059	1.40
4	1062	0.46	4	1060	2.30
4	1064	0.74	4	1063	5.10
4	1065	0.16	5	1069	1.07
4	1066	0.31	7	1080	0.23
4	1067	0.30	9	2000	9.49
4	1068	0.26	9	2001	0.22
5	1070	0.54	13	2042	0.60
6	(AMEN. CTR.)	5.02	13	2043	2.33
13	2040	0.10	14	2004	0.07
13	2041	0.10	15	2003	0.85
14	2002	1.11	15	2005	0.06
20	2010	17.13	15	2006	1.18
20	2011	0.10	17	2027	3.73
20	2012	0.20	21	2013	0.30
24	2016	0.19	21	2014	0.56
25	2021	2.94	22	2015	8.64
25	2022	2.06	23	2025	2.44
25	2023	1.96	23	2026	0.17
27	2018	0.23	24	2017	0.73
27	2019	1.12	25	2024	1.69
27	2020	0.10			
SUB-TOTAL (RECORDED)		37.00	SUB-TOTAL (RECORDED)		62.14
(FUTURE)	I1	0.25	(FUTURE)	B2	19.40
(FUTURE)	I2	0.24	(FUTURE)	F1	8.80
(FUTURE)	M1	0.13	(FUTURE)	F4	31.37
(FUTURE)	M2	0.14	(FUTURE)	F7	0.40
(FUTURE)	M4	0.38	(FUTURE)	G3	15.99
(FUTURE)	N1	0.41	(FUTURE)	G6	1.68
(FUTURE)	N2	0.41	(FUTURE)	H3	1.11
			(FUTURE)	H4	3.95
			(FUTURE)	I3	1.42
			(FUTURE)	I5	0.20
			(FUTURE)	I6	0.18
			(FUTURE)	I7	9.83
			(FUTURE)	L1	0.63
			(FUTURE)	L2	5.69
			(FUTURE)	L3	19.29
			(FUTURE)	M3	0.80
			(FUTURE)	M5	0.58
			(FUTURE)	M6	2.62
			(FUTURE)	M7	0.51
			(FUTURE)	M8	1.46
			(FUTURE)	M9	2.62
			(FUTURE)	M10	2.93
			(FUTURE)	M11	0.92
			(FUTURE)	M12	1.47
			(FUTURE)	N3	6.67
			(FUTURE)	N4	0.00
			(FUTURE)	N5	0.00
			(FUTURE)	N6	1.73
SUB-TOTAL (FUTURE)		1.97	SUB-TOTAL (FUTURE)		142.39
Total Formal Open Space		38.97	Total Informal Open Space		204.53
Total Open Space = 243.50 AC					

NOTE: Formal open space areas shall be usable and have amenities provided as per City of Franklin 1991 Zoning Ordinance and Design Standards (Sheets 14–16).

OPEN SPACE CALCULATIONS

Minimum Open Space Requirements for Planned Residential (PR)
20% of developable Area Required for Open Space
5% of developable Area Required for Formal Open Space
10% of developable Area Required for Informal Open Space

Total Developable Area : 619.39 Ac.
C1 –137.00 Ac. Flood Plain
C2 – 17.10 Ac. Slopes steeper than 20%
465.29 Ac.

Total Open Space Required: 465.29 Ac. x 0.20 = 93.06 Ac. or 20%
Total Open Space Provided: 243.50 Ac. or 52.33%

Total Formal Open Space Required: 465.29 Ac. x 0.05=23.26 Ac. or 5%
Total Formal Open Space Provided: 38.97 Ac. or 8.38%

Total Informal Open Space Required: 465.29 Ac. x 0.10=46.5 Ac. or 10%
Total Informal Open Space Provided: 204.53 Ac. or 43.96%

REGIONAL STORMWATER FACILITY

THE REGIONAL STORMWATER FACILITY IS TO BE CONSTRUCTED BY THE CITY OF FRANKLIN WITH THE CONSTRUCTION OF SOUTH CAROTHERS PARKWAY PER AGREEMENT BETWEEN THE CITY AND DEVELOPER.

FACILITY	DRAINAGE AREA (AC.)	TREATMENT VOLUME (AC–FT)	TREATMENT VOLUME (INCHES OF RUNOFF)
FACILITY "A"	199 AC	25.88 AC–FT	1.57 INCHES
FACILITY "B"	98 AC	12.33 AC–FT	1.50 INCHES

IN FACILITY "A", 98 ACRES (46%) OF THE 214 ACRES IS PRETREATED IN FACILITY "B"
IN FACILITY "B", 15 ACRES (15%) OF THE 98 ACRES IS PRETREATED IN EXISTING WET POND.
S.W.T.A. = STORMWATER TREATMENT AREA

TRIP GENERATION DATA

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC AM PEAK HOUR ENTER	AM PEAK HOUR EXIT	PM PEAK HOUR ENTER	PM PEAK HOUR EXIT
Single-family (LUC 210)	1,203 units	11,512	226	677	766	450
Single-family (LUC 210)	1,150 units	11,006	216	647	732	430
INCREASE	53 units	506	10	30	34	20

GENERAL NOTES

1. Boundary information provided by Ronnie Brown Surveying, Franklin, Tennessee Current revisions, area's B, C & D provided by Hart Freeland Roberts.
2. Topographic information provided by Williamson County, Tennessee GIS data.
3. Property is located on Williamson County tax map number 106, parcel numbers 180, 180.01, 180.02, 181, 183, 184, 185.01.
4. There are no historical structures on this site.
5. All streets will be public. Adequate widths and radii will be provided for utility and service vehicles.
6. Initial communications with the City of Franklin indicate there is adequate water and sewer service existing or proposed to the site. Areas C & D are Milcrofton Utility District Water, City of Franklin Waste water.
7. All utilities, accesses, and improvements will be located in public rights–of–way or easements.
8. Existing structures will be removed. Existing Historic Williams Cemetery will remain and be located within open space.
9. Existing forested areas to remain shall be preserved in open spaces. Existing trees greater than 4" shall be preserved to the greatest extent possible. All trees to remain shall be protected throughout the construction process with protection measures as required by the City of Franklin.
10. Streams and Wetland areas have been field located by the Environmental Assistance Center, Tennessee Department of Environment and Conservation, Division of Water Pollution Control. Applicant shall acquire all required permits.
11. This Regulating Plan was reviewed under the 1991 Zoning Ordinance and 2004 Franklin Design Standards per Section 1.7.4 of the July 2008 Zoning Ordinance.
12. All site lighting shall meet City of Franklin Zoning Ordinance & Design Standards.

Development Plan Changes Rev. 6 (Feb. 2015)

A. Section K has been absorbed into Sections L and M, therefore Section K no longer exists.
B. To avoid natural water buffers/features, the lots and road layouts in Sections L and M have been revised, and preliminary proposed grades provided. The lot size for Sections L and M have also been increased. Associated open spaces and lots in reserve have been adjusted accordingly.
C. Sections 11, 13, 15, 21 - 25 and 27 are now shown as approved, and associated open spaces given recorded lot number and acreage.
D. Section N has been completely revised, according to comments received from the City of Franklin staff.
E. Open Space I4 has been converted to a Lot in Reserve.
F. Eight lots have been added in a previous Lot in Reserve along Alfred Ladd Road West at the main entrance to the subdivision at Long Lane.
G. Because of the above revisions, all Open Space and Lot charts have been revised accordingly.
H. Lot count has been increased from 1150 to 1203, resulting in an increase of 53 lots. The revised density is 1.94 units/AC.
I. Carothers Pkwy. has been constructed, therefore the typical section has been removed to provide additional space on this sheet.

UTILITY OWNERS DATA

NOTE:
1. Utilities provided by the following utility agencies.
2. All site lighting shall comply with the City of Franklin design standards and ordinances.

WATER: MILCROFTON UTILITY DISTRICT
6333 ARNO RD.
FRANKLIN, TN 37064
CONTACT: MR. MIKE JONES 794–5947

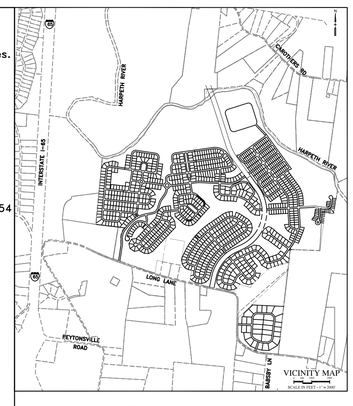
SEWER: CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT
405 HILLSBORO RD.
FRANKLIN, TN 37064
CONTACT: MR. HARVEY SMITHSON 794–4554

GAS: ATMOS ENERGY
810 CRESCENT CENTER DR
SUITE 600.
FRANKLIN, TN 37067
CONTACT: MR. ROBERT ARNOLD 771–8311
ROBERT.ARNOLD@ATMOSENERGY.COM

POWER: MTEMC
555 NEW SALEM
MURFREESBORO, TN 37129
CONTACT: MR. TALLEY FLOYD 494–1540

TELEPHONE/FIBER OPTICS:
ATT / BELLSOUTH
333 COMMERCE ST. ROOM 23D161
NASHVILLE, TN, 37201
CONTACT:

CABLE T.V.: COMCAST CABLE
660 MAINSTREAM DR.
NASHVILLE, TN 37228
CONTACT: MR. BRIAN KELLY 244–7462
EXT–1115562



SITE DATA

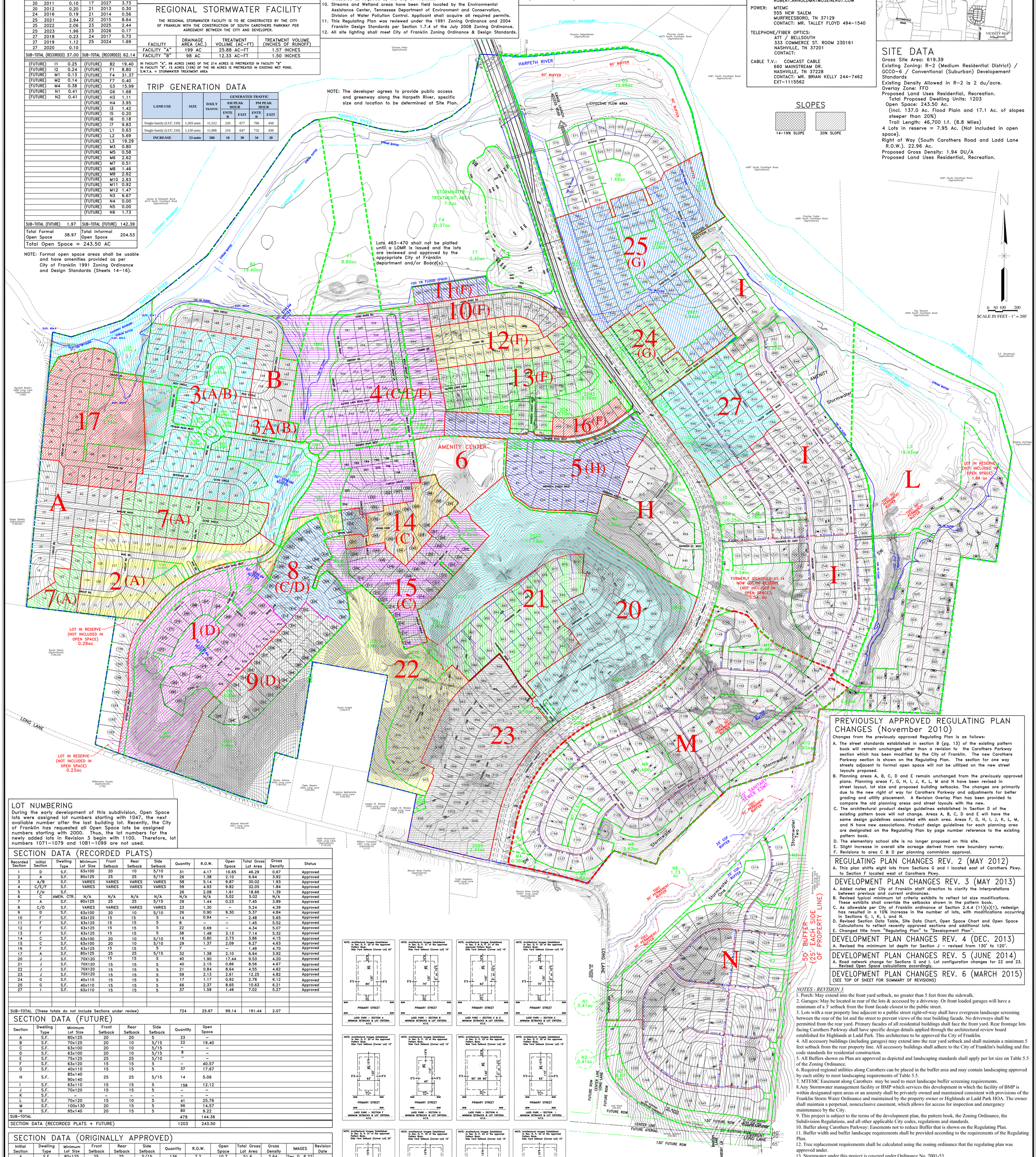
Gross Site Area: 619.39
Existing Zoning: R–2 (Medium Residential District) / GCCO–6 / Conventional (Suburban) Developement Standards
Existing Density Allowed in R–2 is 2 du/acre.
Overlay Zone: FFO
Proposed Land Uses Residential, Recreation.
Total Proposed Dwelling Units: 1203
Open Space: 243.50 Ac.
(Incl. 137.0 Ac. Flood Plain and 17.1 Ac. of slopes steeper than 20%)
Trail Length: 46,700 l.f. (8.8 Miles)
4 Lots in reserve = 7.95 Ac. (Not included in open space).
Right of Way (South Carothers Road and Ladd Lane R.O.W.). 22.96 Ac.
Proposed Gross Density: 1.94 DU/A
Proposed Land Uses Residential, Recreation.

SLOPES

14–19% SLOPE
20% SLOPE

NOTE: The developer agrees to provide public access and greenway along the Harpeth River, specific size and location to be determined at Site Plan.

Lots 463–470 shall not be platted until a LOMR is issued and the lots are reviewed and approved by the appropriate City of Franklin department and/or Board(s).



LOT NUMBERING

During the early development of this subdivision, Open Space lots were assigned lot numbers starting with 1047, the next available number after the last building lot. Recently, the City of Franklin has requested all Open Space lots be assigned numbers starting with 2000. Thus, the lot numbers for the newly added lots in Revision 3 begin with 1100. Therefore, lot numbers 1071–1079 and 1081–1099 are not used.

SECTION DATA (RECORDED PLATS)

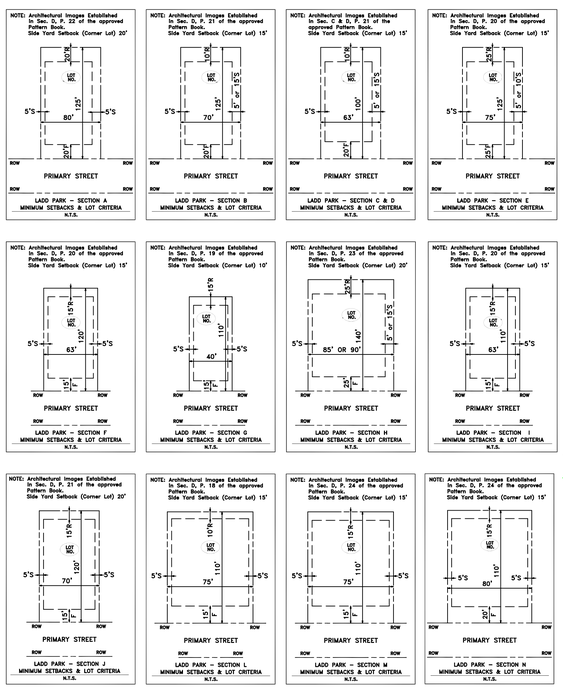
Recorded Section	Initial Section	Dwelling Type	Minimum Lot Size	Front Setback	Rear Setback	Side Setback	Quantity	R.O.W.	Open Space	Total Gross Lot Area	Gross Density	Status
1	D	S.F.	63x100	20	10	5/10	31	4.17	10.65	46.29	0.67	Approved
2	A	S.F.	80x125	25	25	5/15	26	1.38	2.10	6.64	3.92	Approved
3	A/B	S.F.	VARIES	VARIES	VARIES	VARIES	58	5.14	9.87	30.02	1.93	Approved
4	C/E/F	S.F.	VARIES	VARIES	VARIES	VARIES	59	4.93	9.82	32.05	1.84	Approved
5	F/H	S.F.					26	2.08	1.61	18.66	1.39	Approved
6	C	AMEN. CTR.	N/A	N/A	N/A	N/A	N/A	N/A	5.02	5.02	N/A	Approved
7	A	S.F.	80x125	25	25	5/15	29	1.44	0.23	7.45	3.89	Approved
8	C/D	S.F.	VARIES	VARIES	VARIES	VARIES	23	1.30	–	5.24	4.39	Approved
9	D	S.F.	63x100	20	10	5/10	26	0.90	9.30	5.37	4.84	Approved
10	F	S.F.	63x125	15	15	5	14	0.94	–	2.48	5.65	Approved
11	F	S.F.	63x125	15	15	5	8	–	–	1.45	5.52	Approved
12	F	S.F.	63x125	15	15	5	22	0.69	–	4.34	5.07	Approved
13	F	S.F.	63x125	15	15	5	38	1.48	3.13	7.14	5.32	Approved
14	C	S.F.	63x100	20	10	5/10	16	0.80	2.73	3.86	4.15	Approved
15	C	S.F.	63x100	20	10	5/10	29	1.37	2.09	6.27	4.63	Approved
16	F	S.F.	63x125	15	15	5	7	–	–	1.49	4.70	Approved
17	A	S.F.	80x125	25	25	5/15	32	1.38	2.10	6.64	3.92	Approved
20	J	S.F.	70X120	15	15	5	40	1.90	17.44	9.53	4.20	Approved
21	J	S.F.	70X120	15	15	5	40	2.15	0.86	8.56	4.67	Approved
22	J	S.F.	70X120	15	15	5	21	0.84	8.64	4.55	4.62	Approved
23	J	S.F.	70X120	15	15	5	59	2.13	2.61	12.25	4.82	Approved
24	G	S.F.	40x110	15	15	5	17	1.17	0.92	2.78	6.12	Approved
25	G	S.F.	40x110	15	15	5	66	2.37	8.65	10.63	6.21	Approved
27	I	S.F.	63x110	15	15	5	37	1.59	1.46	7.02	5.27	Approved
SUB–TOTAL (These totals do not include Sections under review)							724	25.67	99.14	191.44	2.07	

SECTION DATA (FUTURE)

Section	Dwelling Type	Minimum Lot Size	Front Setback	Rear Setback	Side Setback	Quantity	Open Space
A	S.F.	80x125	20	20	5	23	–
B	S.F.	70x125	20	10	5/15	22	19.40
C	S.F.	63x100	20	10	5/15	–	–
D	S.F.	63x100	20	10	5/15	8	–
E	S.F.	75x125	25	25	5/10	–	–
F	S.F.	63x120	15	15	5	–	40.57
G	S.F.	40x110	15	15	5	37	17.67
H	S.F.	85x140 90x140	25	25	5/15	14	5.06
I	S.F.	63x110	15	15	5	158	12.12
J	S.F.	70x120	15	15	5	–	–
K	S.F.	–	–	–	–	–	–
L	S.F.	70x120	15	15	5	41	25.76
M	S.F.	100x130	20	15	5	96	14.57
N	S.F.	95x140	20	15	5	80	9.22
SUB–TOTAL						479	144.36
SECTION DATA (RECORDED PLATS + FUTURE)						1203	243.50

SECTION DATA (ORIGINALLY APPROVED)

Initial Section	Dwelling Type	Minimum Lot Size	Front Setback	Rear Setback	Side Setback	Quantity	R.O.W.	Open Space	Total Gross Lot Area	Gross Density	IMAGES	Revision Date
A	S.F.	80x125	25	25	5/15	136	7.2	10.7	51.6	2.64	Sec D, P.22	
B	S.F.	70x125	20	10	5/10	55	3.1	24.06	40.5	1.36	Sec D, P.21	
C	S.F.	63x100	20	10	5/10	66	3.1	5.2	22.77	2.90	Sec D, P.21	09.23.10
D	S.F.	63x100	20	10	5/10	77	3.8	24.06	46.29	1.77	Sec D, P.21	09.23.10
E	S.F.	75x125	25	25	5/10	27	1.7	18.0	26.4	1.02	Sec D, P.21	
F	S.F.	63x120	15	15	5	101	5.3	36.2	61.97	1.63	Sec D, P.20	
G	S.F.	50x110	12	5	5	132	6.0	29.4	59.45	2.22	Sec D, P.19	
H	S.F.	85x140 90x140	25	25	5/15	34	2.7	6.3	20.5	1.66	Sec D, P.23	
I	S.F.	63x120	15	5	5	115	6.0	9.1	36.89	3.12	Sec D, P.20	
J	S.F.	70x130	15	5	5	160	7.3	31.84	76.78	2.08	Sec D, P.21	
K	S.F.	100x130	20	10	5	15	1.1	7.8	13.83	1.08	Sec D, P.24	
L	S.F.	45x100	15	5	5	29	1.4	30.3	43.86	0.66	Sec D, P.18	
M	S.F.	100x130	20	10	5	69	4.5	6.9	34.17	2.02	Sec D, P.24	
N	S.F.	135x180	20	10	5	30	2.7	4.42	32.76	0.92	Sec D, P.24	
					Total:	1046	53.2	243.5	567.77	1.84		
Lot in reserve (Not included in Open Space).						28.96						
South Carothers Parkway and Ladd Lane R.O.W.						22.66						
Total Site Area						619.39						



TYPICAL MINIMUM LOT CRITERIA
(NOTE: LOT DIMENSIONS SHOWN SUPERCEDE THOSE IN THE PATTERN BOOK)

PREVIOUSLY APPROVED REGULATING PLAN CHANGES (November 2010)

Changes from the previously approved Regulating Plan is as follows:

A. The street standards established in section B (pg. 13) of the existing pattern book will remain unchanged other than a revision to the Carothers Parkway section which has been modified by the City of Franklin. The new Carothers Parkway section is shown on the Regulating Plan. The section for one way streets adjacent to formal open space will not be utilized on the new street layouts proposed.
B. Planning areas A, B, C, D and E remain unchanged from the previously approved plans. Planning areas F, G, H, I, J, K, L, M and N have been revised in street layout, lot size and proposed building setbacks. The changes are primarily due to the new right of way for Carothers Parkway and adjustments for better grading and utility placement. A Revision Overlay Plan has been provided to compare the old planning areas and street layouts with the new.
C. The architectural product design guidelines established in Section D of the existing pattern book will not change. Areas A, B, C, D and E will have the same design guidelines associated with each area. Areas F, G, H, I, J, K, L, M, and N have new associations. Product design guidelines for each planning area are designated on the Regulating Plan by page number reference to the existing pattern book.
D. The elementary school site is no longer proposed on this site.
E. Slight increase in overall site acreage derived from new boundary survey.
F. Revisions to area C & D per planning commision approval.

REGULATING PLAN CHANGES REV. 2 (MAY 2012)

A. This plan shifts eight lots from Sections G and I located east of Carothers Pkwy. to Section F located west of Carothers Pkwy.

DEVELOPMENT PLAN CHANGES REV. 3 (MAY 2013)

A. Added notes per City of Franklin staff direction to clarify the interpretations between previous and current ordinances.
B. Revised typical minimum lot criteria exhibits to reflect lot size modifications. These exhibits shall override the setbacks shown in the pattern book.
C. As allowable per City of Franklin ordinance at Section 2.4.4 (11)(c)(1), redesign has resulted in a 10% increase in the number of lots, with modifications occurring in Sections G, I, K, L and N.
D. Revised Section Data Table, Site Data Chart, Open Space Chart and Open Space Calculations to reflect recently approved sections and additional lots.
E. Changed title from "Regulating Plan" to "Development Plan".

DEVELOPMENT PLAN CHANGES REV. 4 (DEC. 2013)

A. Revised the minimum lot depth for Section J – revised from 130' to 120'.

DEVELOPMENT PLAN CHANGES REV. 5 (JUNE 2014)

A. Road network change for Sections G and I. Lot configuration changes for 22 and 23. Revised Open Space calculations accordingly.

DEVELOPMENT PLAN CHANGES REV. 6 (MARCH 2015)

(SEE TOP OF SHEET FOR SUMMARY OF REVISIONS)

NOTES - REVISION 3

1. Porch: May extend into the front yard setback, no greater than 5 feet from the sidewalk.
2. Garages: May be located in rear of the lots & accessed by a driveway. Or front loaded garages will have a minimum of a 3' setback from the front facade closest to the public street.
3. Lots with a rear property line adjacent to a public street right-of-way shall have evergreen landscape screening between the rear of the lot and the street to prevent views of the rear building facade. No driveways shall be permitted from the rear yard. Primary facades of all residential buildings shall face the front yard. Rear frontage lots facing Carothers Parkway shall have specific design details applied through the architectural review board established for Highlands at Ladd Park. This architecture to be approved the City of Franklin.
4. All accessory buildings (including garages) may extend into the rear yard setback and shall maintain a minimum 5 feet setback from the rear property line. All accessory buildings shall adhere to the City of Franklin's building and fire code standards for residential construction.
5. All Buffers shown on Plan are approved as depicted and landscaping standards shall apply per lot size on Table 5.5 of the Zoning Ordinance.
6. Required regional utilities along Carothers can be placed in the buffer area and may contain landscaping approved by each utility to meet landscaping requirements of Table 5.5.
7. MTEMC Easement along Carothers may be used to meet landscape buffer screening requirements.
8. Any Stormwater management facility or BMP which services this development in which the facility of BMP is within designated open areas or an amenity shall be privately owned and maintained consistent with provisions of the Franklin Storm Water Ordinance and maintained by the property owner or Highlands at Ladd Park HOA. The owner shall maintain a perpetual, nonexclusive easement, which allows for access for inspection and emergency maintenance by the City.
9. This project is subject to the terms of the development plan, the pattern book, the Zoning Ordinance, the Subdivision Regulations, and all other applicable City codes, regulations and standards.
10. Buffer along Carothers Parkway: Easements not to reduce Buffer that is shown on the Regulating Plan.
11. Buffer width and buffer landscape requirements shall be provided according to the requirements of the Regulating Plan.
12. Tree replacement requirements shall be calculated using the zoning ordinance that the regulating plan was approved under.
13. Stormwater under this project is covered under Ordinance No. 2001-53.

RICHARD D. SULLIVAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 021614 STATE OF TENNESSEE 3-9-15

The Highlands at Ladd Park
DEVELOPMENT PLAN - Revision 6

RESIDENTIAL SUBDIVISION
WILLIAMSON COUNTY, TENNESSEE

C.O.F. PROJ. # 5800

TRILLIUM VENTURES
Paul Arnold
317 Main St., Suite 201
Franklin, TN 37064
P 615.791.7577
F 615.791.9045
C 615.604.4197
E parnold@trillium-ventures.com

SULLIVAN ENGINEERING, INC.
Richard "Dickie" Sullivan
317 Main Street, Suite 201
Franklin, TN 37064
C 615.319.1855
E dickie@sullivanengineering.com

February 9, 2010
Rev: March 4, 2010
FINAL: July 12, 2010
Rev: November 4, 2010
Rev: July 18, 2012
Rev: May 13, 2013
Rev: December 9, 2013
Rev: June 9, 2014
Rev: March 9, 2015

RESOLUTION 2015-27

A RESOLUTION APPROVING THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6, WITH 3 MODIFICATIONS OF STANDARDS (MOS1-PARKLAND DEDICATION IN FLOODPLAIN TO BE USED AS CANOE ACCESS; MOS2-ALLOW IMPERVIOUS PAVING SURFACE FOR CANOE ACCESS; MOS3-RECEIVE FUTURE CREDIT FOR LAND DEDICATION IN EXCESS OF 1.21 ACRES) LOCATED ALONG CAROTHERS PARKWAY AND LONG LANE, BY THE CITY OF FRANKLIN, TENNESSEE.

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

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

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

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

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. The legal description of the property (from the original rezoning) is as follows:

> Commencing at the intersection of the west right-of-way line of Alfred Ladd Road and the north right-of-way line of Long Lane, which is also the point of beginning.
>
> Thence with the following calls: North 14 degrees East 56 feet, North 9 degrees East 284 feet, North 3 degrees East 151 feet, North 2 degrees West 91 feet, North 6 degrees East 168 feet, North 15 degrees East 62 feet, North 36 degrees East 127 feet, North 83 degrees West 184 feet, North 83 degrees West 616 feet

and North 5 degrees East 1,890 feet; thence north and east along the centerline of the Harpeth River 3,553 feet; thence with the following calls: North 12 degrees East 337 feet and South 87 degrees East 305 feet; thence east and south and east along the centerline of the Harpeth River 4,813 feet; thence with the following calls: South 8 degrees West 758 feet, North 82 degrees West 246 feet, South 8 degrees West 430 feet, South 7 degrees West 653 feet, North 88 degrees West 827 feet, South 7 degrees West 1,387 feet and South 7 degrees West 1,547 feet to the southeast corner of parcel 180, tax map 106, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also a point in the north right-of-way line of Long Lane; thence west and north along the right-of-way line of Long Lane 1,823 feet to the southwest corner of parcel 180; thence with the following calls: North 46 degrees East 1,847 feet, North 7 degrees East 230 feet, South 72 degrees West 563 feet, South 46 degrees West 555 feet, South 74 degrees West 294 feet, North 72 degrees West 111 feet and South 38 degrees West 286 feet to the southwest corner of parcel 180.01, which is also a point in the north right-of-way line of Long Lane; thence generally west along the north right-of-way line of Long Lane 1,517 feet; thence with the following calls: North 11 degrees East 330 feet, North 76 degrees West 350 feet to a point in the east line of parcel 183.01, North 11 degrees East 740 feet, North 80 degrees West 523 feet, South 9 degrees West 672 feet, North 74 degrees West 158 feet and South 9 degrees West 360 feet to the southwest corner of parcel 184.03, which is also a point in the north right-of-way line of Long Lane; thence generally northwest along the north right-of-way line of Long Lane 1,081 feet to the west right-of-way line of Alfred Ladd Road, which is also the point of beginning, and containing 616.50 acres, more or less.

2. That the overall entitlements for the Highlands at Ladd Park PUD Subdivision are as follows:

Entitlements	**Highlands at Ladd Park PUD Subdivision**
Base Zone	R-2
Character Area Overlay	GCCO-6
Other Zoning Overlays	FFO and FWO
Number of Dwelling Units	1203
Number of Nonresidential Square Footage	N/A with this revision
Connectivity Index	N/A with this revision
Development Standard	Conventional
Open Space Requirements	Formal: 38.97 acres Informal: 204.53 acres Total: 243.50 acres

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

4. Proposed Modifications of Standards with Development Plan Revision 6:

MOS 1: Parkland Dedication Approved: _____ Denied: _____	Request to dedicate land to the City in the floodplain for a publicly available canoe access. *Staff recommended approval.*
MOS 2: Impervious Pavement Approved: _____ Denied: _____	Request to construct canoe access parking and launch area using impervious surface material. *Staff recommended approval.*
MOS 3: Future Parkland Credit Approved: _____ Denied: _____	Request to receive future credit for any land dedicated to City as part of this project exceeding 1.21 acres. *Staff recommended approval.*

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

ATTEST:

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

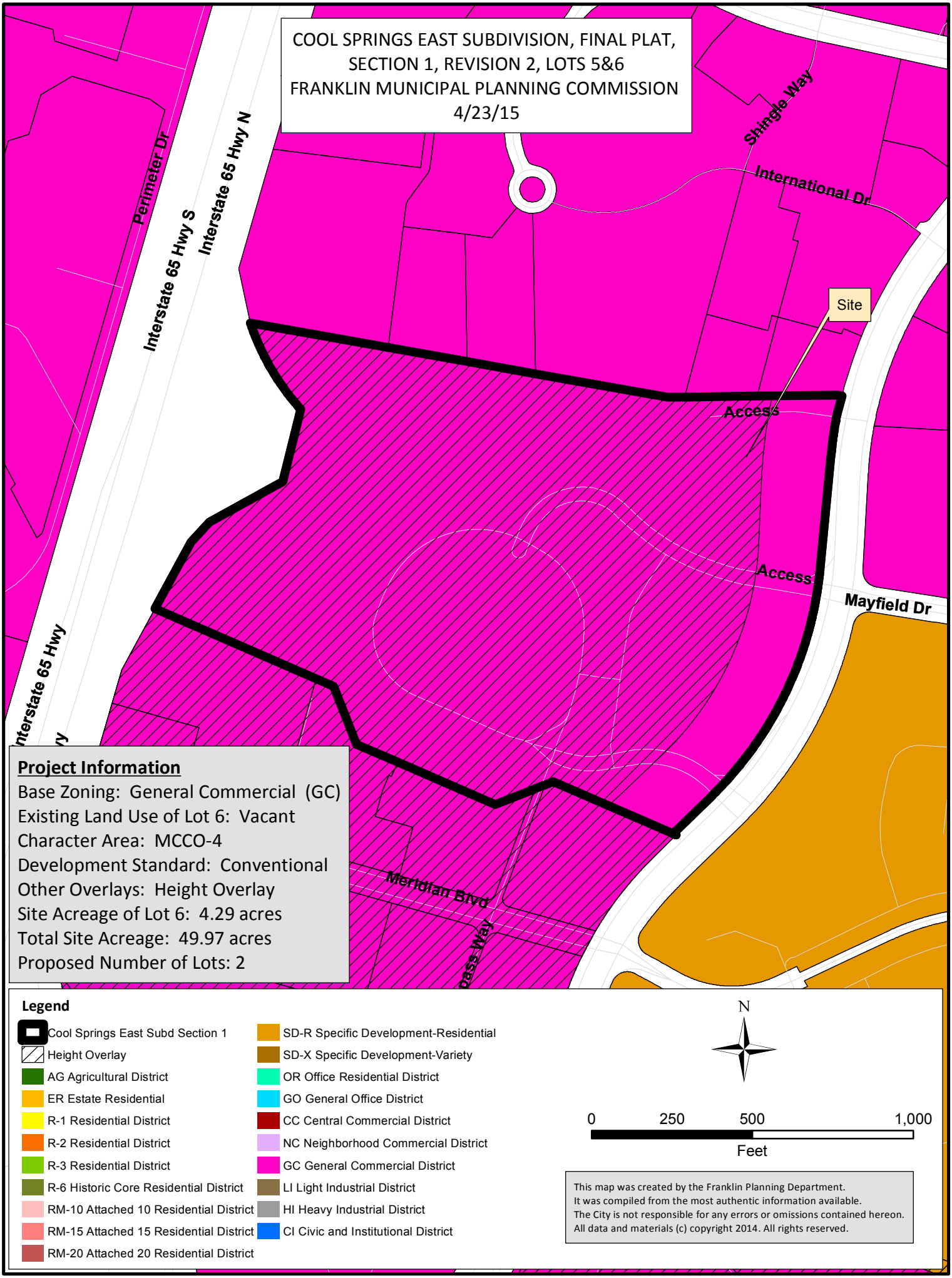
CITY OF FRANKLIN, TENNESSEE

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 2/26/2015

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA APPROVAL: _____


COOL SPRINGS EAST SUBDIVISION, FINAL PLAT,
SECTION 1, REVISION 2, LOTS 5&6
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/15
Perimeter Dr
Interstate 65 Hwy N
Interstate 65 Hwy S
Interstate 65 Hwy
Shingle Way
International Dr
Site
Access
Access
Mayfield Dr
Meridian Blvd
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use of Lot 6: Vacant
Character Area: MCCO-4
Development Standard: Conventional
Other Overlays: Height Overlay
Site Acreage of Lot 6: 4.29 acres
Total Site Acreage: 49.97 acres
Proposed Number of Lots: 2
Legend
Cool Springs East Subd Section 1
Height Overlay
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 4719

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. Sureties

- No site plan associated with final plat at this time. No sureties associated with final plat.

Planning

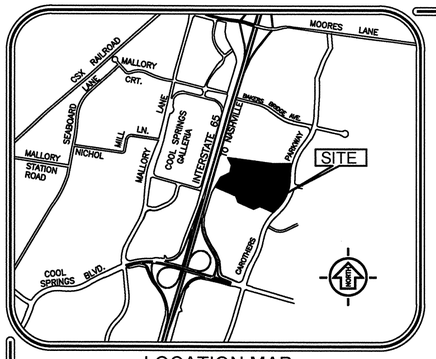
General Comments

2. Height Overlay

- Applicant shall depict the limits of the HTO on the plat and also list the HTO and its limitations in the site data chart.

3. Name of Final Plat

- Applicant shall change the name of the final plat to "Cool Springs East Subdivision, final plat, section 1, revision 5, lots 5&6."



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 5 ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION ONE" OF RECORD IN PLAT BOOK 22, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.

4. EXISTING ZONING: GC, GENERAL COMMERCIAL DISTRICT.
CHARACTER AREA: MECO–4.
DEVELOPMENT STANDARD: TRADITIONAL OR CONVENTIONAL.
LAND USE: OFFICE.
MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 30'
SIDE YARD: 15'
REAR YARD: 25'

5. SUBJECT PROPERTY IS SHOWN AS PARCEL 142 ON WILLIAMSON COUNTY PROPERTY MAP 53.

6. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMINITY NO. 470206, PANEL NO. 0208, 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" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

7. 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 NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

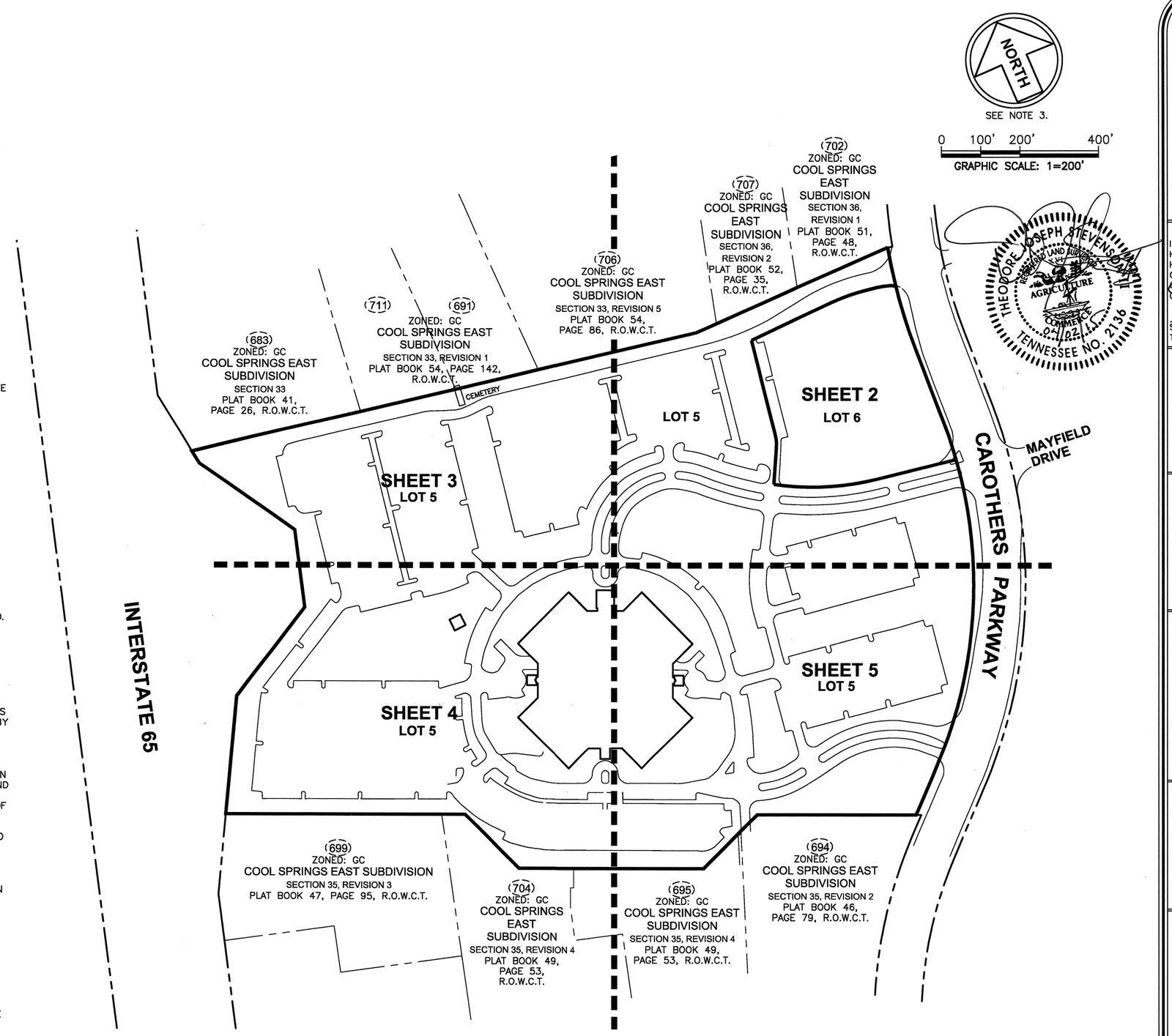
8. WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

9. PROPERTY OWNERS OR MANAGEMENT COMPANY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

10. THE SEWER LINE DEPTH SHALL DETERMINE THE WIDTH OF THE SEWER EASEMENT (EXISTING AND PROPOSED). 0–12' IS 20' EASEMENT. 13–20' IS A 30' EASEMENT. DEEPER THAN 20' HAS TO HAVE WMD APPROVAL. THE DEPTHS HAVE BEEN MEASURED AND THE EASEMENT WIDTHS HAVE BEEN ADJUSTED ACCORDINGLY.

LEGEND

●	IRON ROD (NEW) 5/8" ROD WITH PLASTIC CAP MARKED RAGAN–SMITH–ASSOCIATES	▤	CATCH BASIN
□CM(O)	CONCRETE MONUMENT (OLD)	—SA—	SANITARY SEWER LINE
○IR(O)	IRON ROD (OLD)	—W—	WATER LINE
⊙	SANITARY SEWER MANHOLE	—RCP—	REINFORCED CONCRETE PIPE
✲	LIGHT STANDARD	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⑤	LOT NUMBER



OWNER

LCFRE NASHVILLE CAROTHERS, L.P.
100 WAUGH, SUITE 600
HOUSTON, TX, 77007
CONTACT: MR. AARON RUSSELL
DIRECTOR LIONSTONE INVESTMENTS
PH: 713.533.5820
FAX: 713.533.5897
E–MAIL: ARUSSELL@LIONSTONEINVESTMENTS.COM

LOT 5 = 1,989,769 SQUARE FEET OR 45.68 ACRES±
LOT 6 = 186,922 SQUARE FEET OR 4.29 ACRES±
TOTAL AREA = 2,176,691 SQUARE FEET OR 49.97 ACRES±

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE–SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

THEODORE JOSEPH STEVENSON III REGISTERED LAND SURVEYOR TENNESSEE NO. 2136 AGRICULTURE COMMERCE

04/02/15
SURVEYOR DATE
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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.

SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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 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

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=200' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

RAGAN•SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
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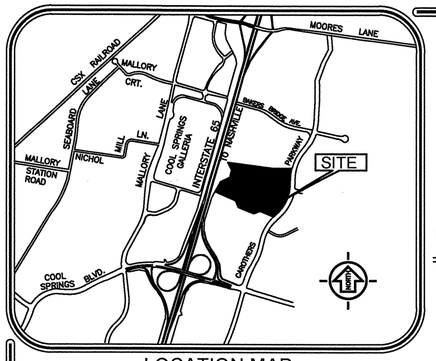
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

G:\12067-000\51-SURVEY\PLAT\0005 PLAT COVER.DWG



LOCATION MAP
N.T.S.

GENERAL NOTES

SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

LEGEND

- IRON ROD (NEW) 5/8" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY
- 123 STREET ADDRESS
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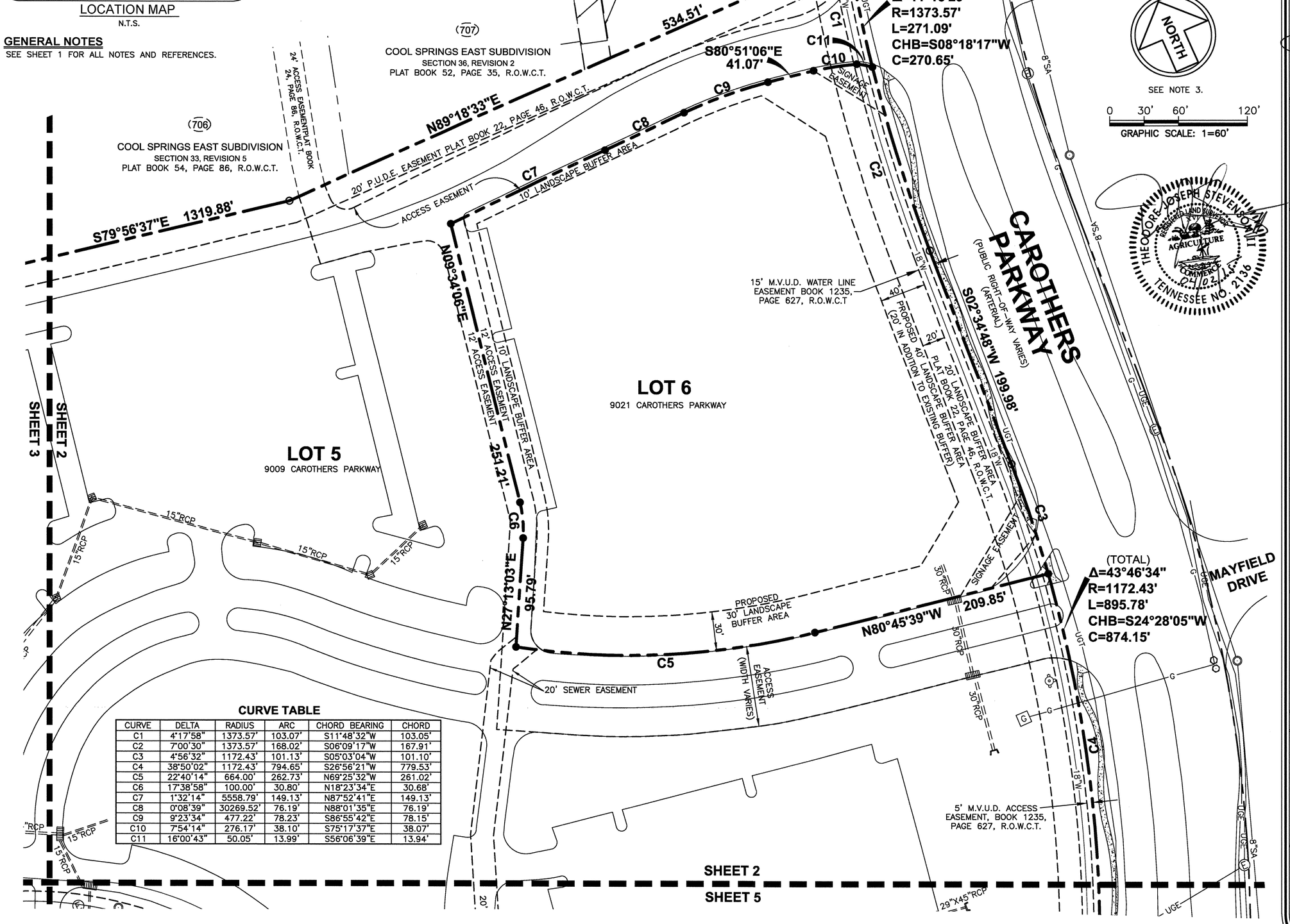

SEE NOTE 3.

0 30' 60' 120'
GRAPHIC SCALE: 1=60'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	4°17'58"	1373.57'	103.07'	S11°48'32"W	103.05'
C2	7°00'30"	1373.57'	168.02'	S06°09'17"W	167.91'
C3	4°56'32"	1172.43'	101.13'	S05°03'04"W	101.10'
C4	38°50'02"	1172.43'	794.65'	S26°56'21"W	779.53'
C5	22°40'14"	664.00'	262.73'	N69°25'32"W	261.02'
C6	17°38'58"	100.00'	30.80'	N18°23'34"E	30.68'
C7	1°32'14"	5558.79'	149.13'	N87°52'41"E	149.13'
C8	0°08'39"	30269.52'	76.19'	N88°01'35"E	76.19'
C9	9°23'34"	477.22'	78.23'	S86°55'42"E	78.15'
C10	7°54'14"	276.17'	38.10'	S75°17'37"E	38.07'
C11	16°00'43"	50.05'	13.99'	S56°06'39"E	13.94'

G:\12067-0005\1-SURVEY\PLAT\0005 PLAT SHEETS.DWG

SHEET 2 OF 5

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

04/02/15

SURVEYOR DATE
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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.

SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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 FOR RECORDING

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

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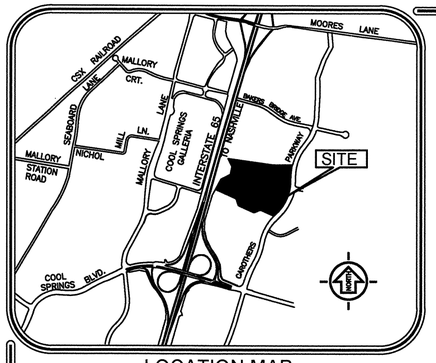
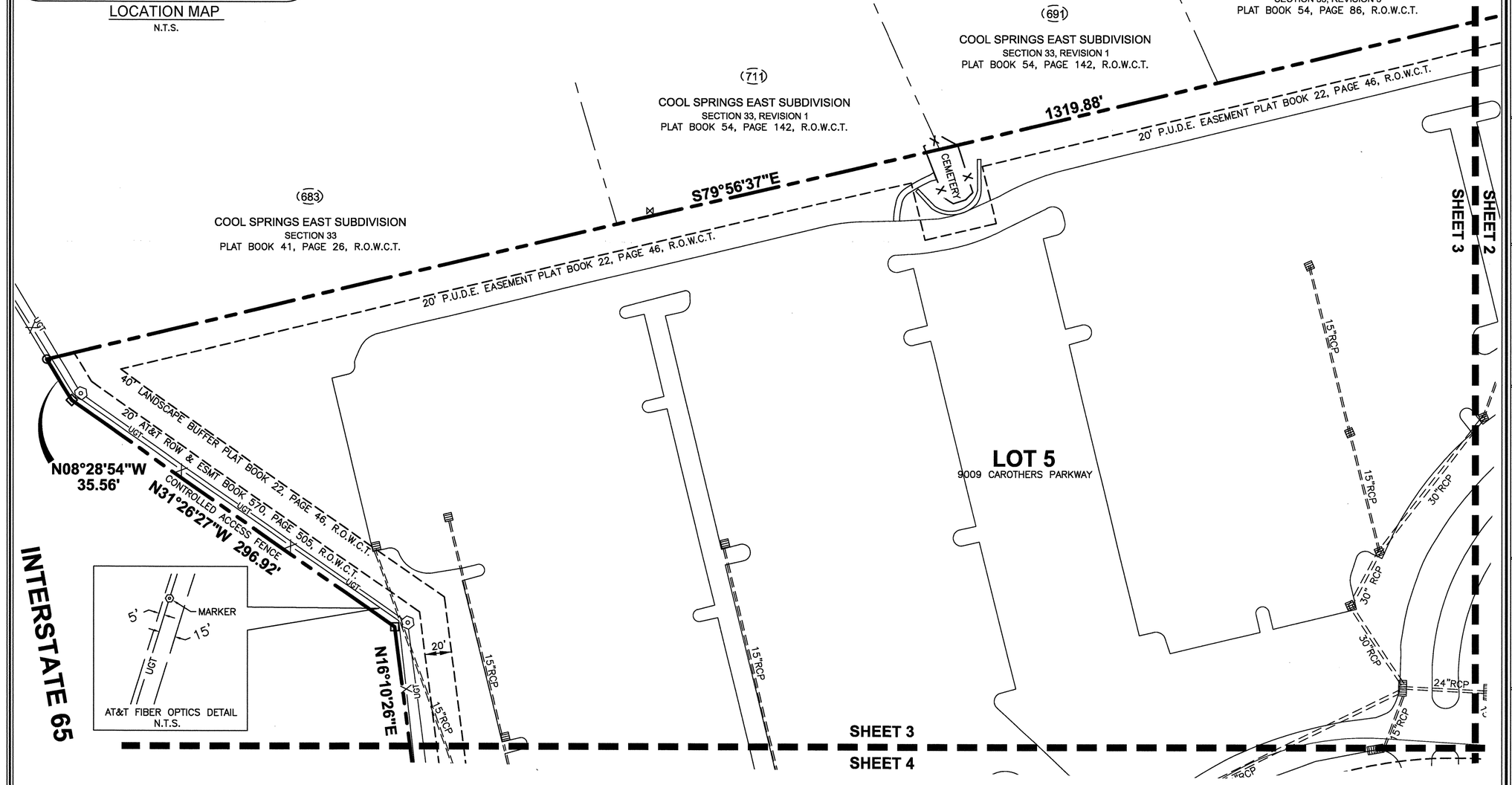


LOCATION MAP
N.T.S.



LEGEND

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GENERAL NOTES

SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

RECORDER'S INFORMATION

G:\12067-0005\1-SURVEY\PLAT\0005 PLAT SHEETS.DWG

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OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

04/02/15

SURVEYOR DATE
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

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SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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 FOR RECORDING

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

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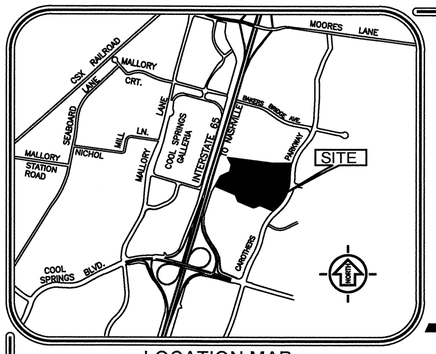

LOCATION MAP
N.T.S.

LEGEND

- IRON ROD (NEW) 5/8" Iron Rod W/Plastic Cap Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
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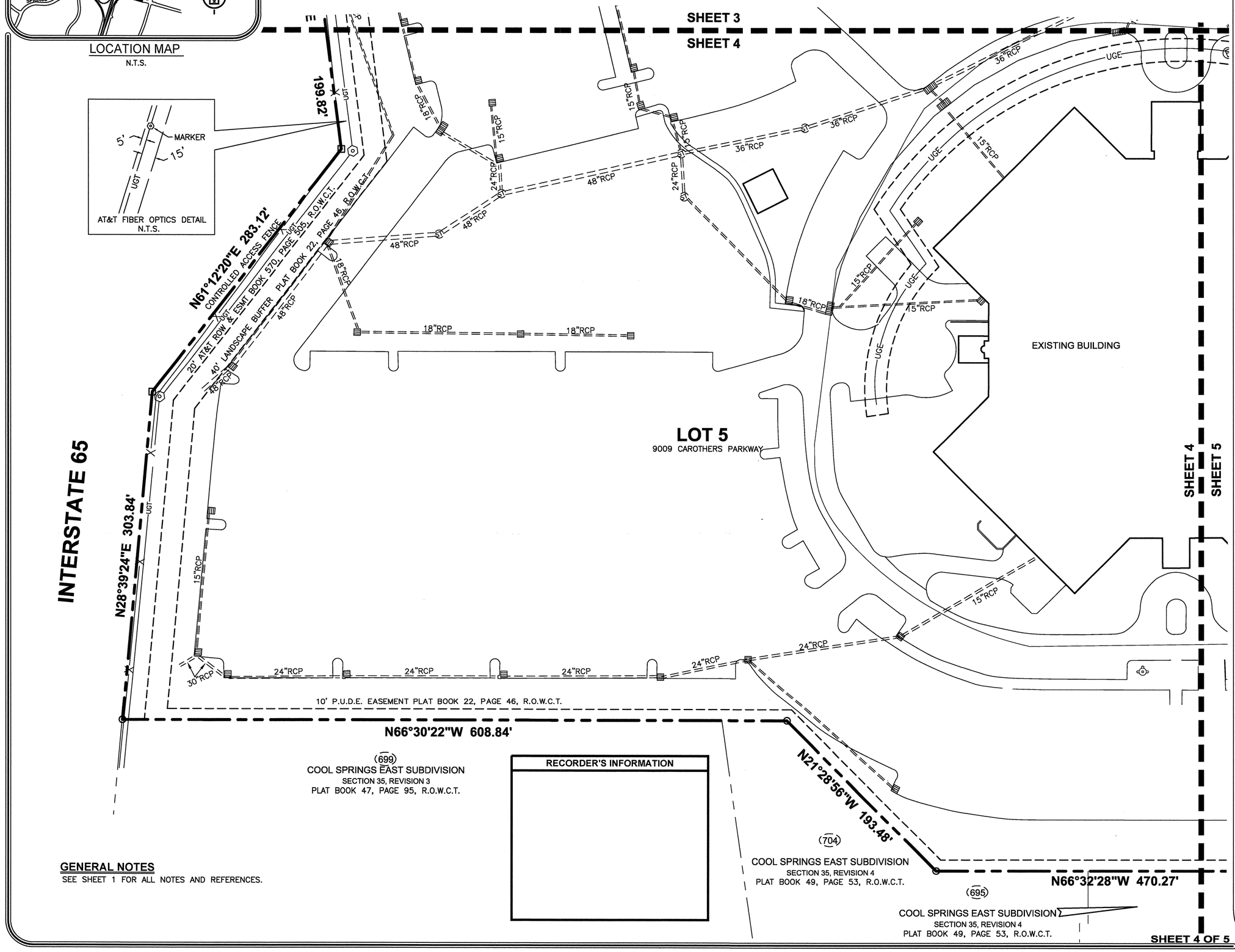
THEODORE JOSEPH STEVENSON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
04/02/15
TENNESSEE NO. 2136

NORTH

SEE NOTE 3.

0 30' 60' 120'
GRAPHIC SCALE: 1=60'



RECORDER'S INFORMATION

GENERAL NOTES

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OWNER: LCFRE NASHVILLE CAROTHERS, L.P. DATE

CERTIFICATE OF SURVEY

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04/02/15

SURVEYOR DATE
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

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SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
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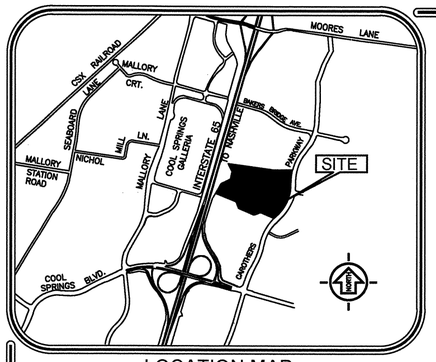

LOCATION MAP
N.T.S.

LEGEND

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- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
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NORTH

SEE NOTE 3.

0 30' 60' 120'
GRAPHIC SCALE: 1=60'

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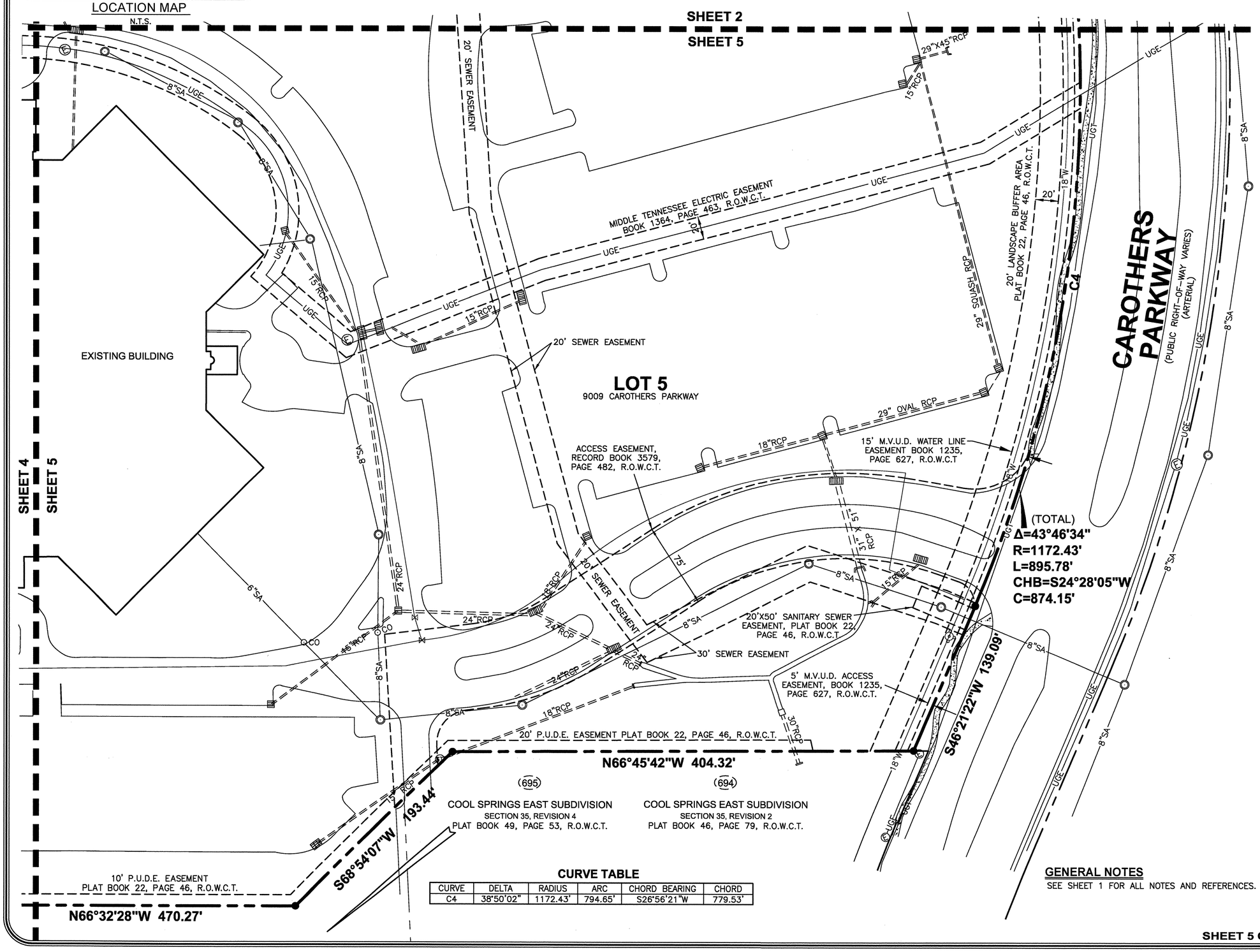
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
04/02/15
TENNESSEE NO. 2136

RECORDER'S INFORMATION



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C4	38°50'02"	1172.43'	794.65'	S26°56'21"W	779.53'

GENERAL NOTES

SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

SHEET 5 OF 5

G:\12067-0005\1-SURVEY\PLAT\0005 PLAT SHEETS.DWG

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

04/02/15

SURVEYOR DATE
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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.

SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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 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.

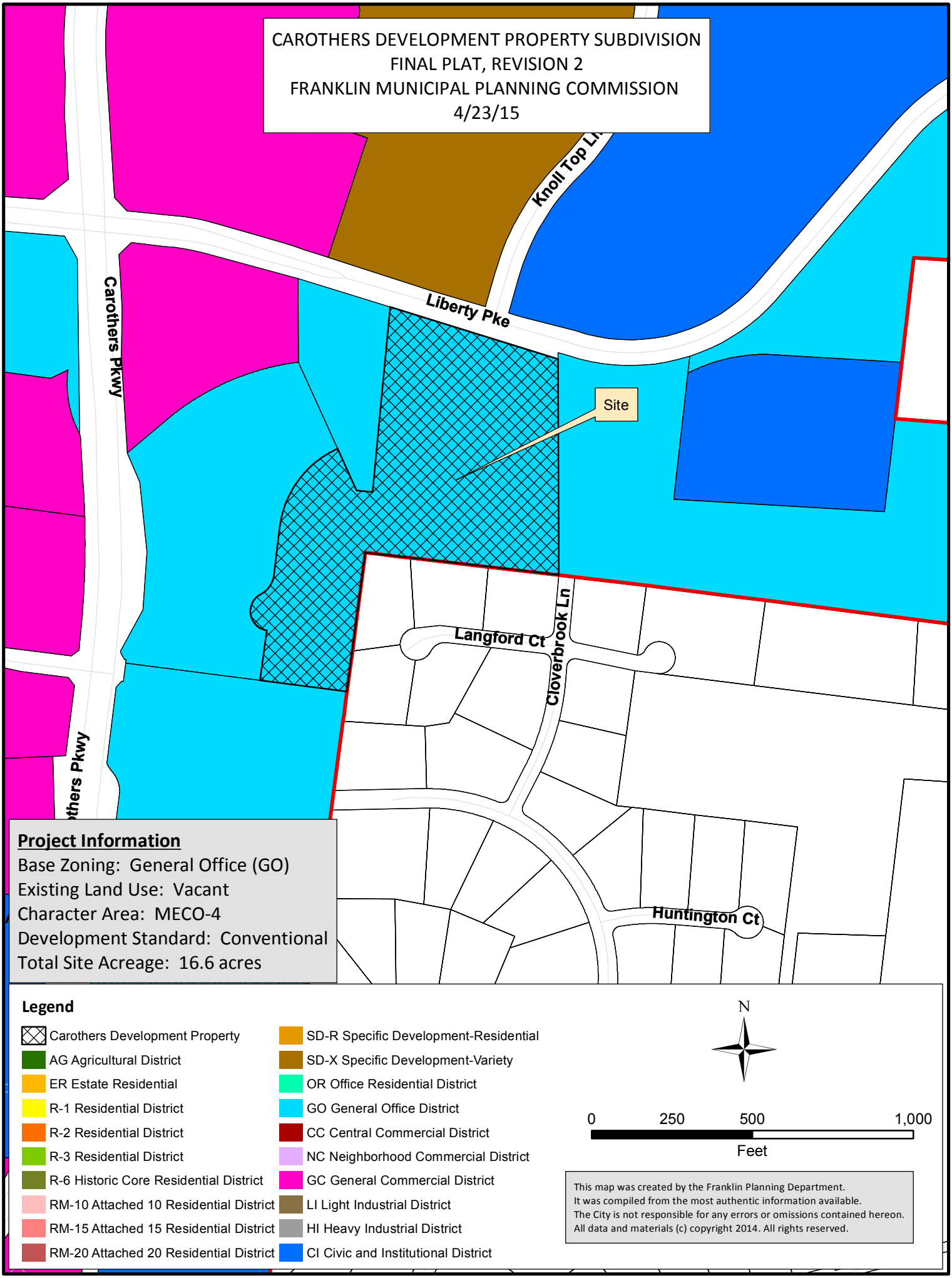
SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com


CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION
FINAL PLAT, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/15
Knoll Top Ln
Liberty Pke
Carothers Pkwy
Site
Langford Ct
Cloverbrook Ln
Huntington Ct
Project Information
Base Zoning: General Office (GO)
Existing Land Use: Vacant
Character Area: MECO-4
Development Standard: Conventional
Total Site Acreage: 16.6 acres
Legend
Carothers Development Property
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

COF# 5810

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

12111PLT3-signed.pdf

1. 0. General Information

- Any unposted sureties associated with this development from final plat 4567 (The Carothers Development Property Subdivision, Final Plat, Revision 1) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Amounts from Conditions of Approval of 4567 are as follows:

Streets - $ 17,000
Street Access - $ 3,500
Sidewalks - $ 25,000
Drainage - $ 75,000
Sewer - $ 179,000
Water - $ na

Planning

General Comments

2. Project number

- Please state project number 5810 on the plat.

LEGEND

PROPERTY LINE
EASEMENT LINE
SETBACK LINE

ZONING

THE SUBJECT PROPERTY IS CURRENTLY ZONED "GO" OR GENERAL OFFICE DISTRICT.

UTILITY NOTE

Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.

PLAT NOTE

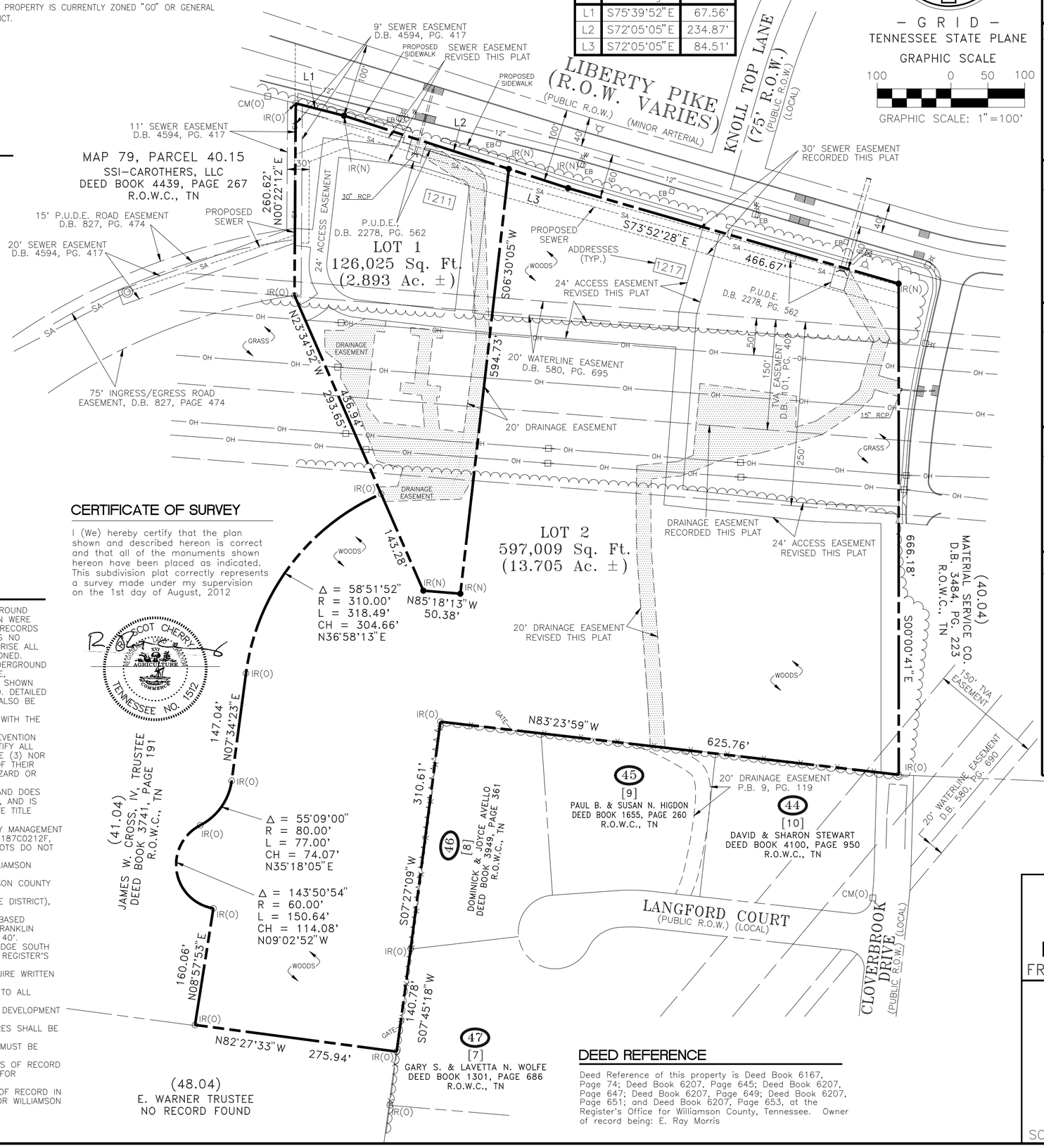
The recording of this plat voids, vacates and supercedes the recording of Revision One, The Carothers Development Property, as of record in Plat Book 61, Page 49, at the Register's Office for Williamson County, Tennessee.

Line Table

Line	Bearing	Distance
L1	S75°39'52"E	67.56'
L2	S72°05'05"E	234.87'
L3	S72°05'05"E	84.51'

PLAT NOTES

1. Minimum Required Setback Lines:
   Yard Fronting any street — 50'
   Side Yard — 25'
   Rear Yard — 40'
2. Owner/Subdivider: E. Ray Morris
   Address: 5660 Peachtree Industrial Boulevard
   Norcross, Georgia 30071
   TEL. NO:
   CONTACT:
3. Surveyor: CHERRY LAND SURVEYING
   Address: 622 W. IRIS DRIVE
   NASHVILLE, TENNESSEE 37204
   TEL. NO: 269-3972 FAX NO: 269-9345
   CONTACT: Christie Willoughby cw-cls@comcast.net
4. THE PROPERTY IS CURRENTLY KNOWN AS PART OF MAP 79 PARCEL 40.10.
5. THE PURPOSE OF THIS PLAN IS TO REVISE EASEMENTS.



CERTIFICATE OF SURVEY

I (We) hereby certify that the plan shown and described 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 1st day of August, 2012

NOTES

1) 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 ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
2) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47187C0212F, DATED: 09-29-06, IT HAS BEEN DETERMINED THAT THESE LOTS DO NOT LIE WITHIN A FLOOD HAZARD AREA.
4) PARCEL NUMBERS SHOWN AS THUS (40.01) REFERS TO WILLIAMSON COUNTY TAX MAP 79.
5) PARCEL NUMBERS SHOWN AS THUS [8] REFERS TO WILLIAMSON COUNTY TAX MAP 79E, GROUP "B".
6) THIS PROPERTY IS CURRENTLY ZONED "GO" (GENERAL OFFICE DISTRICT), AS PER FRANKLIN ZONING MAP.
7) MINIMUM BUILDING SETBACKS SHOWN ON THIS SURVEY ARE BASED UPON FRANKLIN ZONING REGULATIONS AND CONFIRMED BY FRANKLIN PLANNING COMMISSION: FRONT - 50'; SIDE - 25'; REAR - 40'.
8) LOT NUMBERS SHOWN AS THUS (46) REFERS TO BRECKINRIDGE SOUTH BEND, AS OF RECORD IN PLAT BOOK 9, PAGE 119, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
9) IMPROVEMENTS MADE WITHIN THE TVA EASEMENT SHALL REQUIRE WRITTEN PERMISSION FROM THE TVA.
10) FOR LOT 2 A CROSS ACCESS EASEMENT WILL BE REQUIRED TO ALL ADJACENT NONRESIDENTIAL PARCELS WITH A SITE PLAN.
11) THIS PROPERTY HAS A CHARACTER AREA OF (MECO-4) AND DEVELOPMENT STANDARD (CONVENTIONAL).
12) THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
13) IF THIS LOT IS SUBDIVIDED IN THE FUTURE, WATER QUALITY MUST BE ADDRESSED FOR THE ENTIRE LOT.
14) THIS PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT, AS OF RECORD IN DEED BOOK 6167, PAGE 65, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
15) LOT 2 IS SUBJECT TO A R.O.W. EASEMENT FOR MTEMC, AS OF RECORD IN DEED BOOK 6400, PAGE 383, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE

Deed Reference of this property is Deed Book 6167, Page 74; Deed Book 6207, Page 645; Deed Book 6207, Page 647; Deed Book 6207, Page 649; Deed Book 6207, Page 651; and Deed Book 6207, Page 653, at the Register's Office for Williamson County, Tennessee. Owner of record being: E. Ray Morris

— G R I D —
TENNESSEE STATE PLANE
GRAPHIC SCALE
100 0 50 100
GRAPHIC SCALE: 1"=100'

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 Department of Emergency Communications — Date

City of Franklin — 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 for Williamson County.

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that : (1) the streets, drainage, and sidewalks designated in Revision One the Carothers Development Property have been indtalled 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, Street Department City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that : (1) the water and sewer systems designated in Revision One The Carothers Development Property have been installed in accordance with City Specifications, or (2) a performance agreement and surety in the amount of $_____for sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that : (1) the water and sewer systems designated in Revision One the Carothers Development Property have been installed in accordance with City Specifications, or (2) a performance agreement and surety in the amount of $_____for water system has been posted with the City of Franklin, Tennessee to assure completion of such systems.

Milcrofton — Date

CERTIFICATE OF OWNERSHIP

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

E. Ray Morris — Date
** Book 6167, Page 74
Book 6207, Page 645
Book 6207, Page 647
Book 6207, Page 649
Book 6207, Page 651
Book 6207, Page 653

CITY PROJECT#: ____

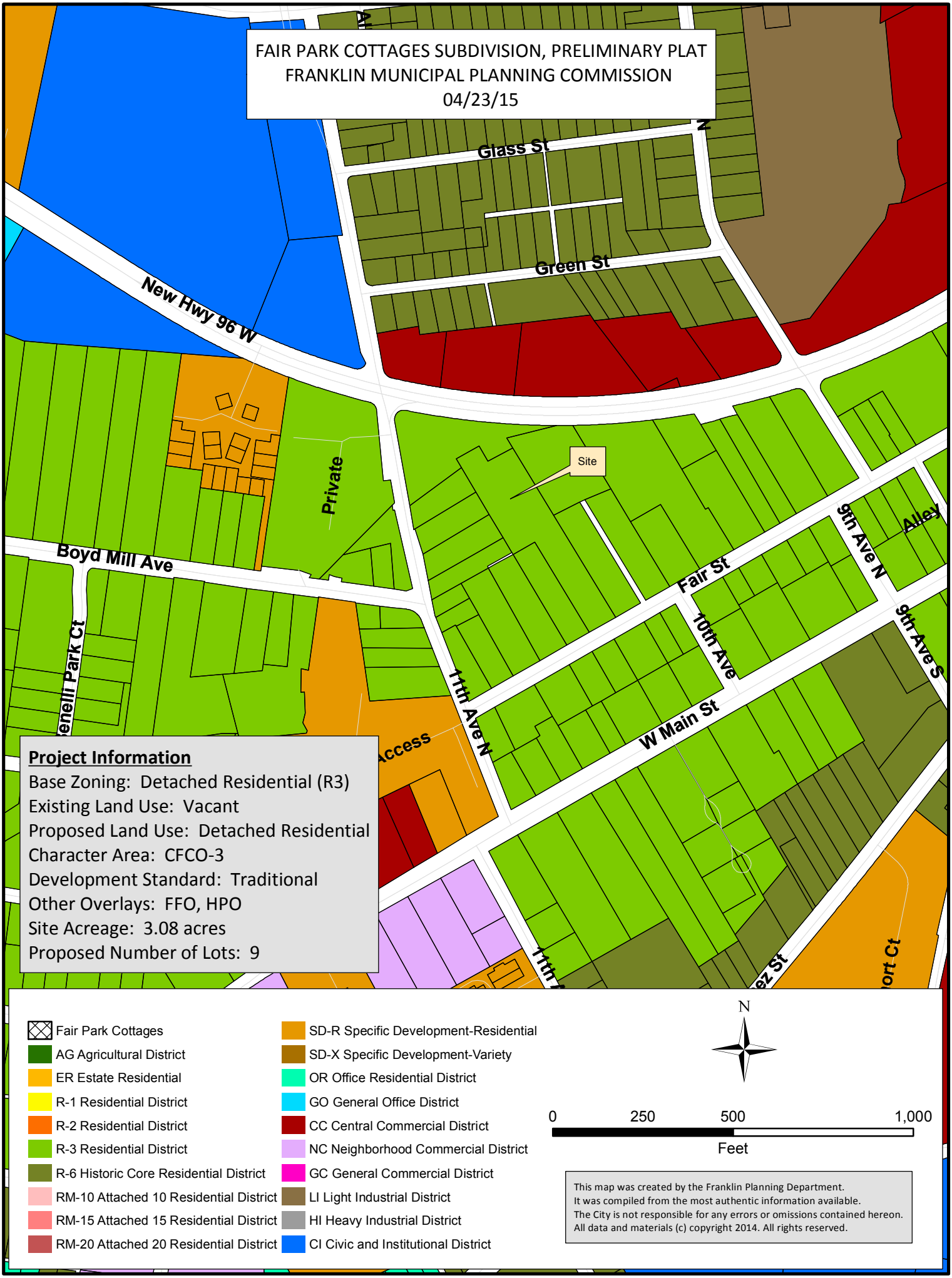
FINAL SUBDIVISION OF REVISION TWO THE CAROTHERS DEVELOPMENT PROPERTY

FRANKLIN, WILLIAMSON COUNTY, TN

TOTAL ACRES: 16.60 ±
TOTAL LOTS: 2
ACRES NEW STREETS: 0
FEET NEW STREETS: 0
CIVIL DISTRICT: 9th
CLOSURE ERROR: 1:10,000
SCALE: 1" = 100' DATE: March 31, 2015

12111PLT3 CW

FAIR PARK COTTAGES SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/23/15



COF# 5751

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. J. Stormwater Managment Plan

- The previous comment "Applicant shall show sufficient drainage areas and topographic information to confirm watershed boundaries and time of concentration flow paths. Provide all drainage areas that flow across the site from adjacent properties" was not completely addressed.

2. J. Stormwater Managment Plan

- Previous comment "Applicant shall show all applicable offsite drainage areas and include in design. Drainage that flows across the site prior to development must be able to flow across the site after development is completed. Provide drainage easements for the continuing flow of offsite stormwater drainage from adjacent properties. The drainage easements must not conflict with the vegetated buffers, fences or utilities" was not completely addressed.

Planning

Fair Park Cottages - submittal 001.pdf

3. Setbacks

- The applicant shall clearly state that the 10' drainage easement and 25' setback are to be abandoned with the final plat.

Zoning

General Comments

4. Plat

- With the final plat submittal, the name of this plat shall include references to the plats that are being voided and vacated.

Fair Park Cottages - submittal 001.pdf

5. FFO/FEMA

- A floodplain development permit is required prior to any disturbance in the flood plain.

Parcel Line Table

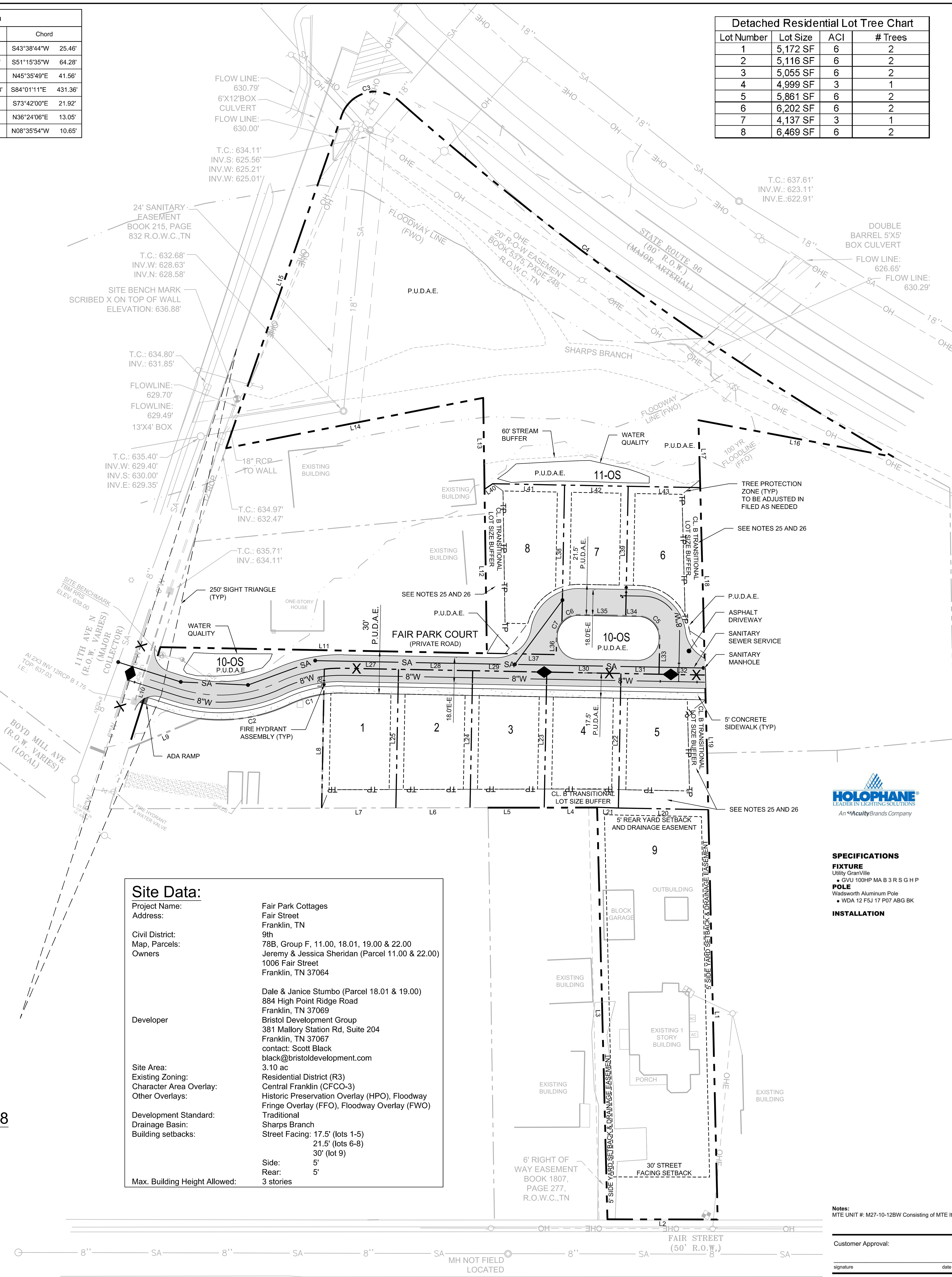
Line #	Length	Direction
L1	289.94	S31° 05' 11"E
L2	77.99	S60° 18' 17"W
L3	291.55	N31° 12' 52"W
L4	37.42	S60° 02' 45"W
L5	52.50	S60° 02' 45"W
L6	52.50	S60° 02' 45"W
L7	52.50	S60° 02' 45"W
L8	80.63	N28° 42' 00"W
L9	54.65	S37° 36' 07"W
L10	75.04	N12° 11' 52"W
L11	231.27	N61° 18' 00"E
L12	116.07	N30° 38' 59"W
L13	64.66	N30° 38' 59"W
L14	185.41	S49° 08' 42"W
L15	249.29	N10° 36' 57"W
L16	140.21	S70° 52' 18"W
L17	47.74	S31° 27' 34"E
L18	132.62	S31° 10' 10"E
L19	95.24	S31° 10' 45"E
L20	63.62	S61° 18' 00"W
L21	15.07	S62° 10' 21"W
L22	95.15	N28° 42' 00"W
L23	95.74	N28° 42' 00"W
L24	96.89	N28° 42' 00"W
L25	98.04	N28° 42' 00"W
L26	17.68	N28° 41' 58"W
L27	39.13	N61° 18' 00"E
L28	52.49	N61° 18' 00"E
L29	52.49	N61° 18' 00"E
L30	52.49	N61° 18' 00"E
L31	26.95	N61° 18' 00"E
L32	32.56	N61° 18' 00"E
L33	25.50	N28° 42' 00"W
L34	8.84	S61° 18' 00"W
L35	33.16	S61° 18' 00"W
L36	12.00	S28° 42' 00"E
L37	48.91	S61° 18' 00"W
L38	96.99	N28° 42' 00"W
L39	91.50	N28° 42' 00"W
L40	6.93	N26° 02' 22"E
L41	50.86	N61° 18' 00"E
L42	45.00	N61° 18' 00"E
L43	51.00	N61° 18' 00"E

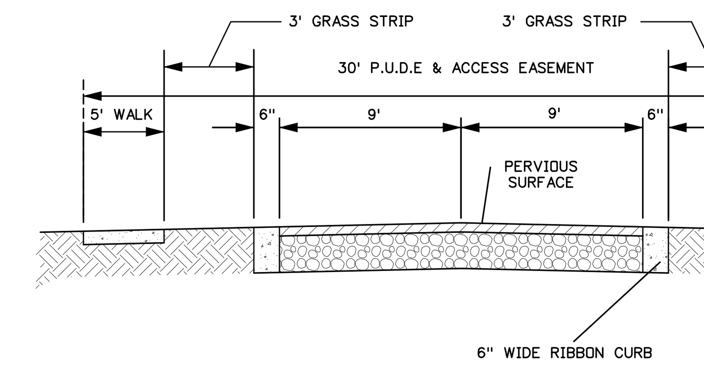
Curve Data

Curve	Delta	Length	Radius	Chord	
C1	17°14'38"	25.56'	84.93'	S43°38'44"W	25.46'
C2	32°28'19"	65.15'	114.95'	S51°15'35"W	64.28'
C3	112°25'32"	49.05'	25.00'	N45°35'49"E	41.56'
C4	11°39'32"	432.10'	2123.48'	S84°01'11"E	431.36'
C5	90°00'00"	24.35'	15.50'	S73°42'00"E	21.92'
C6	49°47'50"	13.47'	15.50'	N36°24'06"E	13.05'
C7	40°12'10"	10.88'	15.50'	N08°35'54"W	10.65'

Detached Residential Lot Tree Chart

Lot Number	Lot Size	ACI	# Trees
1	5,172 SF	6	2
2	5,116 SF	6	2
3	5,055 SF	6	2
4	4,999 SF	3	1
5	5,861 SF	6	2
6	6,202 SF	6	2
7	4,137 SF	3	1
8	6,469 SF	6	2





PRIVATE ROAD SECTION
N.T.S.
** APPROVED BY CITY ENGINEER

CONNECTIVITY INDEX
◆ NODES 3
X LINKS 5
LINKS/NODES 5/3 = 1.67
(1.65 MIN. REQUIRED)

VICINITY MAP N.T.S.

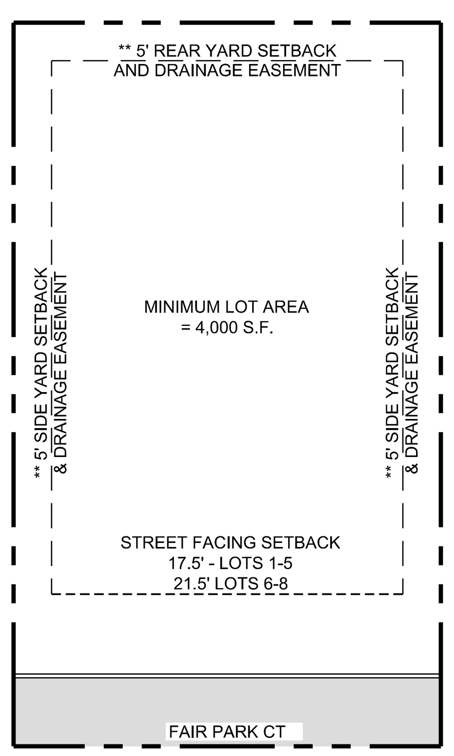
Parcel Table

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	5,172	0.12
2	5,116	0.12
3	5,055	0.12
4	4,999	0.11
5	5,861	0.13
6	6,202	0.14
7	4,137	0.09
8	6,469	0.15
9	22,755	0.52
10-OS	10,414	0.24
11-OS	58,318	1.34

LOT #	LOT AREA (SF)	LOT AREA (AC)	% IMPERVIOUS SHOWN ON PRELIM. PLAT	% IMPERVIOUS ALLOWED
1	5,172	0.12	15%	40%
2	5,116	0.12	15%	40%
3	5,055	0.12	15%	40%
4	4,999	0.11	15%	40%
5	5,861	0.13	11%	40%
6	6,202	0.14	23%	40%
7	4,137	0.09	21%	40%
8	6,469	0.15	13%	40%

Notes:

1. This plat shall void and vacate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 of the JJ Green Subdivision (Bk DB30, Pg 424), and lot 9 of JJ Green Subdivision, Revision 1 (to be recorded).
2. The purpose of this plat is to consolidate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 of the JJ Green Subdivision (Bk DB30, Pg 424), and lot 9 of JJ Green Subdivision, Revision 1 (to be recorded) and re-subdivide the land into 9 residential lots and 2 open space lots.
3. The project site is located at 1006 Fair Street and 322 & 326 11th Avenue North in Franklin between Highway 96 and Fair Street in the 9th Civil District. The scope of this project is to subdivide the ±3.10 acre property into nine residential lots served by a private road.
4. The property is within the City of Franklin service district for domestic water and sanitary sewer service. This project will have a domestic water demand of approximately 3,150 gallons per day.
5. This development of eight new lots is expected to have an average daily domestic water demand / sanitary sewer production of approximately 2,800 gallons. If available, this project can use re-purified water for its irrigation requirements. The stormwater runoff for this project will be handled according to the City of Franklin Stormwater Management requirements.
6. The traffic production from these eight lots will be approximately 64 trips per day.
7. The proposed eight lots will create a very slight increase to the demand for police, fire, solid waste and recreational facilities. However by being located in an urban district of the City, most of these city services are much closer and require less fuel and personnel time.
8. The school districts that could be affected by this development are:
   Elementary: Johnson
   Middle: Freedom Intermediate
   High: Franklin High
9. This property drains north to an existing stream on the south side of Highway 96 and is eventually tributary to the Harpeth River.
10. The acreage of this development is 3.10 acres.
11. Driving distance from this property to Public Service Facilities:
    Franklin Police Department: 0.36 Miles
    Directions from Site - Head S on 11th Ave, turn Left on Fair St, turn right on 9th Ave
    Franklin Fire Department: 0.12 Miles
    Directions from Site - Head N on 11th Ave, turn Left on TN-96
12. The proposed Fair Park preliminary plat involves the subdivision of the 3.10 acre property into nine single family lots, 8 new and 1 existing. Proposed lots will be accessed via a private access easement off of 11th Ave. The existing structures on parcel 11.00 are to remain as part of this application and will be located on Lot 9 of the proposed Preliminary Plat with access off of Fair Street. Any existing structures on parcels 18.01 and 19.00 are to be removed. Refer to sheet C1.00 for existing structure locations. The proposed Preliminary Plat is in compliance with the properties current R-3 Zoning.
13. There are no known mineral rights other than the owner.
14. Stormwater Management features and drainage easements shall be maintained by the homeowner's association.
15. Minimum driveway width shall be 10' except when Hollywood driveways are utilized.
16. Open space lots 10 and 11 shall be public utility, access and drainage easements.
17. Private road and sidewalk shall be maintained by homeowner's association.
18. Existing drainage easements on lots 3-9 shall be abandoned with this plat.
19. Lot 9 sanitary sewer shall come from Fair Street.
20. The major thoroughfare plan indicates future improvements to Highway 96 (major arterial) adjacent to the site. The plan calls for a widening from 2 lanes to a 4 lane section from the future Mack Hatcher extension to 7th Avenue North. The proposed 8 new residential lots are not expected to have a noticeable impact on the surrounding road systems.
21. Proposed density is 2.90 DUA (9 / 3.10)
22. Units on lots 1-8 shall be sprinklered.
23. Lots 3-9 are within the Historic Preservation Overlay.
24. Solid waste service shall be by private hauler.
25. Transitional lot size buffer size required is 18', but can be reduced to 13' with the installation of a fence meeting zoning ordinance standards. All fences on parcels within the HPO must be reviewed and approved for a Certificate of Appropriateness.
26. Transitional lot size buffer areas are to be maintained by homeowner's association.



TYPICAL LOT DETAIL LOTS 1-8

N.T.S.

** SETBACKS FOR LOTS WITH TRANSITIONAL LOT SIZE BUFFERS MAY BE GREATER THAN THE MINIMUM. REFER TO PLAN FOR DIMENSIONS

Site Data:

Project Name:	Fair Park Cottages
Address:	Fair Street Franklin, TN
Civil District:	9th
Map, Parcels:	78B, Group F, 11.00, 18.01, 19.00 & 22.00
Owners	Jeremy & Jessica Sheridan (Parcel 11.00 & 22.00) 1006 Fair Street Franklin, TN 37064 Dale & Janice Stumbo (Parcel 18.01 & 19.00) 884 High Point Ridge Road Franklin, TN 37069
Developer	Bristol Development Group 381 Mallory Station Rd, Suite 204 Franklin, TN 37067 contact: Scott Black black@bristoldevelopment.com
Site Area:	3.10 ac
Existing Zoning:	Residential District (R3)
Character Area Overlay:	Central Franklin (CFCO-3)
Other Overlays:	Historic Preservation Overlay (HPO), Floodway Fringe Overlay (FFO), Floodway Overlay (FWO)
Development Standard:	Traditional
Drainage Basin:	Sharps Branch
Building setbacks:	Street Facing: 17.5' (lots 1-5) 21.5' (lots 6-8) 30' (lot 9) Side: 5' Rear: 5'
Max. Building Height Allowed:	3 stories

HOLOPHANE® LEADER IN LIGHTING SOLUTIONS
An Acuity Brands Company

Catalog Number GVU 100HP MA B 3 R S G H P WDA 12 F5J 17 P07 ABG BK

Notes	Type

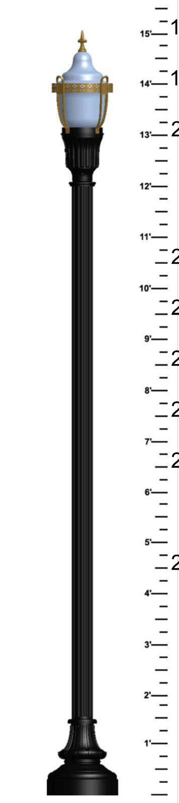
SPECIFICATIONS

FIXTURE
Utility GranVille
- GVU 100HP MA B 3 R S G H P

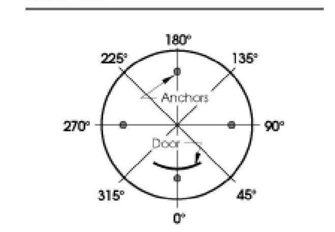
POLE
Wadsworth Aluminum Pole
- WDA 12 F5J 17 P07 ABG BK

INSTALLATION

WADSWORTH ALUMINUM POLE UTILITY GRANVILLE



Anchorage/Orientation Plan
Street Side



Notes:
MTE UNIT #: M27-10-12BW Consisting of MTE Item #: 6123, 6156

Customer Approval:
signature date

Job Name: Product Basket
Client Name: MTEMC--MTE UNIT #: M27-10-12BW
Created By: ll_main\sxc01 Date: 11-Mar-11

Catalog #GVU 100HP MA B 3 R S G H P WDA 12 F5J 17 P07 ABG BK Dwg. # HLP-12294 Page: 2 of 2

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

SEAN K. DECOSTER
REGISTERED ENGINEER
AGRICULTURE COMMERCE
STATE OF TENNESSEE
NO. 00106250
04/02/15

PRELIMINARY PLAT

PRELIMINARY PLAT
FAIR PARK COTTAGES
FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	PRE-APP SUBMITTAL	11/24/2014	SKD	LEB
	PRELIMINARY PLAT SUBMITTAL	12/15/2014	SKD	LEB
	RESUBMITTAL	04/02/2015	SKD	LEB

MAP 078B, GROUP F, PARCELS 11.00, 19.00 & 22.00

PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00

NORTH

0 10 20 30 40 80 120
GRAPHIC SCALE 1"=40'

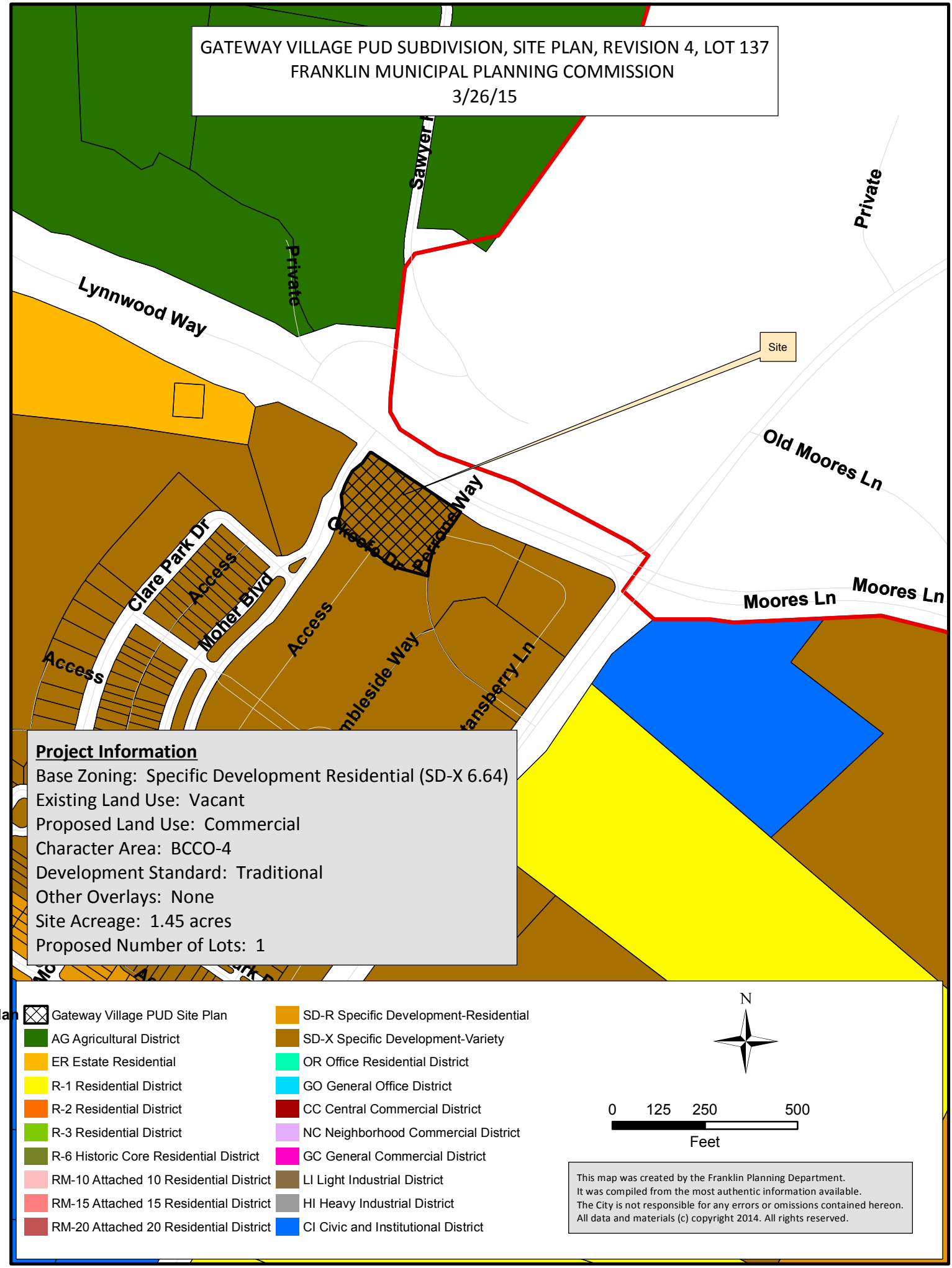
C3.00

JOB NO.: 14-156-01

CITY OF FRANKLIN PROJ# 5751

Apr 02, 2015 - 8:29am T:\CADD\2014\14-156-01\CAD\Civil\Preliminary Plat\14-156-01_C300 - Preliminary Plat.dwg

GATEWAY VILLAGE PUD SUBDIVISION, SITE PLAN, REVISION 4, LOT 137
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/26/15



Project Information

Base Zoning: Specific Development Residential (SD-X 6.64)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: None
Site Acreage: 1.45 acres
Proposed Number of Lots: 1

COF# 5740

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. B. General Information

- Sureties to be posted in the amount of:

V. Sidewalks: $2,500 (min. threshold)
VII. Green Infrastructure: $16,000

2. V. Site Permits

- The Stormwater/Grading permit application has been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreement and Fees (listed on permit) to Engineering during post PC cycle.

Fire-Planning

General Comments

3. Fire Protection

- This item has not been addressed. The applicant has not yet submitted the required fire flow test as requested on 12/2/2014.

The applicant shall provide the results of a full demand fire flow test.

Performance Agreement and Surety

General Comments

4. Landscape

- Landscape Surety #31,000.00

Planning

General Comments

5. Architecture

- As noted with the development plan, the applicant shall revise the proposed architecture to comply with the transitional features section of the Zoning Ordinance, the character area recommendations of the land use plan, and the Gateway Village Pattern book. This site plan shall be reviewed by FMPC for compliance with the required standards and compatibility within the subdivision.

Stormwater

General Comments

6. EPSC

- Comment has not been fully addressed. Applicant shall clearly identify/call out the location of the temporary construction exit on C3.0, stormwater initial.

GATEWAY VILLAGE PUD SUBDIVISION

SECTION 4 - LOT 137

SITE PLANS - TOUCHSTONE MEDICAL IMAGING OFFICE HEADQUARTERS

H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

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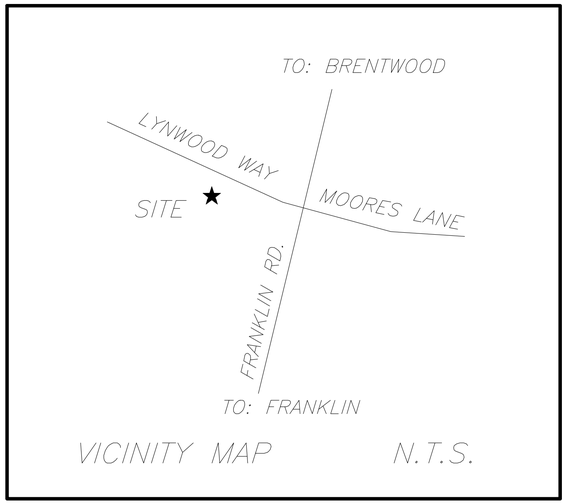
JARED R. GRAY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108403
STATE OF TENNESSEE

Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hb-land.co



PLAN SHEET INDEX

SHEET	DESCRIPTION
CS	COVER SHEET
C0.0	EXISTING CONDITIONS PLAN
C1.0	PROPOSED LAYOUT PLAN
C2.0	PROPOSED GRADING DRAINAGE PLAN
C2.0A	PROPOSED UTILITY PLAN
C3.0	STORMWATER PLAN INITIAL
C3.0A	STORMWATER PLAN INTERMEDIATE/FINAL
E1.1	SITE PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
A1	ARCHITECTURE PLAN
A2	ARCHITECTURE PLAN

SITE DATA:

SUBDIVISION/DEVELOPMENT:	GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4, TOUCHSTONE OFFICE BUILDING
ADDRESS:	1360 MOHER BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	3 RD
ZONING DISTRICT:	SD-X 6.64/144, 258
CHARACTER AREA	BERRYS CHAPEL-4
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE

APPLICANT:

ARCHITECT
MR. MICHAEL HINDMAN, A.I.A.
H. MICHAEL HINDMAN ARCHITECTS, PC.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TN 37027
(615) 370-3252

ENGINEER
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NASHVILLE, TN 37221
(615) 638-8207

LANDSCAPE ARCHITECT
MR. CONNOR BALL, RLA
HEIBERT + BALL LAND DESIGN
1894 GENERAL GEORGE PATTON DR.
FRANKLIN, TN 37067
(615) 376-2421

BUILDING SQUARE FOOTAGE:	21,000 S.F. (MEDICAL OFFICE)
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	60 SPACES

ALL 90' PARKING ADJACENT TO THE PROPOSED BUILDING SHALL BE 9'X18' UNLESS OTHERWISE NOTED
ALL PERIMETER SPACES ARE 9'X16' UNLESS OTHERWISE NOTED ALL DRIVE AISLES ARE 24' WIDE
ALL PARKING ADJACENT TO ISLANDS SHALL BE 10'X18'
SEE LANDSCAPE ARCHITECTURE PLAN FOR ADDITIONAL LAND DISTURBANCE AND GREEN SPACE CALCULATIONS.

CITY OF FRANKLIN IS NOT A PART OF TN. ONE CALL CONTRACTOR SHALL COORDINATE WITH CITY FOR MARKING OF CITY UTILITIES

UTILITY PROVIDERS:
WATER – MVUD – 615-377-3374
GAS- ATMOS ENERGY – 1-888-286-6700
ELECTRIC- MTEMC – 1-877-777-9020
PHONE -ATT- 1-877-986-1483
SEWER-COF- 615-791-3218
CITY OF FRANKLIN WATER
MANAGEMENT DEPT.- 615-794-4554

1360 MOHER BLVD

CITY OF FRANKLIN PROJECT NUMBER 5740

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #5740

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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing
COVER SHEET

CS

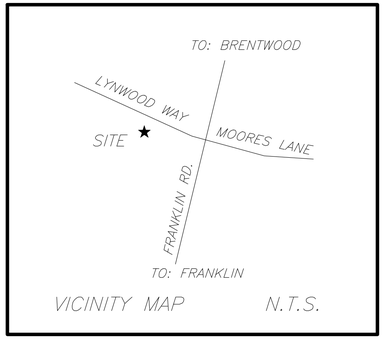
EXISTING TREE SURVEY:

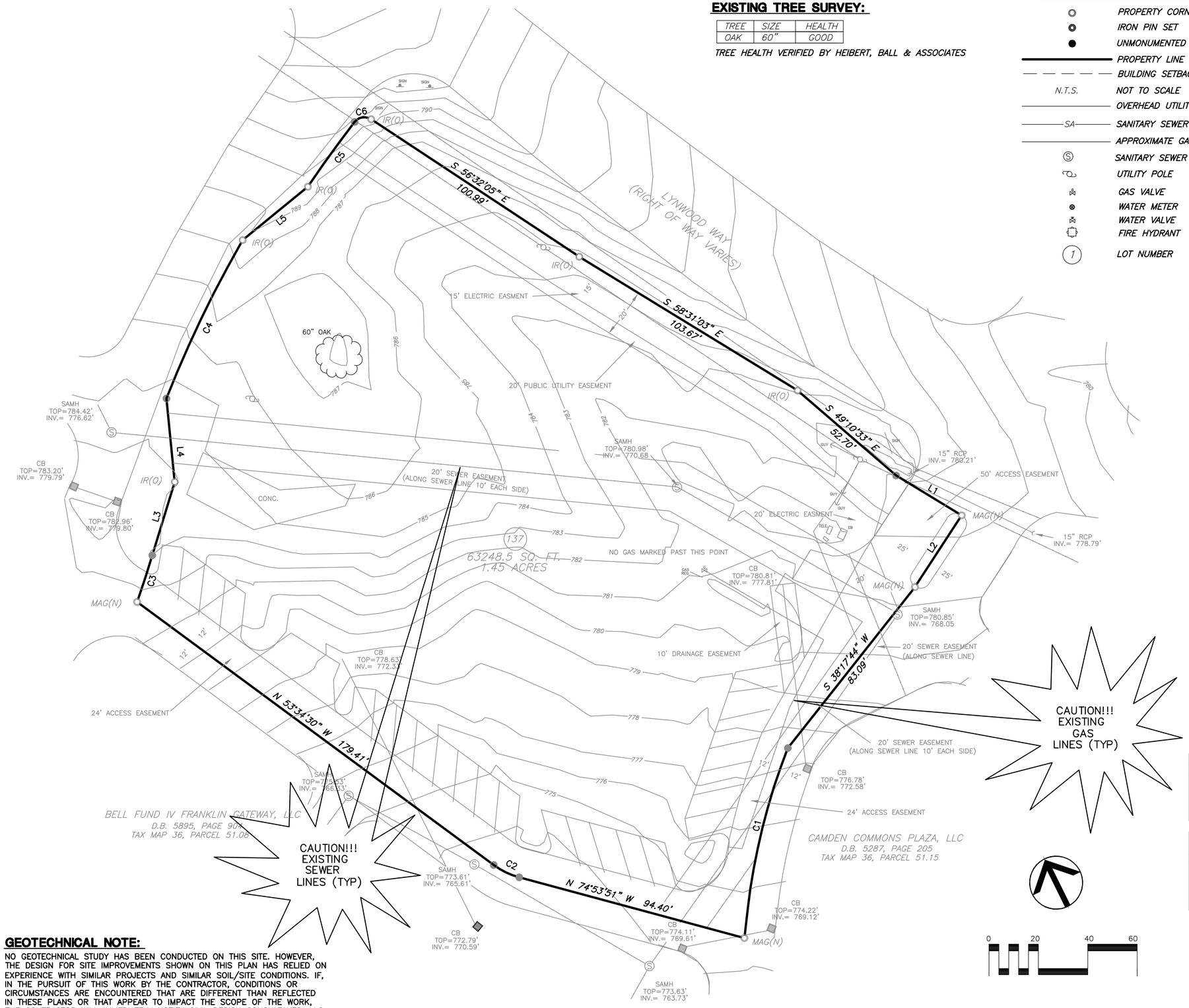
TREE	SIZE	HEALTH
OAK	60"	GOOD

TREE HEALTH VERIFIED BY HEIBERT, BALL & ASSOCIATES

LEGEND

- PROPERTY CORNER FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- PROPERTY LINE
- BUILDING SETBACK LINE
- N.T.S. — NOT TO SCALE
- OVERHEAD UTILITY LINE
- SA — SANITARY SEWER LINE GRAVITY
- APPROXIMATE GAS LINE AS MARKED
- SANITARY SEWER MANHOLE
- UTILITY POLE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- (1) LOT NUMBER





NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TSPC.
2. PARCEL NUMBERS PERTAIN TO WILLIAMSON COUNTY TAX MAPS.
3. PROPERTY IS ZONED "PC 6.93 SUBURBAN". (PER SURVEY BY SCOTT CHERRY DATED 2/20/2008.)
4. NO ABSTRACT OF TITLE PROVIDED TO SURVEYOR. THERE MAY EXIST OTHER EASEMENTS (WRITTEN OR UNWRITTEN) OR DOCUMENTS OF RECORD THAT COULD EFFECT THIS PROPERTY.
5. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.
6. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE ONLY. BROWN LAND SURVEYING, LLC. DOES NOT CERTIFY THE EXACT LOCATION OF UTILITIES OR THAT ALL THE UTILITIES PRESENT ARE SHOWN ON THE SURVEY. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY. CALL TN-ONE CALL.
7. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 47187C0205F FOR WILLIAMSON COUNTY TENNESSEE UNINC, & INC. AREAS. DATED 9/29/2006.
8. PROPERTY IS SUBJECT TO EASEMENTS SHOWN ON RECORDED PLAT AND SURVEY PREPARED BY SCOTT CHERRY DATED 2/20/2008.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, INC. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A COMMERCIAL MEDICAL OFFICE DEVELOPMENT.

LINE	BEARING	DISTANCE
L1	S 58°43'02" E	31.03'
L2	S 33°03'13" W	34.63'
L3	N 17°00'51" E	31.08'
L4	N 05°40'40" W	33.96'
L5	N 50°41'39" E	34.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	262.01'	67.72'	67.53'	S 13°57'36" W
C2	31.02'	11.54'	11.47'	N 64°14'32" W
C3	524.50'	19.86'	19.86'	N 18°01'06" E
C4	480.00'	71.24'	71.17'	N 25°41'41" E
C5	469.00'	32.33'	32.32'	N 35°49'17" E
C6	5.00'	7.47'	6.79'	N 80°40'23" E

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

0 20 40 60

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1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

THE CITY OF FRANKLIN IS NOT A PART OF TN ONE CALL.
PLEASE CONTACT THE CITY DIRECTLY FOR LOCATION MARKINGS.

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734EMAIL: CIVILDCSULTANTS@BELLSOUTH.NET

JARED R. GRAY
REGISTERED ENGINEER
No. 108403
STATE OF TENNESSEE

COF #5740

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Drawing
EXISTING COND.

C0.0

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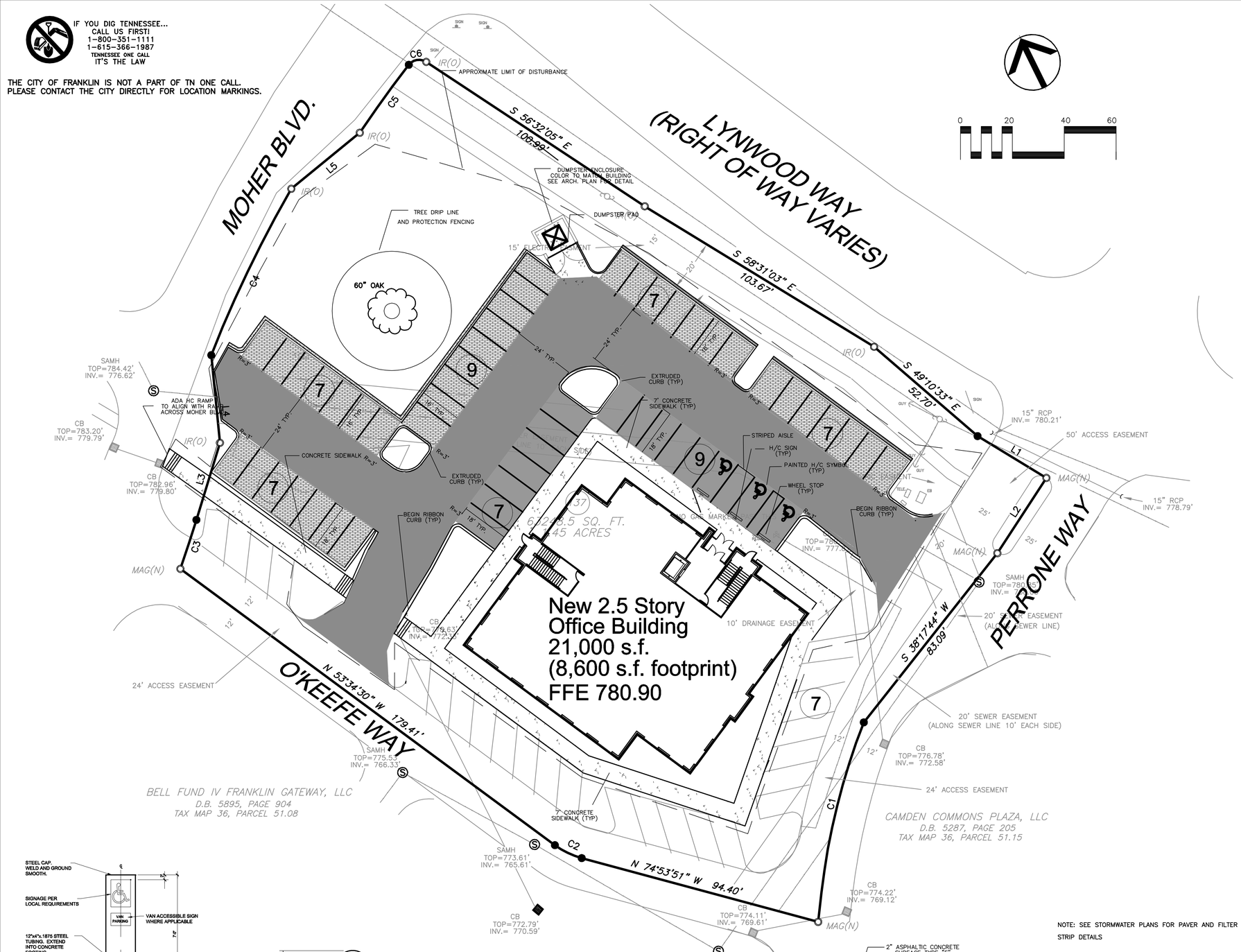

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.

SITE DATA:

SUBDIVISION/DEVELOPMENT:	GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4, TOUCHSTONE OFFICE BUILDING
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COUNTY:	WILLIAMSON
STATE:	TENNESSEE
PARCEL\MAP:	PARCEL 49 MAP 064B GROUP B
ACREAGE OF SITE:	1.45± ACRES
SQUARE FOOTAGE OF SITE:	63,245± S.F.
NEW IMPERVIOUS AREA:	0.76± ACRES
DISTURBED ACREAGE:	1.20± ACRES
CIVIL DISTRICT:	3 RD
ZONING DISTRICT:	SD-X 6.64/144, 258
CHARACTER AREA	BERRYS CHAPEL-4
DEVELOPMENT STANDARD	TRADITIONAL
EXISTING USE	VACANT
PROPOSED USE	OFFICE

APPLICANT:

ARCHITECT
MR. MICHAEL HINDMAN, A.I.A.
H. MICHAEL HINDMAN ARCHITECTS, PC.
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BRENTWOOD, TN 37027
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ENGINEER
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PARKING PROVIDED:	60 SPACES

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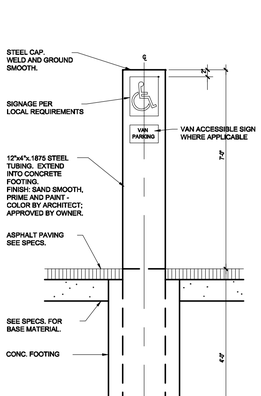
ALL PARKING ADJACENT TO ISLANDS SHALL BE 10'X18'
SEE LANDSCAPE ARCHITECTURE PLAN FOR ADDITIONAL LAND DISTURBANCE AND GREEN SPACE CALCULATIONS.

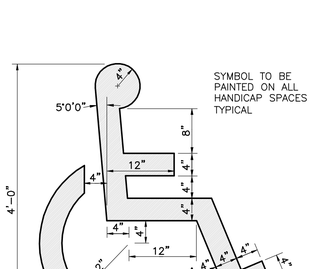
PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT\FILTER STRIP
- CONCRETE WALK
- CONCRETE PAVERS
- X — PARKING COUNT

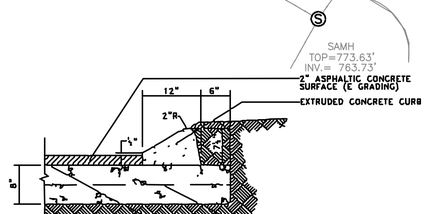
NOTE: SEE STORMWATER PLANS FOR PAVER AND FILTER STRIP DETAILS



EXTERIOR HANDICAP SIGN
NOT TO SCALE



PAINTED HANDICAP SYMBOL
NOT TO SCALE



EXTRUDED CURB DETAIL
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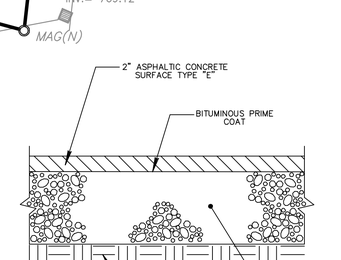

LIGHT DUTY ASPHALT DETAIL
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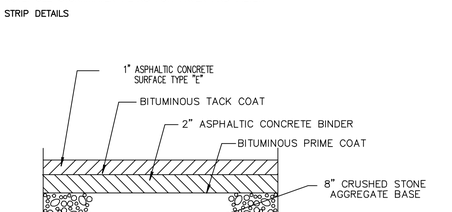

HEAVY DUTY ASPHALT DETAIL
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CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET

JARED R. GRAY
REGISTERED ENGINEER
No. 108403
STATE OF TENNESSEE

COF #5740

H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing
LAYOUT PLAN

C1.0

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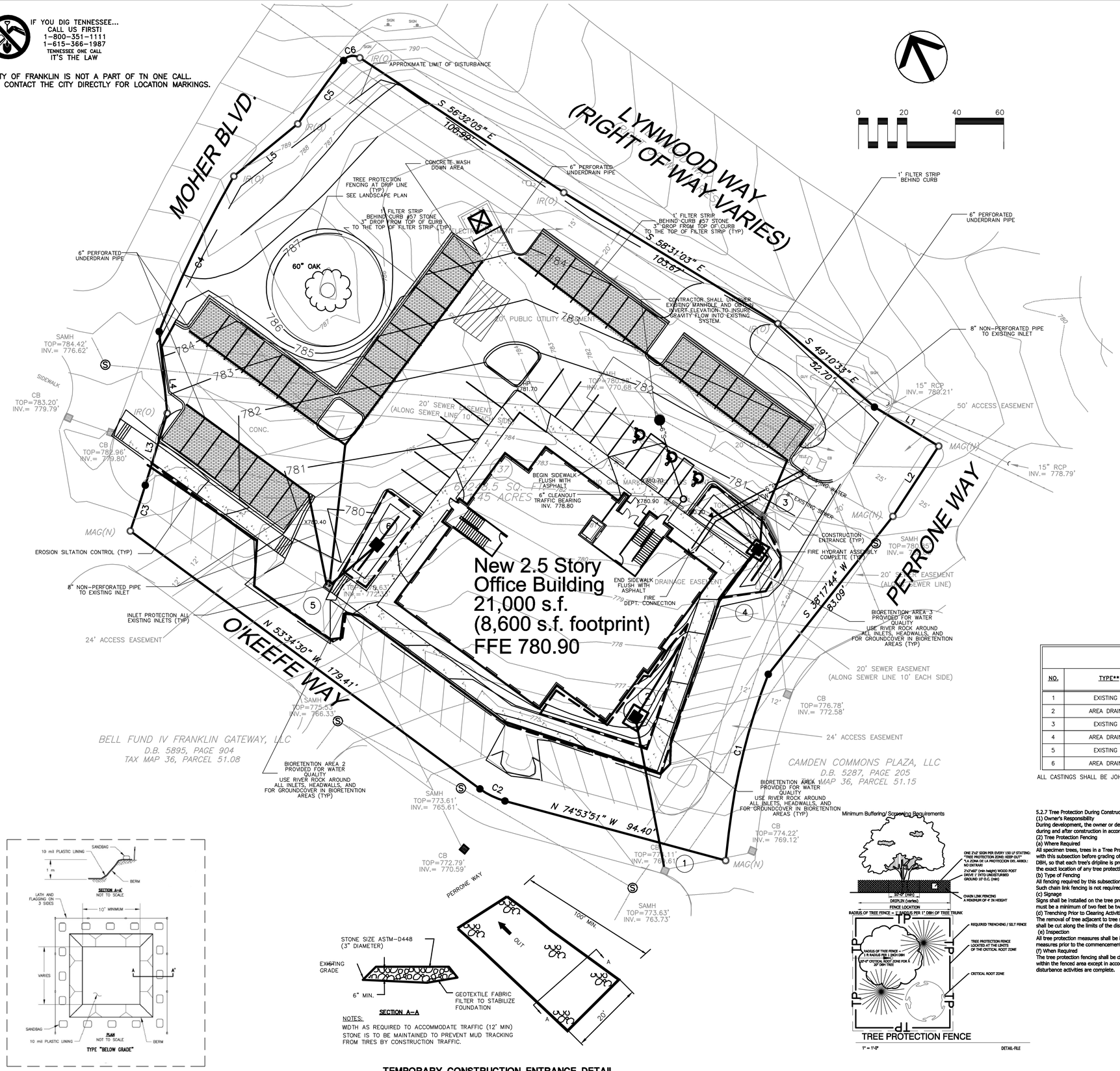

GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE FRANKLIN ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

MEMBRANE LINER NOTE:

CONTRACTOR SHALL INSTALL AN IMPERMEABLE MEMBRANE LINER AGAINST ALL STRUCTURAL COMPONENTS ADJACENT TO RAIN GARDEN AREAS TO PROTECT STRUCTURE.

WATER QUALITY BMP NOTE:

WATER QUALITY BMP AREAS SHALL NOT BE CONSTRUCTED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHOULD NOT BE USED AS SEDIMENTATION BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES AS SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITIES WEBSITE.

DRAINAGE DATA

STRUCTURES

NO.	TYPE**	CASTING*	ELEVATIONS T.C.	ELEVATIONS IN F.L.	ELEVATIONS OUT F.L.
1	EXISTING	EXISTING	774.11	769.81	769.61
2	AREA DRAIN	3101	777.60	---	770.45
3	EXISTING	3101	780.81	778.31	777.81
4	AREA DRAIN	3101	779.40	---	778.01
5	EXISTING	EXISTING	778.63	772.53	772.33
6	AREA DRAIN	3101	778.30	---	774.57

ALL CASTINGS SHALL BE JOHN BOUCHARD AND SONS OR EQUIVALENT

PIPES

LINE	SIZE * (inches)	LENGTH (feet)	SLOPE (%)
1-2	15	64	1.00
3-4	15	20	1.00
5-6	15	12	2.00

ALL PIPES SHALL BE RCP

CONCRETE WASH DOWN AREA DETAIL
NOT TO SCALE

NOTES:
WIDTH AS REQUIRED TO ACCOMMODATE TRAFFIC (12' MIN)
STONE IS TO BE MAINTAINED TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

TREE PROTECTION FENCE
1" = 1'-0" DETAIL-FILE

5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing of installed trees from damage both during and after construction in accordance with the standards of this subsection.
(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.
(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least on sign for every 150 linear feet. The size of each sign must be a minimum of two feet be two feet tall and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."
(d) Trenching Prior to Clearing Activities
The removal of tree adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities,trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.
(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5.2.7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.

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STATE OF TENNESSEE

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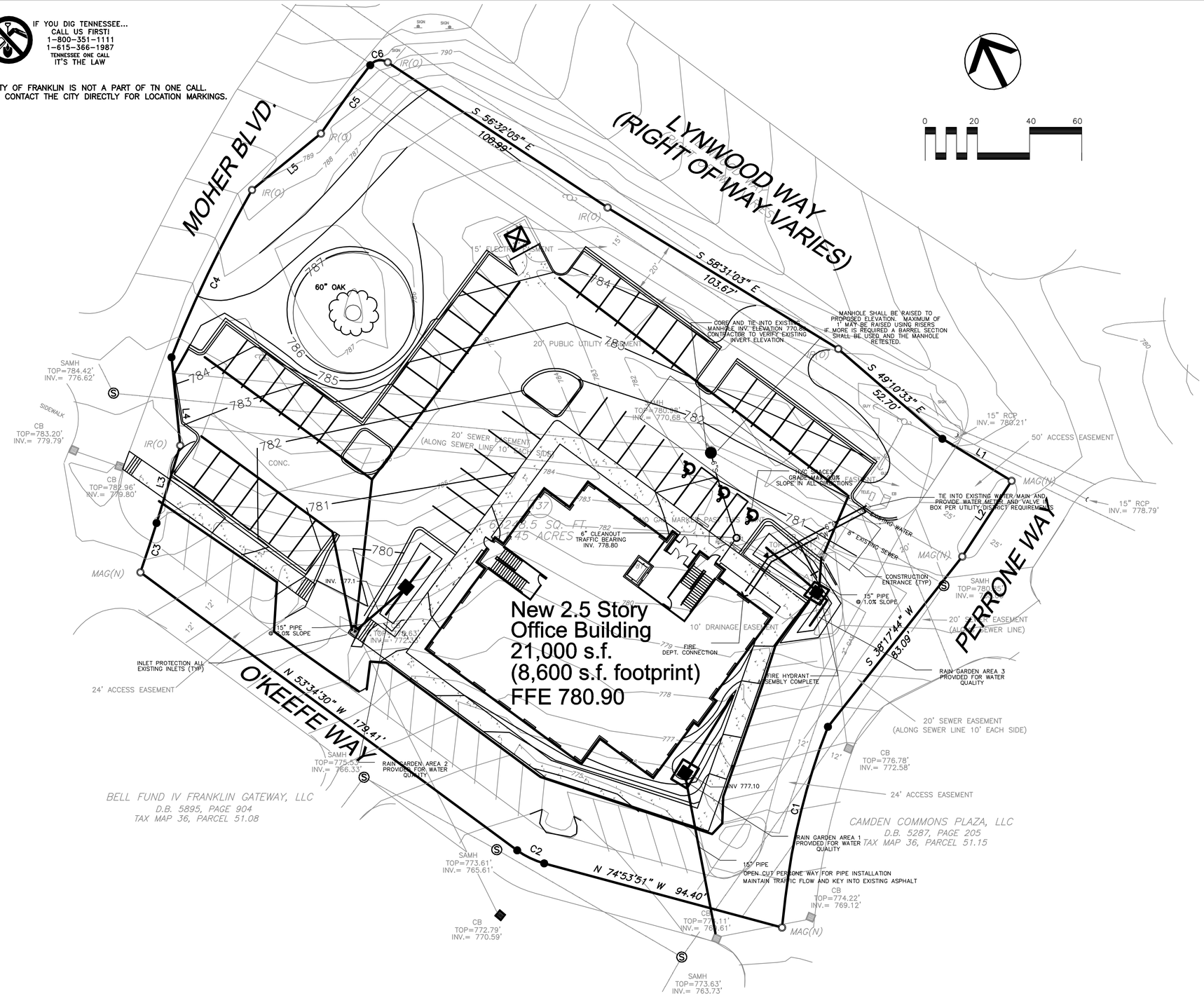

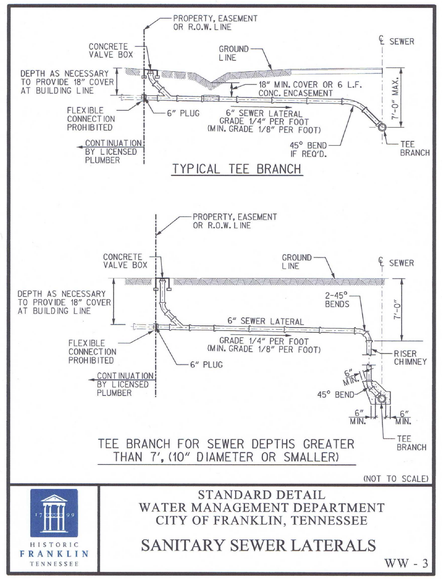

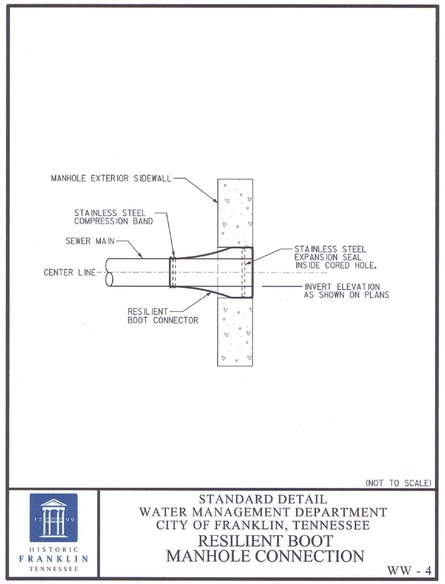

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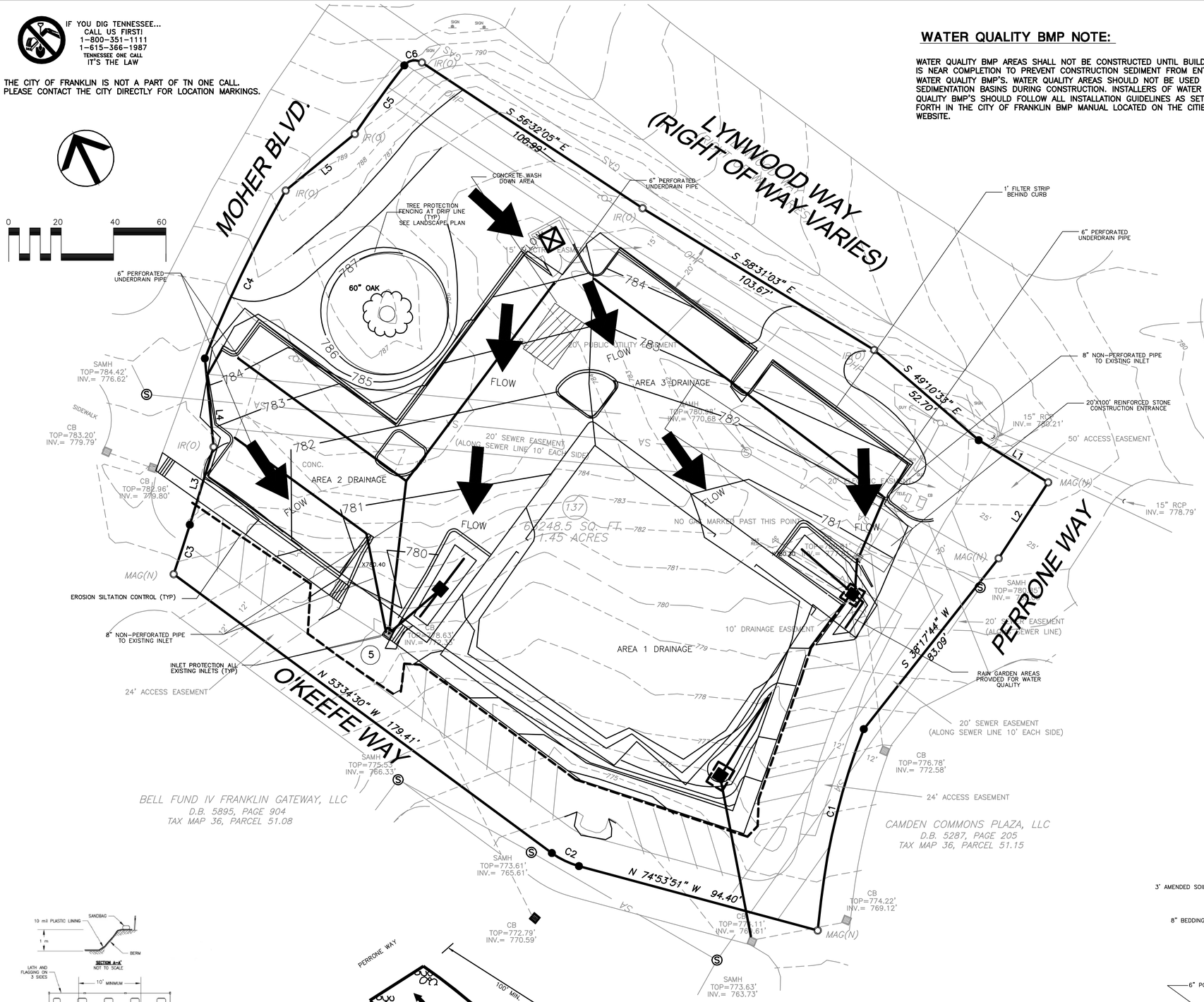

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EROSION/SILTATION CONTROL NOTES

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2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCING SHOWN THUS ▬▬▬ ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

POST CONSTRUCTION BMP/WATER QUALITY NOTE:

TO MEET THE FRANKLIN STORMWATER QUALITY REGULATIONS, A STORM DRAINAGE TREATMENT SYSTEM SHALL BE INSTALLED. DUE TO HAVING AVAILABLE SITE AREA FOR NATURAL DRAINAGE, ON-SITE STORM DRAINAGE SHALL BE DIRECTED TO A RAIN GARDEN AREA FOR STORMWATER TREATMENT. THESE STRUCTURES ARE DESIGNED TO SEPARATE CONTAMINATED EFFLUENT FROM THE STORMWATER DRAINAGE THROUGH PHYDOREMEDIATION AND ABSORBTION OF THE CONTAMINATED EFFLUENT INTO THE ROOT SYSTEM OF VEGETATION. THIS SYSTEM WILL CONTROL THE POLLUTANT LEVELS AND CONTROL DISCHARGE VELOCITIES FROM STORMWATER RUNOFF. THE SITE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STORMWATER QUALITY AND DETENTION SURFACES ON THIS SITE PER THE FRANKLIN STORMWATER REGULATIONS.

EROSION CONTROL SCHEDULE:

STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM BRENTWOOD CODES AND ENGINEERING DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.

STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.

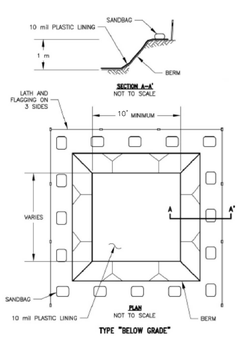
STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY AFTER A PROPER STAND OF GRASS IS OBTAINED AND ONLY UPON APPROVAL FROM THE FRANKLIN STORMWATER DEPARTMENT AND ENGINEER.

BUILDING DRAINAGE NOTE:

ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

CONRETE WASHOUT NOTE:

CONCRETE WASH OUT AREAS SHALL BE INSTALLED IN THE AREAS SHOWN AND PER THE REGULATIONS OF THE CITY OF FRANKLIN. THE AREA SHALL BE SIGNED AND SHALL BE LINED WITH AN APPROPRIATE LEACHATE LINER MATERIAL.



CONCRETE WASH DOWN AREA DETAIL
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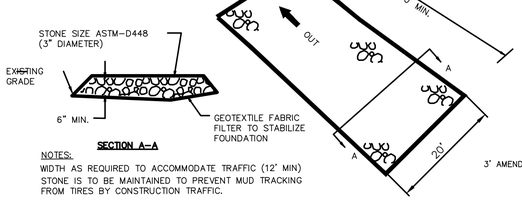

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
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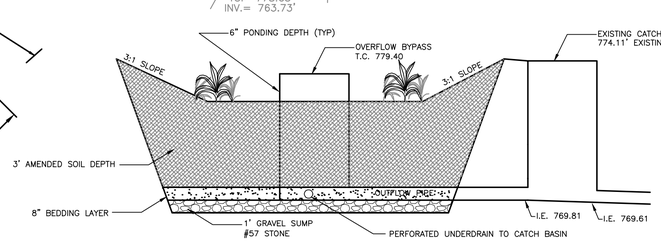

BIO-INFILTRATION DRAIN AREA 1
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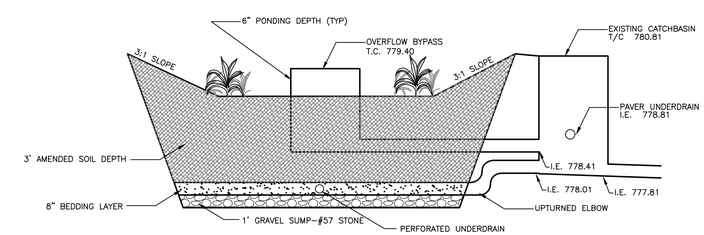

BIO-INFILTRATION DRAIN AREA 3
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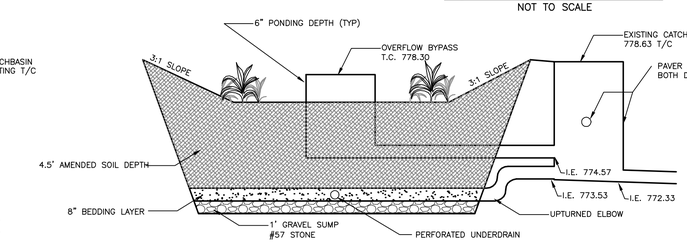

BIO-INFILTRATION DRAIN AREA 2
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STORMWATER INITIAL

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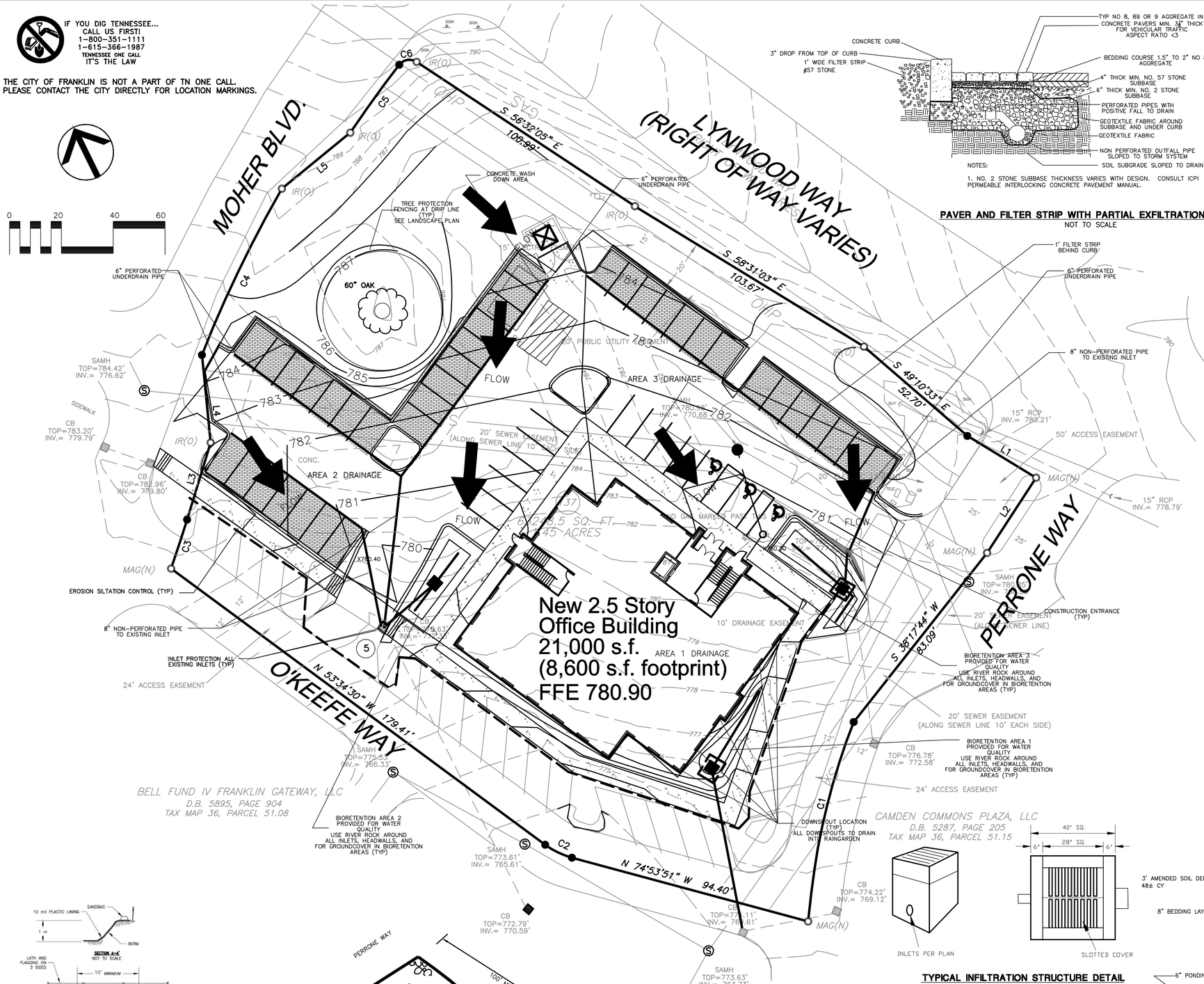

NOTES:

1. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PAVER AND FILTER STRIP WITH PARTIAL EXFILTRATION DETAIL
NOT TO SCALE

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6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

POST CONSTRUCTION BMP/WATER QUALITY NOTE:

TO MEET THE FRANKLIN STORMWATER QUALITY REGULATIONS, A STORM DRAINAGE TREATMENT SYSTEM SHALL BE INSTALLED. DUE TO HAVING AVAILABLE SITE AREA FOR NATURAL DRAINAGE, ON-SITE STORM DRAINAGE SHALL BE DIRECTED TO A FILTER STRIP BEHIND THE CURB, PERVIOUS PAVER AREAS AND/OR A RAIN GARDEN AREA FOR STORMWATER TREATMENT. THESE STRUCTURES ARE DESIGNED TO SEPARATE CONTAMINATED EFFLUENT FROM THE STORMWATER DRAINAGE THROUGH PHYDOREMEDIATION AND ABSORBTION OF THE CONTAMINATED EFFLUENT INTO THE ROOT SYSTEM OF VEGETATION. THIS SYSTEM WILL CONTROL THE POLLUTANT LEVELS AND CONTROL DISCHARGE VELOCITIES FROM STORMWATER RUNOFF. THE SITE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STORMWATER QUALITY AND DETENTION SURFACES ON THIS SITE PER THE FRANKLIN STORMWATER REGULATIONS.

EROSION CONTROL SCHEDULE:

STAGE #1: SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. STRAW CHECK DAMS AND INLET PROTECTION AROUND ALL EXISTING DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. TREE PROTECTION, IF REQUIRED BY LANDSCAPE PLAN, IS TO BE INSTALLED AT THIS TIME. A GRADING PERMIT CAN BE OBTAINED FROM BRENTWOOD CODES AND ENGINEERING DEPARTMENT AFTER STAGE #1 HAS PASSED THEIR INSPECTION.

STAGE #2: CONSTRUCT SITE IMPROVEMENTS PROVIDING INLET PROTECTION AND ALL OTHER EROSION CONTROL MEASURES AS THE DRAINAGE SYSTEM IS CONSTRUCTED.

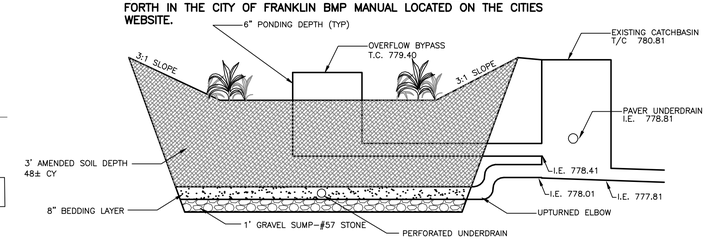
STAGE #3: REMOVE EROSION CONTROL DEVICES ONLY AFTER A PROPER STAND OF GRASS IS OBTAINED AND ONLY UPON APPROVAL FROM THE FRANKLIN STORMWATER DEPARTMENT AND ENGINEER.

BUILDING DRAINAGE NOTE:

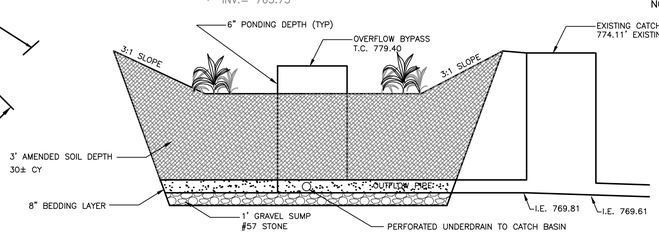
ALL DOWNSPOUTS SHALL BE DIRECTED TO THE RAIN GARDEN AREAS.

WATER QUALITY BMP NOTE:

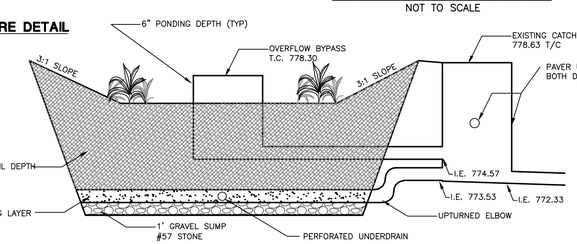
WATER QUALITY BMP AREAS SHALL NOT BE CONSTRUCTED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHOULD NOT BE USED AS SEDIMENTATION BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES AS SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITIES WEBSITE.



BIO-INFILTRATION DRAIN AREA 3
NOT TO SCALE

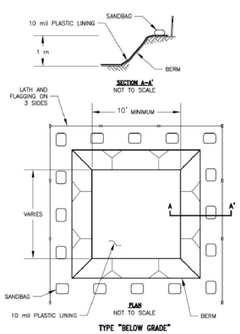


BIO-INFILTRATION DRAIN AREA 1
NOT TO SCALE

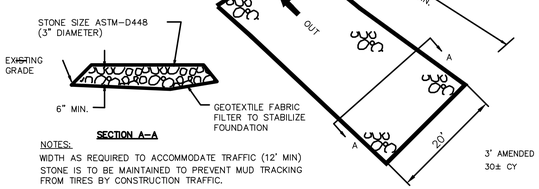


BIO-INFILTRATION DRAIN AREA 2
NOT TO SCALE

TYPICAL INFILTRATION STRUCTURE DETAIL
NOT TO SCALE



CONCRETE WASH DOWN AREA DETAIL
NOT TO SCALE



NOTES:
WIDTH AS REQUIRED TO ACCOMMODATE TRAFFIC (12' MIN)
STONE IS TO BE MAINTAINED TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

JARED R. GRAY
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 108403
STATE OF TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing
STORMWATER FINAL

C3.0A

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET

COF #5740

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ENTECH ENGINEERING INC.
5301 VIRGINIA WAY
BRENTWOOD, TN 37027
v. 615.373.2640 f. 615.373.4837
email@entechtn.com entechtn.com

H M H A
H. Michael Hindman
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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
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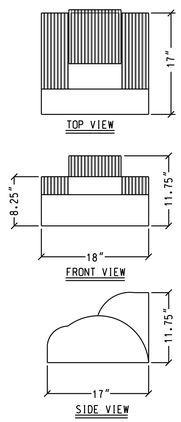
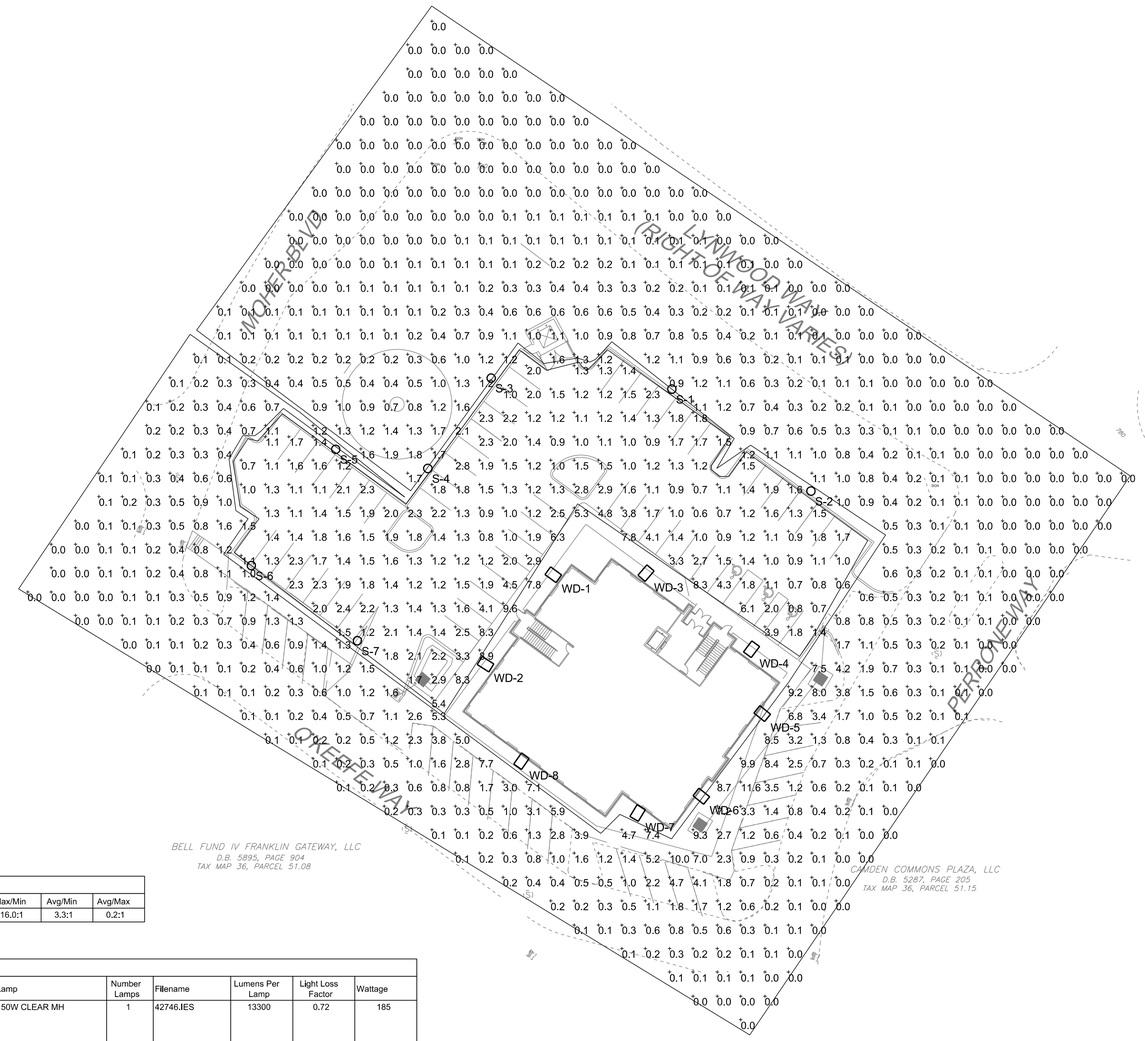
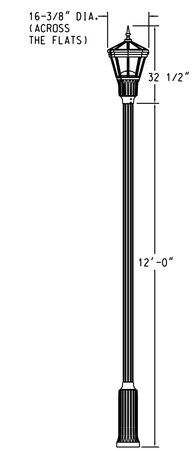
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

JONATHAN D. BROWN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 108884
STATE OF TENNESSEE
12/12/14

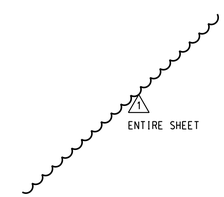


WALLDIRECTOR VIEWS





HOLOPHANE ARLINGTON UTILITY
SCALE: NONE



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Lot	+	2.0 fc	9.6 fc	0.6 fc	16.0:1	3.3:1	0.2:1

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	S	7	HOLOPHANE	ARU 15DMH MA B G3 S H P27 S-64402 WDA 12 F5J 17 P07 ABG BK	Utility Arlington (ARU): ARU, 150W Metal Halide, Medium Base, Multivolt 120,208,240 & 277V, Factory wired for 120V only, UL Only, Black, Asymmetric Glass Refractor, Spike Finial, NEMA twistlock photocontrol receptacle, DTL Twistlock photocontrol 120-277 Wadsworth Aluminum Pole (WDA): Wadsworth Aluminum Pole, 12 feet, 5 inch diameter Fluted, .25 wall, 17 inch Round Base, 3 X 3 Tenon, Anchor bolts, galvanized steel, Powder Coat Paint Finish, Black with Sylvania (MP150/U/MED) 150MH Clear Medium Lamp	150W CLEAR MH	1	42746.IES	13300	0.72	185
▭	WD	8	KIM LIGHTING	WD18x2/250PMH-ED28	WALL DIRECTOR WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	250 WATT CLEAR, PMH ED28 LAMP, HORIZONTAL POSITION, RATED AT 22000 INITIAL LUMENS	1	wd18d2-250p.ies	23000	0.72	250

SITE LIGHTING DATA

DEVELOPMENT STANDARD: TRADITIONAL
LAND USE: NONRESIDENTIAL
ZONING DISTRICT: LOCAL MIXED USE DISTRICT
HEIGHT OF PROPOSED BUILDING: 42'
POLE HEIGHT: 12'
POLE/FIXTURE COLOR: BLACK/DARK BRONZE
COLOR OF LIGHT: WHITE/METAL HALIDE

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVENT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'

Revisions

1 CITY COMMENTS 12-12-14

HMH Job Number
14035

Drawn By

Date
08.01.14

Drawing
PHOTOMETRIC SITE PLAN

E.01

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

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball, Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heiber+Ball, Land Design immediately for coordination and field adjustment

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball, Land Design for screening recommendations

PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

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

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	4" of 4"-6" Brown River Cobbles in landscape beds around building and in rain gardens		
2	4" depth of hardwood bark mulch in landscape beds not around the building		
3	Tree Protechtion Fence (see detail)		
4	Existing Oak Tree. Contractor to: Prune canopy to at least 8` HT above grade Remove ALL turf under the drip line Install shredded hardwood bark mulch under the drip line Install		
5	Site Furnature: Bench (4) Manufactorer: Landscape Forms Product: 72" Parc Vue Color: Silver Contact: Michele Batchik 269.370.0563		
6	Site Furnature: Table (2) Manufactorer: Landscape Forms Product: Gretchen - Polysite Color: Natural Contact: Michele Batchik 269.370.0563		
7	Formail Open Space 1 Park: 14,890 Landscape & Tables		
8	Formail Open Space 2 Park: 2,605 sf Landscape & Benches		

PLANT SCHEDULE

1.5" UNDERSTORY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	TO	9	Emerald Green Upright Arborvitae / Thuja occidentalis `Emerald Green` Full; Dense Upright Form	B & B	1.5"Cal	8` HT
2" REPLACEMENT TREES	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	BN	4	Duraheat River Birch / Betula nigra `Duraheat` Single Trunk. 4` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	10`-12` HT
	LA	3	Arnold Tulip Poplar / Liriodendron tulipifera `Arnold` 5` Clear Trunk. Single; Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications. Matched	B & B	2"Cal	12`-14` HT
	MG	1	Mig Tig Magnolia / Magnolia grandiflora `Mig Tig` Full; Dense Upright Form	B & B	2"Cal	10` HT
	SJ	11	Japanese Pink Snowbell Dwarf / Styrax japonicus `Pink Chimes` Perfect Form. Perfect Match. 5` Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	12` HT
REPLACEMENT TREE - ROOFTOP	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	ZS2	5	Musashino Zelkova / Zelkova serrata `Musashino` Upright Form. 5` Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	24"box	2"Cal	12`-14` HT
STREET TREES	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	CA	4	Oklahoma Redbud / Cercis canadensis `Oklahoma` 5` Clear Single Trunk. Full Symmetrical Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
	ZS	7	Green Vase Zelkova / Zelkova serrata `Green Vase` 5` Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	12`-14` HT

ALL SHRUBS INSTALLED BY CURBS ALONG DRIVES AND IN PARKING AREAS SHALL BE PLANTED 36" FROM THE BACK OF CURB

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	AG	21	Rose Creek Abelia / Abelia x grandiflora `Rose Creek` Full; Dense	15"x15"
	BG	32	Littleleaf Boxwood / Buxus microphylla `Glencoe` Full; Dense	16"x16"
	HM	6	Nikko Blue Hydrangea / Hydrangea macrophylla `Nikko Blue` Full; Dense Form	#5 Container
	IN	62	Needlepoint Holly / Ilex cornuta `Needlepoint` Full 30" HT. Heavy	30" HT Min.
	IS	6	Sky Pencil Japanese Holly / Ilex crenata `Sky Pencil` Full, Dense Upright	48" HT
	IV	20	Virginia Sweetspire / Itea virginica `Little Henry` TM Full; Dense Form	30" HT
	PE	35	Little Bunny Fountain Grass / Pennisetum alopecuroides `Little Bunny` Full; Dense Form	#1 Container
	PL	9	Schipka Laurel / Prunus laurocerasus `Schipkaensis` Full; Dense Form	42" HT
	SB	30	Neon Flash Spirea / Spiraea x bumalda `Neon Flash` Full. Heavy. Well Branched	#1 Container
	TM	32	Dense Yew / Taxus x media `Densiformis` Full. Heavy. Well Branched. Not Sheeted	30" HT Min.
BIO-RETENTION SHRUBS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**
	CL	33	Summersweet Clethra / Clethra alnifolia `Hummingbird` Full; Dense Form	18" HT
	IG	20	Inkberry Holly / Ilex glabra Full; Dense Form	18" HT / 15" SP
	MF	9	Bee Balm / Monarda fistulosa `Pink Supreme`	1 Pint Container
	SS	67	The Blues Little Bluestem / Schizachyrium scoparium `The Blues` Full; Dense	#1 Container
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**
	OJ	254	Dwarf Black Mondo Grass / Ophiopogon japonicus `Nigra` Install in Triangular Spacing	4"pot
	RF2	122	Black-eyed Susan & Purple Coneflower / Perennial Mix Quantity is for total plants. Groups of 5. Randomly Spaced.	1 Quart
	PA	29	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire` TM Full.	1 Quart
	SC	32	Selection of Perennial, Annuals, and Grasses / Seasonal Color	4"pot

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

TREE TABLE

NO.	SIZE	TYPE
1	60"	OAK

Total Healthy Trees to Remain >14": 1
Total ACI of Trees >14" to Remain: 60
Total Healthy Trees to be Removed >24": 0
Total Caliper Inch of Replacement: 0
EXISTING TREE CANOPY: 0.03 AC. (2% of Site)
PROPOSED TREE CANOPY RETENTION: 0.03 AC. (100% OF EXISTING COVER)
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 137 48

LANDSCAPE DATA CHART - LOT 137

SITE ACREAGE: 1.45 AC.
SITE ZONING: (ML) W/ CAO - BCCO-4 Traditional Area
MIN. REQ. LSA: 30.0% (0.435 AC.)
PROVIDED LSA: 31.4% (0.456 AC.)
EXISTING TREE CANOPY: 1,520sf AC
PROPOSED TREE CANOPY: 1,520sf AC
MIN. REQ. FORMAL OPEN SPACE: 0.0% (0sf) (.0AC)
PROVIDED FORMAL OPEN SPACE: 0.28% (17,495sf) (0.4AC)

Landscape Requirements: (ACI)				
Provided LSA: 0.456 Credit for 0.03 acres of preserved trees LSA = 0.43	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing trees > 14" (0x1.25):	75		75	75"
Existing trees (See Tree Inventory):	0		0	0"
2" caliper canoy trees:		0	0	0"
Aggregate Canopy Caliper Inches Provided:				75.0"
Aggregate Canopy Caliper Inches Required (82x0.43):				35.3"
1.5" caliper understory trees :	0	9	9	13.5"
Aggregate Understory Caliper Inches Provided:				13.5"
Aggregate Understory Caliper Inches Required (21x0.43):				9"
2" Caliper Replacement Caliper Inches Provided:			24	48
Min. 18" Height Shrubs:			81	
Min. 30" Height Shrubs:			129	
Total Shrubs Provided:			210	
Total Shrubs Required (96x0.43):			42	

MISCELLANEOUS — REMARKS
Shredded Hardwood Bark Mulch — Minimum 4" depth throughout landscape beds
4"-6" River Cobbles — Minumum 4" depth in landscape beds around the building
4"-6" River Cobbles — Minumum 4" depth Where shown in Bio-Pond at inlets and head walls
ALL SHRUBS INSTALLED BY CURBS ALONG DRIVES AND IN PARKING AREAS SHALL BE PLANTED 36" FROM THE BACK OF CURB
TURF
Fesque. Install in all disturbed areas
NOTES
F.T.B. = Full To Base
ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HEIBERT+ BALL LAND DESIGN MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT H+ B FOR ANY SUBSTITUTION REQUESTS.

SEE L1.1 FOR NOTES AND DETAILS

H M H A
H. Michael Hindman
Architects, P.C.
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Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR
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VILLAGE SECTION 3
FRANKLIN, TENNESSEE

CONNOR L. BALL
REGISTERED
TENNESSEE NO. 606
LANDSCAPE ARCHITECT

H+B
Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hb-land.co

COF# TBD

Revisions

HMH Job Number
14035

Drawn By

Date
08.01.14

Drawing
LANDSCAPE PLAN

L1.0

GATEWAY VILLAGE TREE TAKEDOWN CHART	
Site Specimen Tree Replacement Required	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 6	17.75
TOTAL REPLACEMENT CALIPER INCHES FOR SEC 3 LOT 133	105.0
TOTAL REPLACEMENT CALIPER INCHES FROM SEC 3 LOT 143	55.0
TOTAL REPLACEMENT CALIPER INCHES FROM LOT 145	9.0
TOTAL REPLACEMENT CALIPER INCHES FOR SECTION 3 & 6 LOTS 138, 139, 140, 141, 142	198.0
PROPOSED REPLACEMENT CALIPER INCHES FROM FOR LOT 137	48
DEVELOPMENT REPLACEMENT CALIPER INCHES REMAINING:	365.25

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL FORMAL OPEN SPACE

AREA	TYPE	APPROVED AREA OF OPEN SPACE	APPROVED MAXIMUM 25% PAVED AREA	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
F-1	Section 1 Median/Circle	9,996 SF	2,499 SF	9,170 SF	2,292 SF
F-2	Secton 2 Median/Green	6,624 SF	1,656 SF	3,981 SF	995 SF
F-3	Section 2 Park	11,622 SF	2,906 SF	7,150 SF	1,787 SF
F-4	Neighborhood Park	42,171 SF	10,527 SF	42,334 SF	10,583 SF
F-5	Gateway Monument	14,908 SF	3,727 SF	13,041 SF	3,260 SF
F-6 (LOT 135)	Focal Point	12,073 SF	3,018 SF	5,059 SF	1,264 SF
F-6 (LOT 138)	Focal Point			7,491 SF	1,872 SF
F-6 (LOT 145)	Focal Point			1,225 SF	306 SF
F-7	Traffic Circle	8,659 SF	2,165 SF	11,804 SF	2,951 SF
F-8	Plaza	19,528 SF	4,882 SF	24,115 SF	6,028 SF
F-9 (Lot 137)	Park	16,076 SF	4,019 SF	17,495 SF	4,029 SF
F-10	Park	7,852 SF	1,963 SF	12,453 SF	3,113 SF
F-11 (LOT 135)	Plaza	12,701 SF	3,175 SF	482 SF	120 SF
F-11 (LOT 136)	Plaza			2,837 SF	709 SF
F-11 (LOT 145)	Plaza			12,640 SF	3,160 SF
		162,211 SF (3.72 Acres)		171,277 SF (3.93 Acres)	

- 5% of Developable Area Required for Formal Open Space — NOTE: PLANNING COMMISSION APPROVED MINIMUM 160,533 SF
- Total Developable Area= 41.82 AC, 5% of 41.82 AC =91,040 SF (2.09 AC)
- Concept Plan - Staff Comments - Expand Formal Open Space

Hvac units, cooling and/or mechanical equipment are mounted on the:
- ■ Rooftop
- ☐ Ground
- ☐ Not Applicable

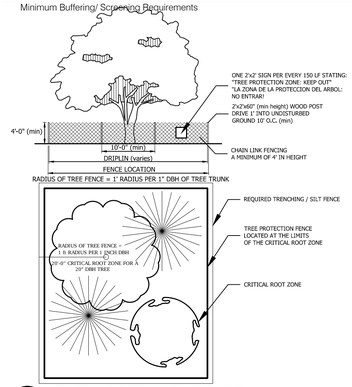
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS

Buffer/ Screening Type:	Purpose:
☐ Not Applicable	Buffering/ Screening not required
■ Foundation planting	Along primary facade
■ Perimeter Planting Strip	Screen VUAs and to create "modules"
■ Interior VUA Planting	Create VUA "modules"
■ Utility Box Screen	Screen from view
■ HVAC Screen	Screen HVAC from view
■ Dumpster Screen	Screen Dumpster from view
☐ Loading/service Area	Buffer the street or residential property
☐ Incompatible Use Buffer	Buffer the adjacent less intensive use
☐ 30-foot Front Yard Buffer	Buffer the adjacent Hatcher Bypass
☐ 40-foot Front Yard Buffer	Buffer the adjacent Interstate 65
■ Street Trees	Spatial Definition/Environmental Mitigation
☐ Other:	

LANDSCAPE ARCHITECT: Heibert+Ball Land Design
Connor Ball, PLA
615.376.2421

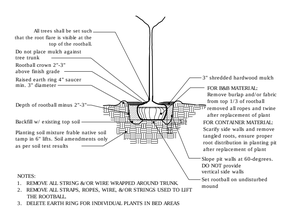
FRANKLIN PLANNING DEPARTMENT: 615.791.3212 phone
615.791.3257 fax

Minimum Buffering/ Screening Requirements

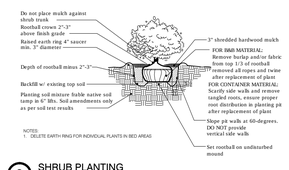


1 TREE PROTECTION FENCE
1" = 1'-0" 323101-01

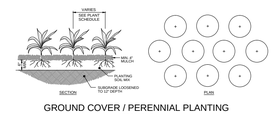
5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing of installed trees from damage both during and after construction in accordance with the standards of this subsection.
(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.
(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least on sign for every 150 linear feet. The size of each sign must be a minimum of two feet be two feet tall and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT."
(d) Trenching Prior to Clearing Activities
The removal of tree adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities,trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.
(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5,2,7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.



2 TREE PLANTING
P-ND-04



3 SHRUB PLANTING
1" = 1'-0" P-ND-05



GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE
4 GROUNDCOVER PLANTING
P-ND-05

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

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball, Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the everit proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heiber+Ball, Land Design immediately for coordination and field adjustment

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball, Land Design for screening recommendations

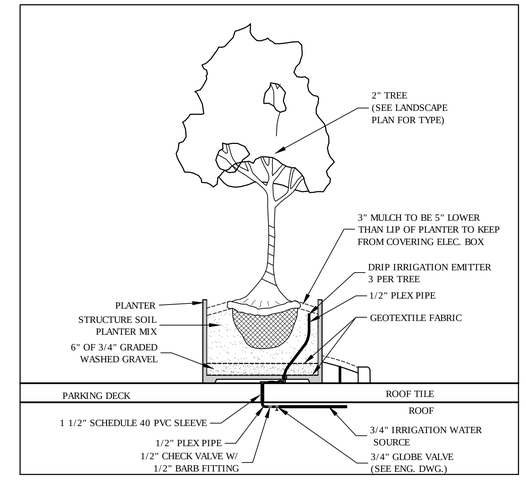
PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

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

City Landscape Notes
1. The Owner shall submit a Certificate of Landscape Compliance to the Building and Codes Department upon completion of the landscape installation.
2. Upon submittal of a Certificate of Landscape Compliance contact Building and Codes to schedule a Landscape Inspection.
3. No Certificate of Occupancy shall be issued until all landscape materials are in place in substantial compliance with the approved landscape plan.
4. All trees and shrubs shall be tagged according to species. Tags shall not be removed until after the Site Inspection for the issuance of a Certificate of Occupancy.
5. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
6. All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown or balled and burlapped with sizes indicated on the plant schedule on the approved plans. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the *American Standards for Nursery Stock*, current edition.
7. All required deciduous trees shall be a minimum of 2" (two inches) in caliper at planting.
8. All required evergreen trees shall be a minimum of 6' (six feet) in height at planting.
9. All required shrubs shall be a minimum of 18" in height at planting.
10. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) will require a revised landscape plan to be submitted and approved prior to the landscape installation.
11. The Owner acknowledges that landscaping in a dedicated easement does not waive or modify the City rights as the easement holder. The Owner understands that the City, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscaping in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscaping to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscaping.
12. ATTENTION OWNER/ INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City Zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; Thus problems may arise with releasing the performance/ maintenance bond for landscaping.
Deviation from the approved landscape plan shall not be made without first consulting Heibert+ Ball, Land Design and then obtaining approval from either the planning commission or the planning department.



PLANTER PLANTING DETAIL / DRIP IRRIGATION CONNECTION
SCALE: 1/2" = 1'-0" SECTION

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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

H M H A
H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR
Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hb-land.co

COF# TBD

Revisions

HMH Job Number
14035

Drawn By

Date
08.01.14

Drawing
LANDSCAPE PLAN NOTES & DETAILS
L1.1

1
A1

North Elevaton

1/8" = 1'-0"

2
A1

West Elevation

1/8" = 1'-0"

NOTES

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

EXTERIOR FINISH LEGEND

RED/BROWN BRICK
STYLE/SIZE: MODULAR
COLOR: FLASHED ALLENTOWNE
MANUFACTURER: RAGLAND CLAY PRODUCTS, LLC
MORTAR: TYPE N, STANDARD
MORTAR MANUF.: TBD

LIGHT COLOR BRICK W/ ACCENTS
STYLE/SIZE: UTILITY
COLOR: GRAYSTONE VELOUR/GRAYSTONE ROCKFACE
MANUFACTURER: GENERAL SHALE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: BRICK OF SIMILAR COLOR

CAST STONE LINTEL & ACCENT BAND
STYLE/SIZE: SMOOTH
COLOR: BUFFSTONE, GP-A
MANUFACTURER: ROCK CAST
MORTAR: SAME AS ADJACENT MASONRY

CAST STONE BASE
STYLE/SIZE: SPLIT/STPS-304 (3.625"x23.625")
COLOR: SUNSET
MANUFACTURER: PRAIRIE STONE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: NATURAL STONE/PEWTER MIST

EIFS CORNICE
STYLE/SIZE: SAND FINE LB, THICKNESS PER DWGS
COLOR: 10402 LIMESTONE
MANUFACTURER: PAREX, OR EQUAL

STOREFRONT
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: KYNAR OR ANODIZED ALUM.
MANUFACTURER: TUBELITE OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED LOW-E
COLOR: SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER: PPG OR EQUAL

PREFINISHED METAL PARAPET COPING
COLOR: SIERRA TAN & SLATE GRAY
MANUFACTURER: BERRIDGE OR EQUAL

METAL PANEL CANOPY & HAT
STYLE/SIZE: SMOOTH METAL PANEL, 18"
COLOR: PEWTER/TITANIUM
MANUFACTURER: CENTRIA/ALUCOBOND OR EQUAL

PAINT
COLOR: TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

NORTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	4843 S.F.	NA%
NET WALL AREA	2861 S.F.	100%
BRICK AREA	1304 S.F.	46%
CAST STONE AREA	1115 S.F.	39%
METAL PANEL/CANOPY	86 S.F.	2%
EIFS	356 S.F.	13%

WEST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	4224 S.F.	NA%
NET WALL AREA	2724 S.F.	100%
BRICK AREA	1176 S.F.	43%
CAST STONE AREA	1064 S.F.	39%
METAL PANEL/CANOPY	113 S.F.	4%
EIFS	371 S.F.	14%

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OFFICE BUILDING FOR

Touchstone Medical Imaging

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FRANKLIN, TENNESSEE

HENRY M. HINDMAN
REGISTERED ARCHITECT
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NO. 019759
STATE OF TENNESSEE
1-5-15

Revisions
11.13.14
01.05.15
04.02.15

HMH Job Number
14035

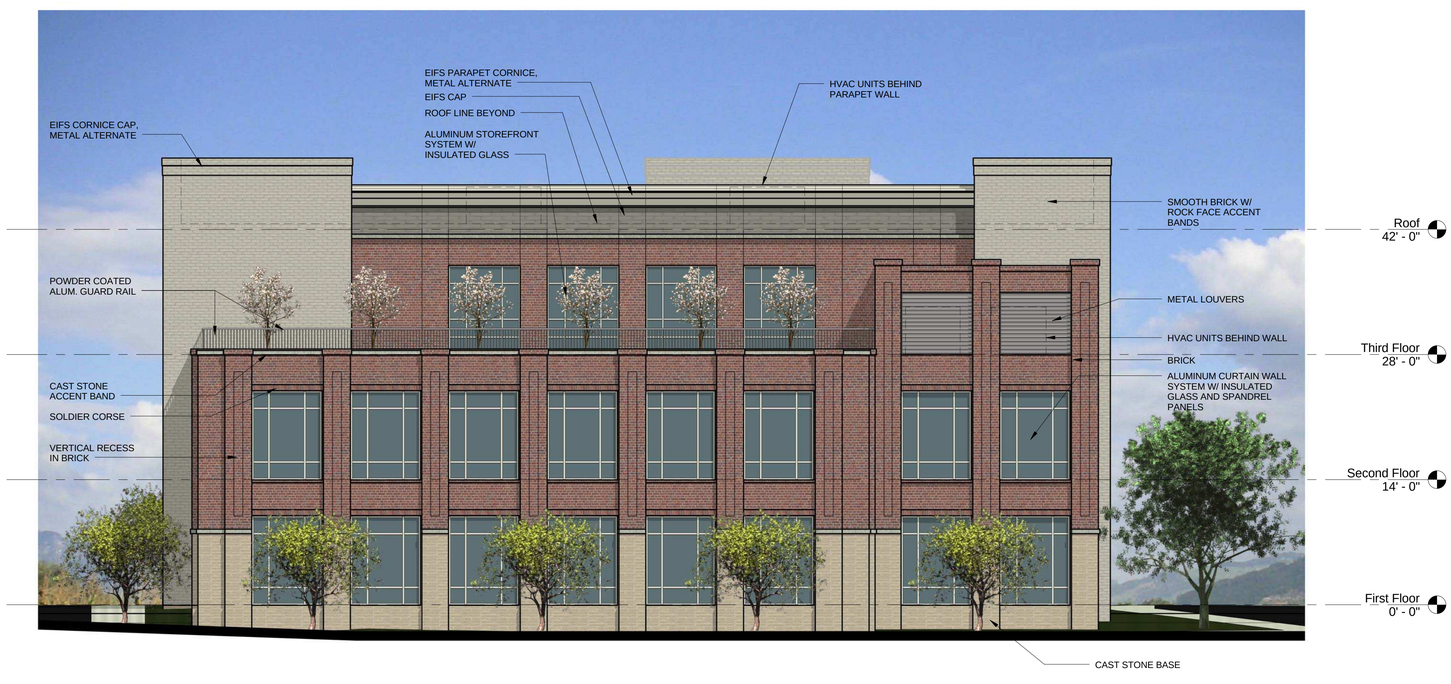
Drawn By
TT

Date
01.05.15

Drawing
Elevations

A1

1 / A2 East Elevation
1/8" = 1'-0"



2 / A2 South Elevation
1/8" = 1'-0"

NOTES

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EXTERIOR FINISH LEGEND

RED/BROWN BRICK
STYLE/SIZE: MODULAR
COLOR: FLASHED ALLENTOWNE
MANUFACTURER: RAGLAND CLAY PRODUCTS, LLC
MORTAR: TYPE N, STANDARD
MORTAR MANUF.: TBD

LIGHT COLOR BRICK W/ ACCENTS
STYLE/SIZE: UTILITY
COLOR: GRAYSTONE VELOUR/GRAYSTONE ROCKFACE
MANUFACTURER: GENERAL SHALE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: BRICK OF SIMILAR COLOR

CAST STONE LINTEL & ACCENT BAND
STYLE/SIZE: SMOOTH
COLOR: BUFFSTONE, GP-A
MANUFACTURER: ROCK CAST
MORTAR: SAME AS ADJACENT MASONRY

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PAINT
COLOR: TBD

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MATERIAL CALCULATIONS

EAST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	3917 S.F.	NA%
NET WALL AREA	2413 S.F.	100%
BRICK AREA	1091 S.F.	45%
CAST STONE AREA	1102 S.F.	46%
METAL PANEL/CANOPY	48 S.F.	2%
EIFS	172 S.F.	7%

SOUTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	5570 S.F.	NA%
NET WALL AREA	3602 S.F.	100%
BRICK AREA	1642 S.F.	46%
CAST STONE AREA	1477 S.F.	41%
METAL PANEL/CANOPY	128 S.F.	3%
EIFS	355 S.F.	10%

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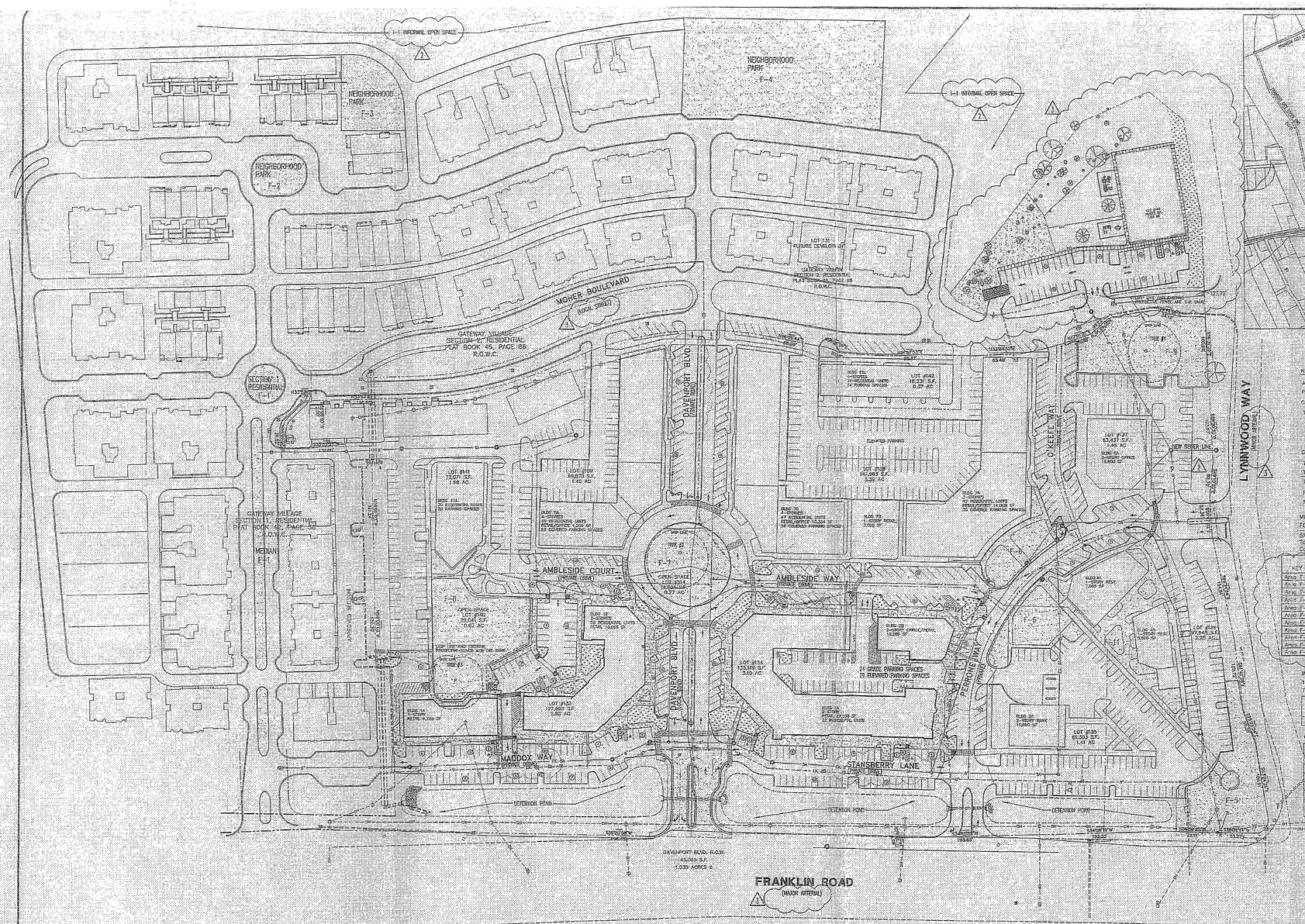
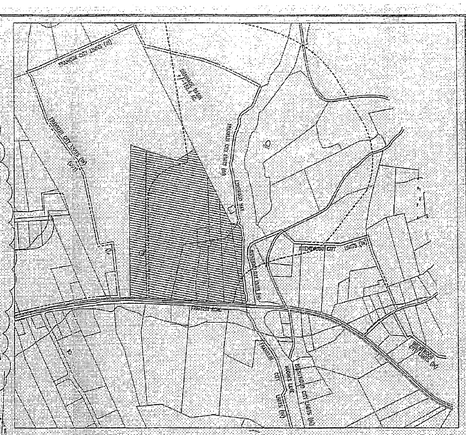
Drawing
Elevations

A2



REVISED SITE CONCEPT PLAN

SCALE: 1" = 60'



VICINITY MAP

NOT TO SCALE

NEW LAND USE TABULATIONS

APPROVED ZONING	PLANNED COMMERCIAL (PC 6.63)
PROPOSED ZONING	PLANNED COMMERCIAL (PC 6.64)
GROSS SITE AREA	+/- 60.50 AC
TOTAL RESIDENTIAL UNITS	402 DWELLING UNITS
TOWNHOUSES	138 DWELLING UNITS (APPROVED SECTIONS 1 & 2)
CONDOMINIUMS	39 DWELLING UNITS (APPROVED SECTION 6)
CONDOMINIUMS/LOFTS	225
GROSS DENSITY	6.64 DU/A
TOTAL SF OF RETAIL/RESTAURANT	65,082 SF
TOTAL SF OF OFFICE	61,176 SF
TOTAL RETAIL/OFFICE/RESTAURANT	144,258 SF
PROPOSED FLOOR AREA RATIO	0.055
MAX. ALLOWED FLOOR AREA RATIO	0.60

MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL

FORMAL OPEN SPACE:

5% of Developable Area Required for Formal Open Space
Total Developable Area= 41.82 AC, 5% of 41.82 AC =91,040 SF (2.09 AC)
Concept Plan - Staff Comments - Formal Paved Open Space

KEY	TYPE	APPROVED AREA OF OPEN SPACE	APPROXIMATE MINIMUM PAVED AREA	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
Area F-1	Section 1 Median/Circle	6,968 SF	2,092 SF	6,968 SF	2,092 SF
Area F-2	Section 2 Median/Circle	6,824 SF	1,658 SF	6,824 SF	1,658 SF
Area F-3	Section 2 Park	11,823 SF	2,906 SF	11,823 SF	2,906 SF
Area F-4	Neighborhood Park	42,771 SF	10,507 SF	42,771 SF	10,542 SF
Area F-5	Gateway Monument	14,905 SF	3,727 SF	14,716 SF	3,679 SF
Area F-6	Focal Point	12,073 SF	3,018 SF	15,057 SF	3,914 SF
Area F-7	Traffic Circle	8,858 SF	2,165 SF	11,424 SF	2,856 SF
Area F-8	Plaza	19,528 SF	4,882 SF	15,528 SF	3,882 SF
Area F-9	PARK	16,076 SF	4,019 SF	15,076 SF	4,019 SF
Area F-10	Park	7,552 SF	1,963 SF	9,452 SF	2,363 SF
Area F-11	Plaza	12,701 SF	3,175 SF	11,202 SF	2,951 SF
		162,211 SF (3.72 Acres)		169,074 SF (3.87 Acres)	

INFORMAL OPEN SPACE

NOTE: PLANNING COMMISSION APPROVED MPL 160,551 S.F.

10% Developable Area Required for Informal Open Space
Total Developable Area = 41.82 AC, 10% of 41.82 AC = 182,081 sf (4.18 AC)

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

CURRENTLY APPROVED GATEWAY VILLAGE LAND USE DATA:

Development	FMPC Approved Date	PC Zoned Acres	Total Dwelling Units	RETAIL OFFICE S.F.	MIXED USE PARKING
Concept Plan	8/3/03	60.50	419	133,958	.85 multiplier
Section 1	6/8/04	4.83	33		
Section 2	3/24/05	11.42	97		
Section 6	7/27/06	1.12	39		
Approved Section 3 Lots 133 and 134	3/28/08	8.07	50	57,235	246

OWNER/DEVELOPER VILLAGE CENTER, CODA COMPANIES & GATEWAY VILLAGE DEVELOPMENT, INC.
ADDRESS: 5042 THOROUGHBRED LANE
SUITE 200
BRENTWOOD, TN. 37027
PHONE NO. (615) 832-5427
E-MAIL: LYNNELLSWORTH@USN.COM
CONTACT NAME: LYNN ELLSWORTH

OWNER/DEVELOPER SECTION 1,2,&6: GATEWAY VILLAGE DEVELOPMENT, INC.
ADDRESS: 3626 THOUSAND OAKS DRIVE, SUITE F
NASHVILLE, TN. 37204
PHONE NO. (615) 832-0707
FAX NO. (615) 832-0779
E-MAIL: DTLOWER@DWCONSTRUCTION.COM
CONTACT NAME: DAVID A. FLOW

APPLICANT:

KLINE SWINNEY ASSOCIATES
22 MIDDLETON STREET
NASHVILLE, TN. 37210
PHONE NO. 615.255.1854
E-MAIL: DKLINE@KSARCHITECTS.COM
CONTACT: DAVID KLINE

CIVIL ENGINEER:

CIVIL ENGINEERING SERVICES
PO BOX 189
FAIRVIEW, TN. 37062
PHONE NO. 615.533.0401
E-MAIL: RAY@CIVILENGINEERINGSERVICES.NET
CONTACT: RAY FLAKE

TREES TO BE SAVED/PROTECTED

ID#	SIZE	TYPE	CONDITION
#1	68" CAL.	OAK	FAIR
#2	48" CAL.	ELM	GOOD
#3	40" CAL.	ELM	GOOD

GATEWAY VILLAGE TREE TAKE DOWN CHART	
SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 1	189
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 2	354
TOTAL REPLACEMENT CALIPER INCH FROM SEC. 6	17.75
TOTAL REPLACEMENT CALIPER INCH FROM SECTION 3, LOT 133 & 134	214.9
REMAINING SPECIMEN CALIPER INCHES TO BE REPLACED PER FUTURE SECTIONS	565.25

GATEWAY VILLAGE INFRASTRUCTURE
PROPOSED CONCEPT PLAN FOR SECTION III BASED ON LOT #143 CHANGE

SECTION 3 LOT NUMBER	LAND ALLOCATIONS BY PARCEL	CONDOS/ LOFTS	RETAIL/OFFICE AND BANKS	RESTAURANT	ACREAGE	SQUARE FOOT OF LAND	PARKING SHOWN	PARKING/ CODE WITH .85 MULTIPLIER
133	A, B	28	32,259		2.59	127,200	154	169
134	A, B	22	27,953		3.10	135,119	197	195
135	A		10,000		1.41	61,393	52	28
136	A, B			12,500	2.23	97,045	93	135
137	A		15,800		1.45	63,187	57	48
143	A		10,000		1.62	70,570	46	39
138	A, B, C	87	29,954		3.99	147,043	179	292
139	A	46	4,000		1.40	60,876	148	102
140	Formal Open Sp				0.67	29,011	71	0
514	Formal Open Sp				0.27	11,826	0	0
141	A	30			1.68	73,011	76	57
142	A	21			0.37	16,231	22	40
Totals		234	131,766	12,500	20.54	895,168	1,154 shown	1,085

Notes: Shared parking allows .85 multiplier of required parking per City.
Full service sit down restaurants are to provide 10 spaces per 1,000 SF, plus 1 per employee at maximum shift.
Studio units shall require only 1 space per unit.

STORMWATER NOTES

1. This site will provide adequate on-site detention for pre and post development runoff.
2. No portion of this site lies within a floodway (FW) or floodway fringe (FF) boundary. Map #47187C0220F.
3. The storm water detention facilities will minimize impacts of increased runoff on downstream properties. The existing detention areas will be used for all of the detention & water quality requirements for 2-100 year storms. Water quality will provide a minimum of 80% TSS (total suspended solids) removal.
4. Refer to Plan for approximate locations for bioretention. This is shown in concept only. Final sizes and location to be determined with site plan development.
5. Expected Pollutant Removal Efficiency taken from City of Franklin Stormwater Management Plan.
6. All Water Quality Devices east of the Water Quality Call on water shall drain toward the Existing Detention facilities.
7. Structural treatment shall be City of Franklin approved devices.
8. Recalculations of storm water study not required/ per pre-application meeting.

GENERAL NOTES:

1. SECTIONS 1, 2 & 6 OF GATEWAY VILLAGE DESIGNED BY LANDDESIGN, AND THE REVISED COMMERCIAL VILLAGE DESIGNED BY KSA/CODA COMPANIES.
2. THREE EXISTING TREES WITHIN THE COMMERCIAL VILLAGE SHALL BE PRESERVED.
3. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
4. THE PLANT MATERIAL PROPOSED FOR THE BIORETENTION AREAS SHALL BE SHOWN ON THE PLAN AND INCLUDED IN A PLANT SCHEDULE AT THE SITE PLAN STAGE. MAINTENANCE GUIDELINES FOR THESE AREAS SHALL BE PROVIDED.

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REVISED SITE CONCEPT PLAN

SECTION 3
LOT 143 REVISIONS
GATEWAY VILLAGE
FRANKLIN ROAD AND LYNNWOOD WAY
NOT MOHER BLVD.
FRANKLIN, TENNESSEE

PROJECT NO. 1661

REVISIONS	
1	31 MAR 08
2	29 APR 08
3	19 AUG. 08

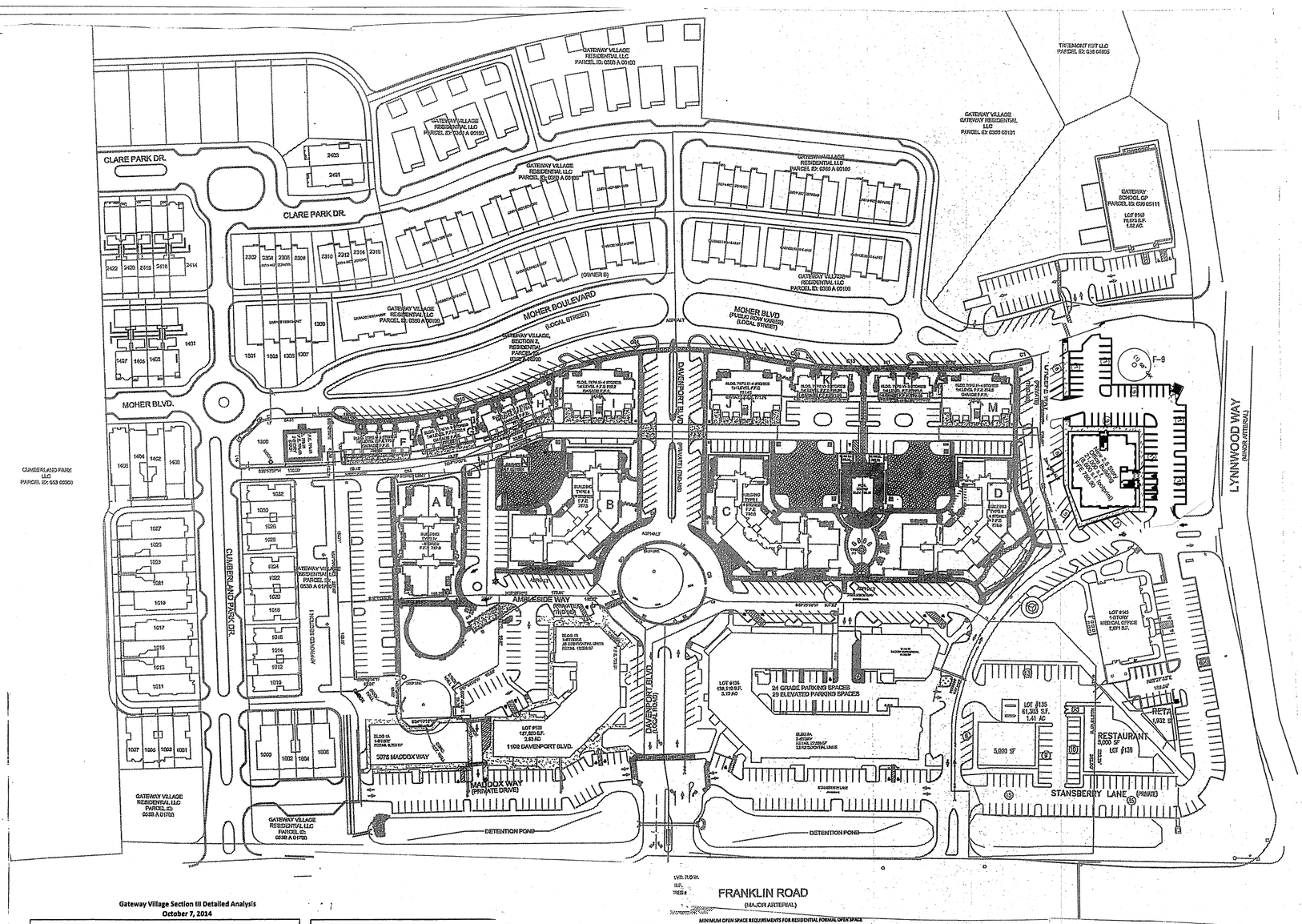
PROJECT NO. 0806.01

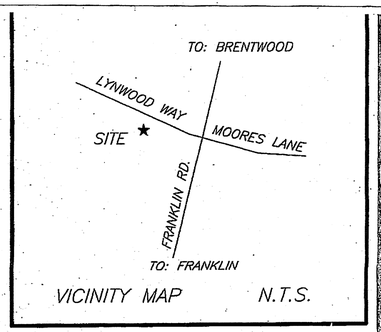
DATE 07 MAR 08

SHEET NO. G1.01

POST PC 9/12/08

RECD AUG 28 2008





SPECIAL NOTE:

THIS CONCEPT PLAN INFORMATION SHOWN WAS TAKEN FROM AVAILABLE PUBLIC INFORMATION PROVIDED BY THE CITY OF FRANKLIN. CDC LLC AND THIS ENGINEER ACCEPT NO LIABILITY AS THE EXACTNESS OF THE DEVELOPMENT OUTSIDE OF THE PROPOSED PLAN SHOWN.

TREES TO BE SAVED #1 68" OAK FAIR CONDITION, #2,48" ELM GOOD CONDITION, #3 40" ELM GOOD CONDITION

GATEWAY VILLAGE TREE TAKEDOWN CHART	
SITE SPECIMEN TREE REPLACEMENT REQUIRED	
TOTAL SITE INCHES REQUIRED TO BE REPLACED	1,341
TOTAL REPLACEMENT CALIPER INCH SECTION 1	189
TOTAL REPLACEMENT CALIPER INCH SECTION 2	354
TOTAL REPLACEMENT CALIPER INCH SECTION 6	17.8
TOTAL REPLACEMENT CALIPER INCHES	
SECTION 3 LOTS 133 AND 134	215
TOTAL REPLACMENT CALIPER INCHES	
SECTION 3 LOT 143	55
TOTAL REPLACEMENT CALIPER INCHES SECTION	
3 & 6 LOTS 138,139,140,141 & 142	198
REMAINING SPECIMEN CALIPER INCHES TO BE	
REPLACED FOR FUTURE SECTIONS	510

0 80 160 240

LAND USE TABULATIONS
APPROVED ZONING

MIXED USE LOCAL (ML)
MIXED USE LOCAL (ML)
+/- 60.50 ACRE
402 DWELLING UNITS
15 DWELLING UNITS
113 DWELLING UNITS
6 DWELLING UNITS
214 DWELLING UNITS
(LOT 133-28, LOT 138, 186)

GROSS DENSITY	6.64 DUA
TOTAL S.F. OF RETAIL RESTAURANT	83,082 S.F.
TOTAL S.F. OF OFFICE	61,176 S.F.
TOTAL RETAIL/OFFICE/RESTAURANT	144,258 S.F.
PROPOSED FLOOR AREA RATIO	0.055
MAX. ALLOWED FLOOR AREA RATIO	0.6

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INFORMAL OPEN SPACE
10% DEVELOPABLE AREA REQUIRED FOR INFORMAL OPEN SPACE
TOTAL DEVELOPABLE AREA= 41.82 ACRE, 10% OF 41.82 ACRE=182,081 S.F.

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

CURRENTLY APPROVED GATEWAY VILLAGE LAND USE DATA					
DEVELOPMENT	FMPC APPROVAL DATE	PC ZONED ACRE	TOTAL DWELLING UNITS	RETAIL OFFICE S.F.	MIXED USE PARKING
CONCEPT PLAN	6/3/2003	60.5	419	142,258	.85 MULTIPLIER
CONCEPT PLAN REV. 3	5/22/2008	60.5	402	144,258	.85 MULTIPLIER
SECTION 1	8/8/2004	4.83	33		
SECTION 2	3/24/2005	11.42	95		
SECTION 6	7/27/2009	2.12	39		
SECTION 6 LOT 141 (REV 6)	9/23/2010	0.18	6		7
APPROVED SECTION 3					
LOT 133	9/27/2007	2.93	28	22,851	154
LOT143	11/20/2008	1.92	—	10,276	46
SECTION 3 LOTS 138, 140, 144	9/23/2010	7.74	186	N/A (6,500 S.F. LEASING)	368
TOTAL			348	33,127	575

NOTE ONLY LOTS 133 AND 143 WERE DEVELOPED FROM 9/27/2007 APPROVAL THE SITE PLAN HAS EXPIRED FOR LOTS 134 AND 514

Gateway Village Section III Detailed Analysis
October 7, 2014

	# of Units	"Traditional" spaces Required	Required Spaces		0.85	Actual
Lot 133						
Camden Commons I						
Apartments						
Studio	2	1	2			
one bed	12	2	24			
two bed	14	2.5	35			
	sq. ft.					
Restaurants						
Mack and Kates	3,077	7.5/1000	23			
Employees	9		7			
Wall Street Pizza	2,612	7.5/1000	20			
Employees	6		5			
Sopapillas	4,387	7.5/1000	33			
Employees	25		19			
Baxter & Co.						
Employees	10		10			
Stations	10		10			
Lunatic Fring						
Employees	10		10			
Stations	10		10			
True -I-Care	1,467	2.5/1000	3.67			
RB's Cyclery	2,564	2.5/1000	6.41			
Xtend & Whitley	2,732	2.5/1000	7			
Amish excellence	1,248	2.5/1000	3			
Applied from sec. I	(37)					
sub total				228.08	193.87	191
Lot 134						
Residential						
Studio	15	1	15			
1 bed	25	2	50			
2 Bed	14	2.5	35			
sub total						
Commercial						
Retail	15,861	3.33	52.82			
Restaurant	4,136	10	41.36			
sub total				194.18	165.05	188
Lot 135 (Bank)						
sq. ft.	5,000	5/1000	25			
Stacking			5	30	25.50	45

	# of Units	"Traditional" spaces Required	Required Spaces		0.85	Actual
Lot 136						
Apollo Burger						
sq. ft.	3894					
employees	11		0			
Seats	80	0.67	53.6			
sub total				53.6	45.56	43
Lot 137						
Touchstone Immaging (office)						
sq. ft.	21,000	2.85/1000	60	60	51.00	52
lots 138, 139, 141, 142						
Bell Apartments						
one bed	87	2	174			
two bed	77	2.5	192.5			
three bed	22	3	66			
sub total				432.5	367.63	467
Small Park						
Lot 140					21.00	21
Lot 143						
Goddard School (daycare)						
Employees	30	1	30			
sq. ft.	10,278	2/1000	21			
Stacking		5				
sub total				51	43.35	46
Lot 145						
Camden Commons Plaza (Oral Surgery)						
sq. ft.	7885					
Employees	12					
			Actual		36.00	36
Total				1049.36	891.96	1089.00

Lots		Required per "Traditional"	85%	Actual
133	Camden Commons I	228.08	193.868	191
134	Proposed CC II	194.18	165.053	188
135	Bank	30	25.5	45
136	Apollo Burger	53.6	45.56	43
137	Touchstone office Bldg.	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	36	30.6	36
140	formal open space	21	17.85	21
138, 139, 141, 142	Bell Apartments	432	367.2	467
	Totals	1105.86	939.981	1089

MINIMUM OPEN SPACE REQUIRMENTS FOR RESIDENTIAL FORMAL OPEN SPACE

5% OF DEVELOPABLE AREA REQUIRED FOR FORMAL OPEN SPACE

TOTAL DEVELOPABLE AREA=41.82 ACRE, 5% OF 41.82 ACRE=209 ACRE OR 91,040 S.F.

CONCEPT PLAN-STAFF COMMENTS- EXPAND FORMAL OPEN SPACE

KEY	TYPE	APPROVED AREA OF OPEN SPACE SF	APPROVED MAXIMUM PAVED AREA SF	PROPOSED OPEN SPACE AREA	PROPOSED MAXIMUM PAVED AREA S.F.
AREA F-1	SECTION 1 MEDIAN CIRCLE	9,996	2499	9996	2499
AREA F-2	SECTION 2 MEDIAN/GREEN	6,624	1656	6624	1656
AREA F-3	SECTION 2 PARK	11,623	2906	11623	2906
AREA F-4	NEIGHBORHOOD PARK	42,171	10547	42171	10542
AREA F-5	GATEWAY MONUMENT	14,908	3727	14716	3679
AREA F-6 LOT 135, 136	FOCAL POINT	12,073	3018	6838	1709
AREA F-6, LOT 138	FOCAL POINT			8819	2205
AREA F-7	TRAFFIC CIRCLE	8,659	2165	11424	2856
AREA F-8	PARK	19,528	4882	19528	4882
AREA F-9	PARK	16,076	4019	16076	4019
AREA F-10	PARK	7,852	1963	9452	2363
AREA F-11	PLAZA	12,701	3175	11607	2951
		162,311	3.72 ACRES	169,074 S.F.	3.87 ACRES

NOTE: PLANNING COMMISSION APPROVED MIN 160,533 S.F.

CIVIL DESIGN CONSULTANTS, LLC
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CIVIL-DESIGN-CONSULTANTS, LLC
8170 GOLDY GROS RD., MARSHALL, TN. 37221
PHONE: (931) 319-2704(WK) CDC@CONSULTANT@BELLSOUTH.NET

H M H
H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3222
www.hmharchitects.com

OFFICE BUILDING FOR
Touchstone Medical Imaging
LYNWOOD WAY
LOT 137 GATEWAY
VILLAGE SECTION 3
FRANKLIN, TENNESSEE

JARED R. GRAY
No. 109403
STATE OF TENNESSEE

Revisions

HMH Job Number
14035

Drawn By
HMH

Date
07.28.14

Drawing

PROP. CONCEPT
AND PARKING PLAN

PCP

1
A1

North Elevaton

1/8" = 1'-0"

2
A1

West Elevation

1/8" = 1'-0"

NOTES

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

EXTERIOR FINISH LEGEND

RED/BROWN BRICK
STYLE/SIZE: MODULAR
COLOR: FLASHED ALLENTOWNE
MANUFACTURER: RAGLAND CLAY PRODUCTS, LLC
MORTAR: TYPE N, STANDARD
MORTAR MANUF.: TBD

LIGHT COLOR BRICK W/ ACCENTS
STYLE/SIZE: UTILITY
COLOR: GRAYSTONE VELOUR/GRAYSTONE ROCKFACE
MANUFACTURER: GENERAL SHALE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: BRICK OF SIMILAR COLOR

CAST STONE LINTEL & ACCENT BAND
STYLE/SIZE: SMOOTH
COLOR: BUFFSTONE, GP-A
MANUFACTURER: ROCK CAST
MORTAR: SAME AS ADJACENT MASONRY

CAST STONE BASE
STYLE/SIZE: SPLIT/STPS-304 (3.625"x23.625")
COLOR: SUNSET
MANUFACTURER: PRAIRIE STONE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: NATURAL STONE/PEWTER MIST

EIFS CORNICE
STYLE/SIZE: SAND FINE LB, THICKNESS PER DWGS
COLOR: 10402 LIMESTONE
MANUFACTURER: PAREX, OR EQUAL

STOREFRONT
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: KYNAR OR ANODIZED ALUM.
MANUFACTURER: TUBELITE OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED LOW-E
COLOR: SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER: PPG OR EQUAL

PREFINISHED METAL PARAPET COPING
COLOR: SIERRA TAN & SLATE GRAY
MANUFACTURER: BERRIDGE OR EQUAL

METAL PANEL CANOPY & HAT
STYLE/SIZE: SMOOTH METAL PANEL, 18"
COLOR: PEWTER/TITANIUM
MANUFACTURER: CENTRIA/ALUCOBOND OR EQUAL

PAINT
COLOR: TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

NORTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	4843 S.F.	NA%
NET WALL AREA	2861 S.F.	100%
BRICK AREA	1304 S.F.	46%
CAST STONE AREA	1115 S.F.	39%
METAL PANEL/CANOPY	86 S.F.	2%
EIFS	356 S.F.	13%

WEST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	4224 S.F.	NA%
NET WALL AREA	2724 S.F.	100%
BRICK AREA	1176 S.F.	43%
CAST STONE AREA	1064 S.F.	39%
METAL PANEL/CANOPY	113 S.F.	4%
EIFS	371 S.F.	14%

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Architects, P.C.

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OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLIAGE SECTION 3
FRANKLIN, TENNESSEE

HENRY M. HINDMAN
REGISTERED ARCHITECT
ARCHITECTURE
NO. 019759
STATE OF TENNESSEE
1-5-15

Revisions
11.13.14
01.05.15
04.02.15

HMH Job Number
14035

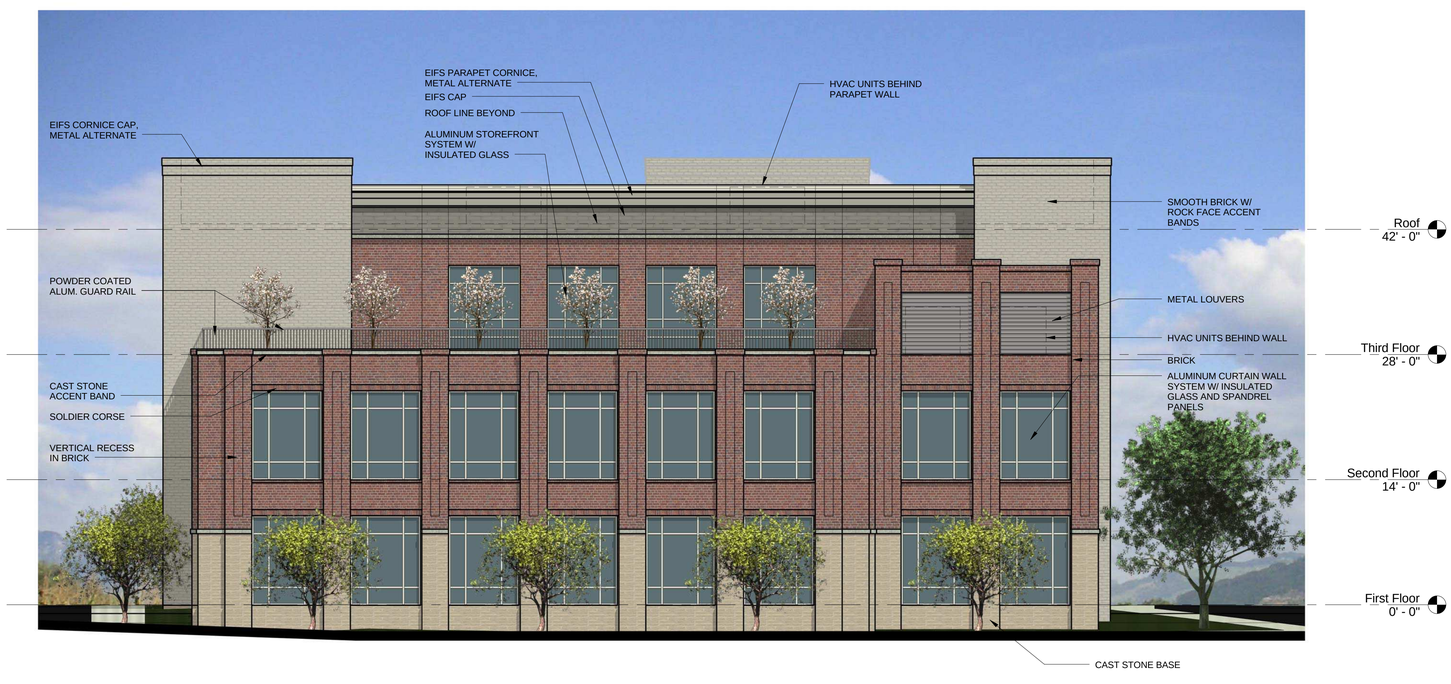
Drawn By
TT

Date
01.05.15

Drawing
Elevations

A1

1 / A2 East Elevation
1/8" = 1'-0"



2 / A2 South Elevation
1/8" = 1'-0"

NOTES

1. LOCATON AND NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
2. LOCATION AND NUMBERS OF REAR & EGRESS DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
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EXTERIOR FINISH LEGEND

RED/BROWN BRICK
STYLE/SIZE: MODULAR
COLOR: FLASHED ALLENTOWNE
MANUFACTURER: RAGLAND CLAY PRODUCTS, LLC
MORTAR: TYPE N, STANDARD
MORTAR MANUF.: TBD

LIGHT COLOR BRICK W/ ACCENTS
STYLE/SIZE: UTILITY
COLOR: GRAYSTONE VELOUR/GRAYSTONE ROCKFACE
MANUFACTURER: GENERAL SHALE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: BRICK OF SIMILAR COLOR

CAST STONE LINTEL & ACCENT BAND
STYLE/SIZE: SMOOTH
COLOR: BUFFSTONE, GP-A
MANUFACTURER: ROCK CAST
MORTAR: SAME AS ADJACENT MASONRY

CAST STONE BASE
STYLE/SIZE: SPLIT/STPS-304 (3.625"x23.625")
COLOR: SUNSET
MANUFACTURER: PRAIRIE STONE
MORTAR: TBD
MORTAR MANUF.: TBD
ALTERNATE: NATURAL STONE/PEWTER MIST

EIFS CORNICE
STYLE/SIZE: SAND FINE LB, THICKNESS PER DWGS
COLOR: 10402 LIMESTONE
MANUFACTURER: PAREX, OR EQUAL

STOREFRONT
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: KYNAR OR ANODIZED ALUM.
MANUFACTURER: TUBELITE OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED LOW-E
COLOR: SOLAR BLUE + SOLARBAN 70XL (3)
MANUFACTURER: PPG OR EQUAL

PREFINISHED METAL PARAPET COPING
COLOR: SIERRA TAN & SLATE GRAY
MANUFACTURER: BERRIDGE OR EQUAL

METAL PANEL CANOPY & HAT
STYLE/SIZE: SMOOTH METAL PANEL, 18"
COLOR: PEWTER/TITANIUM
MANUFACTURER: CENTRIA/ALUCOBOND OR EQUAL

PAINT
COLOR: TBD

MATERIAL AREA NOTES

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

MATERIAL CALCULATIONS

EAST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	3917 S.F.	NA%
NET WALL AREA	2413 S.F.	100%
BRICK AREA	1091 S.F.	45%
CAST STONE AREA	1102 S.F.	46%
METAL PANEL/CANOPY	48 S.F.	2%
EIFS	172 S.F.	7%

SOUTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	5570 S.F.	NA%
NET WALL AREA	3602 S.F.	100%
BRICK AREA	1642 S.F.	46%
CAST STONE AREA	1477 S.F.	41%
METAL PANEL/CANOPY	128 S.F.	3%
EIFS	355 S.F.	10%

H M H A
H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

OFFICE BUILDING FOR

Touchstone Medical Imaging

LYNWOOD WAY
LOT 137 GATEWAY
VILLIAGE SECTION 3
FRANKLIN, TENNESSEE

HENRY M. HINDMAN
REGISTERED ARCHITECT
ARCHITECTURE
NO. 019159
STATE OF TENNESSEE
1-5-15

Revisions
11.13.14
01.05.15
04.02.15

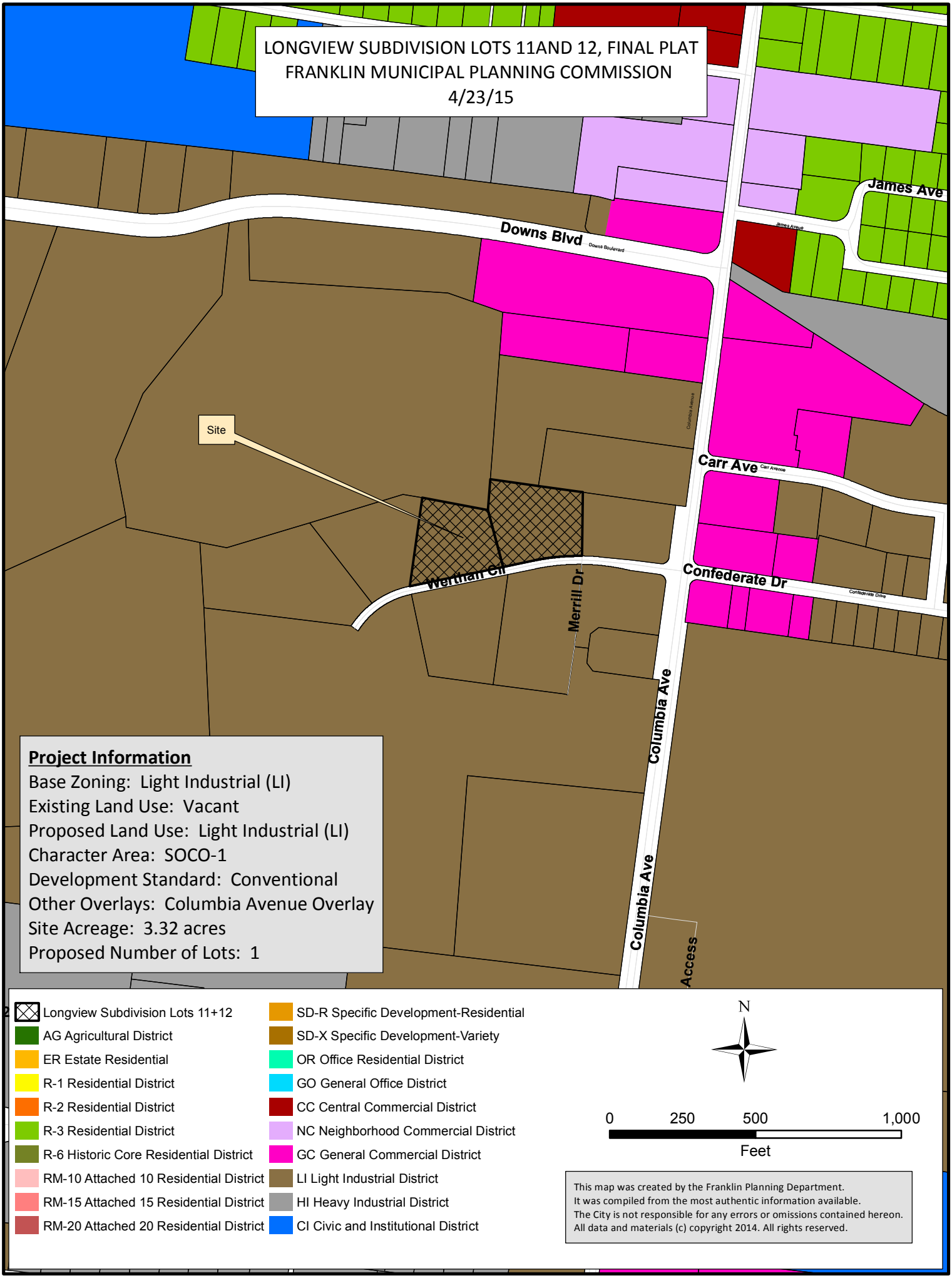
HMH Job Number
14035

Drawn By
TT

Date
01.05.15

Drawing
Elevations

A2


LONGVIEW SUBDIVISION LOTS 11AND 12, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/15
Downs Blvd
Downs Boulevard
James Ave
James Avenue
Site
Carr Ave
Carr Avenue
Columbia Avenue
Wertham Cir
Merrill Dr
Confederate Dr
Confederate Drive
Columbia Ave
Columbia Ave
Access
Project Information
Base Zoning: Light Industrial (LI)
Existing Land Use: Vacant
Proposed Land Use: Light Industrial (LI)
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: Columbia Avenue Overlay
Site Acreage: 3.32 acres
Proposed Number of Lots: 1
11+12
Longview Subdivision Lots 11+12
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

LEGEND

- FIRE HYDRANT
- GAS LINE
- WATER LINE
- SEWER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CATV
- SANITARY SEWER MANHOLE
- BOUNDARY/LOT LINE
- IRON ROD (OLD)
- IRON ROD (NEW)
- CONCRETE MONUMENT (NEW)
- BUFFER YARD
- EASEMENT LINE
- (9) LOT NUMBER
- [126] STREET ADDRESS
- STREET LIGHT

OWNERS OF RECORD:

Developer: LV Development, LLC
Address: 302 Public Square
Franklin, Tennessee 37064

Partner: Thomas F. Magli
Address: 302 Public Square
Franklin, Tennessee 37064
Tel. No.: (615) 460-5485
Email Address: tom@magli.com

Partner: Timothy Wallace
Address: 354 Cool Springs Blvd, Suite 106
Franklin, Tennessee 37067
Email Address: twallace@athenahousing.com

CURVE DATA CHART

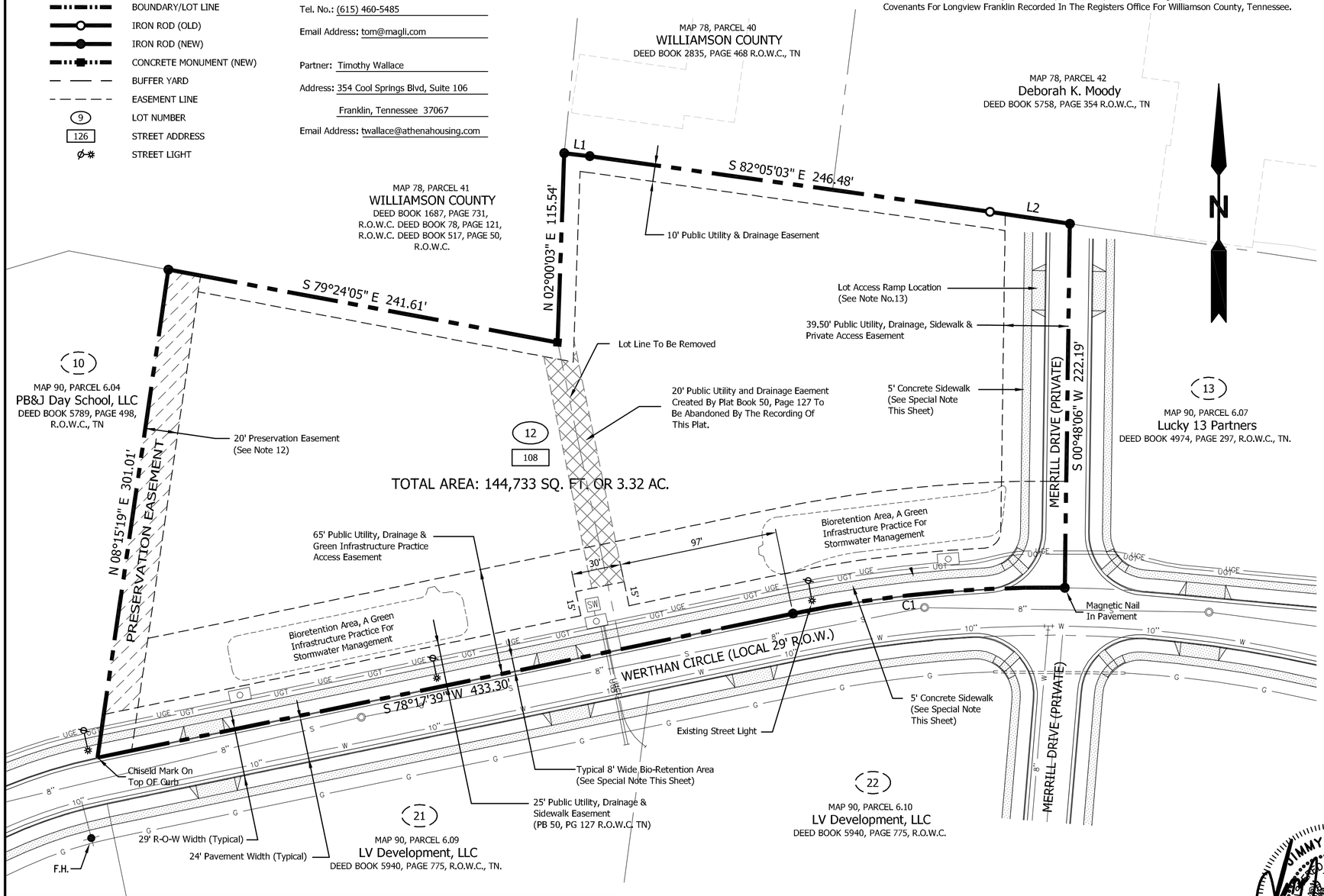
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	764.50'	166.89'	166.56'	S 84°32'53" W	83.78'

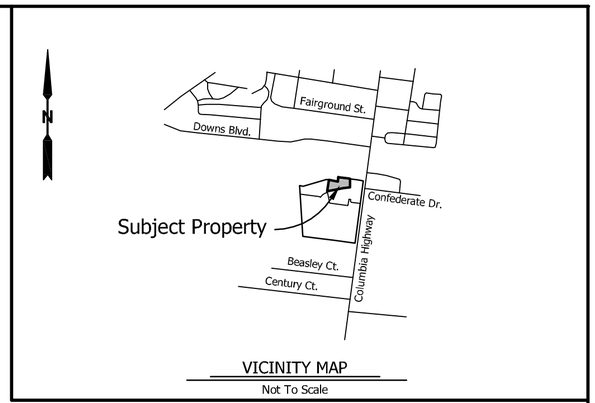
LINE DATA CHART

LINE	BEARING	DISTANCE
L1	S 83°25'36" E	15.70'
L2	S 81°30'23" E	49.27'

SPECIAL NOTE:

Lot Owners In Section One, Longview Including The Owner(s) Of The Lot Created Hereon Are Be Jointly Responsible For Maintenance Of The Private Drives, Sidewalks And The Bio-Retention Areas, Including All Underdrain Pipes And Landscaping. The Obligations Shall Run With The Land And Shall Be Binding Upon The Owners Of Each Lot, Their Representatives, Successors, Heirs And Assigns, As Set Forth In The Restrictive Covenants For Longview Franklin Recorded In The Registers Office For Williamson County, Tennessee.





VICINITY MAP
Not To Scale

GENERAL NOTES:

1. The Purpose Of This Plat Is To Consolidate Lot 11 & 12 Of Section One, Longview As OF Record In Plat Book 50, Page 127, R.O.W.C., TN Into One Lot.
2. The Property Is Zoned Light Industrial / Conventional, SOCO-1.
3. The Property Shown Hereon Is Map 90, Parcel 6.05 and Parcel 6.06.
4. Iron Pins Shall Be Placed At All Lot Corners.
5. Bearings Based On The Final Plat of Section One, Longview As Of Record In Plat Book 50, Page 127, R.O.W.C., TN.
6. This Entire Tract Is Located Within Zone "X" (Areas Determined To Be Outside The 0.2%%% Annual Chance Floodplain) As Shown On FEMA FIRM Community Panel No. 470206 0195 F, Effective Date September 29, 2006.
7. Utilities Shown Hereon Were Taken From Visible Structures In The Field And Recorded Maps. Verification Of Existence, Size, Location And Depth Should Be Confirmed With The Appropriate Utility Sources.
8. 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.
9. Minimum Building Setback Lines:
   Front Yard - 75'
   Side Yard - 25'
   Rear Yard - 25'
10. Street Light Locations And Quantities Are Approximate. Final Positioning And Quantity Shall Be At The Direction Of MTEMC.
11. Buildings Shall Have Front Elevations On Both Werthan Circle And Merrill Drive When Formal Site Plans Are Submitted.
12. All Areas Within Preservation Easements Shall Be Preserved In Their Present Condition And Natural State.
13. Access From Lot To Public Streets And Private Drives Shall Only Be Allowed At The Lot Access Ramp Locations Shown Hereon.
14. Property Owner Shall Be Responsible For The Maintenance Of All Stormwater Management Features Including Green Infrastructure Practices (Bioretention Areas).
15. The City of Franklin Water Management Department Is Not Responsible For Landscaping, Concrete, Asphalt or Any Features On Franklin Utility Lines, During Maintenance or Emergency Repairs To Said Utility.
16. Fee Simple Title Owner Holds All Mineral Rights On The Property.
17. The Recording Of This Plat Voids, Vacates and Supercedes The Recording Of Lot 11 and Lot 12 On The Final Plat Of Section One, Longview As Of Record In Plat Book 50, Page 127, R.O.W.C., TN.

First Revision

Section One - Longview

Lot 11 & 12

CITY OF FRANKLIN NO: 5798
9th CIVIL DISTRICT
108 WERTHAN CIRCLE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum

PREPARED BY:
WAMBLE & ASSOCIATES, PLLC
40 MIDDLETON STREET NASHVILLE, TN 37210
TELE: (615) 251-9555
Email: jcyates@wambleassociates.com
W&A FILE NO.: 853-0114

SCALE: 1" = 50'

50' 0' 50' 100'
SCALE IN FEET

SHEET 1 OF 1

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning

JIMMY C. YATES
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1597

CERTIFICATE OF OWNERSHIP & DEDICATION

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:
LV Development, LLC (Deed Book 5940 , Page 778 R.O.W.C., TN)

By:_____ Date:_____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision Name And Street Names Approved By The Williamson County Emergency Communications.

Williamson County Emergency Management Agency — Date

City Of Franklin — 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 9th Day Of March, 2015.

Name: Wamble & Associates, PLLC

April 2, 2015
Jimmy C. Yates, TN RLS No.1597 — Date

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I Hereby Certify That:
1. The Water And Sewer Systems Designated In First Rev., Section I, Longview, Lot 11 & 12 Have Been Installed In Accordance With City Specifications, Or
2. A Performance Bond In The Amount Of $_____For The Water System And $_____For The Sewer System Has Been Posted With The City Of Franklin, Tennessee, To Assure Completion Of Such Systems.

Director Water Management Dept. — Date
City Of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I Hereby Certify That:
1. The Streets, Drainage And Sidewalks Designated In First Rev., Section I, Longview, Lot 11 & 12 Have Been Installed In Accordance With City Specifications, Or
2. A Performance Agreement And Surety In The Amount Of $_____For Streets, $_____ For Drainage, $_____For Sidewalks Has Been Posted With The City Of Franklin, Tennessee, To Assure Completion Of Such Improvements.

Director, Streets Dept. — Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved By The Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, With The Exception Of Such Conditions, If Any, As Are Noted In The Planning Commission Minutes For The _____Day Of _____, 2015, And This Plat Has Been Approved For Recording In The Register's Office Of Williamson County.

Secretary — Date
Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres:	3.32	Total Lots:	1
Acres New Streets:	N/A	Feet New Streets:	N/A
Civil District.:	9TH	Closure Error:	1:55,692.94
Scale: 1"=	50'	Date:	April 2, 2015
		Revised:	

COF# 5798

CONDITIONS OF APPROVAL:

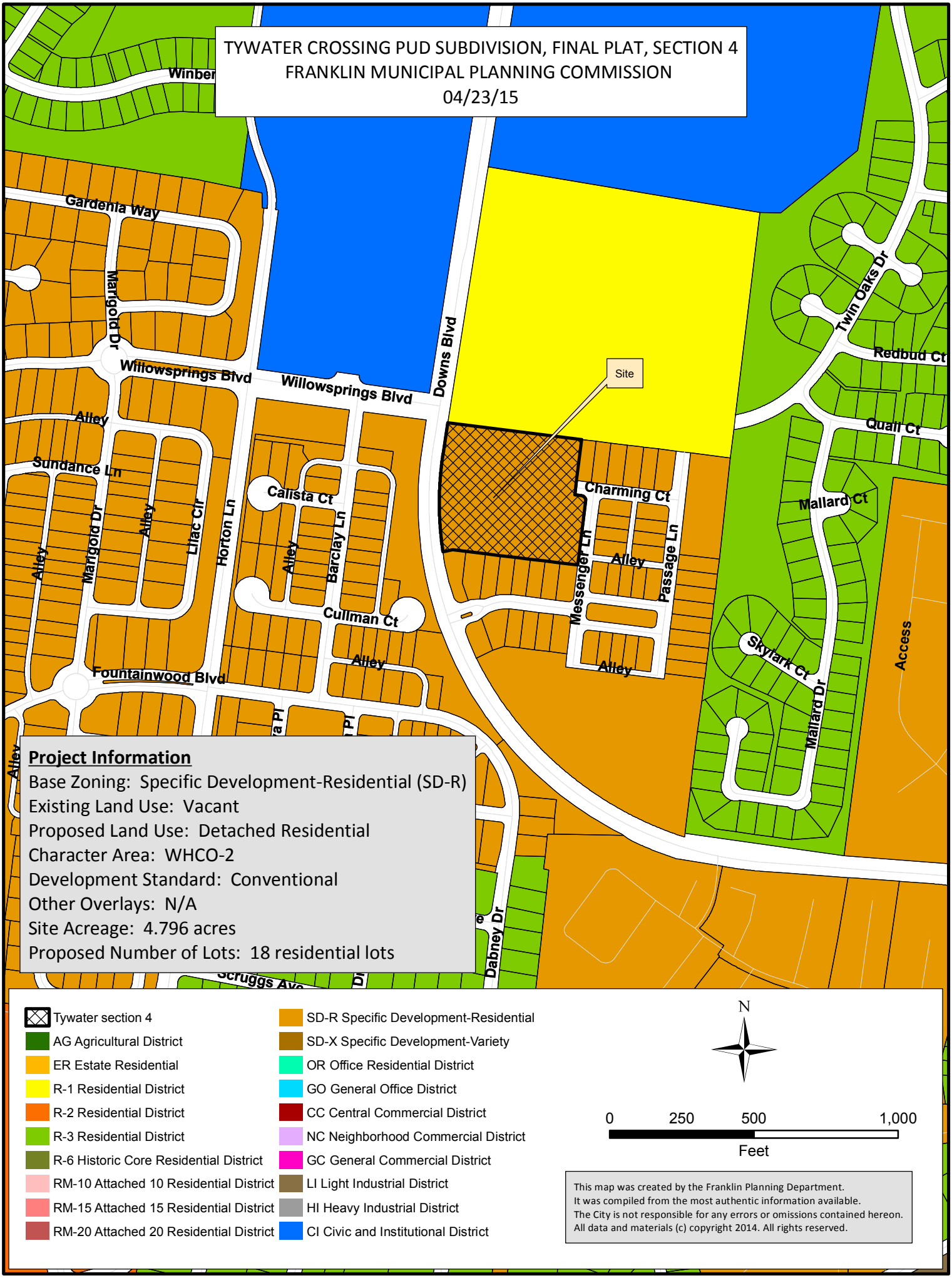
Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Approved sureties amounts from Site Plan COF5799 (concurrent approvals) shall be transferred to this final plat as a condition of approval. No action required for final plat.

TYWATER CROSSING PUD SUBDIVISION, FINAL PLAT, SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/23/15



Project Information

Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 4.796 acres
Proposed Number of Lots: 18 residential lots

COF# 5804

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. sewer services

- The previous comment "Provide the location of the sewer services to each lot" was not completely addressed. Provide the location of the sewer services.

Engineering - Final Plat Checklist

General Comments

2. 0. General Information

- Sureties were calculated post PC in January of 2014 on COF2908 for section 4 in the following amounts:

Streets - $ 138,000
Street Access - $ 0
Sidewalks - $ 33,000
Drainage - $ 23,000
Sewer - $ 49,000
Water - $ 57,000

Any unposted sureties associated with this development shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Final Plat
Tywater Crossing PUD Subdivision
Section 4

Being Parcel 20.00 On Tax Map 77
Franklin, Williamson County, TN
5th Civil District

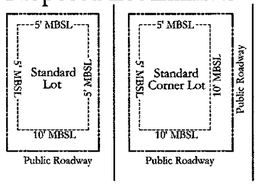
City of Franklin Project Number 5804

Prepared by Dale & Associates
February 12, 2015

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 18 RESIDENTIAL LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0820-03.05 IN THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSE BOARD OF EXAMINERS FOR LAND SURVEYORS, DATED MARCH 17, 2011. THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000.
3. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 77.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
5. THE LAND SHOWN HEREON CONTAINS 208,923.586 SQUARE FEET OR 4.796 ACRES OF LAND.
6. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP , BEING PANEL NO. 47187C0192 F, DATED SEPTEMBER 29, 2006.
7. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-R
9. PROPERTY OWNER:
   PATTERSON COMPANY
   321 BILLINGSLY COURT #19
   FRANKLIN, TN 37067
10. NUMBERS SHOWN THUS [XXX] ARE PROPERTY ADDRESSES.
11. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83.
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC).
13. 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, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATER DENTENTION FACILITIES.
16. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
18. PARKLAND DEDICATION WILL BE MET AND CONSIST OF THE COMPLETION OF THE TRAIL SYSTEM ALONG DOWNS BLVD. TRAIL TO BE COVERED BY AAPE
19. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 35 OF TYWATER CROSSING PUD SUBDIVISION, SECTION 1 FINAL PLAT BOOK 57, PAGE 62 R.O.W.C., TN

Proposed Lot Exhibits



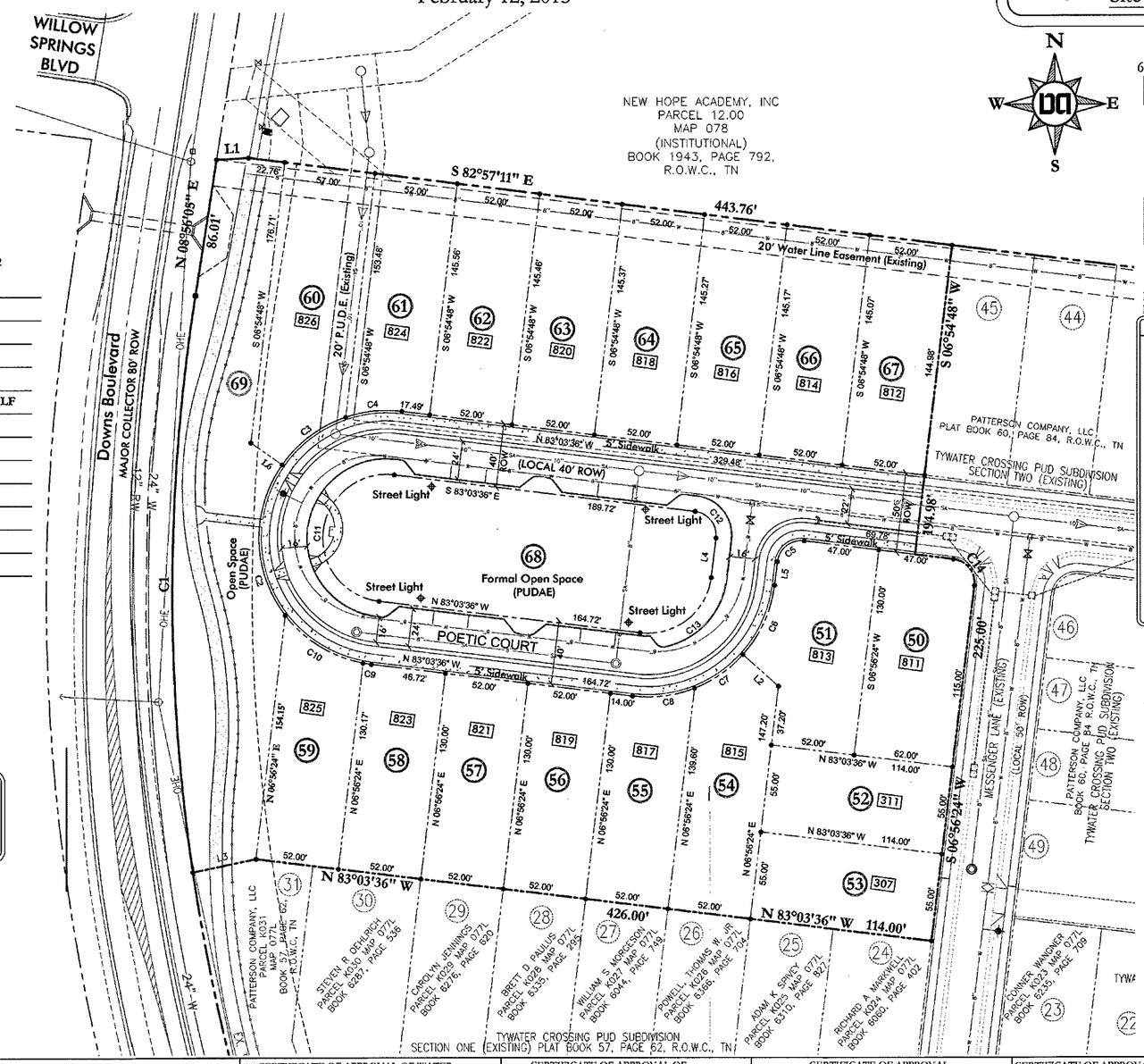
Site Data

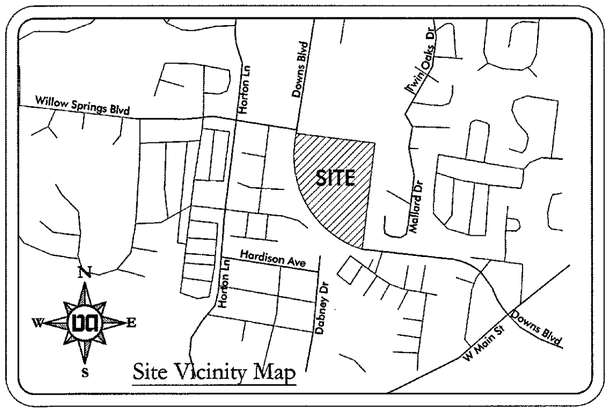
Total Area:	4.796 Acres
Residential Lots:	18 Units
Area in Lots:	3.065 Acres
Area in R.O.W.	0.772 Acres
Area & Length of Streets	0.772 Acres & 822 LF
Open Space:	0.959 Acres
Development Standard	Conventional
Base Zoning District	SD-R
Character Area Overlay	WHCO-2
Front/Street Setback	10 Feet
Side Yard Setback	5 Feet
Rear/Alley Setback	5 Feet

LINE	BEARING	DISTANCE
L1	N 86°51'26" E	20.02'
L2	S 48°09'14" E	29.74'
L3	S 78°10'55" W	40.33'
L4	N 06°56'24" E	25.00'
L5	N 06°56'24" E	15.00'
L6	N 54°51'53" W	23.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1210.00'	363.07'	361.71'	S 00°20'20" W	17°11'31"
C2	80.00'	61.82'	60.30'	N 15°11'57" W	44°16'42"
C3	80.00'	50.61'	49.77'	N 53°15'35" E	36°14'55"
C4	80.00'	35.68'	35.39'	S 84°09'43" W	25°33'21"
C5	15.00'	23.56'	21.21'	N 51°56'24" E	90°00'00"
C6	80.00'	48.74'	47.99'	N 24°23'35" E	34°54'22"
C7	80.00'	37.33'	36.99'	S 55°12'48" W	26°44'05"
C8	80.00'	39.60'	39.19'	N 82°45'37" E	28°21'34"
C9	80.00'	5.28'	5.28'	S 81°10'09" E	3°46'54"
C10	80.00'	58.56'	57.26'	S 58°18'30" E	41°56'23"
C11	40.00'	62.83'	56.57'	S 51°56'24" W	90°00'00"
C12	15.00'	23.56'	21.21'	S 38°03'36" E	90°00'00"
C13	40.00'	62.83'	56.57'	N 51°56'24" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 38°03'36" W	90°00'00"

MTEMC PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:
ADJACENT TO PUBLIC ROADWAYS AND ALLEYWAYS SHALL BE A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE EASEMENT SHALL BE LOCATED 5' OFF THE PUBLIC RIGHT OF WAY WITH THE REMAINING 5' EXTENDING INTO THE RIGHT OF WAY.





Site Vicinity Map

N
W E
S

60 0 60 120 180

Scale 1" = 60'

LOT TABLE (Open Space)

NAME	SQUARE FEET	ACRES
68	18,499.51	0.425
69	23250.215	0.534

DETACHED RESIDENTIAL LOT TREE CHART

NAME	SQ. FT.	NUMBER OF TREES
50	8011.72	Two 3" Caliper Trees
51	7888.15	Two 3" Caliper Trees
52	6270.00	Two 3" Caliper Trees
53	6270.00	Two 3" Caliper Trees
54	7938.48	Two 3" Caliper Trees
55	6878.54	Two 3" Caliper Trees
56	6760.00	Two 3" Caliper Trees
57	6760.00	Two 3" Caliper Trees
58	6760.31	Two 3" Caliper Trees
59	7188.74	Two 3" Caliper Trees
60	9841.50	Two 3" Caliper Trees
61	7659.82	Two 3" Caliper Trees
62	7566.57	Two 3" Caliper Trees
63	7561.52	Two 3" Caliper Trees
64	7556.48	Two 3" Caliper Trees
65	7551.44	Two 3" Caliper Trees
66	7546.40	Two 3" Caliper Trees
67	7541.36	Two 3" Caliper Trees

LOT TABLE (Proposed SF Lots)

NAME	SQUARE FEET	ACRES
50	8011.72	0.184
51	7888.15	0.181
52	6270.00	0.144
53	6270.00	0.144
54	7938.48	0.182
55	6878.54	0.158
56	6760.00	0.155
57	6760.00	0.155
58	6760.31	0.155
59	7188.74	0.165
60	9841.50	0.226
61	7659.82	0.176
62	7566.57	0.174
63	7561.52	0.174
64	7556.48	0.173
65	7551.44	0.173
66	7546.40	0.173
67	7541.36	0.173

OWNER (SECTION FOUR)
PATTERSON COMPANY
321 BILLINGSLY COURT, STE 19
FRANKLIN, TENNESSEE 37067
CONTACT: EVAN RUGGIERO
PHONE: (615) 416-4066
eruggiero@landsolutionstn.com

SURVEYOR/ENGINEER
DALE & ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL GARRIGAN, PE
PHONE: (615) 297-5166
michael@daleandassociates.net

LANDSCAPE ARCHITECT/PLANNER
DESIGN STUDIO
JASON GODDARD
230 COUNTRYSIDE DRIVE
FRANKLIN, TN 37069
PHONE: (615) 218-8118
jgoddard@designstudioplan.com

TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.

Utility Legend

- Proposed Storm Culvert
- 8"—W— Proposed 8" Water Main
- 8"—SA— Proposed 8" Sewer Main
- 10"-SA— Proposed 10" Sewer Main
- 8"—W— Existing 8" Water Main
- 24"-W— Existing 24" Water Main
- 12"-RW— Existing 12" Reclaimed Main
- Proposed Headwall
- Proposed Catch Basin
- Proposed Sewer Manhole
- Proposed Fire Hydrant
- Proposed Gate Valve & Box
- Proposed Blow Off
- Proposed Street Light

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 6163, Pages 123-126, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown 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., TN. running with the title to the property. I(we) further certify that there are no liens on this property, except as follows:

Wes Patterson (Patterson Company) — Date

MTEMC

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMT'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 ACCURACY

I (we) hereby certify that the subdivision as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents a survey made under my supervision on the ____ day of ____, 20__.

Date

Registered Land Surveyor

02/01/15

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in Tywater Crossing PUD Subdivision, Section 2 have been installed in accordance with City specifications, or
(2) a performance bond in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. Water and Sewer Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Tywater Crossing PUD Subdivision, Section 2 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ 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, recording in the office of the County Register.

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

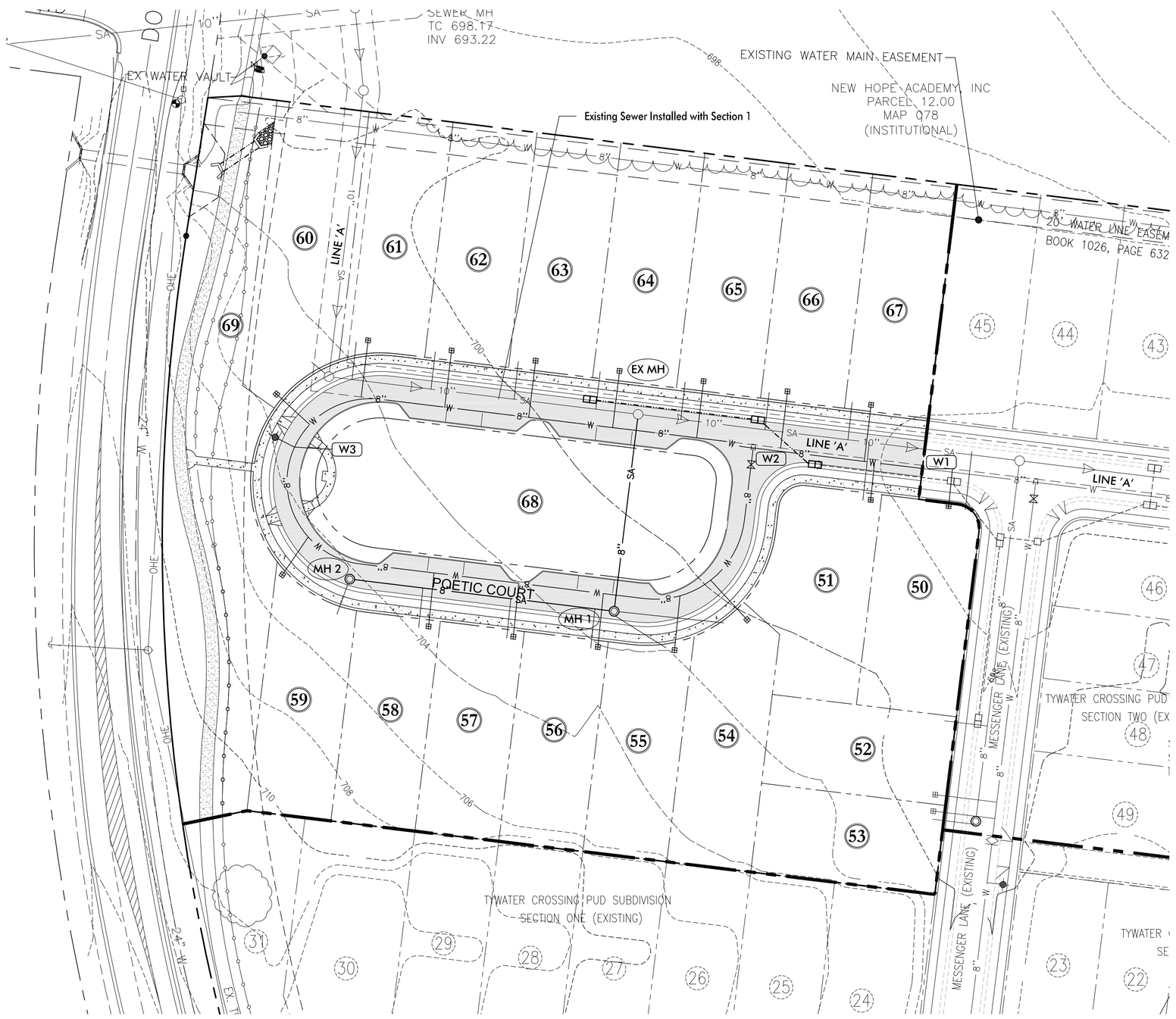
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

Tywater Crossing PUD
Section Four
D&A Proj Number 12045

1

1 of 1



N
W E
S

Boundary & Topographic Survey Provided by:
Dale & Associates, Inc.

50 0 50 100 150

Scale 1" = 50'

UTILITY NOTE:

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OF TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

Utility Plan Legend

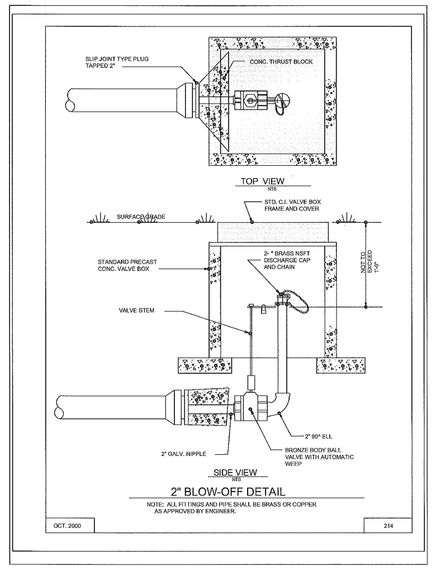
- PROP. STORM CULVERT
- 8"—W— PROP. 8" WATER MAIN
- 8"—SA— PROP. 8" GRAVITY SEWER
- 10"-SA— PROP. 10" GRAVITY SEWER
- 8"—W— EX. 8" WATER MAIN (NORTH PL)
- 24"-W— EX. 24" WATER MAIN (DOWNS BLVD)
- 12"-RW— EX. 12" RECLAIMED WATER (DOWNS BLVD)
- 10"-SA— EX. 10" GRAVITY SEWER MAIN (NEW HOPE)
- OHE— EX. OVERHEAD ELECTRIC (DOWNS BLVD)
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- PROP. SEWER MANHOLE
- EX. SEWER MANHOLE
- PROP. 3/4" RESIDENTIAL WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX
- PROP. BLOW-OFF
- PROP. STREET LIGHT

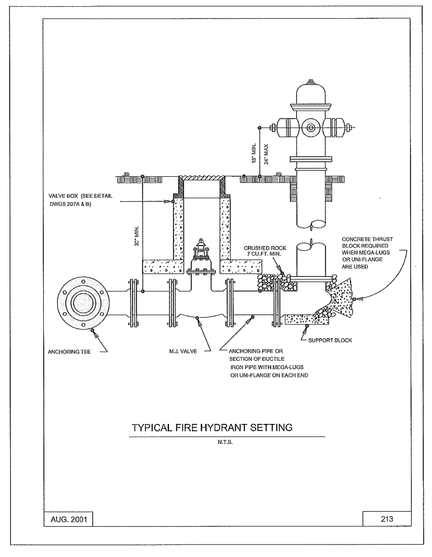
Sewer Manhole Table

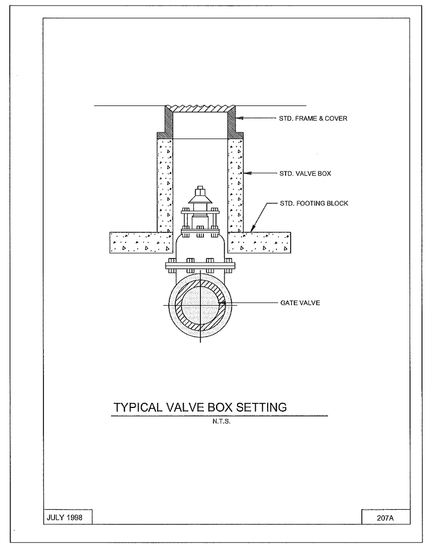
LINE "A"			
	Top of Casting	Inv In	Inv Out
Existing MH	699.09	690.08	689.88
Manhole 1	700.36	694.33	694.23
Manhole 2	702.28	———	696.32

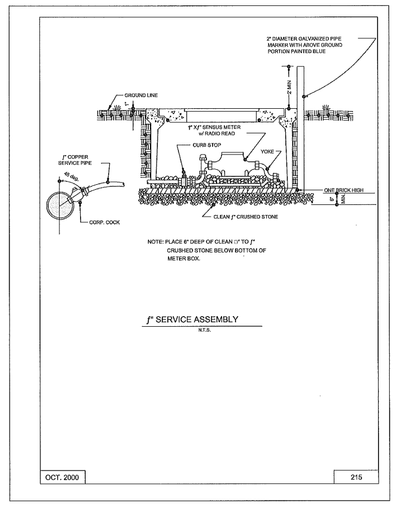
Water Plan Legend

W-1	Connect to Existing Water Main at Blow Off Repair Pavement per ST-270	Sta 0+00 (Poetic Court)
W-2	Install 8"x8" Tee and Valve Assembly	Sta 1+04 (Poetic Court)
W-2	Install Fire Hydrant	Sta 2+95 (Poetic Court)









Utilities Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

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

D&A Project #12045
Tywater Crossing, Section 4

City of Franklin Project #2908

C7.0

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1311 STOP-CALL BEFORE YOU DIG!

REVISIONS:
COF Comments 12/5/13
Post PC Submittal: 12/18/13
Easement Comment: 2/11/14
Water Service Change: 3/9/15

NOC #: TNR148935
Preparation Date: Nov 2013

Tywater Crossing, Section 4

PUD Subdivision

Tax Map 77, Parcel 20.00
Franklin, Williamson County, Tennessee

JOHN CHRISTOPHER CARTER REGISTERED ENGINEER No. 102677 STATE OF TENNESSEE 3/9/15